

# Pae Tawhiti Rangitīkei Beyond

## Response to submissions

### 1 Background

- 1.1 The Pae Tawhiti Rangitīkei Beyond project is the development of a community spatial plan for the district. It sets out aspirations for future land use and development.
- 1.2 During 2021/2022 background research and community engagement on a discussion document was completed. During the community engagement phase in 2022 Council received 241 survey responses and 371 ideas on the interactive map. The draft Community Spatial Plan was developed from feedback received during this period.
- 1.3 An Advisory Group consisting of Elected Members and Te Roopuu Ahi Kaa members was used in the development of the strategic direction setting for the document. The Advisory Group was not re-established following the local government elections in October 2023.

Project Stage / Phase	Timeline
Background research / technical assessment / develop discussion document	2021
Community Engagement on discussion document	4 March – 19 April 2022
Develop Draft Community Spatial Plan	April 2022 – February 2023
Community Consultation on draft Community Spatial Plan	9 March – 25 April 2023
Refinement of draft Community Spatial Plan (deliberations)	Mid 2023
Adoption	2023

### 2 Community Consultation

- 2.1 Consultation on the draft Community Spatial Plan ran for six (6) weeks from 9 March to 25 April 2023. An oral hearing was held in conjunction with the Annual Plan on 11 May 2023. A range of consultation methods were used:

#### Online

The consultation was shared via Council’s online platforms e.g., website, Facebook. An online map with all the layers from the spatial plan was available on Council’s website. Emails were sent to those on the spatial plan distribution list (including those from the community consultation and key stakeholders). An online Zoom session was held.

### In person

Consultation meetings and community BBQ sessions (combined with the Annual Plan) were held in 17 locations: Bulls, Taihape, Marton, Hunterville, Scott's Ferry, Koitiata, Turakina, Ōhingaiti, Mangaweka, Tūtaenui, Otairi, Papanui Junction, Moawhango, Whangaehu, Mataroa, Taoroa, and Rātana. Attendance also occurred at one additional meeting and one community event.

### Hard copy

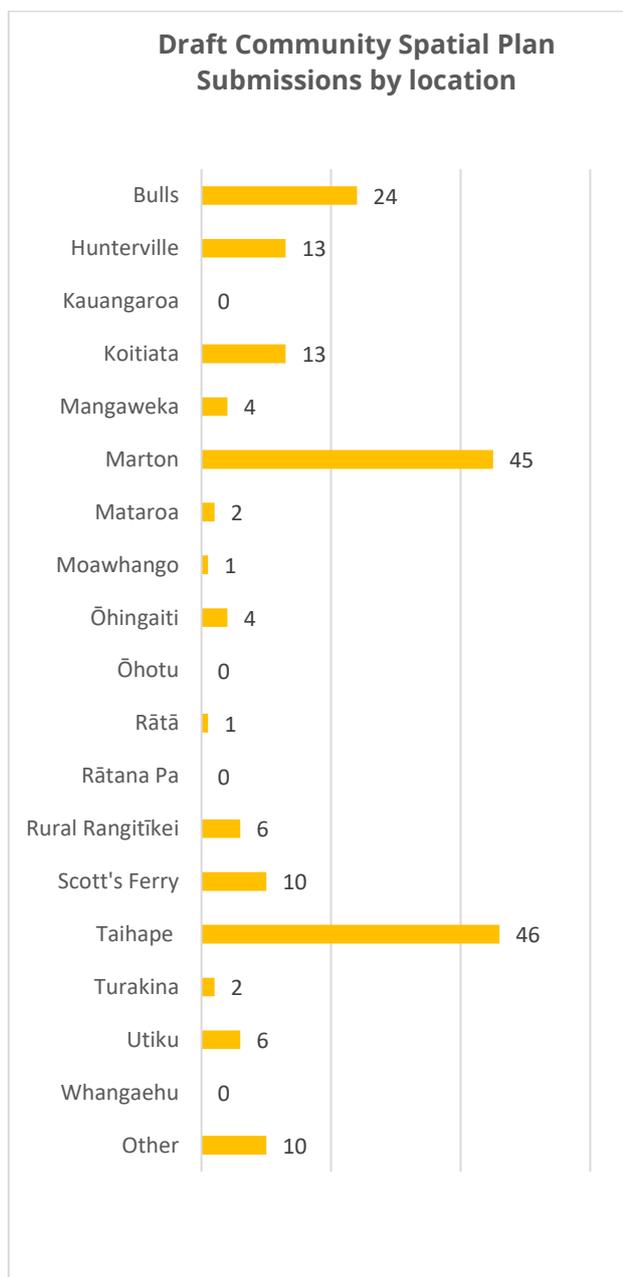
Hard copies of the documents were available from Council's service centres. Summaries were distributed in Taihape and Hunterville.

Advertising ran in the first two and last two weeks of the consultation period in the local newspapers and via the Rangitīkei Connect. Advertising occurred in local community newsletters (e.g., Bulls, Taihape, Hunterville).

### 3 Summary of submissions

3.1 There were 187 submissions received on the draft Community Spatial Plan. The most responses were provided from Taihape (46), followed by Marton (45) and Bulls (24). The summary of submissions and officer analysis/recommendations have been separated below by town and then key themes.

Town	Number of submissions
Bulls	24
Huntermville Pāraekaretu	13
Kauangaroa	0
Koitiata	13
Mangaweka	4
Marton   Tūtaenui	45
Mataroa	2
Moawhango	1
Ōhingaiti	4
Ōhotu	0
Rātā	1
Rātana Pā	0
Rural Rangitīkei	6
Scott's Ferry	10
Taihape   Ōtaihape	46
Turakina	2
Utiku	6
Whangaehu	0
District-wide / other	10
<b>Total</b>	<b>187</b>



## 4 Bulls

- 4.1 The draft Community Spatial Plan section for Bulls sets out a vision, six key themes (i.e., transport network improvements, connection with open space, housing growth, traveller destination and vibrant town centre, business growth, supporting infrastructure) and twenty six (26) actions.

### Submissions

- 4.2 Twenty four (24) submissions were received for Bulls (Submissions 001 - 024). In addition, Submitters 107, 176 and 183 provided comments on Bulls as part of their submission on other towns. The 24 submitters all live in Bulls or the surrounding rural area. Submitter 107 is an organisation (Horticulture NZ) and submitter 183 the Te Araroa Trust, while submitter 176 was an anonymous individual.
- 4.3 Twenty three (23) survey responses and 149 interactive map comments were received from Bulls on the initial discussion document for community engagement during 2022.

### Prioritisation of Key Themes

- 4.4 Submitters were asked to rank the key themes in order of priority.

Theme	Priority rating (higher is better)
Transport network improvements	4.25
Connection with open space	4.2
Housing growth	4.1
Traveller destination and vibrant town centre	4.15
Business growth	3.35
Supporting infrastructure	4.25

### *Officer comment*

- 4.5 The themes were ranked in the order set out in the draft document except for supporting infrastructure. Officers recommend the themes are re-ordered to align with the community prioritisation.

**Council decision: That the key themes for Bulls are re-ordered as follows:**

- 1. Transport network improvements**
- 2. Supporting infrastructure**
- 3. Connection with open space**
- 4. Housing growth**
- 5. Traveller destination and vibrant town centre**
- 6. Business growth**

### **Key Theme 1: Transport network improvements**

- 4.6 Submitters 005, 008, 011, 012 identified addressing the traffic concerns through Bulls as important. Submitter 008 noted the current road layout does not support the high traffic flow. Submitter 001 suggested engaging students to undertake a traffic survey. Submitter 009 suggested traffic lights at the intersection of Bridge and High Street to assist with traffic and safe crossing for pedestrians.
- 4.7 Submitter 007 requested better transport links to Whanganui and Palmerston North that facilitate commuting for employment and study. Submitter 022 requested Horizons Regional Council (Horizons) and Council assist with transport options.
- 4.8 Submitter 005 noted the importance of ensuring intersections can handle an increase in traffic associated with residential growth.
- 4.9 Submitter 023 identified the importance in planning for future growth of shared pathways for the community that connect to the river and green spaces, and the positive health and social impacts they could have. Submitter 008 suggested a safe cycle route to Ohakea was important.

#### *Officer comment*

- 4.10 A key priority identified in the Community Spatial Plan for Bulls is improving traffic flow and safety for pedestrians through the Bulls town centre. The associated action identified is to work with Waka Kotahi New Zealand Transport Agency (Waka Kotahi) in developing solutions.
- 4.11 Advocating for improved public transport options is also identified as a priority in the document. The associated action encourages the trial of innovative public transport options that take advantage of emerging transport technology.
- 4.12 Traffic assessments are undertaken where appropriate during district plan change processes to rezone land for future growth. This considers the ability for existing intersections in the area to cope with proposed growth.
- 4.13 Developing active mobility pathways is also identified as a priority. Several pathways are identified, including the pathway to Ohakea. The pathway to Ohakea is being constructed by Waka Kotahi as part of the roading improvements for Ohakea (intersection roundabout).

- 4.14 The comments from submitters are consistent with the draft Community Spatial Plan, therefore, no changes to Key Theme 1 are recommended.

## **Key Theme 2: Connection with Open Space**

- 4.15 Submitters 001, 005, 008, 009, 013, 016 noted the importance of green spaces.
- 4.16 Submitter 022 identifies the protection and development of green space as important. Submitter 001 considers the maintenance of high quality green spaces as a priority action. Submitter 008 states it is important to protect and enhance existing green spaces. Submitter 013 noted the importance of providing accessible local spaces for recreation and play. Submitter 005 notes the importance of community facilities and parks when planning for future growth. Submitter 016 requested sufficient green space is provided for all increases in residential development.
- 4.17 Submitter 009 requests the Bulls Domain is updated.
- 4.18 Submitter 005 notes the importance of connecting green spaces and Submitter 006 stated it is important to protect waterways and trees. Submitter 010 supports improving access to the Rangitikei River but would not invest in the area due to the risk from flooding.
- 4.19 Submitter 183 noted that the Te Araroa Trail is not mentioned in the Bulls section of the plan and requests the trail be included in the discussion and on the map.

### *Officer comment*

- 4.20 The importance of open space is identified in Key Theme 2. This theme notes priorities around developing nature networks that connect greenspaces and waterways. Community-led development of the Bulls Domain is identified as a priority.
- 4.21 Improvements or additions to other green space are not specified. Therefore, an additional priority is recommended to be added to reflect the need for wider improvements to parks and reserves associated with a growing community.
- 4.22 The Te Araroa Trail has not been referenced in the Bulls section. Further commentary could be added to Key Theme 4 and the Trail shown on the maps on page 36 and 39.

**Council decision: That a new priority to Key Theme 2 is added “Support improvements to parks and reserves for Bulls that meet the needs of a growing community and are aligned with the Parks, Open Spaces and Sporting Facilities Strategy”.**

**Council decision: That the Te Araroa Trail is added to the maps on page 36 and 39 of the draft Community Spatial Plan, and additional text added to Key Theme 4 “The Te Araroa Trail travels through Bulls which represents an opportunity for walkers to refuel, camp and explore the Santoft Domain and what Bulls has to offer.”**

### Haylock Park

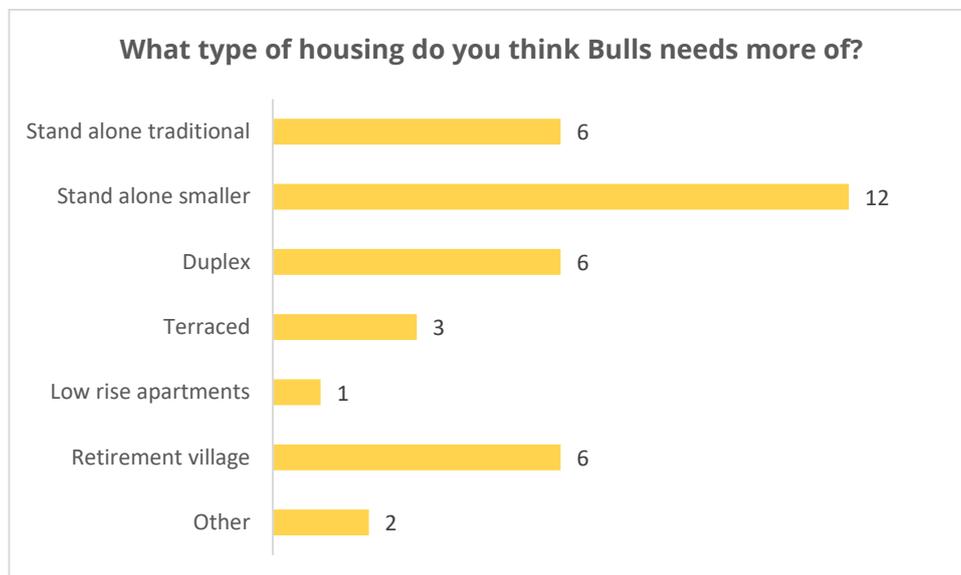
- 4.23 Submitters 013, 014, 015, 016, 017, 021 advocate for the development of Haylock Park for recreation and oppose a road or commercial activity to occur on the site. The submitters provided a range of ideas for its recreational use.

#### *Officer comment*

- 4.24 Walkability to amenities and services, including parks is identified as a priority. Haylock Park is an important greenspace for residents in western Bulls, to ensure they have access to a green space within a 10 minute walk. The role of Haylock Park would be as a local park, providing informal recreation for nearby residents. Local parks generally range in size from 1,000m<sup>2</sup> to 1 hectare. The whole of Haylock Park site, including the area currently leased for grazing is approximately 1.8 hectares.
- 4.25 Providing a roading connection through Haylock Park provides a positive connectivity outcome for western Bulls. A roading connection will support easier travel in the area and improves access to the park. The loss of land for the roading connection is not likely to have a negative impact on the future use of the area as a local park.

### **Key Theme 3: Housing growth**

- 4.26 Submitters were asked what type of housing Bulls needs more of. The results show the most common response was standalone dwellings with smaller sections (12), followed by standalone dwellings with traditional sized sections (6), duplex (6), and retirement village (6). Two (2) submitters provided alternative suggestions – lifestyle (1) and multi-family sites (1).



### Intensification

- 4.27 Submitters 001, 012, 022, 023 noted support for smaller sections and affordable housing for a range of demographics – couples, first home buyers, elderly, singles. Submitter 001 considers it important to attract the 25-45 age group. Submitter 010 supported a mixture of types.

- 4.28 Submitters 008 and 019 noted support for the existing housing developments occurring in town, with submitter 008 suggesting anything denser would not be appealing. However, submitter 017 noted support for multi-storey houses or apartments. Submitter 176 noted support for intensification but does not consider terraced houses or apartments would be suitable for Bulls. Submitter 013 noted issues with the main highway and lack of services as their rationale for not supporting high density development. Submitter 006 is not supportive of new housing builds that look the same, considering this will be out of place for Bulls.
- 4.29 Submitter 012 suggested a model like Abbeyfield, with submitters 009 and 022 noting support for the development of a retirement village.
- 4.30 Submitter 001 noted that well-designed housing can be dense and private but needs well designed green spaces. Submitter 010 noted the importance of permeability of surfaces and ensuring there is adequate greenspace if more low maintenance homes are developed.
- 4.31 Submitter 012 identified two of their top actions were Action 3.1 – District Plan changes for urban growth, Action 3.2 work collaboratively with local developers to encourage a variety of housing types.

*Officer comment*

- 4.32 Submitter comments align with the first priority under Key Theme 3 which seeks to enable a diversity of well-designed housing. The Urban Growth Plan Change identified in Action 3.1 will consider the detail of how/if increasing diversification and intensification of housing is implemented for Bulls. Access to green space is an important consideration when assessing future growth areas.

Affordability

- 4.33 Submitter 006 suggested Council should invest in more community housing for small families and elderly.
- 4.34 Submitter 012 noted that several of her family were unable to find affordable rental housing in Bulls. Submitter 006 considers local people that are struggling for housing need to be looked after first, before opening the doors to people from outside.
- 4.35 Submitter 006 commented that \$400,000 - \$500,000 for a new build is expensive, noting Council does not have control over the price of new builds.
- 4.36 Submitter 176 requests Council supports small landlords proposing to provide affordable housing through a rating differential / rebate if rentals are at or below 90% of the market rate (and subsidised by those above market rentals paying a higher differential). Submitter 176 also suggested free surveying services to infill developers.

*Officer comment*

- 4.37 Council currently owns and manages 72 houses across the Rangitikei. There are no plans to increase social housing supply. The provision of community housing is outside the scope of the Community Spatial Plan.



- 4.38 House prices in the Rangitīkei are currently lower than surrounding areas, such as Palmerston North, Whanganui and Feilding. Council's primary role in supporting affordable housing is in ensuring there is sufficient land zoned and serviced to accommodate demand.
- 4.39 Council provides a remission for new builds as part of the Rates Remission Policy for properties in the north of the District. Consideration of other remissions for affordable housing could be considered in the future. Council does not have in-house surveyors it could provide to achieve the suggestion provided by submitter 176, furthermore, Council has an important role as the regulator of subdivisions. Providing an in-house surveyor service for applicants of subdivision consents could conflict with Council's role in assessing and making decisions on these consents.

#### Miscellaneous

- 4.40 Submitter 007 suggested increased lifestyle development should be provided for, stating they consider 10 hectares too restrictive.
- 4.41 Submitter 012 noted the potential for Iwi housing solutions.
- 4.42 Submitter 012 identified issues with the quality of housing in Devon Crescent and Kittyhawk Road.
- 4.43 Submitter 021 raised flooding/drainage concerns with the new subdivision on Johnson Street. This submitter noted opposition to the access from Walker Crescent.
- 4.44 Submitter 013 suggested Council speak with personnel from Ohakea.
- 4.45 Submitter 012 identified housing as important when planning for future growth.
- 4.46 Submitter 010 requested Council prevent six (6) foot wooden board fences.
- 4.47 Submitter 006 supports slow and steady growth, to allow infrastructure and business to grow alongside.
- 4.48 Submitter 006 states it is important not to lose small town charm.
- 4.49 Submitters 002 and 003 suggest a new school will be needed to accommodate future growth. Submitter 023 suggested the need for a high school with a good reputation. Submitter 001 stated that the local primary schools are excellent.
- 4.50 Submitter 176 suggests flood mitigation is implemented for western Bulls to protect existing properties and enable growth in this area.
- 4.51 Submitter 176 objects to Haylock Park being included in the vacant land map and supports Haylock Park being identified as green space on the community recreation and facilities map.

#### *Officer comment*

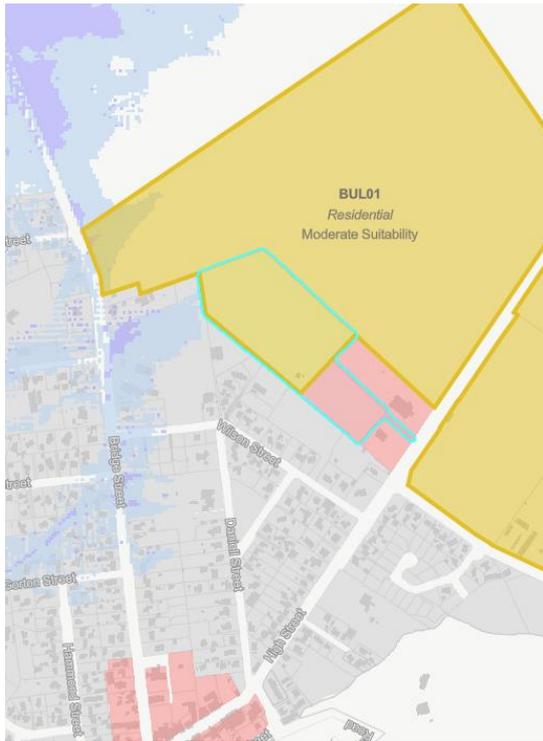
- 4.52 Officers will work alongside Iwi to understand housing solutions and how the District Plan or Council in general can support those aspirations.
- 4.53 Council will need to review the 10 hectare minimum lot size rule during the District Plan review. However, rural subdivision is likely to become increasingly restrictive on highly productive land as a result of the National Policy Statement on Highly Productive Land (NPS-HPL) which came into effect in October 2022.

- 4.54 Consideration of potential flooding/stormwater would have been assessed as part of the subdivision consent for the new development along Johnson Street to ensure the new development will not exacerbate stormwater issues in the area.
- 4.55 Housing in Devon Crescent and Kittyhawk Road is privately owned, Council does not have the ability to control how it is managed.
- 4.56 Consideration of appropriate fence heights and design will occur through Action 3.1 – the Urban Growth Plan Change. Fence heights can be restricted through the District Plan.
- 4.57 Based on discussions with representatives from the Ministry of Education, proposed growth is unlikely to result in the need for an additional school. The most likely scenario would be for new classrooms to be built at current school sites to address additional demand.
- 4.58 Flood management is driven primarily by Horizons Regional Council. The preference is to avoid flood-prone areas, rather than mitigate the effects.
- 4.59 The site was included in the vacant land map because it is zoned as Residential and vacant. Subsequent analysis removed this area from being considered as ‘available’ for future development.

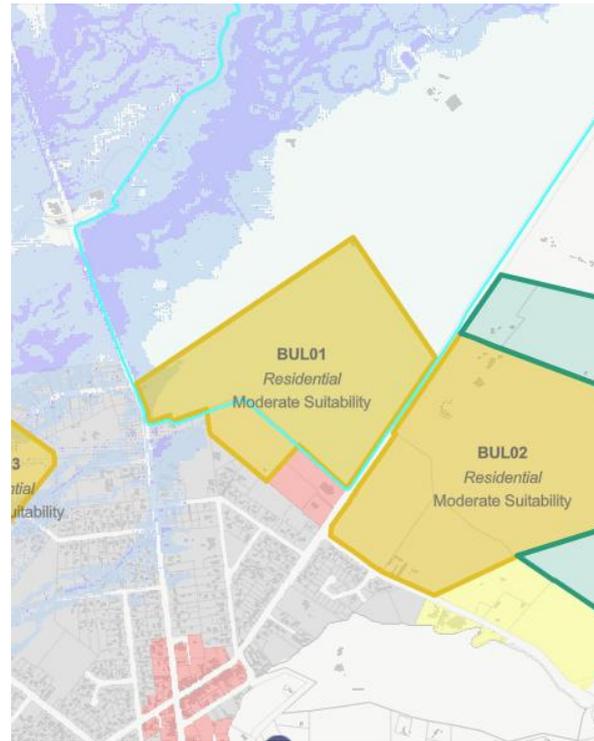
#### Future Growth Areas

##### *BUL01*

- 4.60 Submitter 019 is the landowner of a property in BUL01 – 233A State Highway 1. BUL01 has been assessed for its potential for future residential growth. The submitter’s property is 4.6 hectares and is currently part-zoned as Commercial, and part-zoned as Rural. The submitter has requested the whole of the site is rezoned as Commercial (rather than being considered as Residential). The submitter states they have been approached in the past by businesses wishing to relocate to the site. They state that there are currently no opportunities for commercial expansion in Bulls.
- 4.61 Submitter 024 is the agent for the major landowner in BUL01. This submitter is very supportive of BUL01 being included in the Community Spatial Plan for residential growth.



Property owned by Submitter 019 outlined in blue – 233A State Highway 1.



Property relevant to Submitter 024 outlined in blue – 335 State Highway 1.

*Officer comment*

- 4.62 The support identified for the inclusion of BUL01 as a residential growth area from submitter 024 is noted. The final determination of which areas to proceed with a rezoning for will be undertaken through the upcoming Urban Growth Plan Change.
- 4.63 The site owned by submitter 019 is located on the northern entrance to Bulls, adjacent to two existing commercial zoned properties, Southern Rangitīkei Vet Services and Rangitīkei Boating & Automotive Services Ltd. There is access to the site via State Highway 1, including a right turn bay. The State Highway is a limited access road, and any future development will need to be discussed with Waka Kotahi.
- 4.64 The site has been identified and assessed for future residential growth as an expansion north of the existing residential area. This site is located between the residential zone, and the wider BUL01 growth area, and if developed for residential purposes would provide for residential connectivity between the existing residential zone (in particularly through to Wilson Street and Bulls School), and wider residential growth area. Residential expansion onto this site could contribute to cohesive and connected residential growth.
- 4.65 The site has not been previously assessed for commercial growth. The business land assessment identified that there is likely to be sufficient commercial land available to accommodate future business demand in Bulls. However, the use of this site as a commercial growth area could provide the opportunity for commercial activities which need a larger site to establish, such as commercial garages. There are currently limited commercial zoned sites with larger footprints available for development in

Bulls. There are no areas identified for commercial expansion in Bulls should demand for commercial land exceed the projection.

- 4.66 Certain types of commercial activities could be appropriate for the site. However, if the whole site is enabled for commercial activities without restriction, it risks competing with the existing commercial zone in the town centre. Relocation of town-centre businesses such as food outlets, retail outlets and health services would create a poor outcome for the Bulls Town Centre. A further risk could be sensitivity issues with adjacent residential properties, should certain commercial activities be established. The benefit of the existing commercial zone rules is that residential activities are permitted, which could provide a flexible zoning option for future development.
- 4.67 Regardless of the zoning option progressed, a structure plan would be required to guide future connectivity and development in the wider BUL01 area prior to development of the site.
- 4.68 Overall, from a technical perspective at this time it is considered that the best use of the site is residential, which would provide optimal connection to, and functioning of, the BUL01 growth area. However, the use of the site for specified commercial purposes, with conditions in place to manage potential sensitivity effects and ensure adequate connections to the existing residential area, and future residential area are developed, could provide a good outcome for Bulls if managed appropriately (e.g., limited range of activities enabled, and incorporated as part of wider structure planning of the BUL01 area).
- 4.69 Furthermore, rezoning of the site for commercial purposes would be challenging under the NPS-HPL. The site contains soils currently mapped as Class 2, and unless the site is not identified as highly productive land through the regional mapping process being undertaken by Horizons, is considered under the NPS-HPL as highly productive land. The NPS-HPL sets out the criteria which enable the rezoning of LUC Class 2 land. This land is only able to be rezoned for urban uses (e.g., residential, commercial), if:
- a) the zoning is required to enable sufficient development capacity to meet expected demand;
  - b) there are no other reasonably practicable and feasible options of providing the development capacity; and
  - c) the environmental, social, cultural, economic benefits outweigh the environmental, social, cultural, economic costs associated with the loss of highly productive land.
- 4.70 Given the business land assessment identifies a surplus of commercial land for the next 30 years, it would be difficult to meet the first test under the NPS-HPL to allow commercial rezoning of the site.
- 4.71 Officers recommend additional commentary is added to page 226 to reflect a desire to work with the landowner around the future zoning of the site.

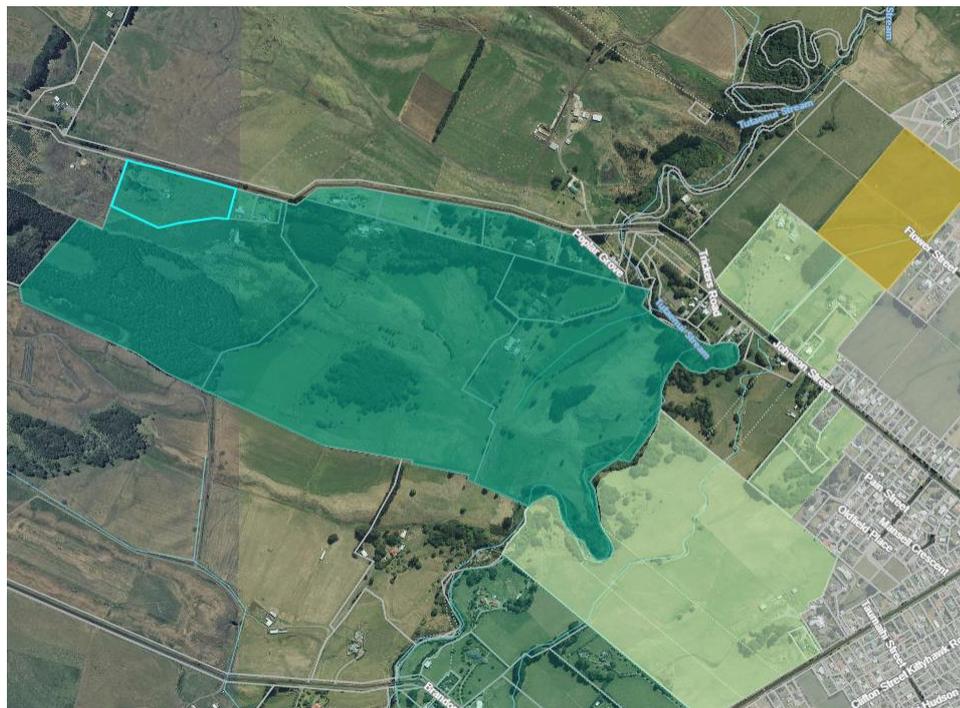
**Council decision: That the following commentary is added to page 226 “Further discussions with the landowner of 233A State Highway 1 will occur regarding the future urban zoning of the Rural zone part of the site”**

BUL05

- 4.72 Submitter 020 is one of the landowners of BUL05. This submitter suggests the area is suitable for further residential development because of its low fertility soils and low flood risk. The submitter suggests a rezoning would allow more options for farm employees and accommodation for workers of other sectors.

*Officer comment*

- 4.73 The Submitter owns a 3 hectare property in the assessed growth area.



*Property owned by Submitter 020 outlined in blue – 243 Trickers Road.*

- 4.74 BUL05 has been assessed as moderate suitability for future lifestyle development. The key constraints of this area include:
- Road access – accessed via a one way bridge along a narrow road.
  - Resilience – while the area itself is not likely to be impacted by a flood hazard, the area would be cut off from the wider township from flooding of the Tūtaenui Stream in heavy rainfall events.
  - Topography and existing development – the topography of the wider area is undulating and relatively steep in places. There have already been a number of sites developed, and other parts of the area are currently in forestry.
- 4.75 These constraints restrict the area from being considered as a high suitability growth area. No change to the suitability rating of BUL05 is recommended.

## BUL07

- 4.76 Submitter 107 suggests BUL07 should not be identified as a possible growth area for rural lifestyle development. This submitter suggests that because the site has soils identified as LUC Class 2 the site should be deemed as low suitability for lifestyle development. The submitter suggests there is no evidence the area is fragmented and the spatial unit of production for horticulture can be a much smaller scale than for other industries.

### *Officer comment*

- 4.77 Sites within BUL07 range from 2 hectares to 10 hectares in size. The area has been assessed for its suitability for future growth using a matrix assessment approach. It is noted there is an error in the published draft Community Spatial Plan. The row for highly productive land was switched with the line for environmental significance. The correct assessment for the highly productive land for BUL07 was supposed to be 'red'.
- 4.78 Unless Horizons Regional Council, in mapping highly productive land in the Rangitikei, deems the area is not highly productive land, the area will not be able to be rezoned for rural lifestyle purposes (in accordance with the NPS-HPL). Officers initially provided a moderate suitability rating given the level of fragmentation within the area. However, given the assessment provides the same rating as for BUL04, Officers recommend the area is re-classified as low suitability (which could be revisited if the area was not deemed to be highly productive land through the regional council's mapping process).

**Council decision: That BUL07 is reclassified as low suitability.**

## **Key Theme 4: Traveller destination and vibrant town centre**

- 4.79 Submitter 013 noted that Bulls has always been a key place for travellers to stop and should be maintained as a priority. The submitter noted the importance of retaining the buses and easy accessibility to services that travellers want.
- 4.80 Submitter 005 identified a need for more accommodation.
- 4.81 Submitters 005, 010 and 013 identified the importance of ensuring Bulls is attractive. Submitter 010 suggested removing old signage, encouraging less tacky colours and removing untidy signage.
- 4.82 Submitter 022 commented that business support and growth will support Bulls as a destination town, as will having an informed and welcoming visitor centre.
- 4.83 Submitter 010 noted the importance of providing people with a reason to stop e.g., retail, food, convenience. This submitter provided ideas for other activities including an adult playground, heritage trail, viewing tower, giant slide at the old water tower, giant swing at Haylock Park.
- 4.84 Submitter 009 requests the installation of a dump station for motorhomes at the Bulls Domain, suggesting it will make Bulls a more attractive destination to stay. This suggestion is supported by Submitter 176.

- 4.85 Submitter 013 suggests community and culture and heritage should be treasured, maintaining a heritage style is important. Submitter 006 suggests historical structures and natural features that are important to the community should be protected.

*Officer comment*

- 4.86 The importance of retaining and developing Bulls as a traveller destination is noted in Key Theme 4. The bus stop has been developed alongside Te Matapihi to support the continued service. Eleven actions are proposed to implement this theme. These actions cover most of the suggestions from submitters.
- 4.87 The installation of a dump station was considered in detail for Bulls in the past, with Council at the time determining it was not required. Dump stations are currently available in Marton, Sanson, Rongotea, Feilding, Taihape, Foxton and Whanganui.
- 4.88 Heritage items and notable trees are identified through the Rangitikei District Plan. During the next review there will be an opportunity for residents to put forward ideas for buildings or trees to be protected.
- 4.89 No changes to Key Theme 4 are recommended.

**Key Theme 5: Business Growth**

- 4.90 Submitters 005, 012, 019, and 022 identify the importance of future business growth. Submitter 005 wants to encourage high quality business establishment. Submitter 009 wishes to attract more residents and visitors. Submitter 019 notes the opportunities that the location of Bulls in relation to State Highways 1 and 3 has for future commercial business interests. Submitter 022 supports new initiatives that make it easier for business establishment and growth and improvements to the town centre. Submitter 019 notes business growth will provide local employment which will lead to housing growth and investment in the community.
- 4.91 Submitter 001 notes the importance of health, stating that Bulls has an excellent medical practice, pharmacy and vet.
- 4.92 Submitters 002 and 003 suggest a new supermarket will be needed to accommodate future growth.

*Officer comment*

- 4.93 Key Theme 5 identifies business growth as important for Bulls, and the opportunities that could be available because of easy access to the state highway network. Specifically, opportunities for Bulls as a major food processing, distribution and logistics hub are identified in the draft Community Spatial Plan.
- 4.94 Comments supporting existing businesses are noted.
- 4.95 Bulls currently has a Four Square, and two dairies. The business land assessment identified a surplus of land for future growth. Should a major supermarket expansion be proposed Officers would work closely to support the expansion or establishment in a location that provides good local outcomes.

4.96 No changes to Key Theme 5 are proposed.

### **Key Theme 6: Supporting infrastructure**

4.97 Submitters 006, 011, 013, 019, and 022 noted the importance of ensuring infrastructure can cope with future growth. Submitter 019 specifically identified sewer, internet and power and submitter 006 the water network. Submitters 004 and 013 generally noted the importance of infrastructure to support development.

4.98 Submitter 022 identified quality drinking water as important, with submitter 001 suggesting water supply security is an issue for Bulls. Submitters 001 and 022 suggested water tanks be required for new builds. Submitter 022 suggested Council subsidise water tanks. Submitter 176 suggests there are health issues with the AC pipe and potential PFOS contamination.

4.99 Submitter 001 questioned whether stormwater was consented. Submitter 001 notes that future development needs to consider flood prone areas in light of past flooding and future change to the climate. They note that maintenance of drains is variable.

4.100 Submitter 010 suggested Council puts in a requirement for solar hot water installation in new builds.

4.101 Submitter 006 asked whether Bonny Glen Landfill could cope with projected growth.

#### *Officer comment*

4.102 The need to ensure infrastructure is available that can support growth is identified as Key Theme 6. Having a plan for the likely scale and location of future growth means that Council can effectively plan for associated demand on infrastructure.

4.103 Council could consider requiring water tanks and solar hot water as part of new builds through the District Plan. This matter will be considered further as Officers develop the Urban Growth Plan Change.

4.104 Bulls has sufficient supply of water to cope with future growth. Officers are working on an asset management strategy that will prioritise pipe replacements. Under Taumata Arowai the Water Regulator, Council tests for PFAS on an annual basis. No non-compliances have been recorded.

4.105 Flooding is a key consideration when deciding on future growth areas, with areas subject to significant flooding identified and not progressed for rezoning.

4.106 Council's stormwater discharge is not consented. Council has an annual drain clearing programme that determines priorities for clearing of drains.

4.107 Bonny Glen is a privately run landfill which has significant capacity to take waste into the future. The landfill currently accepts waste from around the lower north island.

4.108 No changes to Key Theme 6 are recommended.



## Miscellaneous

- 4.109 Submitter 001 notes that strong relationships with tangata whenua, Ohakea and rural areas and the wider Rangitīkei is important. This submitter considers it important when planning for future growth that Māori are partners and their needs and environmental concerns are understood to ensure sustainable growth.
- 4.110 Submitter 001 notes that affordable rates are important, particularly due to demographics. Submitter 013 suggests cutting extraneous spending.
- 4.111 Submitter 006 requests the macrocarpa tree on Johnson Street is protected.
- 4.112 Submitter 022 noted an overview of the plans for the whole district would have been useful.
- 4.113 Submitter 013 notes the importance of community engagement and suggests new methods to canvas the community need to be worked to.
- 4.114 Submitter 001 notes trust and building relationships is an issue.

### *Officer comment*

- 4.115 Council values its relationship with tangata whenua. This is shown through the development of the Community Spatial Plan, and how Council undertakes its activities. Council proactively works to improve relationships with tangata whenua.
- 4.116 Council decides on budgets through the Long Term Plan and Annual Plan processes. Projects identified in the Community Spatial Plan will be funded (or not funded) via those processes.
- 4.117 Trees are protected by the Rangitīkei District Plan. When the notable trees section of the District Plan is reviewed the community will have the opportunity to put forward trees for protection.
- 4.118 The draft Community Spatial Plan covers the entire Rangitīkei District. Separate summary documents (in addition to full sections and the entire document) were available for each settlement on Council's website, at the main office in Marton, and could have been provided to the submitter in hard copy upon request. A summary document of the entire district was not developed.
- 4.119 A range of community engagement and consultation methods were implemented in the development of the Community Spatial Plan, including the development of an interactive map, where residents could leave their comments/ideas, comment on other ideas, and like other ideas. Officers welcome suggestions with new ideas on how to best engage the community.
- 4.120 It is unclear which relationships submitter 001 references as a difficulty.
- 4.121 No changes are recommended in response to the miscellaneous comments.

## 5 Hunterville | Pāraekaretu

5.1 The draft Community Spatial Plan for Hunterville sets out a vision, four key themes (i.e., antique and boutique destination, sense of community, better transport, meet housing demand) and fourteen (14) actions.

### Submissions

5.2 Thirteen (13) submissions were received for Hunterville on the draft Community Spatial Plan (Submissions 025 - 037). Twelve (12) submitters live in Hunterville, and one (1) owns property in the area.

5.3 Twelve (12) survey responses and three (3) interactive map comments were received from Hunterville on the initial discussion document for community engagement during 2022.

### Prioritisation of Key Themes

5.4 Submitters were asked to rank the key themes in order of priority.

Theme	Priority rating (higher is better)
Antique and boutique destination	1.4
Sense of community	2.7
Better transport	2.1
Meet housing demand	2.0

5.5 Six submitters identified other priorities:

- Resilience to flooding
- Health, education and employment
- Taiao, partnership, protection and participation
- Events
- Stormwater drainage
- Maintenance of pavements

### *Officer comment*

5.6 The top priority theme was sense of community. Officers recommend the themes are re-ordered to reflect prioritisation. The other suggestions are generally incorporated into existing priorities.

**Council decision: That the Key Themes for Hunterville are reordered as follows:**

- 1. Sense of community**
- 2. Better transport**
- 3. Meet housing demand**
- 4. Antique and boutique destination**

## **Key Theme 1: Antique and boutique destination**

- 5.7 Submitter 027 commented that Hunterville has superb outdoor recreational facilities and adventure such as a golf course, swimming pool, squash court, rugby grounds, all weather tennis and hockey grounds, the Rangitīkei River, swimming, boating, camping and fishing. They consider Hunterville is more than 'boutique and antique'.
- 5.8 Submitter 029 considers it important that fast food chain shops are not enabled to establish.
- 5.9 Submitter 036 does not believe Hunterville is an antique and boutique destination. They note there are second hand shops, but this is not an important theme. Submitter 036 supports the prioritisation of development of commercial businesses.

### *Officer comment*

- 5.10 Submitter comments are noted. Hunterville's location on State Highway 1 and the shops that have already developed give the town the advantage of further developing as an antique/boutique town. Additional offerings including the community facilities can enhance the area as a destination. The commercial zoning does not prohibit fast food chain stores establishing; however, they would need an adequately sized site, and would need to comply with relevant standards from the District Plan. No changes to Key Theme 1 are recommended.

## **Key Theme 2: Sense of Community**

- 5.11 Submitters 026 and 036 commented that this theme should be prioritised for implementation.
- 5.12 Submitter 028 states that in action 2.3 – Nga Puna Rau o Rangitīkei / Mokai Patea nui tonu should be included.
- 5.13 Submitter 029 suggested Council should buy a smaller shop for the community to use as a meeting room for minimal rent, would help with sense of community and would be used well.
- 5.14 Submitter 029 commented about maintaining the swings near the cenotaph, which they consider to be a very attractive asset along with the park.
- 5.15 Submitters 025, 026, 028 commented on the importance of the natural environment. Submitter 025 suggested improving the health of the Pourewa Stream so it can be a lovely feature of Hunterville and part of the destination rather than an unhealthy series of drains.

### *Officer comment*

- 5.16 In relation to Action 2.3 – environmental enhancements, Officers agree that Nga Puna Rau o Rangitīkei / Mokai Patea nui tonu should be included. An amendment to Action 2.3 is recommended.

**Council decision: That Action 2.3 is amended as follows and Nga Puna Rau o Rangitikei / Mokai Patea nui tonu are specified as project partners and key stakeholders: Support environmental enhancements of the Pourewa Stream including planting, fencing, and removal of wastewater and the work of the RRCC Catchment Group and Nga Puna Rau o Rangitikei / Mokai Patea nui tonu.**

- 5.17 Council owns the Hunterville Town Hall which is managed by the Hunterville Sport & Recreation Trust. The building contains a smaller room on the first storey which is able to be hired by the community.
- 5.18 Council maintains the swings near the cenotaph. The district's playgrounds have recently been through an independent condition rating assessment process. Ongoing maintenance or replacement will be scheduled as budgets allow.
- 5.19 Submitter comments about the importance of the natural environment and opportunities for improving the health of the Pourewa Stream are noted. Action 2.3 focuses on improvements to the Pourewa Stream, however, additional commentary and a priority identified focusing on the significance of the Pourewa stream would be useful.

**Council decision: That additional commentary and a priority is added to Key Theme 2 – "The Pourewa Stream is a significant waterway for Hunterville. There are opportunities for improving the health and increasing community connection with the waterway". Priority "Improving connection with, and the health of the Pourewa Stream."**

### **Key Theme 3: Better transport**

- 5.20 Submitter 026 considered this theme should be prioritised for implementation. Submitter 031 commented that the older population needs transport to health services in Whanganui and Palmerston North. Submitter 030 commented about free bus services available for senior citizens in Palmerston North and suggested a similar scheme for Hunterville.

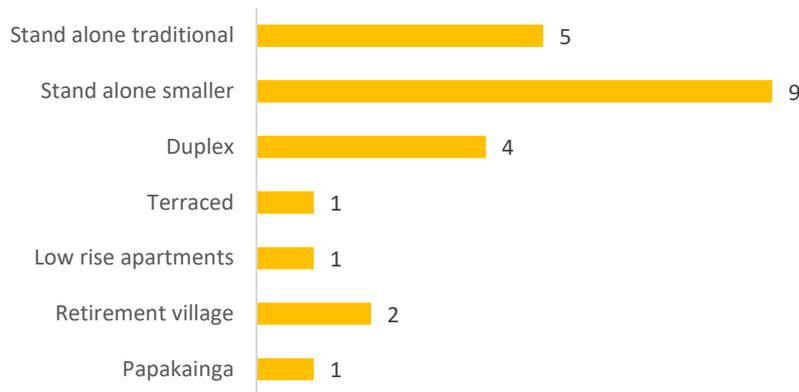
#### *Officer comment*

- 5.21 Submitter comments align with the draft document. Better transport was identified as a key theme, with an action focused on advocacy for the implementation of innovative public transport options. No changes to Key Theme 3 are recommended.

### **Key Theme 4: Meet housing demand**

- 5.22 Submitters were asked what type of housing Hunterville needs more of. The results show the most common response was standalone dwellings with smaller sections (9), followed by standalone dwellings with traditional sized sections (5), duplex (4), and retirement village (2). One submitter provided an alternative suggestion – papakāinga (1).

**What type of housing do you think Hunterville needs more of?**



- 5.23 Submitters 027 and 036 commented about prioritising this theme.
- 5.24 Submitter 031 suggests fuel costs will need to reduce if there is to be population growth in Hunterville.
- 5.25 A number of submitters identified aspects that they consider important in planning for housing growth:
- Submitter 025 - considers parks and green spaces are important, particularly if lot sizes become smaller.
  - Submitter 028 - important that rezoning does not affect the flow of the awa and its tributaries.
  - Submitter 030 - retirement villages that are sunny and are near shops to support people being independent.
  - Submitter 031 – stormwater management.
  - Submitter 036 – ensuring infrastructure can cope.
  - Submitter 037 - that the rural feel isn't lost as a result of reduced section sizes.
  - Submitter 029 - housing in a quiet location with a nice view.

*Officer comment*

- 5.26 The suggestions raised by submitters are noted. Green spaces are an important part of wellbeing. Hunterville currently has two main green spaces for the community. Any proposal to amend the flow of waterways will need to go through a resource consent process. Any rezoning will consider and manage potential adverse effects, including for water and infrastructure.

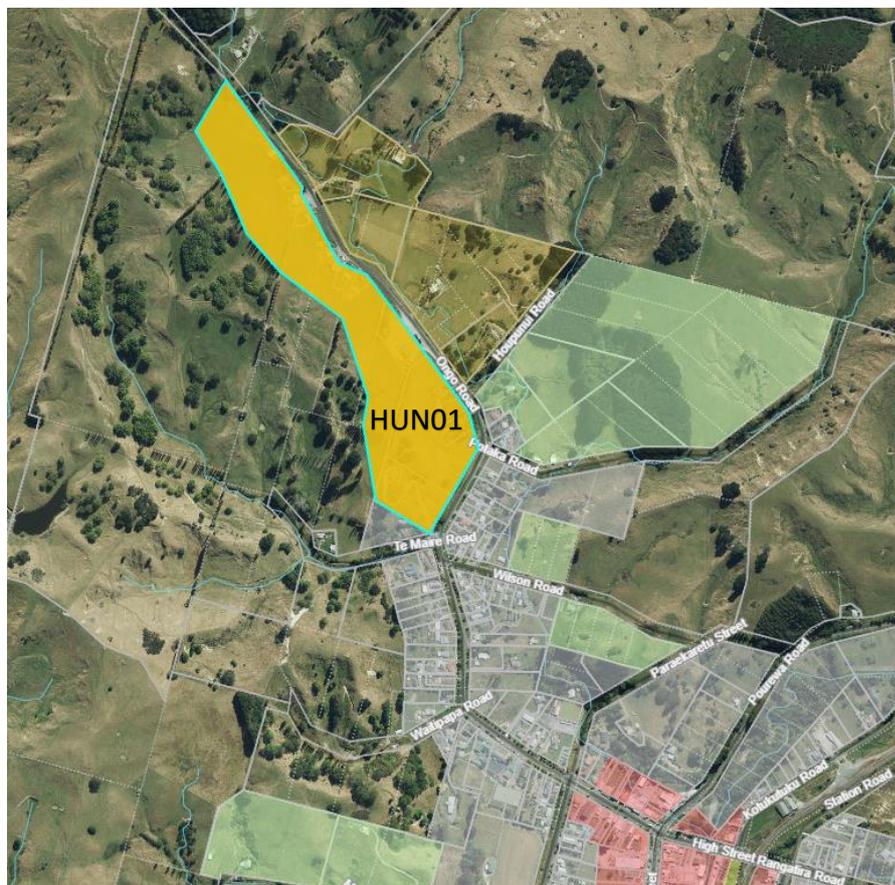
Future growth areas

- 5.27 Submitter 036 questions whether the growth areas have been properly assessed and noted the hill along Ongo Road is moving and the current major housing development is in a flood zone. Submitter 029 suggested terraced housing would be good up Ongo Road as it would face the sun and have a nice rural view. It would be affordable and attractive, especially with schools handy.

- 5.28 Submitter 034 is opposed to the rezoning of his property. They raised concern about being able to slaughter stock if the site becomes residential. This submitter noted the only build site on the property is where the dwelling is, there are three springs on the property, and they moved there for the peace and quiet.
- 5.29 Submitter 035 owns a property in an area assessed for residential growth. This submitter agrees there is a need for more housing, however, asks how the areas were identified. This submitter suggested several properties identified as highly suitable are at risk from the hills behind which are unstable. They suggest landowners should be spoken to in person to discuss possible issues as the people who live there are likely to know the hazards best.

*Officer comment*

- 5.30 A range of possible options for future growth were identified and assessed for Hunterville. Landowners in assessed growth areas received two letters from Council officers regarding the assessment and requesting discussions with landowners. The area the three submitters are referencing is HUN01.



*HUN01*

- 5.31 A high level assessment has been undertaken in assessing suitability for growth, with detailed technical assessment to occur as part of a plan change process. Based on the comments from the submitters, Officers have re-assessed the topography

criteria for HUN01. This criterion had initially been assessed as green, however, Officers agree there are potentially significant topography challenges for the area and recommend the assessment of topographical limitation is amended to yellow. Overall, the suitability assessment is also recommended to be amended from High to Moderate.

**Council decision: That HUN01 is amended to be considered as Moderate Suitability for growth, with the topographical limitations assessment amended to yellow.**

### **Miscellaneous**

- 5.32 Submitter 031 comments that Hunterville is a nice place to live.
- 5.33 Submitter 036 wants to ensure Hunterville is being promoted and appeals to families to ensure the longevity of the school, playcentre, community sports.
- 5.34 Submitter 035 commented that region can't just be about housing. With no public transport, one GP and only one rest home, the bigger picture is more important than just more houses.
- 5.35 Submitters 026 and 027 wanted health services prioritised. Submitter 027 specifically requested a mobile health service is provided.
- 5.36 Submitter 026 notes accessible, local, quality services and infrastructure for children and adults of all ages and abilities and vulnerable communities as important in planning for future growth.
- 5.37 Submitter 033 requested a footpath along Ongo Road from 8A Ongo Road to Wilson Street.

#### *Officer comment*

- 5.38 Submitter comments are noted.
- 5.39 Hunterville has a range of amenities that would appeal to families as noted by Submitter 036.
- 5.40 Council's role in the health area is for advocacy. Council considered this topic was best dealt with outside of the Community Spatial Plan.
- 5.41 A footpath is provided along both sides of Ongo Road to 8 Ongo Road. The extension of the footpath further could be a long term project that would be assessed for prioritisation as part of the district-wide footpath program.

#### Antisocial behaviour

- 5.42 Submitters 031, 033 and 036 comment on properties that are vacant and/or with car wrecks, overgrowth and rubbish on them. They note this makes the town unappealing to those living there and visitors.

#### *Officer comment*

- 5.43 Officers recommend submitters lodge a request for service for the properties they are concerned with. This will allow the appropriate officers to assess if there are any

activities occurring which Council has powers to require the property owner to remedy/remove.

Māori spelling

- 5.44 Submitter 028 stated the importance of the correct spelling of Māori words including macrons, noting that the Māori name should be first and English in brackets. The submitter referenced Action 1.1.

*Officer comment*

- 5.45 Officers agree with the importance of the correct spelling of Māori wordings, including the use of macrons. Officers were unable to determine which word in Action 1.1 the submitter was referring to.



## **6 Kauangaroa**

- 6.1 The draft Community Spatial Plan sets out a vision, two key themes (i.e., papakāinga and natural environment) and three (3) actions.

### **Submissions**

- 6.2 No submissions were received from Kauangaroa on the draft Community Spatial Plan. One survey response was received from Kauangaroa during the 2022 community engagement.

### *Officer comment*

- 6.3 No changes to the section for Kauangaroa are recommended.

## 7 Koitiata

7.1 The draft Community Spatial Plan for Koitiata sets out a vision, four key themes (i.e., access to open space and nature, sense of community, community facilities, infrastructure and transport) and eleven (11) actions.

### Submissions

7.2 Thirteen submissions were received for Koitiata on the draft Community Spatial Plan (Submissions 038 - 050). Ten (10) submitters are residents, two (2) own holiday homes, one (1) visits often. Submitter 183, the Te Araroa Trust also provided a comment.

7.3 Approximately 15 community members attended the Koitiata community meeting.

7.4 Fifty five (55) survey responses were received from Koitiata on the initial discussion document for community engagement during 2022, with around fifty five (55) community members attending a community BBQ drop-in session.

### Prioritisation of Key Themes

7.5 Submitters were asked to rank the key themes in order of priority.

Theme	Priority rating (higher is better)
Access to open space and nature	3
Sense of community	2.3
Community facilities	2.8
Infrastructure and transport	1.3

### *Officer comment*

7.6 The top priority theme was access to open space and nature. The themes are proposed to be reordered to reflect their prioritisation. A number of submitters also chose 'other' for their top priority and commented that ensuring the Domain is retained as a reserve is their top priority.

### **Council decision: That the themes are re-ordered for Koitiata as follows:**

- 1. Access to open space and nature**
- 2. Community facilities**
- 3. Sense of community**
- 4. Infrastructure and transport**

## **Vision**

- 7.7 Submitters 039, 040, 041, 042, 043, 044, 045 and 046 support the vision.
- 7.8 Submitter 039 especially likes the care and respect for the environment contained in it. They like the quiet, friendly, casual nature of the village and wouldn't want that to change. They also like the way local people get involved and use the local hall.
- 7.9 Submitter 043 hopes Koitiata stays just like it is – quiet and lots of walking tracks, relaxing place.
- 7.10 Submitter 044 commented on keeping the Domain as green space.
- 7.11 Submitter 045 likes the quiet coastal living life and being able to safely walk their dog and drive on the beach and launch our boat without hindrance or hassles. Although somewhat conversely submitter 046 suggested limitations on motorbikes and vehicle access to the lagoon and dune areas.
- 7.12 Submitter 040 suggests the inclusion of climate change resilience due to the coastal nature of the settlement and existing surface water issues.
- 7.13 Submitter 041 considers it is missing a wide range of recreation opportunities 'for residents and visitors to enjoy'.
- 7.14 Submitter 044 suggested playground redevelopment is missing.

### *Officer comment*

- 7.15 The vision was created based on key themes from high levels of community engagement during 2022. Playground redevelopment is contained later in the section as an action, as is commentary regarding the Domain and resilience. No changes are proposed to the vision.

## **Key Theme 1: Access to open space and nature**

- 7.16 Submitter 046 identified Theme 1 as the top priority theme. Submitter 039 would like to see long term support for the Koitiata Wetland Restoration Group, with an annual grant of \$5,000. Submitter 040 requests the development of a reserve management plan which would cover a number of the priorities in this theme.
- 7.17 Submitters 040 and 041 consider environmental impacts and sustainability important in planning for future growth. Submitter 040 noted Koitiata has a unique environment and place in the history of the region and the ongoing development e.g., Te Araroa Trail. Submitter 041 referenced the importance in relation to climate change.

### *Officer comment*

- 7.18 Submitter comments are noted. Council considers funding requests annually through long term and annual plan processes. Officers noted in response to the Annual Plan submission for 2023/24 that a Reserve Management Plan would be a useful tool to support the coordinated approach to ongoing management of the wetlands and

recreation development. However, implementation timeframes would be dependent on Council resourcing and funding. An action is recommended accordingly.

**Council decision: That an action is added "Work alongside the community and key stakeholders to develop a Reserve Management Plan".**

## **Key Theme 2: Sense of community**

- 7.19 Submitter 039 commented that they would not like to see a lot more houses, however, commented that the papakāinga would be a good addition.

### *Officer comment*

- 7.20 The comment from the submitter is noted. No significant growth is planned for Koitiata. Papakāinga development has been enabled in an identified location through the operative District Plan.

## **Key Theme 3: Community facilities**

- 7.21 Submitters 040, 041, 042, 044, 047, and 048 identified retaining the Domain as greenspace as a priority action. Submitters 040, 041, 042, and 044 suggested the word 'consider' was removed from the associated action. A number of submitters noted a preference for the area to become a recreation reserve.
- 7.22 Submitters 041, 042, and 044 identified that Action 3.1 upgrade of the showers and toilet at the campground has been completed, so the action can be removed.
- 7.23 Submitter 041 commented that they would like Council to raise the ground level of the land to improve the viability of the non-powered sites.
- 7.24 Submitter 042 and 044 commented that the playground is a priority and needs maintenance.

### *Officer comment*

- 7.25 Retaining the Domain as a green space is a key priority for the community. The most efficient way of doing so is by rezoning the land as "open space" as part of a plan change which implements an open space zone into the Rangitīkei District Plan. Officers note community concern about the use of the word consider, therefore suggest an amendment is made.

**Council decision: That Action 3.2 is amended "Consider-Recommend rezoning the Koitiata Domain as ~~open space~~ part of the implementation of an Open Space zone for the Rangitīkei District Plan".**

- 7.26 Submitter comments regarding the completion of the renovation of the campground toilets/showers is noted. Council considered ongoing redevelopment of the toilets/showers at the campground was a matter better dealt with outside of the Community Spatial Plan.

- 7.27 The district's playgrounds have recently been through an independent condition rating assessment process. Ongoing maintenance or replacement will be scheduled as needed and budgets allow.

#### **Kay Theme 4: Infrastructure and transport**

- 7.27.1 Submitters 038, 039, 040, 041, 042, 044, 045, and 049 raised the ongoing flooding issue as a top priority. Submitter 040 noted the issue is now wider than the lagoon itself and this should be reflected in the wording. Submitter 039 suggested the issue was a result of changing land use in the area. Submitters 042 and 045 noted the length of time this has been an issue for. Submitter 038 suggested wetlands as a solution. Submitter 039 would like it to be dry enough for locals and Te Araroa trail walkers to use.
- 7.27.2 Submitters 039 and 045 supported Action 4.2, the development of an active mobility pathway to State Highway 3. In addition, submitter 039 suggested a walking track from Rapaki Street North to the bank of the Turakina River.
- 7.28 Submitters 040 and 041 identified improved cell phone coverage as a priority action.

#### *Officer comment*

- 7.29 An investigation was undertaken by Officers regarding rising water levels at the Domain and reported to Council's April 2023 meeting. Council decided that the matter was one best dealt with under the functions of a regional council. Action 4.1 identifies Council as undertaking an advocacy role in terms of the flooding issues associated with the lagoon.
- 7.30 It is unclear from the submission whether the submitter is requesting a path from the northern end of the village or the southern end of the village.
- 7.31 No action has been identified regarding cell phone reception, despite it being identified as a priority. This issue was also raised in the community engagement undertaken in 2022. An action is recommended.

**Council decision: That Action 4.5 is added: "Advocate for increased cell phone connectivity and share emerging technologies with the community".**

#### **Miscellaneous**

- 7.32 Submitter 038 agrees with the ideas that have been put forward.
- 7.33 Submitter 039 considers there needs to be more restrictions on vehicle use on the sandhills, lagoon and in the reserve.
- 7.34 Submitters 042 and 044 state that community consultation and listening to the community is important. Submitter 045 also considers remaining independent and being able to have a say in what happens is important.
- 7.35 Submitter 183 requests the Te Araroa Trail is added to the map.

*Officer comment*

- 7.36 There were two rounds of community engagement/consultation undertaken in the development of the Community Spatial Plan, including staff attendance at two community meetings, and a community BBQ in Koitiata.
- 7.37 Restriction of vehicle use on the dunes was not a common issue raised throughout the engagement process, therefore, it has not been recommended as an action.
- 7.38 Officers agree adding the Te Araroa Trail to the map would provide value.

**Council decision: That the Te Araroa Trail is added to the Koitiata map on page 69 of the draft Community Spatial Plan.**

## 8 Mangaweka

- 8.1 The draft Community Spatial Plan for Mangaweka sets out a vision, four (4) key themes (i.e., visitor destination, housing growth, transport links, natural and built heritage) and twelve (12) actions.

### Submissions

- 8.2 Four (4) submissions were received for Mangaweka on the draft Community Spatial Plan (Submissions 051, 052, 053, and 054). All submitters live in Mangaweka.
- 8.3 Nine (9) survey responses were received from Mangaweka on the initial discussion document for community engagement during 2022.
- 8.4 Eleven (11) community members attended the Mangaweka community meeting.

### Prioritisation of Key Themes

- 8.5 Submitters were asked to rank the key themes in order of priority.

Theme	Priority rating (higher is better)
Visitor destination	4.5
Housing growth	1.75
Transport links	1.25
Natural and built heritage	3

### *Officer comment*

- 8.6 The top themes were visitor destination, followed by natural and built heritage, housing growth, then transport links. Officers recommend the themes are reordered to reflect community prioritisation.

**Council decision: That the Key Themes for Mangaweka are re-ordered as follows:**

- 1. Visitor destination**
- 2. Natural and Built heritage**
- 3. Housing growth**
- 4. Transport links**

### Key Theme 1: Visitor destination

- 8.7 Submitter 053 stated Mangaweka could be a destination, but more is needed to offer tourists. They suggested improving Broadway, restoring shop facades, developing the train tunnel bike/walk. Submitter 054 also suggested painting Broadway shops as lots of people are stopping for photos.
- 8.8 Submitter 051 commented that if developing heritage and opportunities for visitors occurs first, then housing development and transport will follow.

*Officer comment*

- 8.9 The submitters' comments reflect the commentary and opportunities outlined in the draft document as such no changes to Key Theme 1 are recommended.

**Key Theme 2: Natural and Built heritage**

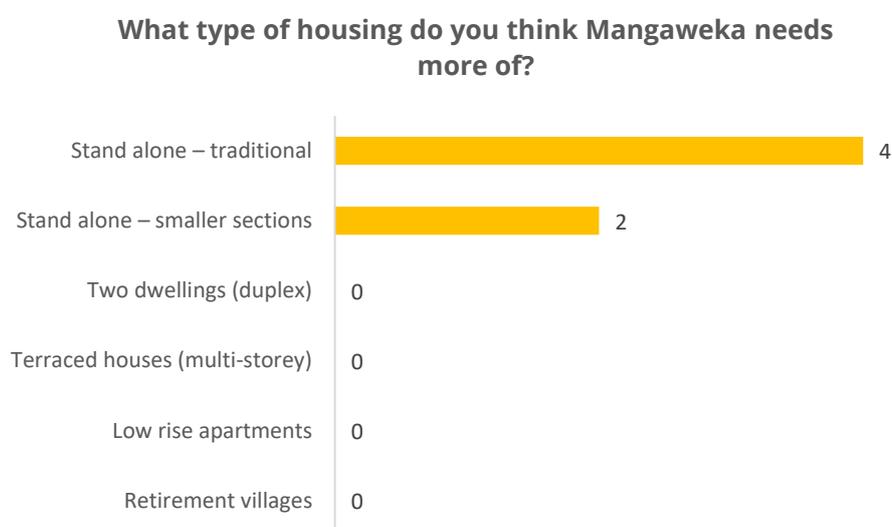
- 8.10 Submitter 051 suggested including maintenance plans when developing facilities e.g., DoC bushwalk in Mangaweka reserve.

*Officer comment*

- 8.11 The submitter's comment is noted. DoC manage the bushwalk in the Mangaweka Reserve and are responsible for ongoing maintenance. No changes to Key Theme 2 are recommended.

**Key Theme 3: Housing growth**

- 8.12 Submitters were asked what type of housing Mangaweka needs more of. The results show the most common response was standalone dwellings with traditional sections (4), followed by standalone dwellings with smaller sections (2). No submitters noted the need for other housing types.



- 8.13 Submitter 051 considers growth needs to be sensitive to the feel of the village and sustainable.
- 8.14 Submitter 052 identified water, sewer, power, roading, affordable rates as important in planning for future growth.
- 8.15 Submitter 052 suggested smaller lifestyle blocks to encourage a range of facilities.
- 8.16 Submitter 053 suggested recreation facilities for kids.
- 8.17 Submitter 054 suggested Council should concentrate on roads, water and local infrastructure.



- 8.18 Submitter 054 commented that housing will not happen without employment and significant rates increases will not help either.

*Officer comment*

- 8.19 Submitter preferences for standalone traditional dwellings are noted. Medium density zoning is not currently proposed for Mangaweka. Officers have identified potential lifestyle growth areas, however, the land surrounding Mangaweka is identified as LUC Class 3 land (which is classified as highly productive land under the NPS-HPL), so may not be able to be rezoned for lifestyle purposes should this classification remain once Horizons have completed their process of mapping highly productive land. No changes to Key Theme 3 are recommended.

**Key Theme 4: Transport links**

- 8.20 Submitter 051 noted support for walking/cycle trails. Submission 054 identified rail tunnels as a cycle and walkways as opportunities. Submitters 051, 052 and 053 suggested a walkway/cycleway from the village to the bridge/campground was a top priority. Submitter 052 suggested information on how to access walks and tidy approaches to the township.

- 8.21 Submitter 053 requested a speed limit 50km/h during school hours.

*Officer comment*

- 8.22 A walkway/cycleway from the village to the bridge/campground is noted as a top priority for the community. This pathway is already identified on the map. Officers recommend the action regarding active mobility pathways is amended to specify this pathway as a priority. The potential of the 'old rail tunnels' could be more clearly articulated in the plan, with an amendment to the action proposed.

- 8.23 Waka Kotahi is responsible for managing the state highway network, including school safety.

**Council decision: That the text for Action 3.1 is amended as follows: "Investigate the need and opportunities for the development of active mobility pathways that support local recreation and the visitor economy. A top priority is a path from the village to the Rangitikei River. The feasibility of a pathway along the 'old rail tunnels' should also be explored."**

## 9 Marton | Tūtaenui

9.1 The draft Community Spatial Plan for Marton sets out a vision, seven (7) key themes (i.e., town centre revitalisation, high quality infrastructure, thriving local economy, high quality community facilities, connection with the natural environment, transport improvements, housing growth and high quality environments) and twenty nine (29) actions.

### Submissions

9.2 Forty five (45) submissions were received for Marton on the draft Community Spatial Plan (Submissions 055 - 185). Thirty three (33) submitters live in Marton, six (6) visit often, four (4) own properties but do not live there and two (2) work for local organisations. Submitter 177, Interested Residents of Marton and Rangitīkei also provide a comment in relation to Marton.

9.3 Forty two (42) survey responses and seventy (70) interactive map comments were received from Marton on the initial discussion document for community engagement during 2022.

### Prioritisation of Key Themes

9.4 Submitters were asked to rank the key themes in order of priority.

Theme	Priority rating (higher is better)
Town centre revitalisation	6.3
High quality infrastructure	6.0
Thriving local economy	6.3
High quality community facilities	4.4
Connection with the natural environment	3.9
Transport improvements	2.8
Housing growth and high quality environments	4.4

### *Officer comment*

9.5 The top priority themes were town centre revitalisation and thriving local economy, followed by high quality infrastructure, high quality community facilities and housing growth and high quality environment, connection with the natural environment, and transport improvements. Officers recommend the themes are re-ordered to reflect community prioritisation.

**Council decision: That the key themes are re-ordered for Marton as follows:**

- 1. Town centre revitalisation**
- 2. Thriving local economy**
- 3. High quality infrastructure**
- 4. High quality community facilities**
- 5. Housing growth and high quality environments**
- 6. Connection with the natural environment**
- 7. Transport improvements**

### **Key Theme 1: Town centre revitalisation**

- 9.6 Submitters 062, 063, 068 069, and 082 identify town centre revitalisation as a priority action.
- 9.7 Submitter 062 states an attractive town centre is important in planning for future growth. Submitter 064 states it is important to ensure High Street is an area of growth and vibrancy. Submitters 063 and 069 state that a more vibrant town centre will support business growth and encourage local spending. Submitter 078 suggests the Marton CBD is developed for businesses that attract shoppers and provide locals with better shopping options.
- 9.8 Submitter 063 suggests a more appealing town centre will support business establishment and increase the number of people in town spending money. This submitter states there is a lot of potential to develop Marton into a boutique destination town. Submitter 074 considers there needs to be a vibrant town centre to support housing.
- 9.9 Submitter 074 noted the difficulty in prioritising, but as the town centre is the hub, it's a good place to start. This submitter wants locals to want to shop, relax and be entertained in town (rather than going elsewhere). Submitter 082 identifies attracting people to the area with a variety of retail as important in planning for future growth. Submitter 082 suggests Marton becomes a café society in the weekend and this should be highlighted to encourage the passing trade to stop. The submitter described the town centre as 'sad'.
- 9.10 Submitter 071 provided support for the heritage regeneration concept. Submitter 072 advocates for history and attractiveness to be maintained and does not support demolition for new constructions. This submitter references restoration of buildings in Dunedin. Conversely, submitter 059 does not consider heritage is worth saving if it is unaffordable and suggests these buildings are demolished.
- 9.11 Submitter 059 noted the town centre and the number of uninhabitable shops as a key priority. Submitter 082 suggests removing earthquake prone buildings and encouraging rebuilds by private businesses. Submitter 081 suggests Council encourage owners of commercial buildings to maintain them to a higher standard and submitter 089 suggests there should be incentives for business owners to fill empty store fronts. Submitter 079 considers the town centre is run-down with

Council-owned properties contributing to the issues. The submitter suggests Council should be the leader.

- 9.12 Submitters 079, 081 and 086 provide comments about the traffic flow along Broadway. Submitter 081 suggests pedestrianisation of Broadway between the two roundabouts and the provision for more seating. Submitter 079 is not supportive of pedestrianisation of Broadway due to the elderly population. Submitter 086 suggests making Broadway a one-way street and provided a diagram of how the one way system could operate.
- 9.13 Submitter 061 identified the establishment of a co-work space as a priority action. Submitter 075 suggests wayfinding, town centre revitalisation and parking planning are high priority actions. Submitter 080 suggests an increase in storytelling as a way of creating a welcoming and connected community.

#### *Officer comment*

- 9.14 The submission points regarding the importance of town centre revitalisation are noted by the theme identified as the top priority in the draft document. The benefits of an attractive town centre for business and housing growth are noted.
- 9.15 Investigating potential incentives for building owners to strengthen or develop earthquake-prone buildings is identified as an action (Action 1.3), as is parking management (Action 1.3), wayfinding (Action 1.8) and a co-work space (Action 1.5).
- 9.16 Comments around traffic flow through Broadway are noted. The full pedestrianisation of Broadway is not recommended as there is insufficient alternative parking options and there is unlikely to be enough foot traffic to create a vibrant space. Council do not have data to support traffic issues that would be resolved by implementing a one way system. Officers will monitor the situation and will investigate all options should traffic flow become a significant issue.
- 9.17 Storytelling is not identified as an action in the draft plan, however, could provide positive outcomes as part of town centre regeneration. Officers recommend an action is added.

<p><b>Council decision: That an action is added to Key Theme 1: Town Centre Revitalisation: <u>Action 1.12 – “Implement storytelling throughout the town centre that shares the history of the area.”</u></b></p>
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## **Key Theme 2: High quality infrastructure**

- 9.18 Submitters 059, 061, 063, 069, 073, 075, 084, and 091 highlight that ensuring there is adequate infrastructure to support growth is important.
- 9.19 Submitter 057 suggests infrastructure is the most ignored issue for Marton. Submitter 078 is concerned about the lack of detail on infrastructure given the future developments planned. Submitter 073 questions whether there is capacity for infrastructure. Submitter 083 suggests that if Council goes too big too fast, then there will be too much infrastructure for the number of businesses or employed people.

*Officer comment*

- 9.20 Submitter comments about the importance of the 3 waters network are noted. The future growth planning completed as part of the development of the Community Spatial Plan is critical to enabling our infrastructure team to plan and provide for future infrastructure needs effectively.

Water

- 9.21 Submitters 057, 059, 061, 063, 064, 078, 080, 082, 084, and 098 identify improving water quality as a high priority.
- 9.22 Submitter 082 noted they considered moving out of town due to the water quality and lack of medical services in town and stated they had family members decide against moving to Marton because of the water quality.
- 9.23 Submitter 073 questioned whether the water supply has capacity to cope with growth. Submitters 078 and 080 raise concerns about water pressure (particularly for firefighting) and question whether the existing reticulated network can cope with additional growth.

*Officer comment*

- 9.24 The importance of improved water quality is noted and stated as a priority for this section. Implementation of the Marton Water Strategy is already underway which seeks to find an alternative water source and then undertake upgrades to the water treatment plant. The ability to ensure the water supply can cope with growth projections is included in that project. Marton has sufficient pressure and capacity for firefighting requirements.

Stormwater

- 9.25 Submitters 078 and 080 are concerned about the capacity of the current stormwater system to cope with growth. Submitters 061 and 075 identify stormwater improvements and increasing flood resilience as a high priority.

*Officer comment*

- 9.26 Comments from submitters are noted. Stormwater impacts are assessed through subdivision applications. Flow measurements for stormwater have already been completed for Marton and Bulls. Council has also received funding through the 'Better Off' programme to investigate the Tūtaenui catchment.
- 9.27 A priority is included which talks generally regarding the three waters network, and an action is included focusing on flood resilience.

Wastewater

- 9.28 The highest priority for submitter 071 is sustainable disposal of municipal wastewater to land. Submitter 061 identified improvements to wastewater systems to future proof for growth as a priority action.

### *Officer comment*

- 9.29 The Marton to Bulls Wastewater Centralisation project is underway, which may include a land disposal option. This project will provide for future growth for both Marton and Bulls. A priority is included which talks generally regarding the three waters network, and an action is included regarding the wastewater centralisation project.

Overall, no changes to Key Theme 2 are recommended.

### **Key Theme 3: Thriving local economy**

- 9.30 Submitters 079, 084, and 091 identify support for a thriving economy as a priority and important in planning for future growth. Submitter 094 considers that with a thriving economy, the other themes will follow. Submitter 087 suggests all the themes are connected. This submitter notes that when the local economy lifts, then housing is needed, and good community facilities are also needed. Submitter 058 identifies expansion of jobs as important in planning for future growth.
- 9.31 Submitter 077 considers Council should be doing more promotion of the area and making it easier for people to move here. Submitter 063 is supportive of increasing support for commercial businesses and using Marton's location.
- 9.32 Submitter 078 is not averse to industrial developments out of town. Submitters 061 and 086 identify support for the Marton Rail Hub.
- 9.33 Submitter 065 states the creation of a hub for processing food and primary production products (including forestry) should be a priority due to the large economic benefit that the community will receive through direct employment and associated rural employment opportunities.
- 9.34 Submitter 074 considers there needs to be land for industry to grow and that businesses should not have to leave town because they cannot expand.
- 9.35 Submitter 097 (Nestle New Zealand) requests the rezoning of 55, 57, 59, 61, 63, 65, 67 and 69 King Street (see image below) from residential to industrial. The submitter's reason is because they are residentially zoned sites between industrially zoned sites.



*Properties submitted on by Submitter 097 shaded in blue.*

*Officer comment*

- 9.36 Submitter support for economic growth is noted. This priority is discussed as key theme 3. The positioning of Marton as a key hub for manufacturing and forestry processing is identified as a priority with an associated action (Action 3.3).
- 9.37 An assessment of business land needs was undertaken and showed that Marton is likely to need an additional 0.7 hectares of land for commercial growth and has a surplus of 20.3 hectares for industrial growth (based on an aspirational growth scenario and not including the Rail Hub). Action 3.1 is focused on monitoring demand for land to ensure adequate supply.
- 9.38 Submitter 097 Nestle New Zealand owns and operates the factory at 45-53 King Street, Marton. Of the properties Submitter 097 has requested for rezoning, officers note that one is currently owned by the submitter (55 King Street). The remaining properties are privately owned and contain long established residential activities (reflective of the current residential zoning). Officers are open to discussing the potential rezoning of these sites in the future, however, note that there is currently a surplus of industrially zoned land in Marton. Any rezoning would occur through the District Plan review process and would be a public process. The industrial phase of the review is yet to be scheduled but is not anticipated to occur in the next three years. No changes to Key Theme 3 are recommended.

**Key Theme 4: High quality community facilities**

General comments

- 9.39 A number of submitters provided support for community facilities:

- Submitter 061 identifies good community facilities as important in planning for future growth.
- Submitter 062 notes increased leisure activities as important in planning for future growth.
- Submitter 075 states well maintained community facilities should be the priority.
- Submitter 062 considers it important to keep parks and reserves maintained in planning for future growth.
- Submitter 063 suggests continued upgrading and maintenance of community facilities is important as it makes our town more appealing for potential residents and provides quality experiences for local residents.
- Submitter 064 suggests maximising investment in existing facilities e.g., year round opening of the swimming pool and velodrome re-instatement.

9.40 Submitter 074 supports the development of the Te Āhuru Mōwai Playground, Tūtaenui Reservoir and the way the village green is evolving. The submitter notes it is important to ensure the citizens feel involved.

9.41 Submitter 077 encouraged Council to increase the number of community houses.

*Officer comment*

9.42 Submitter comments about the importance of community facilities are noted. Council owns and manages community housing throughout the district. Currently there are no plans in place to increase the number of community houses in Marton. Investigating the feasibility of all-year opening of the swimming pool is included as an action.

Civic centre

9.43 Submitter 089 supports the update and improvement of Council buildings on the corner of High Street and Broadway as a way of bringing excitement into town. Submitter 063 notes support for Council moving into the Marton Town Centre and improving the library.

9.44 Submitters 056 and 074 support Council demolishing the buildings on the corner of High Street and Broadway for a civic centre. Submitter 056 considers the buildings are an eyesore.

9.45 Submitter 081 considers the Marton Civic Centre is the top priority and needs to be sorted to prevent further decay. The submitter notes the longer Council waits the more expensive it will become. They state it would be nice to preserve some heritage features. Submitter 071 raised concerns about the management of historic heritage. In their oral submission they noted their opposition to the preferred option for the Marton Civic Centre, which was demolition of the buildings on the corner of High Street and Broadway.

9.46 Submitters 078 and 079 stated they would prefer to see retail activities on Broadway (rather than Council offices). Submitter 082 asks Council to reconsider the Council Civic Centre and does not support this function locating in town.



- 9.47 Submitter 080 raises concerns that the proposed Council building is located within a flood zone. This submitter asks how Council will ensure the CBD occupants are going to be supported to deal with flooding.

*Officer comment*

- 9.48 Council consulted on the Marton Civic Centre through the 2023/24 Annual Plan process. 135 submissions were received, with 36 submitters supporting the demolition and rebuild, 61 submitters supporting the heritage option and 38 submitters suggesting something else. Council decided to undertake further work on the project and reconsider it through the upcoming 2024-34 Long Term Plan process.

Swimming pool

- 9.49 Submitter 073 considers the swim centre should be a priority. Submitter 081 suggests redevelopment of the swimming pool to include hydrotherapy, spa, and sauna facilities for an ageing population. Submitters 079 and 081 support the year-round opening of the swimming pool. Submitter 079 considers opening the pool all year as more beneficial than the Calico Line pathway. The submitter suggests improved facilities to support access to the pool would be useful (e.g., injured).

*Officer comment*

- 9.50 The possibility of opening the Marton swimming pool all-year has been considered in the past, however, was deemed to be cost-prohibitive. Council identified in the 2021-31 Long Term Plan that they would reconsider year round opening in year 4 of the plan (from 1 July 2024). Opportunities for improvements to the swim centre is identified as priority, and there are two associated actions related to the pool (Action 4.1 and Action 4.2).

Overall, no changes to Key Theme 4 are recommended.

**Key Theme 5: Connection with the natural environment**

- 9.51 Submitter 068 supports connected areas of recreation that contribute to making Marton a great place to live as important when planning for future growth. Submitter 082 suggests protecting the natural environment as important in planning for future growth – trees, open spaces and flower beds in town. Submitter 084 states connection to the natural environment is important in planning for future growth to minimise flooding and support clean waterways.
- 9.52 Submitter 068 requests Council prioritise the Tutaeporoporo Action Play Trail. This submitter requests the process is more user friendly and requests an improved Council partnership.
- 9.53 Submitter 079 considers a reduction in funding will have a detrimental impact on building communities that support creating amazing facilities such as the Tutaenui Reservoir. This submitter is concerned about the funding of maintenance of parks and reserves.

### *Officer comment*

- 9.54 Submitter comments supporting connection with the natural environment are noted. The Tutaeporoporo Action Trail is specifically identified in Action 5.1. During 2022 Council implemented a staff resource focused on liaising with groups undertaking community-led projects. This recognised the importance of improving partnerships with community groups undertaking projects throughout the district.
- 9.55 The Parks Upgrade Partnership Fund was removed during the 2023/24 Annual Plan process. Community groups are encouraged to apply to other Council grant processes or submit directly to Annual or Long Term planning processes. No changes to Key Theme 5 are recommended.

## **Key Theme 6: Transport improvements**

### Public transport

- 9.56 Submitter 078 considers more people will need more transport, noting there is currently no public transport services. Submitter 081 suggests better provision for public transport is important in planning for future growth e.g., bus connections to Palmerston North and Whanganui and rail links north and south. Submitter 079 suggests the provision of a bus service to Whanganui is needed for those that are unable or cannot afford to drive. This submitter notes that a bus service is needed to increase the ability for people to commute.
- 9.57 Submitter 056 considers it too late to revitalise trains and suggests more bus taxi services. This submitter suggests Marton is left out of public transport and considers there is no efficient way to travel around the district. The submitter suggests 1% cycle to work or school.

### *Officer comment*

- 9.58 Submitter comments are noted. Advocacy for increase public transport options is included as a priority and action under Key Theme 6.

### Active transport

- 9.59 Submitter 062 identifies the development of active mobility pathways as a priority action. Submitter 074 likes the town loop idea connecting all the parks and notes a concern of lack of safe walking and cycling along Nga Tawa Road which is a SH1 bypass.
- 9.60 Submitter 075 supports increasing shared pathways, and specifically suggests the green berm down Station Road is a pathway for active mobility users.
- 9.61 Submitters 073 and 077 consider better footpaths are a priority and important in planning for future growth.

### *Officer comment*

- 9.62 Support for the development of active mobility pathways is noted. There is a pathway identified along Nga Tawa Road. Design of the Nga Tawa Road path has

been completed; however, the project has not been approved for funding by Waka Kotahi.

- 9.63 No pathway is identified along Station Road. However, this stretch of road is well used by pedestrians and a pathway could improve connectivity between the Junction area and town. The inclusion of this pathway is proposed.

**Council decision: That an active mobility pathway is included on the relevant maps that run along Station Road between Main Street and Wellington Road.**

### Speed limits

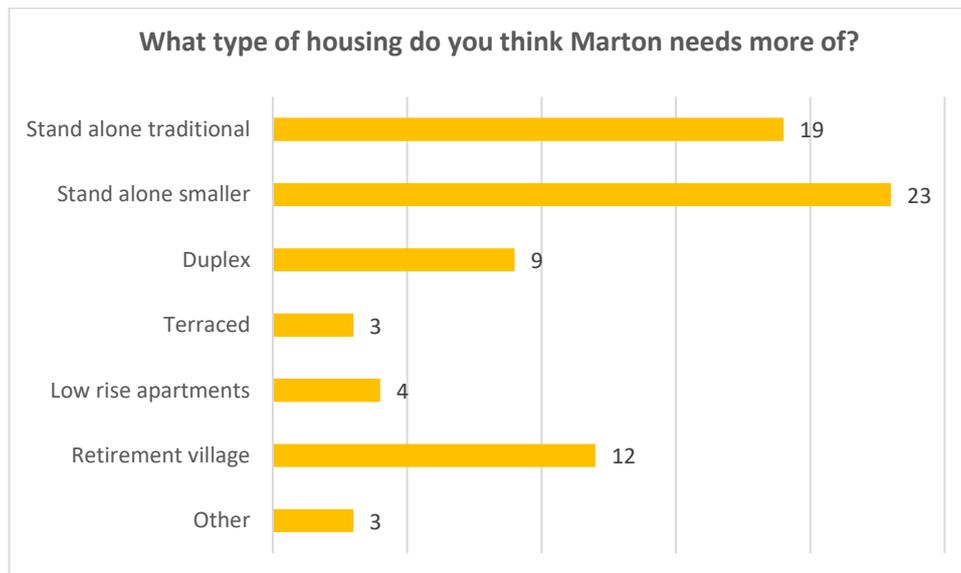
- 9.64 Submitter 089 requests the speed limit of Makirikiri Road near Crofton be reduced to 50km/h, noting families that live along the road and heavy truck use.

### *Officer comment*

- 9.65 A speed management plan is being prepared during 2023. Community consultation will occur on the speed management plan which will be the appropriate opportunity for submitter 089 to include this request.

## **Key Theme 7: Housing growth and high quality environments**

- 9.66 Submitters were asked what type of housing Marton needs more of. The results show the most common response was standalone dwellings with smaller sections (23), followed by standalone dwellings with traditional sized sections (19), retirement village (12), duplex (9), low rise apartments (4), terraced (3). Three other suggestions were provided – community housing (1), a range of options (1), and lifestyle blocks of 5,000m<sup>2</sup> (1).



- 9.67 Submitters 058 and 085 identify housing growth as a priority action. Submitter 091 considers actions 7.1-7.4 should be prioritised which are the actions implementing the housing growth and high quality built environment theme. This submitter notes

the likely increase in people commuting from Marton to Palmerston North or Wellington. This submitter considers these people will want a larger piece of land and it is important this type of housing is available.

### Retirement housing

- 9.68 Submitters 061, 063, 067, 069, 077, and 087 identified the need for quality housing for retirees, with some submitters suggesting there is currently a lack of housing options. Submitters 063 and 081 consider more provision for retirement homes will be required to meet the needs of an ageing population.

### *Officer comment*

- 9.69 The need for a diversity of housing, including retirement housing is identified as a priority under key theme 7. Under the District Plan review, consideration will be given to how housing for retirees, including small housing, and retirement villages could be enabled. Officers recommend Action 7.1 is expanded to reflect this need.

### Diversity

- 9.70 Submitter 093 supports providing more housing choices around Marton and identifies actions 7.1 (rezoning of future residential growth areas) and 7.4 (review provisions to achieve the aspirations associated with developing well-functioning communities and a diverse range of housing) as the top priority. Submitters 072 and 091 state having a diverse range of housing is important for attracting a diverse range of people to Marton. Submitter 094 considers it important to have a range of housing options to meet different people's needs which are appropriate to the area. Submitter 070 considers it important to have suitable areas planned for housing that are not all 'cookie-cutter' and provide diversity.
- 9.71 Submitter 063 supports the development of low-rise apartments in Marton using the heritage buildings. Submitter 083 suggests low rise apartments and a motel would bring people to Marton.
- 9.72 Submitter 064 supports stand-alone or duplex housing but does not support higher density housing. The submitter notes infrastructure needs to be in place before more housing occurs. Submitter 074 would not like to see two story housing, except in town above shops. This submitter considers greenery and trees are important. Submitter 094 considers terraced housing and low rise apartment have the potential to significantly detract from the character of the area. Submitter 081 suggests houses with enough land for growing food and children to play are needed.
- 9.73 Submitter 080 suggests people will decide themselves what housing they want and can afford and is not a role for Council. However, the District Plan might be able to address density issues and remove the issue of hard surfaces being the whole section.
- 9.74 Submitter 083 considers there is a need for single and couple accommodation that's affordable and easy maintenance.
- 9.75 Submitter 056 suggests low income housing should be encouraged in addition to high end housing. Submitter 082 suggests attracting people to the area with a variety of affordable housing as important in planning for future growth.

9.76 Submitter 074 states people have a right to privacy.

*Officer comment*

9.77 Submitter comments supporting a diversity of housing are noted. The need to enable a diversity of housing is noted as a priority under key theme 1. How this is achieved will be developed through the Urban Growth Plan Change. Officers recommend Action 7.1 is redeveloped to better articulate this need.

Lot sizes

9.78 Submitters 077 and 079 suggest increased flexibility and smaller section sizes should be allowed to enable a mix of section sizes.

9.79 Submitters 093 and 096 request the minimum lot size for rural living properties is reduced to 5,000m<sup>2</sup>.

9.80 Submitter 087 suggests that families often move to rural towns to enjoy the space and rural lifestyles, so being able to offer larger sections is important. The submitter notes 1 hectare is often large enough and a range of lifestyle sections should be enabled.

*Officer comment*

9.81 Lot size requirements for the Residential and Rural Living zones will be reviewed through the upcoming Urban Growth Plan Change which will also aim to rezone land required to meet Council's 30 year growth needs.

Connectivity

9.82 Submitters 056 and 080 provide comments around the importance of connectivity, stating they do not support the development of cul-de-sacs. Submitter 060 gave the example of the Nga Tawa Road area where development patterns have limited walking options to amenities. The submitter suggests there should be access through to Wilson Park. The submitter also references the new Hendersons Line subdivision.

9.83 Submitter 080 notes there is no indication of proposed roading through potential residential zones. This submitter notes this is important for movement around the town being safe, easy, and accessible.

*Officer comment*

9.84 Currently the Rangitikei District Plan does not include structure plans to guide the development of residential growth areas. Structure plans provide detail on required roading connections, open space and in some cases, three waters infrastructure. The lack of structure plans in the operative District Plan has resulted in the development of some residential areas which do not provide for high levels of connectivity. Any future rezoning will consider the need for developing and implementing structure plans to ensure optimal connectivity for future developments. The need for structure plans is highlighted in Action 7.3. The scope for the Community Spatial Plan did not include the development of structure plans for growth areas, as this will be more appropriately completed through the District Plan change process (once areas for rezoning are confirmed).

### Consenting process and regulations

- 9.85 Submitter 066 asks Council to make it easier for housing organisations such as Door of Hope Rangitikei to create housing. Submitters 078 and 079 suggest there are issues with people getting consents or timely advice on development. This submitter suggests resourcing is provided in the regulatory space to speed up consent processing. The submitter suggests Rangitikei needs to become a red carpet location. Submitter 075 encourages Council to operate as welcoming rather than being risk adverse.
- 9.86 Submitter 077 states that housing regulations are already in place for new builds and Council should stop telling people what they should do. Submitter 077 suggests there needs to be more flexibility around what services need to be available at the time of subdivision. Submitter 075 states Council needs to be proactive and accommodating for future growth.
- 9.87 Submitter 072 suggests new ideas are embraced e.g., rammed earth housing, Māori methods, transportable housing.

### *Officer comment*

- 9.88 The Community Spatial Planning project is a proactive approach to future growth management. Council manages both the building consent and resource consenting processes. In terms of the building consent process, all regulations are set nationally, with Council responsible for implementing them. The District Plan sets out the requirements for housing from a planning/resource consent perspective. The Rangitikei District Plan is a relatively simple and permissive plan when compared to many other District Plans. This is reflective of Council's desire to encourage/facilitate a range of development and growth in the district. The District Plan was developed in 2012/2013 and so it is timely for Council to commence a District Plan review to ensure that it is still meeting the needs and aspirations of the community.
- 9.89 On-site servicing of sections is required, as urban residents are required to connect into Council's reticulated services. This is to protect the health of residents and the wider environment. Requiring connection at subdivision stage ensures the servicing of the lots.
- 9.90 Transportable housing is already common in the Rangitikei, with processes available under the Building Act and District Plan. Compliance with the Building Code would be the key consideration for rammed earth housing. The majority of Council's consents are processed within the required timeframes and Council officers work hard to ensure that there are no unnecessary hold ups to consent processes.

### Sustainability

- 9.91 Submitter 087 suggests new builds that are more sustainable, carbon neutral should be encouraged. Submitter 081 questions whether developers could be encouraged to include solar panels and a water tank with new builds.
- 9.92 Submitter 087 suggests small blocks allow for a blend of productive garden, hens, orchard, and carbon offset planting. This submitter suggests clusters of cottage industries can support tourism.

- 9.93 Submitter 087 suggests encouraging green space, trees, creeks, and ponds support the lowering of flood risk by allowing water to soak in or be held back.
- 9.94 Submitter 080 suggests Council needs to establish an acceptable limit of % hard surface area for all building sites to deal with stormwater.
- 9.95 Submitter 080 suggests climate change must be the overarching issue that affects every theme. Without addressing climate change all residents in the district will be at risk. Submitter 080 asks whether a climate risk assessment has been done for Marton or any community in the Rangitikei and asks whether it will be shared. Submitter 080 suggests managed retreat needs to be discussed in relation to communities that are at risk.
- 9.96 Submitter 080 notes the flood zone was omitted from the Marton summary document. This submitter supports discussions with Horizons to establish solutions, noting previous discussions and the development of detention dams.

*Officer comment*

- 9.97 The feasibility of implementing sustainability provisions, such as requiring water tanks will be considered through the Urban Growth Plan Change. Stormwater management and the need for additional parks and reserves will also be a key consideration through the plan change process.
- 9.98 Assessment of potential flooding was considered as part of the assessment of future growth areas. This layer is included in the full Marton section, on page 105 of the draft document.
- 9.99 Climate mitigation and adaption is discussed in the district-wide section, and to a lesser extent in town chapters. Officers worked with Horizons on a regional climate risk assessment, however, detailed local risk assessments have not been undertaken to-date. Climate change and resilience are identified as key priorities for communities at significant risk.

Urban form

- 9.100 Submitters provided a range of comments about urban form:
- Submitter 061 considers proximity to amenities is important in planning for future growth.
  - Submitter 074 considers wide streets for parking are important to maintain a well-functioning town.
  - Submitter 080 suggest mobility scooter access should be included in every subdivision.
  - Submitter 061 suggests poor planning has occurred in Wilson Street Bulls and Marton needs to be maintained and space provided for families.

*Officer comment*

- 9.101 Proximity to amenities has been highlighted as a key strategy in the Community Spatial Plan. Street widths are developed with common standards, with the suitability of narrower streets considered through the subdivision process on a case-by-case basis. Mobility scooter access is currently provided for in new subdivisions

by the development of footpaths. The Community Spatial Plan identifies the potential for Active Mobility Pathways that would provide for mobility scooter access as well.

- 9.102 Submitter comments regarding Wilson Street are noted. This development provides an alternative housing type than what is traditionally provided in Bulls, with smaller, low maintenance sections.

#### Miscellaneous

- 9.103 Submitter 056 suggests that a new town plan is needed.
- 9.104 Submitter 079 raises concerns that the areas for development do not provide sufficient detail on plans for roading, evacuation considerations, flood prone areas.
- 9.105 Submitter 061 notes Marton's growing population due to its location, with a rural village atmosphere they do not want to lose as Marton grows.
- 9.106 Submitter 075 does not consider Council should have a role in housing apart from providing space for housing development and increasing social housing capacity.

#### *Officer comment*

- 9.107 The District Plan is due for review, with a phased approach to the review proposed. Consideration of flooding was given when assessing all potential growth areas. Roading connections will be considered through the plan change process, and through the development of structure plans (where needed) for areas being rezoned. Submitter 075 comments about the role of Council in housing are noted.

#### *Summary Officer comment*

- 9.108 Officers consider Action 7.1 could be improved to better reflect the topics identified above. The amendment would mean actions 7.2, 7.3, and 7.4 are no longer required.

**Council decision: That Action 7.1 for Marton is amended as follows:**

**Rezoning of future residential growth areas for Marton. Undertake a District Plan Change for urban growth that:**

- **Rezones residential and lifestyle growth areas.**
- **Implements structure plans for future growth areas and undeveloped residential areas.**
- **Enables medium development that meets high quality urban design criteria.**
- **Reviews provisions to ensure they support aspirations associated with development well-functioning communities and a diverse range of housing.**
- **Considers the diverse housing needs for a range of people including; elderly, multi-family households, and families.**

**AND**

**That Actions 7.2, Action 7.3 and Action 7.4 are deleted.**



### Future growth areas

9.109 Submitter 080 provided the following comments about the future growth areas:

- Does not support growth north of Marton unless there are connecting roads to Whanganui Road or Calico Line in place. This submitter notes that Tūtaenui Road is impacted by flooding.
- Notes Calico Line has water services along a considerable length and suggests this connecting road for commuters would be ideal to develop.
- Suggests west/east development would be the most logical (due to the higher ground) along commuter roads where the water supply is in place.

### *Officer comment*

9.110 Each of the identified potential growth areas were assessed against a range of criteria to determine their suitability to accommodate future growth. Further technical assessment will occur prior to Council deciding which areas to proceed with rezoning.

9.111 MAR14 and MAR01 north of Marton received a moderate suitability rating. It is noted later in the report the suitability of MAR01 is recommended to increase to high suitability following re-assessment based on submissions.

9.112 MAR03 and MAR04 on Calico Line to the east of the town received a high suitability rating. It is noted later in the report the suitability rating of MAR04 is proposed to reduce to moderate suitability. MAR02 located to the west of Marton received a high suitability rating.

### Administrative error

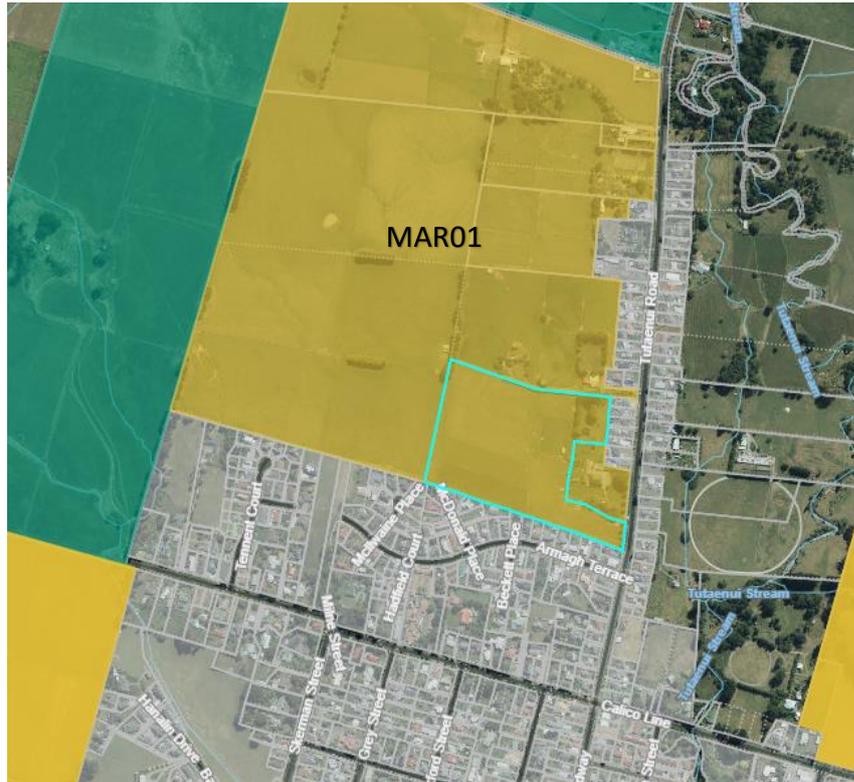
9.113 In responding to submitters, an administrative error was identified in the future growth areas assessment table:

- All walkability should be yellow.
- Low suitability assessment should be identified for MAR07-12.

<b>Council decision: That the matrix assessment for Marton be updated to correct the identified administrative errors.</b>
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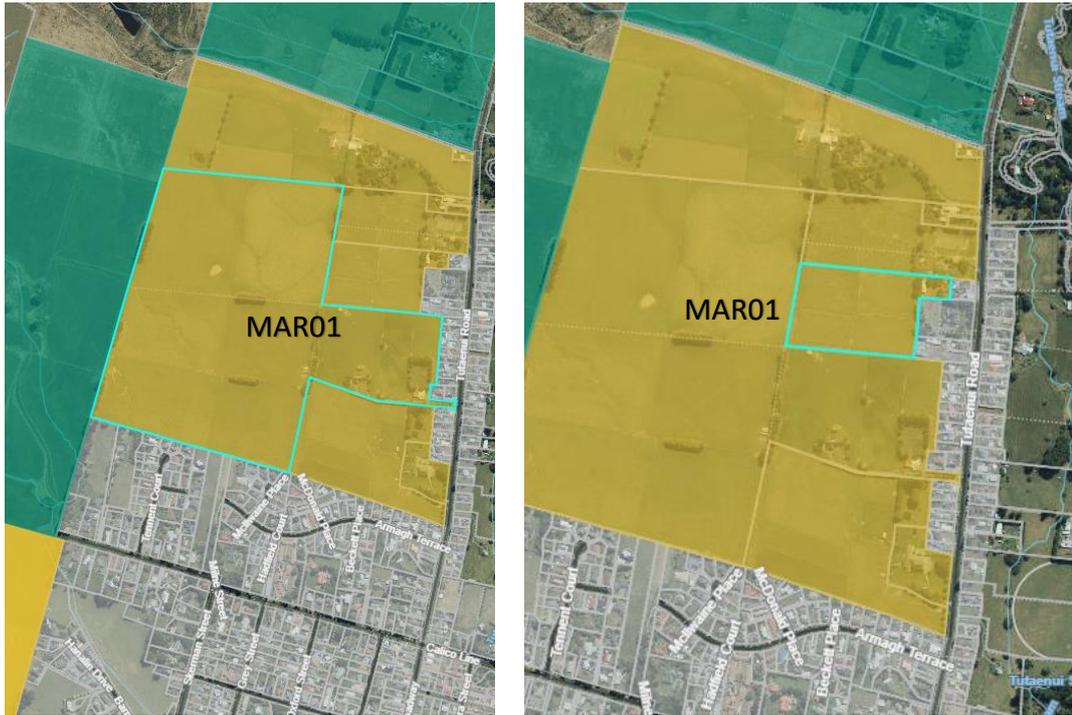
### ***MAR01***

9.114 Submitter 085 is a landowner in MAR01. They note they are interested in the area being considered for future development.



*Property owned by Submitter 085 outlined in blue – 98 Tūtaenui Road.*

- 9.115 Submitter 087 is also a landowner in MAR01. The submitter suggests that previous planning documents show the area was proposed for residential development in the past, with many street access points available from Tūtaenui Road and Bond/Milne Street. The size of their site currently makes it uneconomic and suggested smaller blocks that focus on low carbon lifestyles could be more productive. The submitter states MAR01 is serviced by Tūtaenui Road with footpaths, proximity to town, fibre, and cell phone reception, the area is not on a heavy vehicle bypass, or subject to flooding from the Tūtaenui Stream. This submitter requested the rating criteria are reviewed. The submitter requests the area is enabled for lifestyle development and re-assessed as high suitability.



*Properties owned by Submitter 087 outlined in blue – Tūtaenui Road.*

*Officer comment*

9.116 The assessment of MAR01 has been reviewed, with criteria with a yellow or red dot reassessed (commentary in table below). Two criteria are proposed to be amended:

- Walkability amended from red to yellow – some consistency.
- Connectivity amended from yellow to green – high consistency.

9.117 As a result of the revised assessment, the growth area is recommended to be amended to 'High suitability'.

Criteria	Initial assessment	Reviewed assessment	Comment
Natural Hazards	●	●	Small part of one of the sites impacted by a flood hazard associated with W4 a flood detention dam and small streams running through the area.
Highly versatile soils / productive capacity of land.	●	●	The growth area contains primarily LUC Class 2 soils with a small portion identified as Town and a small portion on the norther part of the growth area as LUC Class 4.
Proximity to amenities / walkability	●	●	The site is on the edge of the town centre walkability, dairy, and parks.

<p><b>Access to key transport networks / connectivity</b></p>	<p>●</p>	<p>●</p>	<p>This aspect was initially assessed as some consistency with criteria as there are not many access points back onto Tūtaenui Road, and they were under different land ownership and that due to varying land ownership, that achieving good connectivity would be challenging.</p> <p>However, due to a recent land purchase three of the connections onto Tūtaenui Road are owned by the two submitters. If a structure plan is developed for the area, suitable connectivity could be provided for the development. In addition, should part of MAR07 and MAR02 be developed, connectivity could be achieved west.</p>
<p><b>Stormwater</b></p>	<p>●</p>	<p>●</p>	<p>Stormwater management will be required. Properties have a network of drains running through them.</p>

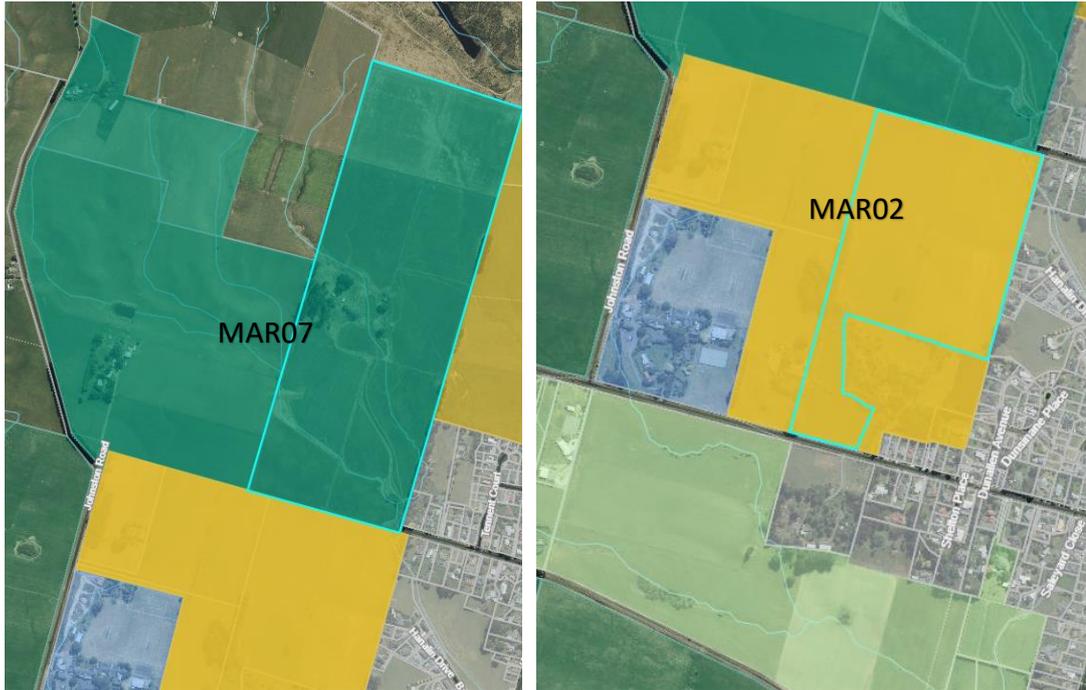
**Council decision: That the assessment for MAR01 is amended as follows, with the area provided a High Suitability rating.**

- **Walkability amended to yellow – some consistency.**
- **Connectivity amended to green – high consistency.**

***MAR02 & MAR07***

9.118 Submitter 086 is a landowner of sites in MAR02 and MAR07. This submitter noted they are progressing with a private plan change to rezone their sites. They requested that part of MAR07 is added to MAR02.

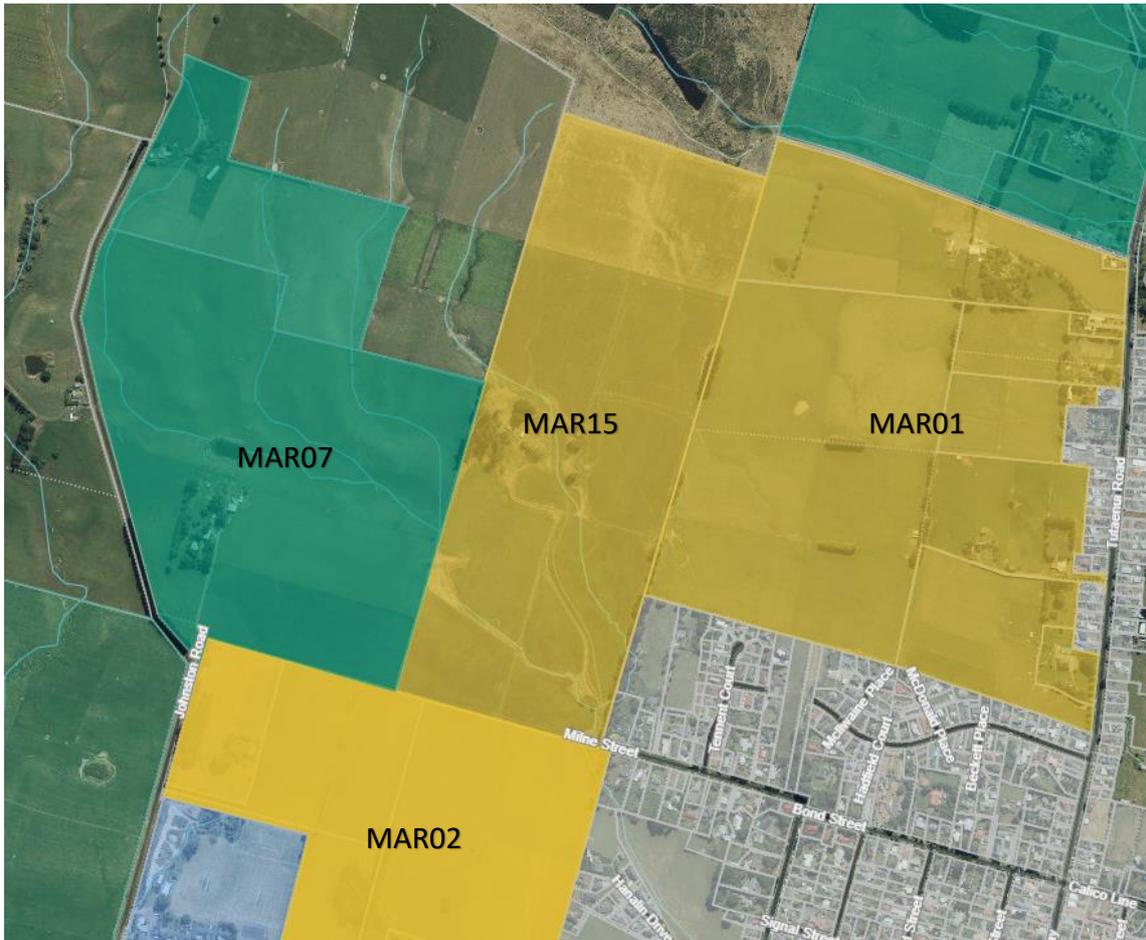
9.119 The submitter considers MAR02 and MAR07 provide the best development option for Marton as part of MAR05 is owned by Nga Tawa School, and part of MAR04 is iwi owned. The submitter suggested that development of MAR02 and MAR07 and supports an improved stormwater management solution for the wider town.



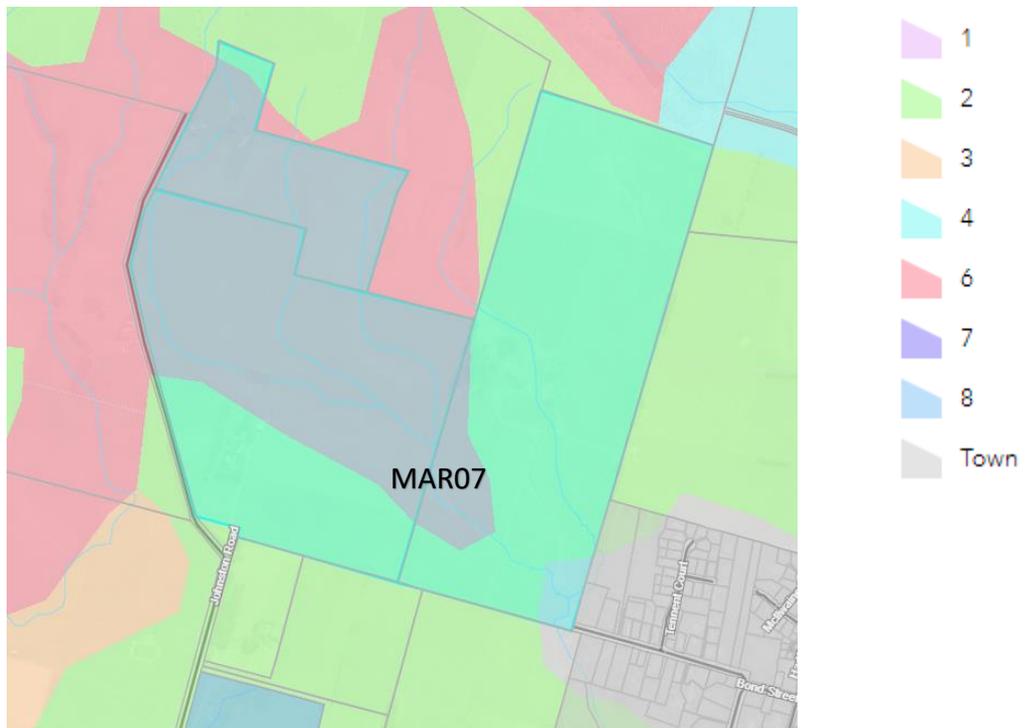
*Properties owned by Submitter 086 outlined in blue – Wanganui Road / Milne Street*

*Officer comment*

- 9.120 Submitter comments regarding MAR02 are noted. No changes to the assessment of this growth area are recommended.
- 9.121 Submitter 086 has indicated they wish for part of their site in MAR07 to be considered as Residential alongside MAR02. Officers can see benefit of consideration of this parcel as residential. This parcel of land connects the MAR01 and MAR02 residential growth areas, which supports the potential for a holistic approach for development in the wider area. This split also segregates much of the LUC Class 2 soil in this growth area, from the LUC Class 6 soil.
- 9.122 Overall, Officers recommend MAR07 is split, and MAR15 created, with MAR07 remaining as the Rural Lifestyle area off Johnson Road, and MAR15 a Residential growth area containing the land owned by Submitter 086.



*Proposed split of MAR07 to create MAR07 and MAR15.*



*Soil class maps – existing MAR07*

9.123 The suitability matrix assessment for MAR07 remains unchanged. The assessment for MAR15 is provided in the table below.

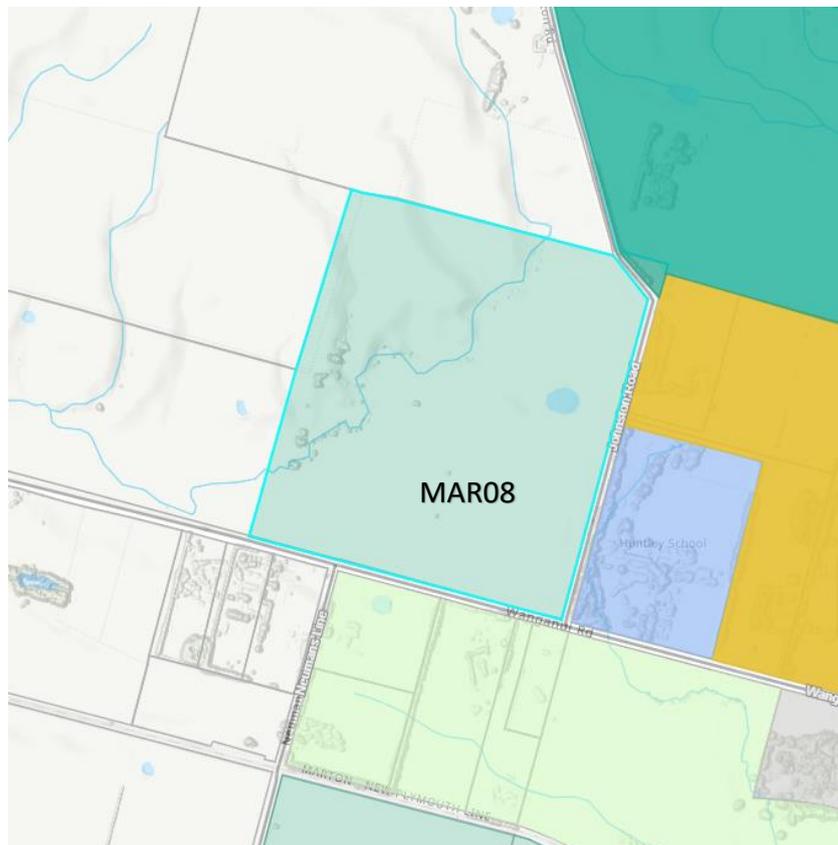
<b>MAR015</b>		
<b>Criteria</b>	<b>Assessment</b>	<b>Comment</b>
<b>Natural Hazards</b>	●	Horizons detention dam over part of the site. Property not included in flood model, however, number of streams running through the property.
<b>Environmental significance</b>	●	No known areas of significance.
<b>Highly versatile soils / productive capacity of land.</b>	●	LUC Class 2.
<b>Proximity to amenities / walkability</b>	●	Outside of 15 minute walk time to most amenities.
<b>Access to key transport networks / connectivity</b>	●	Access to Milne Street. Structure plan required to ensure high quality connections, including with other growth areas.
<b>Wastewater</b>	●	WW lines along Milne Street.
<b>Reticulated Water</b>	●	Water lines along Milne Street.
<b>Stormwater</b>	●	Stormwater management required. Property could provide positive outcomes for the wider town.
<b>Incompatible land use (reverse sensitivity)</b>	●	No existing incompatible land uses.
<b>Topographical limitations</b>	●	No major constraints.
<b>Existing development</b>	●	No major constraints.
<b>Cultural significance</b>	●	No known areas of significance.
<b>Soil contamination</b>	●	No known HAIL sites.
<b>Suitability rating</b>	<b>Moderate</b>	

**Council decision: That MAR07 is split into two growth areas being MAR07 and MAR15, with the following suitability ratings:**

- **MAR07: Residential Moderate Suitability**
- **MAR15: Rural Lifestyle Moderate Suitability.**

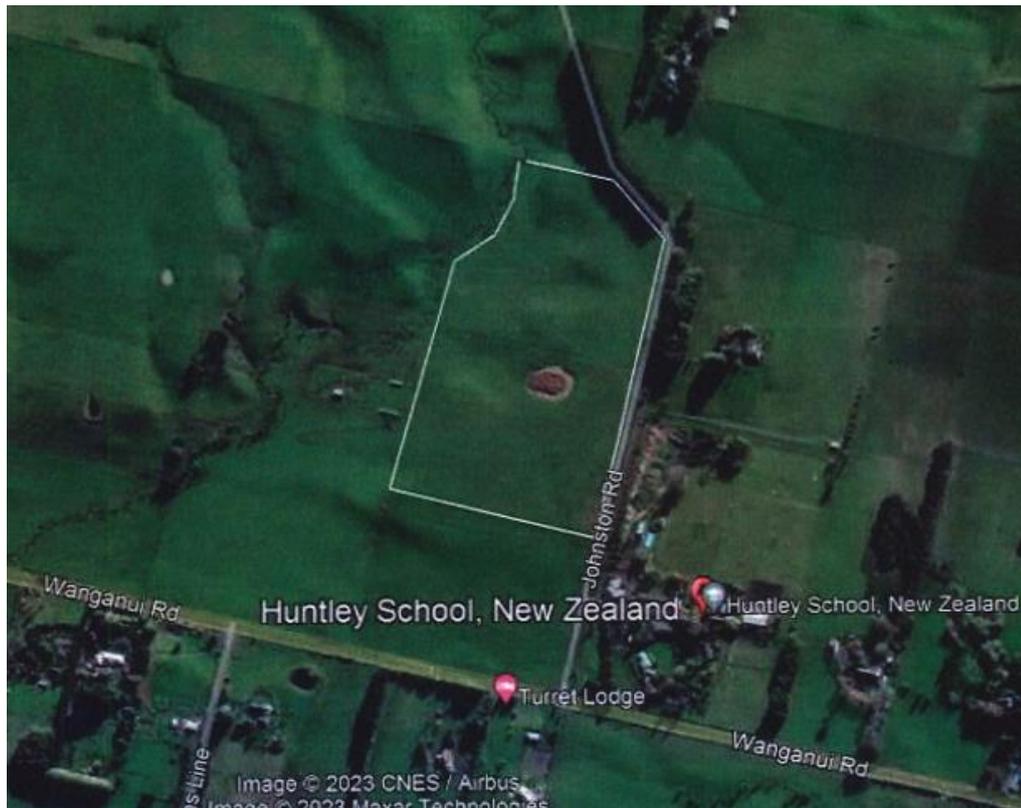
### **MAR08**

- 9.124 Submitter 185 is the landowner of MAR08. This submitter has stated they wish to subdivide sections that would be accessed from Johnson Road. The submitter has identified an opportunity for up to six blocks of 2.5 hectares in size.
- 9.125 The submitter notes the site provides building sites with elevated views and provides photos and a map showing the sites. The submitter considers they would be popular sections due to the proximity to town, and location close to Huntley School. The submitter notes two lifestyle sections north of Huntley School.



*Property owned by Submitter 185 outlined in blue - 268 Wanganui Road.*

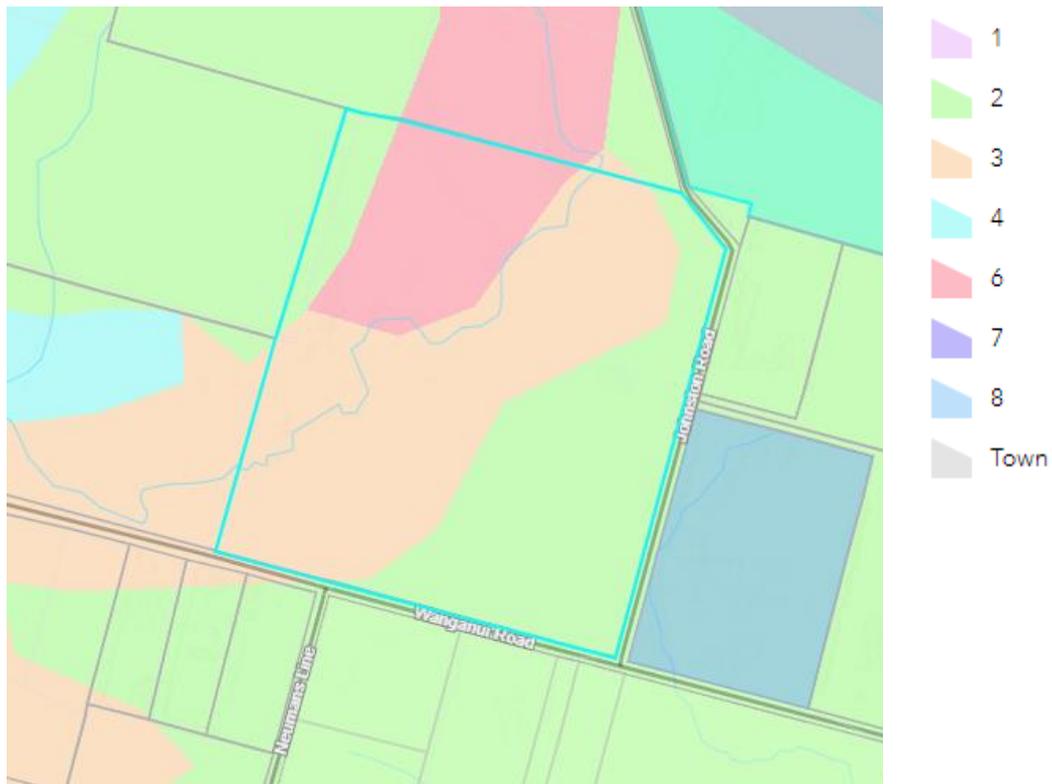




*Area proposed for subdivision by Submitter 185.*

*Officer comment*

- 9.126 This submitter is the sole landowner of MAR08. A key part of the rationale for the assessment as low suitability for lifestyle development is due to the NPS-HPL which restricts the rezoning and development of highly productive land for rural living purposes. This site contains a mix of LUC Class 2, 3 and 6 soils. LUC Class 2 and 3 soils are unable to be rezoned for lifestyle purposes under the NPS-HPL.

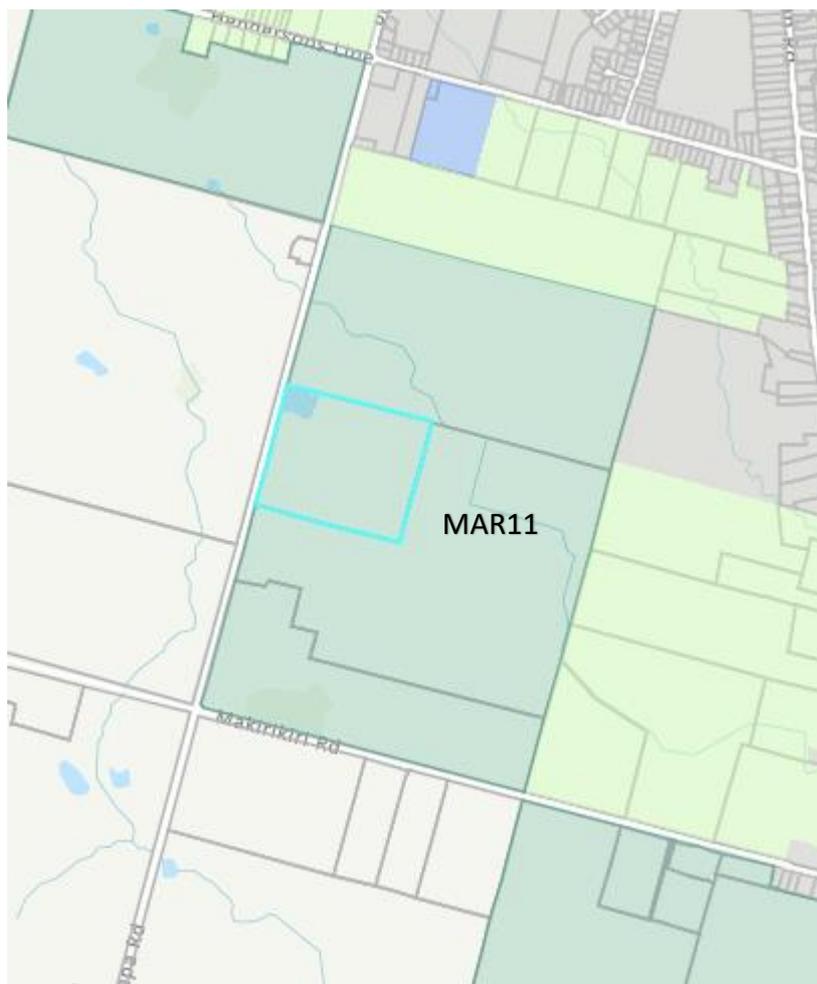


*Soil classes associated with MAR08.*

- 9.127 The site was also assessed to generally have poor walkability (outside a 15 minute radius), however, is directly opposite Huntley School. The site has a waterway running through it and a waterbody which could be covered by the National Policy Statement for Freshwater Management (NPS-FM).
- 9.128 Should the NPS-HPL be amended, or the site not be identified as highly productive land through the regional mapping exercise, further consideration could be given to the suitability assessment for this area, at this time there is no change recommended.

### **MAR11**

- 9.129 Submitter 088 is a landowner of MAR11. They request the suitability rating is reviewed. This submitter notes that properties in close proximity to them are able to subdivide and state they would like to be able to subdivide off 1 – 2 lots from their 10.6 hectare site. The submitter suggests that two additional lifestyle blocks would not change the productive capacity of the land, as the site is not currently large and does not currently have a high productive capacity.



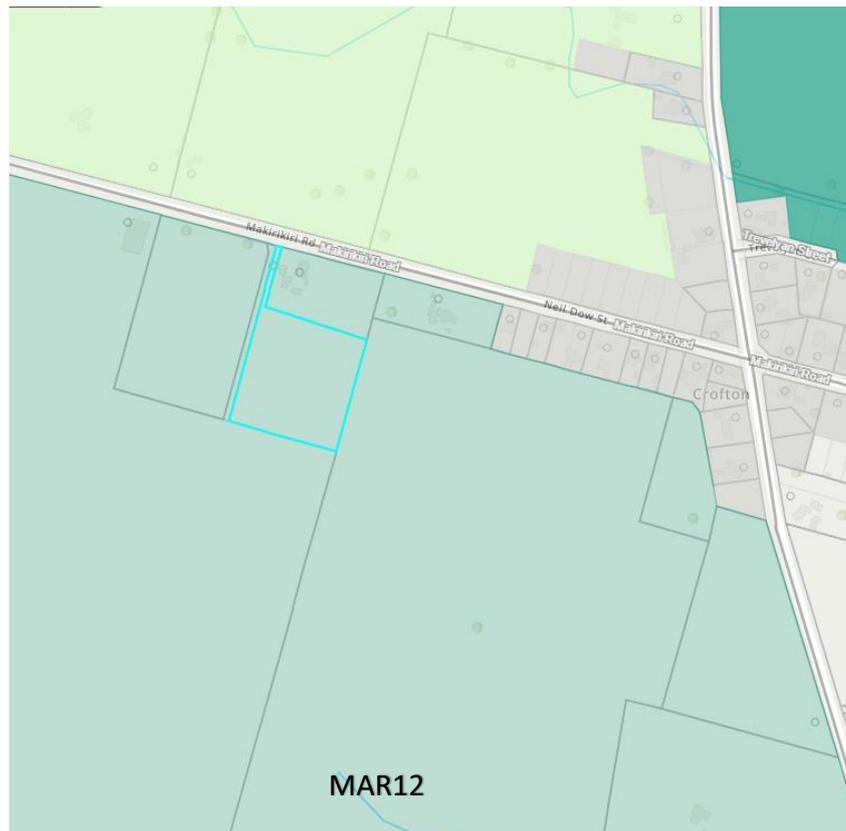
*Property owned by Submitter 088 outlined in blue – 213 Pukepapa Road.*

*Officer comment*

- 9.130 This submitter is one of the owners of land within MAR11. A key part of the rationale for the assessment as low suitability for lifestyle development is due to the NPS-HPL which restricts the rezoning and development of highly productive land for rural living purposes. The whole of MAR11 is identified as LUC Class 2 soils. This means that Council is unable to rezone the area for Rural Lifestyle purposes, nor is it likely Council would be able to support the subdivision of this land for rural lifestyle purposes.
- 9.131 Should the NPS-HPL be amended, or the site not be identified as highly productive land through the regional mapping exercise, further consideration could be given to the suitability assessment for this area.

**MAR12**

- 9.132 Submitter 089 is a landowner in MAR12. This submitter states they are not averse to development in the area, provided it remains semi-rural with lot sizes around 4 – 5 acres.



Property owned by Submitter 089 outlined in blue (MAR12 in teal) – 347 Makirikiri Road.

#### *Officer comment*

- 9.133 This submitter is one of the owners of MAR12. A key part of the rationale for the assessment as low suitability for lifestyle development is due to the NPS-HPL which restricts the rezoning and development of highly productive land for rural living purposes. The whole of MAR11 is identified as LUC Class 2 soils. This means that Council is unable to rezone the area for Rural Lifestyle purposes.
- 9.134 Should the NPS-HPL be amended, or the site not be identified as highly productive land through the regional mapping exercise, further consideration could be given to the suitability assessment for this area.

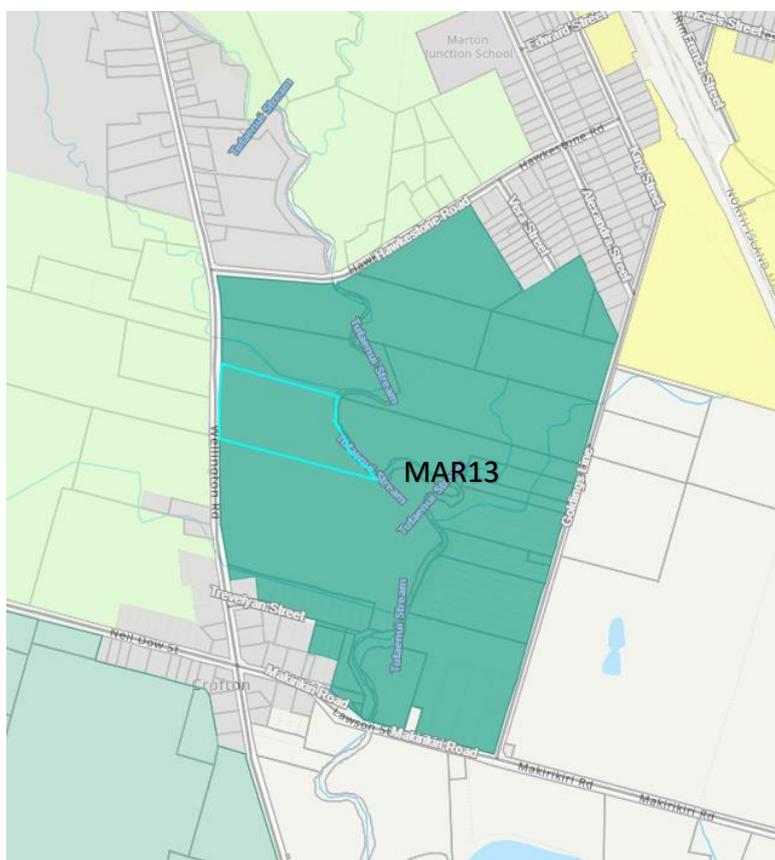
#### **MAR13**

- 9.135 Submitters 090, 091, 092, 093, 094, and 095 request MAR13 is rezoned for rural living for the following reasons:
- Provides a natural transition of Marton towards Crofton. The area is surrounded by residential zoned properties in Crofton and Kensington Road, making it a natural progression.
  - The area has good access to roading connections.
  - The properties are in multiple ownership and do not represent a viable farming proposition. The current lot size means they are not able to be economically

farmed. The sites in the area already have the general characteristics of a rural living zone.

- The soils are extremely stoney.
- The area has a high compatibility for rural lifestyle development.
- The area is close to the railway, which could be a benefit if passenger rail is re-established.
- Has excellent access to Palmerston North and Bulls/Ohakea.
- MAR13 is closer than MAR07 and MAR14 to State Highway 1 and key areas of employment. The area is closer to surrounding workplaces such as ANZCO, AFFCO and Ohakea.
- MAR13 has direct access onto Wellington Road.
- MAR13 characteristics are similar to rural lifestyle living, whereas the other areas identified are larger sites.
- MAR13 is closer to New World.
- The area would be attractive to farmers wanting to scale down and reside closer to town but still retain the lifestyle in town.
- There has been subdivision of lifestyle blocks in the surrounding environment.

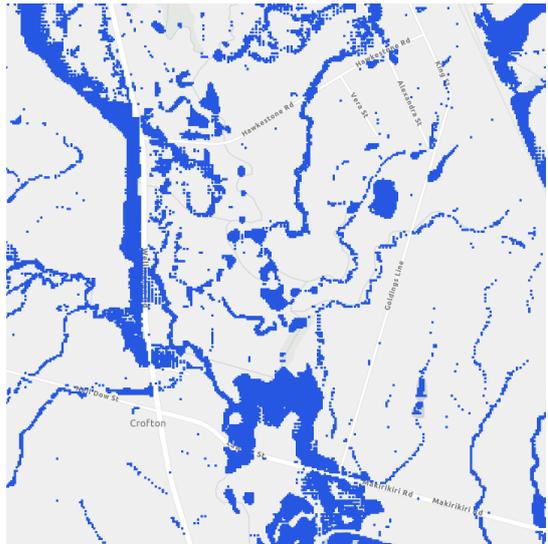
9.136 Submitters 090, 093, and 096 are not residents, but visit the area often and have various connections to Marton. Submitters 091, 092 and 095 are the owners of 1293 Wellington Road. Submitter 094 state they are acting on behalf of a property owner, however, do not specify which owner.



*MAR13 (teal) with the site owned by Submitters 091 and 092 in blue.*

*Officer comment*

- 9.137 The submitters provided rationale for why they consider MAR13 to be a highly suitable area for lifestyle development. The area ranks well under a wide range of criteria assessed. The area has good access to roading, no major topographical limitations, and provides a natural transition from the residential to rural environment.
- 9.138 The criteria that highlight the limitations of the area include natural hazards (flooding), highly productive land, and walkability. The assessment has been reviewed (see table below). The most significant challenge associated with this potential growth area is highly productive land. The whole area is identified as LUC Class 2, should Horizons Regional Council deem the area as highly productive land (through their upcoming mapping exercise), the area would be considered as low suitability.
- 9.139 A further challenge for this area is the potential for flooding and the need for stormwater management. Flood modelling shows there is flooding anticipated throughout much of the area, which represents a significant constraint.
- 9.140 In addition, the area is outside of a 15 minute walkability radius for all amenities except for Marton Junction School.
- 9.141 Overall, Officers do not recommend a change to the suitability assessment for MAR13.

Criteria	Initial assessment	Reviewed assessment	Comment
<b>Natural Hazards</b>	●	●	<p>The most up to date flood model shows potential flooding via waterways through the whole growth area.</p> 
<b>Highly versatile soils / productive</b>	●	●	<p>The site contains soils identified as LUC Class 2. Should Horizons Regional Council map the area as highly productive land, the assessment against this criteria should</p>

<b>capacity of land.</b>			become red. Assessment was deemed to be yellow due to the existing fragmentation in the area.
<b>Proximity to amenities / walkability</b>	●	●	The site is outside of the 15 minute walkability to all amenities except Marton Junction School.

## Miscellaneous

### Process and quality

- 9.142 Submitter 080 questions how Māori have been involved in the development of the Community Spatial Plan and suggests this is incorporated into the document.
- 9.143 Submitter 063 stated the presentation of the spatial plan was user friendly and made the submission easy to complete.
- 9.144 Submitter 080 suggests Council needs to take the lead in determining the layout of the town (not just colouring in blocks of land).
- 9.145 Submitter 073 state that anyone can put blotches of colour on paper, but there is a need to do a proper job. This submitter suggests a big re-think of the document is undertaken and questions whether Council is able to deliver what is proposed. This submitter considers other districts have done a better job and provided a more comprehensive picture. This submitter suggests the project should be re-started, with features overlaid e.g., floods. When questioned, Kaipara was given as an example of a good spatial plan. This submitter also suggests the plan is undertaking a District Plan Change by stealth.
- 9.146 Submitter 080 suggests forestry has been missed from the discussion. This submitter asks what Council has in place to ensure that the planting of future forestry is in safe areas, noting the impact on our rural neighbours.
- 9.147 Submitter 081 identifies that it has been good to give feedback, however, they would like to see action taken once decisions have been made.
- 9.148 Submitter 177 supports the key themes for Marton; however, they are generic terms that all towns aspire to.

### *Officer comment*

- 9.149 Māori have been involved in the development of the Community Spatial Plan through regular updates to Council's Te Roopuu Ahi Kaa Komiti, direct discussions between iwi and Council staff, workshops, membership on the Advisory Group for the project. Furthermore, there were several public consultation opportunities in the development of the draft Community Spatial Plan which provided iwi, hapu and Māori more generally a further opportunity to contribute.
- 9.150 Identification and assessment of future growth areas is an important part of any growth planning. The underlying assessment of these areas and their suitability for growth is provided in 'The Details' section of the document. More detailed planning

of future roading connections will be completed through the Urban Growth Plan Change. This Plan Change will go through public consultation processes in accordance with Schedule 1 of the Resource Management Act. The Community Spatial Plan is a separate process from the plan change process. The Community Spatial Plan aims to provide guidance and context for more specific plan changes that will follow, and which will include technical assessments.

- 9.151 Forestry has been included in the Rural Rangitikei section.
- 9.152 An implementation plan will be developed to guide and track progress against the action plans.
- 9.153 The key themes are those raised by the community. The commentary identified priorities under each theme, and actions make the themes tailored to each location.

#### Vision

- 9.154 Submitter 072 suggests Marton needs a vision and lateral thinking for housing and commercial redevelopments. Submitter 080 states that development will impact the appearance of Marton and asks the question about what label Council wants.

#### *Officer comment*

- 9.155 The vision for Marton is outlined the front of the section. Aspirations for how Marton will be in the future are provided throughout the section.

#### Arts

- 9.156 Submitter 060 (Marton Arts & Crafts Centre) noted there is no mention of support for arts in the Rangitikei. This submitter noted the importance of art to the health and wellbeing of people. They noted they are working to raise the profile of arts and artists in the area.

#### *Officer comment*

- 9.157 Officers note the benefit that arts can provide for community wellbeing. It is proposed an additional priority and art is incorporated into Action 1.1 as part of Key Theme 1.

**Council decision: That the following priority and action are added to Key Theme 1 for Marton.**

**Priority: “Celebrate local art in public places”.**

**Action1.1: “Implement streetscape improvements to increase vibrancy, improve the pedestrian experience, increase community connection, and provide linger opportunities (shelter, seating, photo opportunities, outdoor dining, public art).**

#### Naming

- 9.158 Submitter 056 states that Tūtaenui is the rohe and Marton the town – names in 1879. The submitter suggested Council has not named the rohe around Bulls and suggests there is consistency in naming.



*Officer comment*

- 9.159 Officers consulted Ngā Wairiki Ngāti Apa around the use of Tūtaenui for Marton. Discussions with local Iwi in Bulls resulted in agreement that a translation would not be used for the town.

Key considerations

- 9.160 Submitter 067 identifies that consideration of the elderly and children is important in planning for future growth.
- 9.161 Submitter 083 notes affordability as important when planning for future growth due to the economic downturn.

*Officer comment*

- 9.162 The comments from submitters are noted. Officers agree planning for all parts of society are important in planning for growth.

Rural roading network

- 9.163 Submitter 080 questions what Council is doing to protect the rural roading network, noting the impact on rural communities from severe weather events. This submitter noted the importance of roads and bridges for the rural economy.

*Officer comment*

- 9.164 Submitter comments regarding the importance of the rural roading network are noted. This topic is covered as a priority in key theme 5 and Action 5.2 under the Rural Rangitikei section.

Town clock

- 9.165 Submitter 076 requests the clock is put back up in town, stating that it is currently in the back of Alf Downs.

*Officer comment*

- 9.166 Officers will investigate this matter separately, as it is outside the scope of the Community Spatial Plan.

Annual Plan

- 9.167 Submitters 072, 078 and 079 make comments related to the recent Annual Plan process. Submitter 072 raises concern about rates increases. Submitter 078 supports placemaking activities and requests funding opportunities are retained. Submitter 078 states Council should keep funding opportunities. Submitter 079 does not support the removal/reduction in funding.

*Officer comment*

- 9.168 Rates are set by Council on a yearly basis. The appropriate process to submit on rate increases is through this process. For the 2023/24 Annual Plan Council decided to reduce funding streams associated with the Parks Upgrade Partnership Scheme, Placemaking and Events, as a way of keeping rates more affordable.

## 10 Mataroa

- 10.1 The draft Community Spatial Plan for Mataroa sets out a vision focused on remaining a rural village with strong connections to the natural environment, three (3) key themes (i.e., retain the village feel, community facilities and connection, and natural environment) and four (4) actions.

### Submissions

- 10.2 Two (2) submissions were received for Mataroa on the draft Community Spatial Plan (Submission 099 and 100). Both submitters live in Mataroa.
- 10.3 Five (5) survey responses were received from Mataroa on the initial discussion document for community engagement during 2022.
- 10.4 Seven (7) community members attended the Mataroa community meeting.

### Vision

- 10.5 Submitter 099 supported the vision and noted the trend of younger generations of families returning to the area.

#### *Officer comment*

- 10.6 The submitter's comment is noted. Further commentary is proposed to note the trend of younger generations returning to the area.

**Council decision: That additional commentary is added under Key Theme 1 for Mataroa: "There are younger generations from families who have lived in the area for a long time starting to return to Mataroa."**

### Key Theme 1: Retain the village feel

- 10.7 Submitter 099 noted the importance of retaining the small rural village feel.

#### *Officer comment*

- 10.8 The comment from the submitter is noted. No changes to Key Theme 1 are recommended.

### Key Theme 2: Community facilities and connection

- 10.9 Submitter 099 noted the importance of the local school, hall and community run cemetery. Feedback from the community meeting was clear about the importance of the cemetery.
- 10.10 Submitter 100 identified the road upkeep and school pathway as important.
- 10.11 Submitter 100 identified action 2.1 opportunities for the development of active mobility pathways as important, noting this would add to the local economy as people are travelling to see natural landscapes.

*Officer comment*

- 10.12 Further commentary, an additional priority and action are proposed to acknowledge the importance of the cemetery to the community.

**Council decision: That the following are added to Key Theme 2 for Mataroa regarding the Mataroa Cemetery:**

**Descriptive text – The ongoing management of the cemetery by the community is important.**

**Additional priority – Community management of the Mataroa Cemetery**

**Additional action – 2.2 Support continued community management of the Mataroa Cemetery**

- 10.13 Further commentary, amendment to Action 2.1 and the amendment of the map are proposed in relation to active mobility pathways.

**Council decision: That the following are added to Key Theme 2 for Mataroa regarding the active mobility pathways:**

**Descriptive text – “There is the potential for an active mobility link to be developed between Mataroa and Taihape, a loop around the Paengaroa Reserve and Taihape Golf Course, and improvements made to the path to Mataroa School along Rongoiti Road. The Ohakune–Taihape Cycle Trail already runs through the village, the addition of an active mobility pathway would support increased use of the existing trail, plus increased local use for shorter recreation opportunities”.**

**Amendment to priority – “~~Local recreation opportunities~~ Active mobility pathway development to support local and regional recreation opportunities and safety”.**

**Amendment of Action 2.1 – to include a pathway along “to Mataroa School”.**

**Map – Addition of the active mobility pathways to the map.**

### **Key Theme 3: Natural environment**

- 10.14 Feedback from the community meeting noted the Paengaroa Reserve as important to the community, but noted it is no longer maintained as a walking track. The area has significant flora which are unique.

*Officer comment*

- 10.15 The submitters’ comments are noted. No changes to Key Theme 3 are recommended.

### **Miscellaneous**

- 10.16 Submitter 099 agreed with the key themes and noted the actions identified were sufficient.

10.17 It was noted at the public meeting there is no mention of rubbish/recycling in the document.

*Officer comment*

10.18 Support for the themes and actions by Submitter 099 is noted.

10.19 The scope of the Community Spatial Plan is not proposed to extend to rubbish and recycling. Council is developing a waste strategy separately. No in response to the miscellaneous comments are recommended.

## 11 Moawhango

- 11.1 The draft Community Spatial Plan sets out a vision to remain a rural settlement, with strong community based on intergenerational connectedness, two (2) key themes (i.e., connection, housing and jobs) and four (4) actions.

### Submissions

- 11.2 One (1) submission (submission 101) was received for Moawhango on the draft Community Spatial Plan. The submitter visits often as mana whenua. No survey responses were received from Moawhango during the 2022 community engagement.
- 11.3 Six (6) community members attended the Moawhango community meeting.

### Key Theme 1: Connection

- 11.4 The submitter identified taiao connections and public access to the Moawhango awa as important. This submitter raised concern that the work of Ngāti Whitikaupeka via Nga Puna Rau o Rangitīkei had not been recognised in the document. This submitter identified taiao, restoration projects, partnership, protection and participation were important in planning for future growth.
- 11.5 Community members at the public meeting noted strong connection around the Hall and Marae, and the importance of looking after the environment.

#### *Officer comment*

- 11.6 The lack of recognition of the work of Nga Puna Rau o Rangitīkei is an oversight. Additional commentary regarding the work of Nga Puna Rau o Rangitīkei is proposed to be included.

**Council decision: That Action 1.2 for Moawhango is amended as follows “Recognise work being completed by Nga Puna Rau o Rangitīkei and the Rangitīkei Rivers Catchment Collective Lower Moawhango Mokai sub-group that support environmental improvements”**

### Key Theme 2: Housing and jobs

- 11.7 No specific comments were made about housing and jobs.

### Miscellaneous

- 11.8 Community members at the public meeting noted support for remaining as a rural settlement, the importance of the Taihape-Napier Road and concern about carbon farming.
- 11.9 Submitter 101 requested the documents are made easier to understand.

*Officer comment*

- 11.10 The theme around remaining a rural settlement is contained within the draft document. The location of Moawhango on the Taihape-Napier Road is identified, with associated tourism opportunities identified.
- 11.11 Commentary around carbon farming is located within the Rural Rangitikei section.
- 11.12 Officers will continue to improve language and formatting to ensure the draft document is easy to understand. No changes in response to the miscellaneous comments are recommended.

## 12 Ōhingaiti

- 12.1 The draft Community Spatial Plan for Ōhingaiti sets out a vision, three (3) key themes (i.e., recreation and community facilities, housing and business) and five (5) associated actions.

### Submissions

- 12.2 Four (4) submissions were received for Ōhingaiti on the draft Community Spatial Plan (Submissions 102, 103, 104, and 105). All submitters live in Ōhingaiti.
- 12.3 Three (3) survey responses were received from Ōhingaiti on the initial discussion document for community engagement during 2022.

### Key Theme 1: Recreation and community facilities

#### Ōhingaiti Hall

- 12.4 Submitter 105 identified Action 1.2 – supporting community-led development of the Hall as important. The submitter noted the hall committee is creating opportunities to increase the use of the hall.

#### *Officer comment*

- 12.5 Comments regarding the hall are noted and align with the information contained in the draft Community Spatial Plan.

#### Right hand turning bay

- 12.6 Submitter 105 requested advocacy for the installation of a right turn bay into Otarā Road towards McIntyre Reserve, noting significant safety concerns. The road is used by the bus for Hunterville School, activities at the McIntyre Reserve, tourists.

#### *Officer comment*

- 12.7 The State Highway is controlled and managed by Waka Kotahi. Council's role is one of advocacy. Commentary and an action are recommended to be included.

**Council decision: That the following commentary is added to Key Theme 1 “Residents are concerned about the safety of the turn into Otarā Road for people travelling north. This road is well used including by the Hunterville School bus as well as by people trying to access McIntyre Reserve.”**

**Council decision: That the following action is included “Advocate for the installation of a right hand turning bay for Otarā Road, Ōhingaiti.”**

## **Key Theme 2: Housing**

### Unsocial behaviour and unmaintained properties

- 12.8 All submitters raised concerns about antisocial behaviour and unmaintained properties including roaming dogs, unwarranted cars, antisocial people, portable / tiny housing without services, hoarding, fire damaged buildings, rubbish. The submitters request Council undertakes more enforcement over these matters.

#### *Officer comment*

- 12.9 Submitter comments are noted. Antisocial behaviour should be reported to Council via the request for service system. Officers will investigate complaints in a timely manner and take action where there is a breach of regulation/legislation. No changes to Key Theme 2 are recommended.

## **Key Theme 3: Business**

### Beautification & visitors

- 12.10 Submitters 102, 103 and 105 identified town beautification as important. The submitters noted opportunities for developing amenities for visitors. Submitter 103 noted opportunities for acknowledging history such as signs at the viaduct and Otara bridge. Submitter 105 stated the planting of natives could support the beautification.

#### *Officer comment*

- 12.11 Submitter comments regarding the importance of town beautification are noted. A priority and action are proposed.

**Council decision: That the following priority and action under Key Theme 3 for Ōhingaiti are added.**

**Priority “Enhancing town beautification and storytelling of local history.”**

**Action 3.2 “Support community-led beautification and storytelling initiatives.”**

## **Miscellaneous**

### Otara Bridge

- 12.12 Submitters 103 and 104 identified the repair of the Otara Bridge so that it can reopen to heavy vehicles as important.

#### *Officer comment*

- 12.13 Council is progressing the repair of the Otara Bridge as high priority. Updates are provided regularly on Council’s website. No changes to in response to the miscellaneous comments are recommended.



## 13 Ōhotu

- 13.1 The draft Community Spatial Plan sets out a vision and theme for Ōhotu to remain a small rural village. Two (2) actions are identified (i.e., reviewing the appropriateness of the Rural zoning and encouraging community-led management of the local hall).

### **Submissions**

No submissions were received from Ōhotu on the draft Community Spatial Plan. No survey responses were received from Ōhotu during the 2022 community engagement.

### *Officer comment*

- 13.2 No changes to the section for Ōhotu are recommended.

## 14 Rātā

- 14.1 The draft Community Spatial Plan section for Rātā was developed alongside Ngāti Hauti. It sets out a vision as the cultural hub for Ngāti Hauti, two (2) key themes (i.e., papakāinga and environmental restoration) and three (3) actions.

### Submissions

- 14.2 One (1) submission was received from the Rātā community (Submission 106). Rātā was not identified separately during the 2022 community engagement process.

### Key Theme 1: Papakāinga

- 14.3 Submitter 106 identified that whanau/iwi/hapu and papakāinga are important in planning for future growth.

#### *Officer comment*

- 14.4 The importance of whanau/iwi/hapu and papakāinga are identified through Key Theme 1. No changes to Key Theme 1 are recommended.

### Key Theme 2: Environmental restoration

- 14.5 Submitter 106 raised concern that the work of Ngā Puna Rau o Rangitīkei on the Pourewa Stream and Rangitīkei River had not been recognised in the document. The submitter noted the continued restoration of the Pourewa Stream as the top priority for implementation.

#### *Officer comment*

- 14.6 The lack of recognition of the work of Ngā Puna Rau o Rangitīkei is an oversight. Additional commentary regarding the work of Ngā Puna Rau o Rangitīkei is proposed to be included.

**Council decision: That the following amendments are made to Key Theme 2 for Rātā:**

**Additional commentary “Ngā Puna Rau o Rangitīkei are leading environmental restoration initiatives.”**

**Amendment to Action 2.1 “Support environmental restoration projects being led by mana whenua, Ngā Puna Rau o Rangitīkei and the community e.g., fencing and the planting of the Pourewa Stream”.**

**Add Ngā Puna Rau o Rangitīkei as a project partner under Action 2.1.**

## 15 Rātana Pā

- 15.1 The draft Community Spatial Plan sets out the vision for Rātana Pā as the cultural powerhouse of the Rangitīkei, three (3) themes (i.e., papakāinga development, development of community facilities, and transport improvements), and six (6) actions.

### Submissions

- 15.2 No submissions were received from Rātana Pā on the draft Community Spatial Plan. Six (6) community members attended the community meeting held during the consultation period. Three (3) survey responses and twenty one (21) comments were received during the 2022 community engagement.

### Key Theme 1: Papakāinga development

- 15.3 Feedback from the community meeting stated the nine homes down Rangatahi Road were noted as missing from the summary document.

- 15.4 There were also issues with stormwater raised at the community meeting.

#### *Officer comment*

- 15.5 The nine dwellings along Rangatahi Road are identified in the full section. However, it is recommended an additional icon for papakāinga is added on the map to recognise these dwellings.

- 15.6 Officers are aware of stormwater challenges at Rātana Pa. Council is investigating options to ensure the system is operating effectively. This includes ensuring the drain is clear from vegetation or other obstructions.

**Council decision: That an additional icon is added to the map for Rātana Pā to highlight the papakāinga down Rangatahi Road.**

### Key Theme 2: Development of community facilities

- 15.7 At the community meeting Officers were advised that the second road has been investigated and is not wanted by the community.

#### *Officer comment*

- 15.8 Officers note the recommendation from the community and propose this action is removed.

**Council decision: That Action 3.1 investigation of a second road is removed.**

### Key Theme 3: Transport improvements

- 15.9 The lack of footpaths on both sides of the road was noted at the community meeting.

- 15.10 Support for the active mobility pathway was identified, with concerns raised about the safety of Rātana Road

*Officer comment*

- 15.11 Most streets around Rātana Pā have a footpath at least on one side of the road. Council invests in additional footpaths in high use areas. The needs and prioritisation for footpath extensions will be considered as part of the district-wide footpath programme.
- 15.12 The comment in support of the active mobility pathway is noted. No changes to Key Theme 3 are recommended.

## 16 Rural Rangitīkei

- 16.1 The draft Community Spatial Plan section for Rural Rangitīkei sets out a vision, five (5) key themes (i.e., diversification of the primary sector, community-led environmental restoration, destination opportunities, papakāinga and the Māori economy, and enabling infrastructure) and fourteen (14) associated actions.

### Submissions

- 16.2 Six (6) submissions were received for Rural Rangitīkei on the draft Community Spatial Plan (Submissions 107, 108, 109, 110, 111, and 112). Submitter 150 also provided comment on the Rural Rangitīkei section as part of their Taihape submission. Submission 107 was from Horticulture New Zealand.
- 16.3 Four (4) survey responses were received from Rural Rangitīkei on the initial discussion document for community engagement during 2022.

### Prioritisation of Key Themes

- 16.4 The submitters ranked the priority of the key themes.

Theme	Priority rating (higher is better)
Diversification of the primary sector	4
Environmental enhancement	1.2
Destination opportunities	3.6
Papakāinga and the Māori economy	1.2
Enabling infrastructure	2.8

### *Officer comment*

- 16.5 The submitters comments and ratings are noted. The top priority theme was diversification of the primary sector, followed by destination opportunities. Officers recommend the order of themes is amended to reflect the prioritisation.

### **Council decision: That the themes are re-ordered for Rural Rangitīkei as follows:**

- 1. Diversification of the primary sector.**
- 2. Destination opportunities.**
- 3. Enabling infrastructure.**
- 4. Papakāinga and the Māori economy.**
- 5. Environmental enhancement.**

## **Key Theme 1: Diversification of the primary sector**

### Diversification

- 16.6 Submitter 107 provides a summary of the 15 growing operations currently operating in the Rangitikei and notes the potential for horticulture expansion in the district. The submitter notes that predicted climate change effects on the area will support horticulture expansion.
- 16.7 Submitter 107 supports the identification of horticulture in the draft Community Spatial Plan. The submitter considers this can be achieved by protecting flat land with high quality soils for horticulture activities. The submitter also provided some comments around minimum lot sizes in the rural zone – noting that if they are too small permanent loss of farmland may occur.
- 16.8 Submitter 112 noted the need to develop the whole economy.

### *Officer comment*

- 16.9 The submitters' comments are noted. The draft Community Spatial Plan outlines the national direction that provides for the protection of highly productive land. Consideration of minimum lot sizes in the rural zone will occur through the District Plan review process. Action 1.2 notes this review is needed.

### Reverse Sensitivity

- 16.10 Submitter 107 notes issues with reverse sensitivity for the industry and requests it is given more weight.

### *Officer comment*

- 16.11 Officers recognise the potential reverse sensitivity effects that can occur should residential (or other) activities establish in close proximity to existing horticulture. These issues are best managed through the District Plan and subdivision/land use consent processes. It is noted that the NPS-HPL also provides for protection of highly productive land from reverse sensitivity effects. Reverse sensitivity will be considered during the District Plan review.

### Packhouses on or Near Productive Land

- 16.12 Submitter 107 identifies the functional need for packhouses to be located near to where food is grown. The submitter notes an industrial area near highly productive land could support the horticulture industry.

### *Officer comment*

- 16.13 The draft document acknowledges the importance of rural service activities to the rural community. An action is included to review the District Plan approach to such activities.

### Flexibility for Future Growing Systems

- 16.14 Submitter 107 references possible changes to the horticulture industry, such as glasshouses, covered cropping or vertical farms and encourages flexibility within the planning system to allow the uptake of new technology.

#### *Officer comment*

- 16.15 The submitter's comment is noted. Consideration of how best to provide for, and manage, future horticulture technologies will be undertaken through the rural phase of the District Plan review.

### Horticulture Under the Horizons One Plan

- 16.16 The submitter notes restrictions under the Horizons One Plan for horticulture in coastal areas and requests Council does not use this as a limitation in the development of the Community Spatial Plan.

#### *Officer comment*

- 16.17 Restrictions under the One Plan have not been considered as a limitation to commentary related to horticulture in the draft Community Spatial Plan.

No changes to Key Theme 1 are recommended.

## **Key Theme 2: Environmental enhancement**

- 16.18 Submitter 150 supports the need to review the District Plan rules regarding minimum lot size, noting that there are rural service industry workers who would like to live rurally, but 10 hectares is too large. The submitter notes the pockets of important soils for growing crops that should be protected.

- 16.19 Submitter 150 notes community-led environmental restoration is occurring via the Rangitikei River Catchment Collective and iwi initiatives. The submitter considers one of the biggest issues is plant and animal pests from the Crown Estate and encourages joint approaches.

#### *Officer comment*

- 16.20 The Submitter's comments are noted. Actions are identified in the draft Community Spatial Plan for both topics raised. No changes to Key Theme 2 are recommended.

## **Key Theme 3: Destination opportunities**

- 16.21 Submitter 150 notes the opportunity to leverage off the natural environment for sustainable tourism and multifaceted businesses. The submitter suggests landowners are not fully aware of the significance of the assets they own.

- 16.22 Submitter 150 identifies support for Action 3.3 (active mobility pathways) and suggests there is room to consider the legal "formed but not council maintained" roadways as part of the cycle networks / active pathways. They noted that the first "formed roads" into the district followed the ridgelines, not river valleys and they are

the most scenic, and most forgotten about ribbons of connectivity, on a nice day. The submitter suggests nature networks and mobility paths are a key part of joining the urban rural divide. The submitter notes access limitations to the northern Ruahine Forestry Park.

*Officer comment*

- 16.23 The submitter's comments are noted. Destination opportunities, including active mobility pathways in the rural environment is identified as a key theme. No changes to Key Theme 3 are recommended.

#### **Key Theme 4: Papakāinga and the Māori economy**

- 16.24 No comments were received on this theme.

#### **Key Theme 5: Enabling infrastructure**

- 16.25 Submitter 109 noted the importance of infrastructure resilience to severe weather events and commented that encouraging appropriate primary production as important. Submitter 107 notes support for maintaining the roading network as important to the horticulture industry. The submitter also notes water access as important for horticultural production. The submitter notes the issues flooding can have on the horticulture industry and requests planning to address drainage, and maintenance in the rural environment to avoid or mitigate the effects of flooding and support rural production.

*Officer comment*

- 16.26 The importance of the rural roading network is noted and referenced in the draft document.
- 16.27 Horizons Regional Council lead the development and management of flood protection schemes throughout the Rangitikei. As horticulture expands, growers are recommended to consider the potential risk of flooding when choosing a property. No changes to Key Theme 5 are recommended.

#### **Miscellaneous**

##### Expansion and Intensification

- 16.28 Submitter 107 requests Council focuses on intensification over expansion of housing.

*Officer comment*

- 16.29 The draft Community Spatial Plan identifies opportunities for both intensification and expansion of housing. Highly productive land is a factor considered when looking at the suitability of potential growth areas. A mix of intensification and expansion is considered appropriate to provide for the long term growth and wellbeing of the Rangitikei.



### Protecting Highly Productive Land

- 16.30 Submitter 107 stresses the importance of retaining highly productive land for future generations. The submitter suggested LUC Classes 1-4 land should be protected as even Class 4 land can be used for high value horticultural production. The submitter notes a mix of soil quality, climate, flat land, and access to transportation are all key considerations for growing areas. The submitter requests the term “versatile soils” is replaced with “highly productive land” to better align with the NPS-HPL. The submitter also requests clearer mapping and identification of land with potential for high value production is provided and retained for rural production. The submitter requests the rural sector is included in decision making processes about housing development.

#### *Officer comment*

- 16.31 The NPS-HPL requires councils to protect LUC Class 1 -3 land from subdivision and non-rural land uses as this has been classified as “highly productive land”. The Rangitīkei contains a wide range of the criteria identified that make it a good place for expansion of horticulture. Officers agree that replacing the term versatile soils with highly productive land will provide better alignment with the NPS-HPL. While soil classes are mapped, Council does not have the wider information such as local and geospatial climate data to identify and map high value production land (e.g., climate). The plan change process is a public process that the rural sector can engage in.

**Council decision: That the term “versatile soils” is replaced with “highly productive land throughout the Community Spatial Plan.”**

### Transition to a Low Emissions Economy

- 16.32 Submitter 107 notes that horticulture provides an opportunity to reduce emissions while increasing food production. The submitter notes greater potential for the establishment of horticulture if barriers to the establishment of horticulture are addressed, such as zoning for productive rural land, maintaining infrastructure to support transportation of produce and prioritising water resource allocation.

#### *Officer comment*

- 16.33 The emissions benefits of horticulture and the need to reduce barriers to the establishment of horticulture are noted.

### Rates

- 16.34 Submitter 110 commented about the importance of keeping rates affordable.

#### *Officer comment*

- 16.35 The submitter’s comment is noted. Council sets rates annually through the Annual and Long Term planning processes.

### Actions

- 16.36 Submitter 150 supports the actions on page 10 of the rural document.

*Officer comment*

16.37 The submitter's comment is noted.

## 17 Scott's Ferry

- 17.1 The draft Community Spatial Plan section for Scott's Ferry sets out a vision focused on the lifestyle, two (2) key themes (i.e., recreation development and resilience) and eight (8) associated actions.

### Submissions

- 17.2 Ten (10) submissions were received on the draft Community Spatial Plan (Submissions 113 – 121, and 187). Twenty three (23) community members attended the meeting held during the consultation period. Two (2) survey responses and approximately twelve (12) community members attended the community meeting during the 2022 community engagement. Nine (9) of the ten (10) submitters live at Scott's Ferry, one (1) visits often.

### Vision

- 17.3 Many submitters provided comment about the actions when commenting on the vision. Submitter 113 considers that parts of the vision reflect what they think is important, apart from the extension to the campground. Submitter 115 considers a vision should be standalone and should not try to compare itself. Submitter 117 agrees the vision reflects what is important. Submitter 119 suggests the vision is misaligned with the action plan.

#### *Officer comment*

- 17.4 Submitter comments are noted. The vision is proposed to be slightly amended.

**Council decision: That the vision is amended to "Scott's Ferry is a small coastal village, with a relaxed and secluded lifestyle. ~~that is hard to find anywhere~~"**

### Key Theme 1: Recreation development

- 17.5 Mixed views were received about future recreation. Submitters 116 and 117 were not in favour. However, submitter 114 and 115 identified opportunities for increased recreation opportunities. Submitters 117 and 187 considered it important to keep Scott's Ferry as it is. Feedback from the public meeting expressed opposition to significant recreation development for Scott's Ferry.

#### *Officer comment*

- 17.6 The officer analysis recommends the deletion of a number of actions contained in the draft document. The remaining actions are not well aligned with the theme 'recreation development'. Officers suggest amendment of the title of this theme, commentary and identified priorities.

**Council decision: That Key Theme 1 is renamed 'Lifestyle and environment'.**

**Council decision: That the commentary for Key Theme 1 is amended remove the following sentence “~~Opportunities exist for improving recreation and visitor amenities~~”.**

**Council decision: That the priorities for Key Theme 1 are amended:**

~~> Investing in facilities to support Scott’s Ferry as a visitor destination (e.g. campground expansion and facilities, car parking, signage).~~

> Retaining the small village feel and sense of community.

> Community-led environmental restoration.

> Development of active mobility pathways.

### Campground extension

17.7 Submitters 113, 115, 117 and 121 requested this action be removed. Submission 113 opposes any extension to the campground. This submitter does not consider there is demand and is concerned about impacts as a neighbour. Submitter 115 considers the campground size is adequate.

17.8 Submitter 116 identified extension and upgrade of the campground as a priority but noted in the commentary this was focused on new toilets. Submitter 187 identified new toilets and painting as important.

### *Officer comment*

17.9 Community opposition to this action is noted. Officers recommend this action is removed.

**Council decision: That Action 1.1. Extension of the campground at Scott’s Ferry is removed.**

### Signage for the ferry

17.10 Submitters 117 and 121 requested the removal of this action, while submitter 115 considered signage in the village to be adequate.

17.11 However, submitter 116 supported this action and submitter 118 suggested more general signage about the village and environment.

### *Officer comment*

17.12 The feedback on signage for the Ferry was mixed. With limited support, Officers recommend this action is removed. Should the community decide they do want additional signage for the Ferry, this is able to be progressed outside of the Community Spatial Plan.

**Council decision: That Action 1.2 regarding signage for the Ferry is removed.**

### Carpark extension

- 17.13 Submitters 115, 116, 117, 121, and 187 either requested the action is removed, or noted they did not consider there was a need for an extension.

#### *Officer comment*

- 17.14 Submitter comments are noted, and this action is proposed to be removed.

**Council decision: That Action 1.3 Carpark extension is removed.**

### Traffic calming

- 17.15 Submitters 114, 116, 117, 121, and 187 noted support for this action.

#### *Officer comment*

- 17.16 Community support for this action is noted.

### Active mobility pathways

- 17.17 Mixed feedback was received on this action:

- Submitters 116, 121, and 187 support the action.
- Submitter 117 supports only the Bulls-Scott's Ferry track.
- Submitter 114 supports the Scott's Ferry loop.
- Submitter 115 is concerned about the cost of active mobility pathways but noted a local loop could be useful.

#### *Officer comment*

- 17.18 The mixed feedback is noted. The pathways are proposed to be retained in the document. Their establishment is an aspirational action, which should funding become available would be discussed further with the community to ensure support prior to implementation.

### Wetland

- 17.19 Submitters 114, 116, 120, and 187 support this action.

#### *Officer comment*

- 17.20 Community support for this action is noted.

## **Key Theme 2: Resilience**

### Climate impacts

- 17.21 Submitters 113, 115, 116, 117, 118, 120 and 121 identified climate impacts and flood resilience as important.
- 17.22 Submitters 113 and 121 commented on the need for river management to reduce the potential of flooding.

- 17.23 Submitter 115 suggested houses should have living areas built on the second story, areas where people can evacuate to, flood warning devices and septic shut off valves for flood events.
- 17.24 Submitter 120 raised the importance of stormwater drainage for the village during flood events. Submitter 114 noted pumps for stormwater should be a priority. This topic was echoed as important to the community at the community meeting.

*Officer comment*

- 17.25 Community concern regarding climate resilience is noted. The draft document provides relevant commentary, priorities and actions.

Internet and cell phone connectivity

- 17.26 Submitters 113, 115, 116, 118, 119, 121 and 187 all note this action as a priority.

*Officer comment*

- 17.27 Community support for this action is noted.

Overall, no changes to Key Theme 2 are recommended.

**Miscellaneous**

- 17.28 Submitters 116 and 187 requested cameras for the village. Submitter 120 noted security as important. Submitter 118 raised concern about the power supply.

*Officer comment*

- 17.29 Submitter comments regarding security and power supply are noted. Given the limited number of submitters that provided comment on these topics, no new actions are proposed to be included. No changes in response to the miscellaneous comments are recommended.

## 18 Taihape | Ōtaihape

- 18.1 The draft Community Spatial Plan for Taihape sets out a vision, six (6) key themes (i.e., suitable housing for all, enhance Taihape as a destination, manage competing land uses and support local business growth, recreation and community facilities, enhance and protect Taihape’s heritage, and improved transport options) and thirty two (32) actions.

### Submissions

- 18.2 Forty seven (47) submissions were received for Taihape on the draft Community Spatial Plan (Submissions 122 - 167). Forty five (45) submitters indicated they live in Taihape, and two (2) visit often.
- 18.3 Thirty four (34) survey responses and sixty three (63) interactive map comments were received from Taihape on the initial discussion document for community engagement during 2022.

### Prioritisation of Key Themes

- 18.4 Submitters were asked to rank the key themes in order of priority.

Theme	Priority rating (higher is better)
Suitable housing for all	4.7
Enhance Taihape as a destination	3.4
Manage competing land uses and support local business growth	3.3
Recreation and community facilities	3.8
Enhance and protect Taihape’s heritage	2.7
Improved transport options	2.2

### *Officer comment*

- 18.5 The top priority theme was suitable housing for all, followed by recreation and community facilities, enhance Taihape as a destination, manage competing land uses and support local business growth, enhance and protect Taihape’s heritage and improved transport options. Officers recommend the themes are re-ordered to reflect the prioritisation.

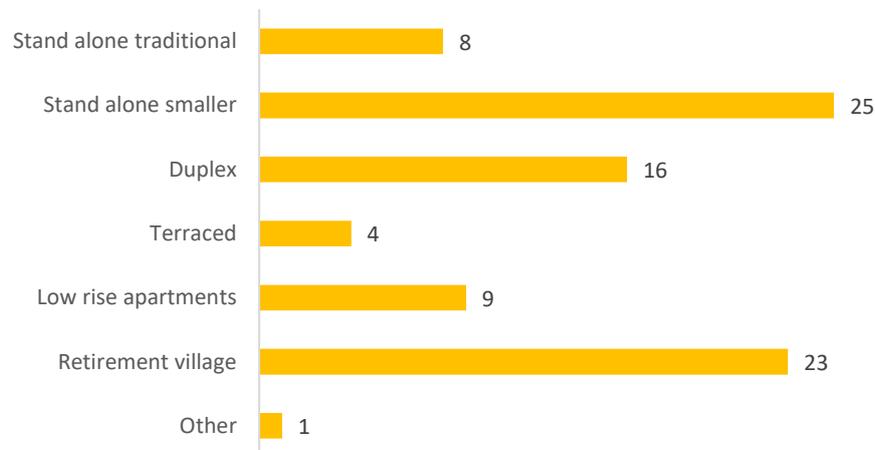
**Council decision: That the themes are re-ordered for Taihape as follows:**

- 1. Suitable housing for all**
- 2. Recreation and community facilities**
- 3. Enhance Taihape as a destination**
- 4. Manage competing land uses and support local business growth**
- 5. Enhance and protect Taihape's heritage**
- 6. Improved transport options**

### **Key Theme 1: Suitable housing for all**

- 18.6 Submitters were asked what type of housing Taihape needs more of. The results show the most common response was standalone dwellings with smaller sections (25), followed by retirement village (23), duplex (16), low rise apartments (9), standalone traditional (8), and terraced (4). One other suggestion was provided for papakāinga.

**What type of housing do you think Taihape needs more of?**



- 18.7 Submitters 132, 139, and 162 identify this theme as a priority and important in planning for future growth. Submitter 128 specifically identifies housing availability as important, and submitter 164 states creating desirable housing areas to attract families or retirees is a priority. Submitter 147 states that without housing there can be no growth.

#### *Officer comment*

- 18.8 The comments from submitters are noted.



## Diversity

- 18.9 Submitters 122, 124, and 158 suggest a range of housing types are needed. Submitter 124 identifies trends towards sustainable lifestyles with small houses. Submitters 128, 133, 140, and 166 suggest smaller sections with low maintenance housing. Submitter 140 notes the need for some garden space. Submitter 164 suggests smaller houses are only suitable for singles or couples. Submitter 133 suggests multiple occupancy such as units or flats. Submitter 128 states that large sections are difficult and costly to maintain. Submitter 122 suggests housing should be a mix of rental and owned, with design and sustainable power packages, funded by private and mix of investment structures and groups. Submitter 158 references a housing project in Silverstream as a possible template which could provide a range of housing.
- 18.10 Submitter 132 raises concerns about the type of housing being developed in Auckland and submitter 140 does not support terraced houses or low rise apartments.

### *Officer comment*

- 18.11 Submitter comments regarding the need for housing diversity are noted. The document identifies the development of infill and medium density housing and enabling a mix of residential density as a priority. The key method or tool Council can use to encourage increased housing diversity will be through changes to the District Plan.

## Infrastructure

- 18.12 Submitter 150 considers fit for purpose three waters is important in planning for future growth. Submitter 122 states that the three waters need to be reviewed prior to development.
- 18.13 Submitter 125 identifies Action 1.5, investigating capacity of Taihape's wastewater system, as a priority. Submitter 150 notes concerns about the impact reticulated wastewater and lifestyle development is having on nearby streams and rivers adjacent to Taihape.
- 18.14 Submitter 134 considers maintenance of drains throughout town is important. Submitter 150 notes that stormwater management needs to be a focus.

### *Officer comment*

- 18.15 The future growth planning completed through the development of the Community Spatial Plan has set the framework for Council's infrastructure planning. Priorities and actions are identified in the draft document that focus on ensuring the three waters network is able to cope with projected growth. Drain maintenance occurs based on local priorities annually. Any change to the District Plan which provides for a higher density of development or new residentially zoned land will need to comprehensively assess three waters and other infrastructure requirements.

### Business

- 18.16 Submitters 123, 164, and 165 note the relationship between housing and business growth. Submitters 164, and 165 specifically note that more housing for workers is needed.

#### *Officer comment*

- 18.17 These comments reinforce feedback from local businesses that the lack of housing stock is impacting on their business as potential workers are unable to find suitable housing. The draft document identifies increasing housing supply as a priority.

### Retirement village

- 18.18 Submitters 127, 130, 134, 135, 140, 149, 160, and 165 identified the need for the development of a retirement village so that local residents are able to stay in the community as they age. Submitter 164 suggested the Abbeyfield concept as a method for catering for the elderly. Submitters 152 and 155 identified Action 1.3, work alongside housing providers to encourage the development of housing that meets the needs of the elderly population, as a priority action. Submitters 152 and 155 suggested this needed to include low socio-economic people as well.

#### *Officer comment*

- 18.19 Submitter comments regarding the need for elderly housing are noted. Additional commentary and the inclusion of a priority is proposed to reinforce the importance of this housing sector in Taihape. Officers consider the topic of housing for the elderly is distinct from low socio-economic housing.

**Council decision: That additional commentary and a priority is added to Key Theme 1 for Taihape.**

**Commentary: “The lack of housing for the elderly on flat land means residents are unable to stay in the community near to their family and friends as they age”.**

**Priority: “Enable the development of housing options for the elderly so they are able to remain in the community as they age”.**

### Subdivision rules

- 18.20 Submitters 133 and 154 identified Action 1.1 the District Plan Change for Urban Growth as a priority action. Submitter 150 states Council should facilitate a district plan change for higher density housing within the urban area.
- 18.21 Submitter 157 considers allowing subdivision of flat land properties and larger sections to be a priority action. This submitter also suggested demolition of substandard housing to allow for smaller units to be developed.
- 18.22 Submitter 150 considers it important to avoid ad-hoc subdivision.

#### *Officer comment*

- 18.23 Submitter comments around the need to amend the District Plan are noted. The draft document identifies a priority and action regarding the higher density housing.

### Accessibility

- 18.24 Submitters 130 and 140 identify accessibility as important for housing (access to all services, close to town etc).

#### *Officer comment*

- 18.25 Submitter comments are noted. The importance of accessibility is articulated in the Community Spatial Plan.

### Future Growth Areas

- 18.26 Submitter 157 identifies the development of a new area for housing as a priority action. Submitter 164 prioritises Jones Road and Rauma Road areas.

- 18.27 Submitter 164 identified their property in Jones Road as a potential housing area. They note their desire for a comprehensive housing development on the site, suggesting scope for 17-18 houses. They identified the disadvantage would be traffic noise and access from State Highway 1. Submitter 165 supports rezoning of Jones Road for residential.

#### *Officer comment*

- 18.28 Officers have assessed potential residential growth areas around Taihape. Three areas are identified as having moderate suitability for future growth, however, all areas have significant challenges. These challenges will be further investigated through the Urban Growth Plan Change, with only one of these growth areas or a portion of two growth areas needed to cater for future growth.

### Taihape West Slip Zone

- 18.29 Submitter 163 requests the restrictions on the Taihape west slip zone are loosened or lifted. Submitter suggests that there have been no signs of movement over the past few years.

#### *Officer comment*

- 18.30 The West Taihape Slip zone overlay restricts development in the area within the overlay, seeking to avoid new habitable buildings or a significant increase in the floor area of existing habitable buildings.

- 18.31 A plan change, or review process under the Resource Management Act 1991, is required to change any rules related to this area. To remove or loosen the requirements under the District Plan, extensive supporting technical evidence from a geotechnical specialist would be required.

- 18.32 The latest technical report on the landslide is a 2009 report by GNS Science and Tonkin and Taylor. The last major phase of movement identified started in April 2004, noted as possibly being in response to the 2004 flood event. Movement of the landslide can be affected by the presence of water, the incision of the toe of the landslip by the Otaihape Stream or seismic events. There is currently no monitoring data to understand current movement in the area. However, the area remains a

natural hazard, where movement could be accelerated in response to seismic or heavy rainfall events.

- 18.33 A phased approach to reviewing the District Plan has recently commenced. The natural hazards section is intended to occur in Phase 2 or 3. Action 1.1 identifies the need to re-assess the appropriate management approach for the Taihape West Slip Zone.

#### Miscellaneous

- 18.34 Submitter 141 suggests letting the demand determine what's required.
- 18.35 Submitter 144 prioritises getting people out of motels and into houses and states that people should be employed.

#### *Officer comment*

- 18.36 The comments from submitters are noted. Council's role is to set the rules in the District Plan which set the framework for land use. The market and private landowners/developers are responsible for developing the housing itself.

### **Key Theme 2: Enhance Taihape as a destination**

- 18.37 Submitters 135, 139, and 162 identify enhancing Taihape as a destination as a priority and important in planning for future growth. Submitter 137 notes Taihape should be developed as a destination rather than a quick stopover. Submitter 135 states Taihape needs to be seen as a desirable place to live, not just a town on SH1, noting the advantage of its central location.
- 18.38 Submitter 149 suggests that the most should be made of the geographical advantages (scenery of cliffs, mountains and bush), local attractions (adventure, fishing, station tours) and location (proximity to major tourist attractions). Submitter 158 suggests Taihape should be promoted as a stop over to the mountain for bike riders, trampers, walkers of the the Papakai and Hautapu trails. Submitter 122 considers developing eco industries and opportunities for tourism ventures as important in planning for future growth. Submitter 145 supports encouraging traffic to stop and support business growth. This submitter notes that enticing people to stop brings revenue, but we also need to look after our people.
- 18.39 Submitters 130, 154, and 145 support Action 2.1, leveraging off the gumboot theme, as a priority action. Submitters 130 and 145 suggest leveraging off the gumboot theme as a point of difference for travellers. Submitter 130 suggests a gumboot playground to attract families.
- 18.40 Submitter 153 suggests Action 2.2, redefine advertising and info in the info centre as the key point for visitor information, local storytelling, is prioritised.
- 18.41 Submitters 125 and 153 suggest Action 2.4, signage and wayfinding should be prioritised. Submitter 125 comments that Taihape's entrances should be enhanced through Mana Whenua signage, correct spelling of all Māori words, better signage to recreational areas.

- 18.42 Submitter 149 suggests improving Taihape's visual appeal as a lively and friendly town is a priority. Submitter 137 suggests beautification of the town centre and gave an example of aesthetic paving.
- 18.43 Submitters 129 and 154 are concerned that local workers are parking at The Outback and consider it should be made available for visitors, including being designated for motorhomes.
- 18.44 Submitter 132 raises concern about the potential negatives tourists can have.

*Officer comment*

- 18.45 Submitter comments regarding enhancing Taihape as a destination are noted. The draft document identifies this theme as a priority. The town centre, natural environment, and information centre are identified as priorities or actions.
- 18.46 Council does not have any time restrictions on the parking areas surrounding the Outback Park area, which means enforcement is not currently possible. Implementing parking restrictions is possible, however, Council would need to determine the scale of the issue to understand if implementing parking restrictions in the area is needed. Consideration would be needed regarding associated enforcement costs and staff capacity. This topic was considered during the 2023/24 Annual Plan process.

Overall, no changes to Key Theme 2 are recommended.

### **Key Theme 3: Manage competing land uses and support local business growth**

#### Business establishment

- 18.47 Submitters 128, 134, 142, 157, and 164, consider encouraging business development and establishment as priority actions or important in planning for future growth. Submitter 164 specifically identifies the need for more industry (and housing for the workers). Submitter 154 identifies Action 3.1 incentives for development of earthquake prone buildings as a priority action.

*Officer comment*

- 18.48 Submitter support for business establishment is noted. Supporting business growth is identified as a priority in the draft document.

#### Land use in the town centre

- 18.49 Submitter 122 suggests a new housing zone within the existing commercial space – between Huia Street and Hautapu Street / Kuku Street and Tui Street.
- 18.50 Submitter 158 suggests Tui Street becomes industrial, particularly the old Women's Club.

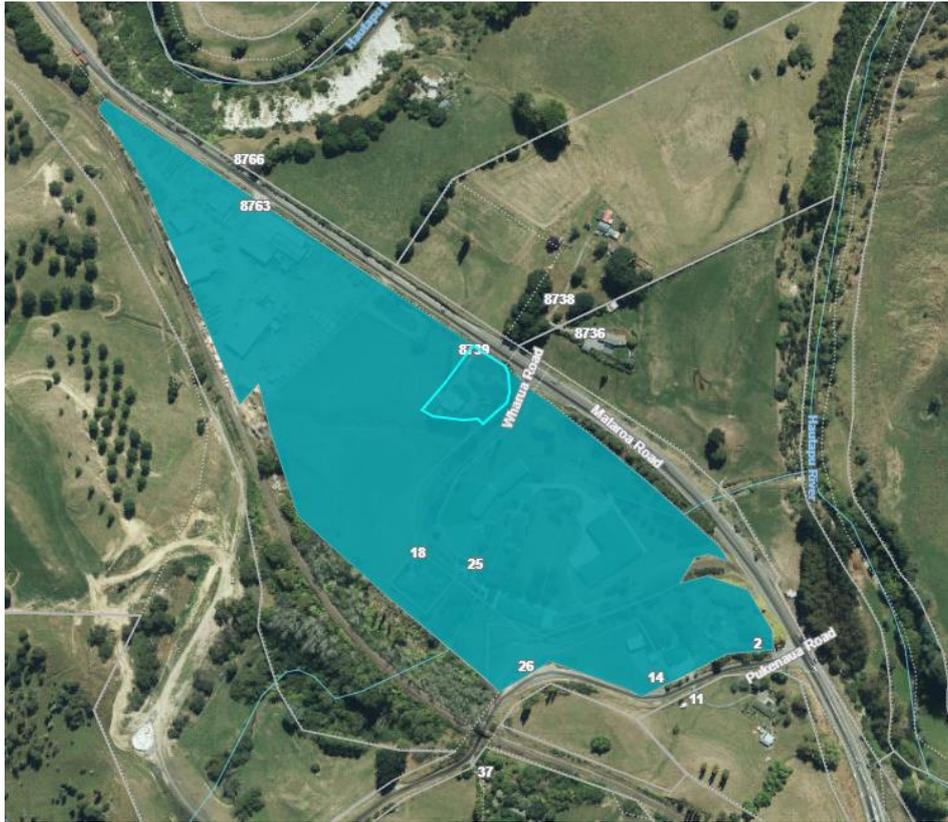
- 18.51 Submitter 122 suggests a green belt is developed from Tui Street to the Town Hall along Hautapu Street. The submitter suggests a playground is incorporated into this area.
- 18.52 Submitter 122 suggests the retail area needs to be compressed with separate parking and power recharging options.
- 18.53 Submitter 122 suggests a housing development along the block of Tui Street to Titi Steet. The submitter suggests this project along with an industrial park could be an investment proposal for a mix of interested shareholders.

*Officer comment*

- 18.54 Managing the flat land in and around the Taihape town centre is important for the future growth of Taihape. Given the topography outside of this area, and limited expansion options, intensification of the town centre is important. Both commercial and residential activities are propped to be enabled in this space to provide for a range of uses. Industrial activities will be best placed further from the town centre. The detail on how this will be enabled will be developed through a future plan change. Taihape has significant green space at Memorial Park, therefore, Officers do not support the use of land in the town centre for further green space.

Industrial growth area

- 18.55 Submitter 166 is a landowner in the potential industrial growth area. Their residential property has been included and they are not supportive of this property, or the neighbouring property being considered for industrial activities. This submitter notes concerns with noise, dust, smoke and stormwater associated with Hautapu Pine which operates in the nearby area.



*Property owned by Submitter 166 outlined in blue. Industrial growth area shaded in teal.*

### *Officer comment*

- 18.56 The business land assessment suggests that Taihape could need an additional 2.9 hectares of industrial land to cope with future industrial growth. This area has been identified as a possible industrial growth area due to the size of the vacant land, the existing industrial and commercial activities already occurring in the area. There are limited sites available in the Taihape area which have the potential for future industrial use due to challenges associated with topography.
- 18.57 A robust and comprehensive assessment of this area would be required (including assessing need for industrial land, possible uses, and any suitable alternative locations) prior to Council confirming whether this area will be recommended for rezoning in the future. This would include consultation with any affected landowners and the wider community.

### Saleyards

- 18.58 Submitter 122 suggests the saleyards should be developed into an industrial space with buildings in place for lease or ownership.
- 18.59 Submitter 158 suggests the Taihape Housing Steering Group should use the Old Saleyard site to develop housing.

*Officer comment*

- 18.60 The Old Saleyards are currently zoned as Residential. The site has a number of challenges that would be associated with any development. Officers have identified they have the potential to accommodate future commercial growth, or a mix of growth opportunities. Officers will work with the landowners around future development and/or zoning of the site.

Overall, no changes to Key Theme 3 are recommended.

**Key Theme 4: Recreation and community facilities**

- 18.61 Submitters 128, 139, 159, 162, and 164 identify recreation and community facilities as a priority and important in planning for future growth. Submitter 164 suggests a tree top walk in Papakai Park. Submitter 159 notes that great facilities for residents and visitors is important.

Taihape Town Hall / Civic Centre project

- 18.62 Submitters 152, 154, and 155 identified Action 4.3 development of a multi-purpose civic and community facility as a priority. Submitter 122 and 124 provided suggestions for maintenance/redevelopment of the Taihape Town Hall. Submitter 150 provided extensive commentary around the Taihape Town Hall/Grandstand. Submitters 137 and 138 provided comments on their preferred option from the Annual Plan consultation. Submitter 160 considered the Town Hall as a priority action. Submitter 145 and 157 noted this project was important for business growth and town centre revitalisation.

*Officer comment*

- 18.63 Support for this action is noted. Council consulted on two options through the 2023/24 Annual Process and decided to proceed with the strengthening and redevelopment of the Taihape Town Hall.

Grandstand

- 18.64 Submitter 122 provided history associated with the Grandstand. Submitter 122 suggests the Grandstand is refurbished for changing rooms and associated toilet and shower facilities.

*Officer comment*

- 18.65 Council have committed up to \$1 million for the earthquake strengthening of the Grandstand. Council is working alongside the Taihape Heritage Trust – Grandstand Sub-Committee and the community on this project.

Memorial Park / Papakai Park

- 18.66 Submitters 132 and 133 suggest prioritising Memorial Park. Submitter 159 suggests developing a plan alongside user groups. Submitter 140 states “leave our recreation space alone”.



- 18.67 Submitters 127, 137, 145, and 159 identify playground redevelopment as a priority. Submitters 145 and 159 consider it will support the community and encourage visitors to stop. Submitter 159 (Taihape Playground Group) asks to use the \$50,000 provided by Council for the playground project for developing a design and support with the project.
- 18.68 Submitter 127 suggests a community basketball court and skatepark for all ages.
- 18.69 Submitters 137 and 145 suggest developing mountain bike trails to make Taihape a destination for mountain biking.

*Officer comment*

- 18.70 Officers engaged an external consultant to develop a masterplan for Taihape Memorial Park. This plan was developed alongside the user groups and will guide future development in the area. Officers are working alongside submitter 159 regarding the redevelopment of the playground on Memorial Park.
- 18.71 The potential for development of mountain biking trails through Papakai Park was identified in the development of a concept plan for Papakai and Memorial Park completed in 2018. Council works collaborately with Friends of Taihape who are developing the area.

Swimming Pool

- 18.72 Submitters 132, 133, and 140 identified improvement of the swimming pool as a priority.

*Officer comment*

- 18.73 Submitter comments are noted. Action 4.1 and 4.2 refer to the swimming pool. Overall, no changes to Key Theme 4 are recommended.

**Key Theme 5: Enhance and protect Taihape's heritage**

Environment

- 18.74 Submitter 166 considers the environment to be important in planning for future growth. Submitter 154 identified Action 5.3 Recognising the work being completed by the RRCC as a priority action. Submitter 125 also identified this as a priority, but noted the need to recognise the ongoing work by Ngāti Whitikaupeka, Ngai Te Ohuake and Ngāti Hauiti through Ngā Puna Rau o Rangitikei.
- 18.75 Submitter 142 suggested more Council involvement in Taihape's parks and reserves (and compared the investment to the Tutaenui Dams). This submitter suggested the maintenance is too much for volunteers. Submitter 128 noted the walking tracks in Memorial Park and bush walks need regular maintenance. Submitter 138 noted a priority action was protecting native forests and waterways and closer cooperation with Horizons Regional Council.

### *Officer comment*

- 18.76 Officers agree that it is important to recognise the work being undertaken by Ngāti Whitikaupeka, Ngai Te Ohuake, Ngāti Tamakōpiri and Ngāti Hauti through Ngā Puna Rau o Rangitikei and recommend Action 5.1 is amended accordingly.
- 18.77 Council supports a wide range of community-led environmental projects throughout the Rangitikei. In the northern part of the Rangitikei support is provided to the Rangitikei Environment Group for weed control and Friends of Taihape (including sourcing funding for the Hautapu bridges project). Volunteers, with Council support, have led the development of the Tutaenui dams.

**Council decision: That Action 5.3 is amended as follows “Recognise the work being completed by Nga Puna Rau o Rangitikei and the Rangitikei Rivers Catchment Collective catchment groups that support environmental improvements.”**

### Built and cultural heritage

- 18.78 Submitters 153 and 154 identify Action 5.1 identifying and protecting cultural sites and significant heritage builds as a priority action. Submitter 138 states that heritage and environment are important in planning for future growth. Submitter 140 considers protecting the heritage of Taihape is a priority action and specifies the Town Hall and Grandstand as buildings that should be protected. Submitter 128 considers it is important to keep Taihape’s heritage, but not to the detriment of the ratepayers.

### *Officer comment*

- 18.79 The comments from the submitters are noted. Built and cultural heritage are identified as a priority with associated actions.

## **Key Theme 6: Improved transport options**

### Traffic flow through town

- 18.80 Submitters 124, 128, 133, 164, and 165 commented about the need to improve traffic flow through town (for safety and efficiency). Submitter 122 suggested a heavy traffic bypass, while Submitters 124 and 128 consider the traffic to be an asset to the community and important for the vibrancy of the town.
- 18.81 Submitter 128 suggests travellers need to be encouraged to stop and spend money and businesses need to be supported with signage and clean streets.
- 18.82 Submitter 164 suggested Council work with Waka Kotahi to move the pedestrian crossing to opposite New World, install a roundabout at the Hautapu and Huia Street intersections and put in a turning bay for Jones Road. Submitter 165 also supported the turning bay into Jones Road and suggested the speed limit in this area is reduced.

### *Officer comment*

- 18.83 Submitter comments regarding traffic flow and safety through town are noted. The main road through Taihape is managed by Waka Kotahi. Council officers work

collaboratively with Waka Kotahi where relevant. Key Theme 1 notes improving traffic flow as a priority.

### Public and active transport

- 18.84 Submitters 140, 149, 152, 153, 154, and 155 identify Action 6.3 advocate for passenger rail services for Taihape for both locals and tourists, as a priority. Submitter 140 comments that it would be great to have a train stopping at Taihape again.
- 18.85 Submitter 152 identifies Action 6.1 the development of Activity Mobility Pathways as a top priority.

### *Officer comment*

- 18.86 Submitter comments are noted. Advocating for passenger rail is identified as a priority and an action.

Overall, no changes to Key Theme 6 are recommended.

### **Miscellaneous**

- 18.87 Submitter 122 considered the vision should plan for 100 years.
- 18.88 Submitter 122 commented that wellbeing and prosperity are important in planning for future growth.
- 18.89 Submitter 125 noted whanau/iwi/hapu as important in planning for future growth. Submitter 122 identified the importance of supporting Māori aspiration and partnerships with cultures, and considers assisting Māori with land return as important.
- 18.90 Submitter 125, in a subsequent meeting with Council Officers requested the cover photo for the Taihape section is amended to be the Hautapu River, additional commentary regarding Ngāti Tamakopiri is added, and wai (water) is identified as important.
- 18.91 Submitter 122 considers encouraging education providers to base their activities in our district as important, and that multi-employment opportunities are important in planning for growth.
- 18.92 Submitter 134 commented on issues with weeds in Aldridge Terrace and considers there needs to be better maintenance of drains through town.
- 18.93 Submitters 122, 133 and 140 noted the importance of consultation and listening to community aspirations as important when planning for future growth.
- 18.94 Submitters 136 and 145 commented that they found it difficult to prioritise themes as they consider them all to be important.

### *Officer comment*

- 18.95 Submitter comments are noted. Supporting Māori to achieve their aspirations is important in planning for growth, this has been demonstrated through a

collaborative approach to the development of the Community Spatial Plan, significant areas included, and a number of specific actions.

- 18.96 The Community Spatial Plan has been developed based on two rounds of community engagement/consultation.
- 18.97 Submitters are encouraged to lodge a service request for any maintenance issues, including drain maintenance, roading maintenance and parks maintenance. This includes the Aldridge Terrace area.
- 18.98 Officers recommend a number of amendments are made to the document as a result of discussions with Ngāti Tamakopiri.

**Council decision: That the following amendments are made to the Taihape section:**

**Additional text is added to page 156 which states "Taihape is the home of Ngāti Tamakopiri"**

**The cover image is changed to one of the Hautapu River.**

**Additional text is added to page 157 which identifies Ngāti Tamakopiri priorities (exact text to be confirmed).**

**A further circle 'What's important to protect' is added to include 'Wai (water)'.**

**The bush walk image on page 162 is replaced with an image of the gumboot.**

## 19 Turakina

- 19.1 The draft Community Spatial Plan for Turakina sets out a vision, four (4) key themes (i.e., retain the small village feel, enhance as a destination, protect community facilities, and improve transport connections) and twelve (12) actions.

### Submissions

- 19.2 Two (2) submissions were received for Turakina on the draft Community Spatial Plan (Submission 168 and Submission 169). Both submitters live in Turakina.
- 19.3 Nine (9) survey responses and thirty five (35) interactive map comments were received from Turakina on the initial discussion document for community engagement during 2022.
- 19.4 Two (2) community members attended the Turakina community meeting.

### Vision

- 19.5 Submitter 168 suggested 'rural' be added to the vision.

*Officer comment*

- 19.6 The addition of the word rural is useful to describe the vision for the village.

**Council decision: That the vision for Turakina is amended "Turakina Māori and Celtic heritage is the identity of the quiet, connected, and beautiful rural village".**

### Key Theme 1: Retain small village feel

- 19.7 Submitter 168 prioritised Action 1.1 (rezoning for lifestyle growth areas).

*Officer comment*

- 19.8 The prioritisation is noted. No changes to Key Theme 1 are recommended.

### Key Theme 2: Enhance as a destination

- 19.9 Submitter 168 suggested the promotion of annual events in Turakina is important.

*Officer comment*

- 19.10 Recognising the role of local events is identified as a priority in the draft document. No changes to Key Theme 2 are recommended.

### Key Theme 3: Protect community facilities

- 19.11 Submitter 168 identified Action 3.2 (nature networks) as a top priority.

*Officer comment*

- 19.12 The prioritisation by this submitter is noted. No changes to Key Theme 3 are recommended.

**Key Theme 4: Improve transport connections**

- 19.13 Submitter 168 prioritised Action 4.4 (pedestrian experience and connection across the state highway).

*Officer comment*

- 19.14 The prioritisation by this submitter is noted. Council advocates and works alongside Waka Kotahi as the road controlling authority. No changes to Key Theme 4 are recommended.

**Miscellaneous**

- 19.15 Submitter 168 identified community buy-in and removing regulatory barriers as important for future growth.

- 19.16 Submitter 169 is a landowner of TUR01 and TUR02. This submitter states that not everyone received the letter he did so questions how they will provide a response. This submitter considers planning out 30 years is difficult – a stab in the dark. The submitter states that as a farmer they wish to protect the land, and that all fragments of land are valuable. The submitter notes that significant growth will require investment by Council. The submitter asks that Council takes community views into consideration and notes that agents are looking at the potential of sites for development already.

*Officer comment*

- 19.17 The Community Spatial Plan has been developed through two rounds of community engagement/consultation. Genuine consideration has been given to community feedback and submissions received. Landowners in assessed growth areas were provided with a letter given the direct impact the draft plan has on their property. The wider community were communicated with through a variety of online and hard copy methods.

- 19.18 Officers acknowledge that the further into the future we plan for the less certainty there is. However, planning helps us anticipate and provide for the future needs of the community (e.g., what infrastructure is required, what facilities Council should invest in and grow, and how best to use the resources we have). Council is also required to project and plan for growth by legislation. No changes in response to the miscellaneous comments are recommended.

## 20 Utiku

- 20.1 The draft Community Spatial Plan for Utiku sets out a vision, four (4) key themes (i.e., papakāinga, transport network, natural environment, and commercial development) and six (6) actions.

### Submissions

- 20.2 Six (6) submissions were received for Utiku on the draft Community Spatial Plan (Submissions 170 - 175). Five (5) submitters live in Utiku, and one (1) owns a local business.
- 20.3 Two (2) survey responses and one (1) interactive map comment was received from Utiku on the initial discussion document for community engagement during 2022.

### Key Theme 1: Papakāinga

- 20.4 Submitter 172 stated they would like to see papakāinga on the old recreation field adjacent to the old school building. The submitter notes it has room for expansion, sports, gardens, is away from traffic and railway noise.
- 20.5 Submitter 173 suggests a shared home for seniors.
- 20.6 Submitter 170 supports this theme and states Action 1.1. review the District Plan approach for papakāinga development is needed. This submitter states that housing development is restricted as most of the land is trust owned. This submitter considers additional housing options for families would be good for the future of Utiku.

### *Officer comment*

- 20.7 Key theme 1 is focused on enabling papakāinga development for Utiku. Council's main role for this to occur is through the District Plan zoning and rules. Action 1.1 reflects the need to review the current approach for papakāinga managing development throughout the Rangitikei. No changes to Key Theme 1 are recommended.

### Key Theme 2: Transport network

#### Safety

- 20.8 Submitter 170 suggests Action 2.1 is prioritised. Submitter 171 suggestions Action 2.1 investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane become a short term priority.
- 20.9 Submitters 170, 171, 173, 174, and 175 request a right hand turning lane for northbound travellers turning into Huia Street. Submitter 171 comments that the intersection is dangerous, and there have been a number of accidents. Submitter 171 notes a safer intersection would support The Wool Company.

- 20.10 Submitters 170 and 171 identify improving safety on the Toe Toe Road passing lane as important. Submitter 170 suggests this passing lane is removed.
- 20.11 Submitter 170 requests a speed limit reduction.
- 20.12 Submitter 170 requests truck crossing signs on either end of Utiku, as there are safety issues associated with trucks crossing the road.

*Officer comment*

- 20.13 Submitters have raised concerns about traffic safety through Utiku. Based on the submissions received traffic safety is the key concern for the village. Waka Kotahi manages the State Highway network that runs through Utiku, while Council manages the local roads. Currently Action 2.1 focuses on improving traffic safety. However, this action is recommended to be expanded to reflect the roading authority, and the range of traffic concerns/actions raised by the community.

**Council decision: That Action 2.1 for Utiku is amended as follows “Advocate for Waka Kotahi to investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane including:**

- **A reduced speed limit**
- **A right hand turning bay into Huia Street**
- **Trucks turning signs on either end of the village”.**

Public transport

- 20.14 Submitter 170 states in relation to Action 2.2 advocate for improved public transport options, that most people drive. However, also noted that public transport would be beneficial.

*Officer comment*

- 20.15 The submitter’s comments are noted.

Streetlights

- 20.16 Submitters 170, 173 and 174 requested streetlights. Submitter 170 specifically identifies Carlson Road and Rupe Street as in need of streetlights. Submitter 170 also considers it would be useful for there to be lighting on the left travelling north on SH1 as many people use this area for breakdowns.

*Officer comment*

- 20.17 Officers have been investigating the lighting concerns raised and have developed a lighting plan for the area. Any improvements would be subject to funding.

**Key Theme 3: Natural environment**

- 20.18 Submitter 170 states “not so”.



*Officer comment*

- 20.19 Comment received during the 2022 community engagement process and through direct engagement with iwi noted the importance of connection and access to the natural environment. No changes to Key Theme 3 are recommended.

**Key Theme 4: Commercial development**

- 20.20 Submitter 170 supports rezoning and specifically suggests rezoning the old service station area. This submitter suggests a food or coffee cart could be beneficial next to The Wool Company.

*Officer comment*

- 20.21 The submitters comments are noted. Reviewing the extent of the commercial zone is identified as Action 4.1. No changes to Key Theme 4 are recommended.

**Miscellaneous**

- 20.22 Submitters 173, 174 and 175 request a Council rubbish collection and wheelie bins.
- 20.23 Submitters 173, 174 and 175 request subsidised rates as they maintain their own services e.g., septic, water.
- 20.24 Submitter 170 suggest public toilets at the wool company would be great, stating the number of people who ask to use their toilet is significant.
- 20.25 Submitters 173, 174 and 175 stated there was no consultation process. Submitter 175 states that the vision does not reflect what they think because no community engagement was undertaken.
- 20.26 Following the close of submissions, Officers were made aware from local iwi that Utiku should not have a macron.

*Officer comment*

- 20.27 Rubbish collection is undertaken by private companies throughout the whole of the Rangitikei.
- 20.28 Rates are set under the Annual and Long Term planning processes. Properties that are not connected to reticulated services do not pay the full charge. There is a public good portion that all properties pay, while connected properties pay significantly more for receiving the service.
- 20.29 The submitter comment regarding a public toilet for Utiku is noted. However, there are existing public toilets in Mangaweka and Taihape, which are both a 10 minute drive either side.
- 20.30 Two rounds of public engagement occurred in the development of the draft Community Spatial Plan. A 6 week community engagement exercise occurring in 2022 and 6 weeks of formal consultation occurring in 2023. Both engagements were full publicly notified and extensively advertised to encourage as much input as

possible. This was the opportunity for submitters to provide feedback and influence the Community Spatial Plan.

20.31 The advice from local iwi is noted.

**Council decision: That the following amendments are made for Utiku:**

- **The macron is removed when referring to Utiku throughout the document.**

## 21 Whangaehu

- 21.1 The draft Community Spatial Plan sets out a vision, three (3) key themes (i.e., resilience, environment, and access) and five (5) associated actions.

### Submissions

- 21.2 No submissions were received from Whangaehu on the draft Community Spatial Plan. One (1) survey response was received from Whangaehu during the 2022 community engagement.

### *Officer comment*

- 21.3 No amendments are proposed in response to submissions. However, an amendment is proposed to Action 3.2 to better reflect the responsibility regarding traffic safety on State Highway 3.

**Council decision: That Action 3.2 is amended as follows “Advocate for Waka Kotahi to implement ~~investigate options for increasing~~ traffic safety improvements through the village.”**

## 22 District-wide

22.1 A range of submitters provided comment on district-wide matters which are discussed in this section.

### Submissions

22.2 Ten (10) submissions were received which related to district-wide matters (Submissions 176 – 186). Many of these submissions were received from agencies or groups, with only two of these submissions from individuals. In addition, submitter 150 in their submission for Taihape provided comment on district-wide matters. Due to the wide range of matters raised, these submissions are analysed by submitter.

### Ara Poutama, Department of Corrections

22.3 Ara Poutama (submitter 181) provided background information about their role, non-custodial community corrections sites and residential activities. The submitter notes they do not operate any custodial assets in the Rangitīkei but do manage non-custodial community corrections sites and residential accommodation facilities in the district.

#### Non-custodial community corrections sites

22.4 Non-custodial community corrections sites include service centres and community work facilities. Service centres provide for probation, rehabilitation and reintegration services, and include activities similar to an office environment. Community work facilities which are often large yard-based sites with equipment and vehicle storage. They are the sites offenders report to as part of undertaking unpaid community work.

22.5 The submitter highlighted two outcomes from the draft document that relate to non-custodial community corrections activities that they support:

- *Thriving Communities, Vibrant Town Centres - Enable a diverse mix of activities to establish in our town centres, while ensuring different uses are located appropriately to achieve a dynamic environment – e.g., retail/hospitality/health services directly fronting the street, residential activities above, commercial activities on the periphery.*
- *Connected Communities, Access to community facilities - Our communities have access to high quality public spaces and community facilities that support social interaction, inclusion, learning and recreation.*

22.6 This submitter also requested that the Community Spatial Plan includes specific reference to essential social services and infrastructure. The submitter notes that as population grows, increased demand for non-custodial community corrections sites will grow, as the proportion of those people needing community corrections services will increase. The submitter requests an additional action is added under the heading 'Access to community facilities' and notes the outcome needs to be considered when reviewing the District Plan, requesting permitted activity status for community

corrections sites in the commercial and industrial zones (subject to appropriate development standards).

- Enable the development of essential social services and infrastructure.

*Officer comment*

- 22.7 Submitter support for the identified outcomes is noted. Officers agree that it is important for our community to be able to access social services and infrastructure, including from a wider perspective than the context this submitter raises. The proposed action provides this wider perspective, and officers recommend its inclusion. Appropriate District Plan provisions will be considered during the District Plan Review.

**Council decision: That the following sentence is added to Connected Communities, Access to Community facilities: Enable the development of essential social services and infrastructure.**

Residential activities

- 22.8 Ara Poutama provides background information on the operation of residential units throughout New Zealand. This service provides housing and rehabilitation, and health support for some people to assist with their transition and integration back into the community. They can also be used for people on bail or community-based sentences (such as home detention). The accommodation comprises a typical household living scenario. People living in these sites are free to come and go, and staff may be present on-site to provide support.
- 22.9 The submitter references three outcomes in relation to housing they note their support for:
- *Our people have access to high quality housing that meets their needs throughout their lifetime.*
  - *Recognise and provide for the needs of multi-generation households.*
  - *Partners with housing providers and central government to support the delivery of social and community housing.*
- 22.10 The submitter considers the Community Spatial Plan should recognise there are a wide range of residential activities undertaken in residential environments and needs to enable the full range of residential activities and proposes a new action under the heading 'Housing that meets a variety of needs' and requests that when reviewing the district plan permitted activity status is given to residential activities that include rehabilitation and reintegration in zones that enable residential activities.
- Enable a range of residential activities to be undertaken to meet the needs of the community.

*Officer comment*

- 22.11 Support for the identified outcomes is noted. The outcome statement in the document already recognises that housing needs will change throughout their

lifetime, and it is important that housing is able to meet their needs throughout. The additional action proposed could apply to a range of contexts, above and beyond the interests of the submitter. Officers consider the inclusion of this sentence supports the wider outcome sought, therefore, recommend its inclusion. Consideration of the submitter's request regarding the District Plan activity status will occur during the district plan review.

**Council decision: That the following sentence is added to Healthy Communities, Housing that meets a variety of needs: Enable a range of residential activities to be undertaken to meet the needs of the community.**

## **Te Whatu Ora, Health New Zealand**

- 22.12 Public Health Services (MidCentral) provided a submission on behalf of Te Whatu Ora (submitter 182). This submitter provided background information on their role. They stated that health and wellbeing should be considered alongside the existing priorities identified – compact, resilient, vibrant and prosperous, inclusive, and greener. This submitter notes that several themes align with the National Public Health Service (NPHS) focus on improving health outcomes by addressing the social determinants of health and provide specific comment on four matters.

### Housing affordability and supply

- 22.13 The submitter considers it important to ensure there is an adequate supply of healthy, safe, and affordable homes available for growth. Opportunities to build new homes are supported by NPHS provided any new housing stock is health promoting and access to housing is equitable. The submitter notes that Māori and Pacific have historically not been included in the growth in home ownership in the community. The submitter notes the need for housing to be diverse to meet the needs of those with disability or different whanau configurations, and at different price levels. The submitter suggests consideration of the use of inclusionary zoning in enhancing affordability in new developments.

### *Officer comment*

- 22.14 Housing affordability and supply are provided for in the draft Community Spatial Plan. Both greenfield and brownfield developments are proposed to be enabled to provide for a wide range of housing options. The outcome under 'Housing that meets a variety of needs', and associated directions are the key strategic direction for this topic. This includes needing to provide for multi-generational households and supporting tangata whenua in realising their housing aspirations.
- 22.15 Consideration of inclusionary zoning will occur through the district plan review, however, given the relatively affordable land prices in the Rangitīkei, and the lack of evidence in New Zealand in terms of effectiveness of implementation, inclusionary zoning is not proposed or supported at this stage.

### Public transport

- 22.16 The submitter notes a reduction in car dependency reduces carbon emissions and encourages Council to give feedback into the Regional Public Transport Plan being prepared by Horizons Regional Council.

#### *Officer comment*

- 22.17 The submitter's comments are noted. Council will consider submitting to the Regional Public Transport Plan when it is released.

### Resilience/preparedness

- 22.18 The submitter notes the impact that climate change, natural hazards and pandemics can have on communities. They state that it is important our communities are well prepared to meet the threats through managing natural hazard risk, land use planning, well designed buildings and infrastructure. The submitter considers places and spaces should support communities to develop networks of collaboration and support during and outside of an emergency. The submitter identifies opportunities for built resilience including the use of low damage designed buildings, installation of emergency rainwater tanks and solar power units on houses.

#### *Officer comment*

- 22.19 Submitter comments are noted. Officers agree that planning for physical and social resilience is important, with these concepts already reflected in the draft Community Spatial Plan. Consideration of the appropriateness of requiring domestic-scale solar and rainwater tanks will be undertaken during the District Plan review.

### Equity

- 22.20 The submitter suggests Council working closely with iwi may help to identify opportunities to improve equity in access to housing for Māori. The submitter notes the importance of supporting affordable housing with access to community amenities.

#### *Officer comment*

- 22.21 The draft Community Spatial Plan specifically references the need to support tangata whenua in realising their housing aspirations in the district-wide section, and in relevant township sections specifically references papakāinga.

### **Fire and Emergency**

- 22.22 Fire and Emergency (submitter 184) provides an overview of its objective and main functions. The submitter notes that population growth and demographic changes are likely to result in increased demand on emergency services, noting the following key matters of interest:

- Ensuring efficient and effective access to the roading network to respond to emergencies.
- Ensuring new development, including infill development, is adequately

serviced by firefighting water supply.

- Ensuring emergency services appliance and personnel can adequately access both built and natural environments across the region in the event of an emergency.
- Maintaining and developing their property estate (fire stations) in strategic locations and at appropriate times to enable their growth to meet community demands.

22.23 The submitter states the importance of ensuring development is aligned with infrastructure upgrades, such as transport and water supply.

*Officer comment*

22.24 Officers note the importance of ensuring infrastructure is fit for purpose to support firefighting activities. Officers will liaise with Fire and Emergency during the upcoming Urban Growth Plan Change.

### **New Zealand Defence Force**

22.25 The New Zealand Defence Force (submitter 179) provided an overview of the background of Base Ōhakea. They comment that the activities operating from the base can cause effects which are particularly sensitive to reverse sensitivity from land uses such as residential dwellings.

22.26 The submitter requests that Base Ohakea is recognised in the Community Spatial Plan as nationally significant infrastructure that is critical to achieving New Zealand's obligations under the Defence Act 1990. To support the continued operation of the base, NZDF seeks provisions to protect it against reverse sensitivity effects.

*Officer comment*

22.27 Officers note the importance of the operation of Base Ōhakea as part of New Zealand's defence. The submitter did not specify where in the document they would like Base Ōhakea recognised as nationally significant infrastructure. Officers recommend this is included as District Context.

22.28 The Rangitīkei District Plan currently includes aerodrome height thresholds, however, no noise sensitivity provisions are currently included. Officers will work with the NZDF during the relevant phase of the District Plan review process to better understand the noise sensitivity provisions requested.

**Council decision: That a new paragraph is included in District Context on page 205 of the draft Community Spatial Plan: "Base Ōhakea is located just across the Rangitīkei River in the Manawatū District. The Airbase is nationally significant defence infrastructure and has a significant workforce, many who call the Rangitīkei home. The ongoing expansion of Base Ōhakea will support ongoing population growth in southern Rangitīkei."**



## Te Araroa Trust

- 22.29 Te Araroa Trust (submitter 183) provided an overview of the purpose of the Trust and a summary of the Te Araroa Trail. The submitter notes that the Trust is investigating a proposal to enable the Trail to follow the coast from Whanganui to Koitiata by developing bridges over the Whangaehu and Turakina Rivers. Currently Trail walkers cross into the Rangitīkei District from Whanganui along State Highway 3, across the Whangaehu River Bridge, and then down to the coast via Whangaehu Beach Road.
- 22.30 The submitter provides comments around how the Trail can contribute to all four priority areas identified in the draft Community Spatial Plan.
- *Thriving Communities* – the Trail can contribute to “a strong boutique tourism economy”. The Trail provides opportunities to leverage off the existing asset – the Trail. The submitter suggests interpretive developments along the Trail have the potential to help tell stories relevant to the places it passes by.
  - *Healthy Communities* – provides an important and established pathway that connects with the coast, waterways and open spaces. The new route could provide local and regional active transport opportunities. Loop track options have the ability to visit adjacent culturally significant sites.
  - *Connected Communities* – the Trail fits best within this priority area – linking the world, providing active transport, and opportunities for social interaction and connection. The Trust understands a coastal section of the Trail follows a significant Māori pathway that historically provided links between Whanganui-a-Tara (Wellington) and Taranaki.
  - *Unique Communities* – the Trail helps strengthen the connection with the coastal area and provides another opportunity to work in partnership with iwi and hapū to access and protect cultural sites of significance and explore storytelling opportunities.
- 22.31 The submitter requests Te Araroa is mentioned early in the document as a significant pathway in the Rangitīkei District. The submitter suggests this is included in the introduction or shown on one of the early maps. The submitter also requested changes for Koitiata and Bulls which are addressed in those sections.

### *Officer comment*

- 22.32 Officers note the significance of the Te Araroa Trail nationally and for the communities it travels through in the Rangitīkei District. The Te Araroa Trail is included in the Rural Rangitīkei map on page 146 which talks about destination opportunities. Officers recommend the trail is also included on the Rural Rangitīkei overview map on page 142 and commentary and a priority are added under this theme.
- 22.33 The draft Community Spatial Plan has been designed so that context information is included in The Details section of the document. Officers recommend additional commentary is added to this section.

- 22.34 There are no maps included in the Overview section of the document, Officers recommend additional text is added to Healthy Communities, Connection with nature outcome.

**Council decision: That the Te Araroa Trail is added to the map on page 142 of the Rural Rangitikei section of the draft Community Spatial Plan.**

**Council decision: That the following context text to Key Theme 3 Destination Opportunities in the Rural Rangitikei section on page 146 of the draft Community Spatial Plan “The Te Araroa Trail travels through southern Rangitikei, and there are a range of cycle trails throughout”.**

**Council decision: That additional commentary is added to District Context on page 205 of the draft Community Spatial Plan “The Te Araroa Trail is a significant pathway that travels through southern Rangitikei, and the District also has a range of cycle trails that encourage people to explore the Rangitikei.”**

**Council decision: That an additional matter is added to the Healthy Communities, Connection with nature outcome: “Encourage the development of walking and cycle trails throughout the Rangitikei and maximise benefits to the local economy”.**

## **Waka Kotahi**

- 22.35 Waka Kotahi, submitter 180 provided supportive comments regarding the spatial planning process and note their support in the content and direction of the draft Community Spatial Plan. The submitter provided the following high level feedback:

- Provide more detail on implementation for infrastructure, including transport related projects, including alignment with the RLTP acknowledgement of any State highway improvements that will need to follow Waka Kotahi processes which may include point of entry and business cases.
- Alignment with key transport outcomes from the Government Policy Statement on Land Transport and Transport Outcomes Framework.
- Alignment with Arataki – 30 Year Plan, particularly for the Manawatu Whanganui Region.
- Alignment with government strategic policy direction in relation to climate adaptation and resilience for development and associated infrastructure.
- Provide greater direction and detail on the yield and timing of new development areas and prioritise redevelopment/infill in existing settlements. The submitter suggests additional detail on whether all the greenfield areas are needed to meet demand, the timing/sequencing of development, information on infrastructure needs for the greenfield areas and constraints such as natural hazards, potential yield of development in each area.

*Officer comment*

- 22.36 Reference to key national, regional, and local transport planning legislation and documents is provided in The Details section. Additional detail will be developed for the actions following adoption of the document, through the development of an Implementation Plan.
- 22.37 One of the key strategic directions for growth management, is to enable both expansion and intensification. Officers considers both are required to provide for housing needs and community wellbeing. Prioritising infill and intensification are not considered appropriate for the Rangitikei context (lower land and house prices, housing market more vulnerable to shocks, lower number of developers).
- 22.38 The assessment of potential growth areas has occurred at a high level, to provide a suitability assessment that will be refined through detailed technical assessment during the Urban Growth Plan Change. Given detailed technical assessment could impact the suitability, the Community Spatial Plan will not identify the exact growth areas that will be progressed for rezoning or the staging of their development.
- 22.39 The potential yield of each growth area could provide useful information for document users; therefore, this information is proposed to be included in The Details section for each growth area.

**Council decision: That the yield of each growth area is included in The Details section for each growth area.**

**Horizons Regional Council**

- 22.40 Horizons Regional Council provided comments, and referenced past advice which they note has mostly been incorporated into the draft Community Spatial Plan.

Future growth areas

- 22.41 The submitter requested that the assessment of future growth areas adequately takes into account the flood risk and impact on Horizons flood schemes, as well as other natural hazards. The One Plan seeks to limit development in areas where natural hazards, especially floods are likely to occur. Discussions with the Area Engineer raised specific concerns:
- Flooding in MAR04 as significant concern as the area has many low-lying areas.
  - The detention dams in MAR14 both overflow.
  - BUL05 becomes cut off.
  - BUL02 experiences ponding.
  - Significant flooding along Johnson Road near the Tūtaenui.
  - Stormwater flooding issues through town.

*Officer comment*

- 22.42 The additional insights are noted. The natural hazards assessment for MAR04 is proposed to increase from yellow to red as a result.

**Council decision: That the natural hazard assessment for MAR04 is amended from yellow to red.**

#### Stormwater / Tūtaenui Stream

- 22.43 The submitter encourages consideration of stormwater management in terms of quantity and quality. The submitter is concerned about an increasing number of enquiries about stormwater discharges in the Tūtaenui Stream catchment and suggests a hydrological assessment may be required to determine if resource consent is required. They state RDC needs to ensure that development does not divert stormwater flows to other properties. The Submitter notes their desire to work together on future modelling of the Tūtaenui Stream.

#### *Officer comment*

- 22.44 Stormwater management is a key consideration in planning for future growth. Council welcomes the opportunity to work collaboratively on future modelling of the Tūtaenui Stream. Funding has been secured through the 'Better Off' fund to investigate the Tūtaenui catchment. Officers will work alongside Horizons in the implementation of this project.

#### Climate Change

- 22.45 The submitter notes the opportunity to work together on climate change projects. Horizons support restricting further development for Whangaehu and Scott's Ferry and notes the risk of flooding is likely to worsen due to the effects of climate change.

#### *Officer comment*

- 22.46 Council has been working collaboratively with Horizons, and regionally, through the Climate Change work Horizons has been leading. Horizons will be a key partner in the development of the Rangitīkei Climate Impact Strategy and Action Plan and the implementation of climate change related projects that follow.

#### Fish passage

- 22.47 The submitter noted the need to address fish passage in accordance with national direction.

#### *Officer comment*

- 22.48 The submitter comment regarding fish passage is noted. Council will consider all higher-level policy documents when developing the Urban Growth Plan Change.

#### Water allocation

- 22.49 Horizons notes the sections in the One Plan that govern water allocation. The submitter notes surface water availability under allocation limits set out in the One Plan is very limited in some areas where the need for more water is identified. Groundwater availability is also limited in some areas.

*Officer comment*

- 22.50 Ensuring an adequate supply of water is an important part of future growth planning. Council's infrastructure team are investigating additional water requirements associated with the future growth scenarios. This work will be progressed in more detail alongside the Urban Growth Plan Change.

Reticulated wastewater capacity and on-site wastewater disposal

- 22.51 Horizons provided detail regarding wastewater capacity and on-site wastewater disposal which included discouraging lot sizes under 5,000m<sup>2</sup> where on-site wastewater disposal is required. The submitter notes there could be cumulative issues that may need to be addressed if there are numerous lots created in an area to ensure groundwater quality is not impacted. The submitter also provided detail on consenting requirements for smaller lots that require on-site wastewater disposal.
- 22.52 Horizons considers expansion of the wastewater system for Koitiata should be a priority, noting potential effects on groundwater.

*Officer comment*

- 22.53 The submitter's comments are noted and will be considered should un-serviced growth be progressed through the Urban Growth Plan Change.
- 22.54 Council is in the process of preparing for a renewal of the wastewater discharge consent for Koitiata. There are no plans to expand the reticulated wastewater network in the village. Investigation into groundwater quality undertaken in 2016 did not identify negative impacts on groundwater quality in the area.

Advice for future growth planning

- 22.55 The submitter provided a copy of their general considerations for future growth areas document.

*Officer comment*

- 22.56 These guidelines are noted and will be considered when developing the Urban Growth Plan Change.

**Ngāti Tamakopiri (Submission 126)**

- 22.57 Submitter 126 requested, on behalf of Ngati Tamakopiri, that Opaea / Kaiwe is added as a separate section into the Community Spatial Plan. This submitter requested Officers meet with mana whenua to develop a plan for the town.

*Officer comment*

- 22.58 Officers have met with the submitter as requested and recommend that Opaea / Kaiwe is included as a separate section in the Community Spatial Plan. Officers are working with the iwi to develop the content of the section which will be presented to Council as part of adopting the Community Spatial Plan.

**Council decision: That an additional section for Opaea / Kaiwee is included in the Community Spatial Plan.**

### **Interested Residents of Marton and Rangitīkei (IROMAR)**

- 22.59 IROMAR, Submitter 177 provide an overview of their aims as a group. They note support for the development of a spatial plan and provide a number of suggestions.

#### Regional relationships

- 22.60 The submitter would like the plan to show the spatial relationship the Rangitīkei has with surrounding districts – Whanganui, Ruapehu, Manawatū, and the links with Taranaki, Horowhenua, Kapiti, Wellington and Hawke’s Bay. The submitter considers these links are critical to understand the potential for growth and enhancing our region.

#### *Officer comment*

- 22.61 Officers note the submitter’s comments and agree that relationship between the Rangitīkei and the wider region is important contextual information. Officers agree that a map showing the relationship of the Rangitīkei with the wider Central North Island would be beneficial to the document.

**Council decision: That a map, showing the Rangitīkei District’s location in relation to the Central North Island is added.**

#### Natural features

- 22.62 The Submitter also considers our maunga, rivers and tributaries need to be identified and understood as key spiritual and physical forces impacting our region and its growth. The submitter states that marae need to be identified alongside the pakeha settlements.

#### *Officer comment*

- 22.63 Officers agree that the natural features of the Rangitīkei are important. These natural features are commonly identified on the maps throughout the document. However, Officers consider that a district map which shows and names these features could add contextual value.
- 22.64 Marae are identified on the map on page 142 and on settlement maps where relevant. The settlements identified are not pakeha settlements, as the submitter has suggested, but most are bi- or multi-cultural.

**Council decision: That a map showing the natural features in the Rangitīkei is added.**

#### Context

- 22.65 The submitter would like to see the environmental qualities of the region and towns more clearly identified. The topography, soil quality, hydrology/catchment patterns. The submitter notes these determine what areas are best for new development, and

how development can be enhanced for long term resilience. Council needs to be actively planning for climate change, noting the spatial plan should identify places of refuge such as marae and community halls.

*Officer comment*

- 22.66 Officers agree that environmental qualities are important considerations when assessing future growth areas. This contextual information has been provided in The Details section alongside the future growth area assessments for each town. Topography is not shown but was considered as part of the matrix assessment. It is recommended topography is added. Climate change is incorporated throughout the document. Council is also preparing a Climate Impact Strategy and Action Plan separately. The Community Spatial Plan is not the appropriate location for the identification of evacuation areas, these are included in local community response plans.

**Council decision: That topography maps are added to the Future Growth Area Assessments in The Details section.**

Rural Rangitikei

- 22.67 The plan on page 5 shows State Highway 1 and 3 as the defining link between settlements and separates Rural Rangitikei. This submitter suggests Rangitikei is entirely rural and a defining characteristic of our communities. They would like to see consideration of how rural towns design for new housing e.g., the appropriateness of cul-de-sacs, noting that cul-de-sacs isolate those people from others.

*Officer comment*

- 22.68 The submitter's comments are noted. While the Rangitikei is rural in nature, the rural environment has different opportunities and challenges to the urban settlements they associate with. This means the key themes and priorities for the rural communities are unique to them and support the inclusion of a separate section to recognise that. Structure planning will be completed as part of the Urban Growth Plan Change, which will rezone new areas for development. This process will identify key roading connections. One of the design principles focuses on connectivity.

Heritage

- 22.69 Would like to see heritage buildings and key community sites more clearly identified on the plan.

*Officer comment*

- 22.70 Heritage buildings are identified on maps through the document as appropriate, usually as part of the town centre maps.

## **Sally Patrick**

- 22.71 Submitter 186 provided several district-wide comments in their submission. The submitter provided commentary on the importance of developing spatial plans, integration, and collaboration. The submitter references climate change as a key disrupter for future growth and development.

### *Officer comment*

- 22.72 The submitter's comments are noted.

### Additional information

- 22.73 The submitter suggests additional material is included that describes the terrain, natural hazards, soil, areas of outstanding productivity. The submitter also requests analysis of issues and disrupters – fault lines, flood-prone areas, erosion, pollution, health of waterways, location of forestry.

### *Officer comment*

- 22.74 Maps are provided in The Details section of the document that show key constraints for our growth townships.

### Population growth and highly productive land

- 22.75 Submitter 186 questions the approach for population growth and suggests this approach has not been sufficiently consulted upon and raises concerns the documents focus is predominantly on the built environment. The submitter questions whether residential development is more important than secure access to local food sources. The submitter references page 209 which outlines challenges for growth that include Marton and Bulls being surrounded by Class 2 soils. The submitter suggests Rangitikei should follow the Wellington Regional Leadership forum which is prioritising food security.

### *Officer comment*

- 22.76 Concerns about Council's approach to managing growth (e.g., planning for it rather than proposing to stop it) have not been raised through community engagement/consultation processes. Council is required to implement the NPS-HPL which protects highly productive land from subdivision and development. Given the location of highly productive land around Marton and Bulls, some future residential growth will need to be provided for on this land. The equivalent document for Wellington is the Wellington Regional Growth Framework which sets out the strategy for future growth management.

### Bonny Glen

- 22.77 Submitter 186 raises concern about the Bonny Glen Landfill and the monitoring of its consents. The submitter identifies opportunities for zero waste, transforming waste transfer stations and adopting a Para Kore approach.



*Officer comment*

- 22.78 The consideration of waste has not been included in the Community Spatial Plan. Council is developing a Waste Strategy separately. Consent condition monitoring is also outside of the scope of this project.

Residential growth/intensification

- 22.79 Submitter 186 consider the emphasis placed on residential development requires further analysis, referencing a report from the Parliamentary Commissioner for the Environment. The report suggests that during intensification green spaces are overlooked, and that there are impacts on flooding issues.

*Officer comment*

- 22.80 Intensification of residential areas is an important part of the Rangitikei growth strategy. In some town, such as Hunterville and Taihape, intensification is important to provide for future growth as topography significantly limits greenfield opportunities. For the larger settlements intensification provides opportunities for an increased diversity of housing to provide for people in our communities who do not have suitable housing options. The need to ensure adequate green space is an important part of intensification. This will occur through more formal spaces such as parks and reserves but is also proposed through the development of nature networks – green/blue corridors that connect our natural spaces together and with our communities. In addition, intensification reduces the greenfield land required, which in turn supports the protection of our highly productive soils which surround Marton and Bulls.

Support for matters

- 22.81 The submitter notes the significance the document has placed on treaty settlements and tribal economies, digital connectivity, passenger transport, and regenerative tourism.

Officer comment

- 22.82 The submitter's comments are noted.

**Angus Gordon**

- 22.83 Submitter 150 provided district-wide comments in their submission to the Taihape section.

Natural hazards

- 22.84 The submitter notes that many points in the draft document were “knowledge at time of drafting” and since adoption for consultation two key things have occurred – 3 Waters reset and Cyclone Gabrielle. The submitter comments about the potential impact this cyclone could have had on the Rangitikei if it had taken a different path. The submitter references managed retreat for flood plains and encourages increased future proofing and risk assessment.

*Officer comment*

- 22.85 The location of natural hazards is a key consideration in the assessment of future growth areas. For smaller communities impacted by natural hazards, improving resilience is a key action. Council is also preparing a Climate Impact Strategy and Action Plan to provide a more detailed analysis and plan for responding to climate related matters. Officers agree that the document needs to be updated to reflect updated Central Government legislation.

**Council decision: That the most up to date information on Government legislation is incorporated into the document.**

Rural villages

- 22.86 The submitter supports the rural village description for Mataroa, Ōhotu and others. They suggest an approved framework of activities and suggests Central Government funding for reticulation and treatment of wastewater.

*Officer comment*

- 22.87 The submitter's comments are noted. The legislation and regulations surrounding building consents are developed by Central Government, with Council's role being to implement them. The District Plan provides the framework for managing land use. Consideration of the appropriate framework and zoning for the rural settlements will be assessed through the upcoming Urban Growth Plan Change.

**Anonymous Submitter 176**

- 22.88 Submitter 176 provided several comments related to district-wide matters.

Climate Change

- 22.89 The submitter suggested there are factual errors in the chapter, and specifically references commentary about emissions causing record breaking rainfall events. The submitter asks Council to provide data to back up claims and provide information from both sides of the debate.

*Officer comment*

- 22.90 The page the submitter is referring to is unclear. The document references the potential impacts of a changing climate and the impacts and need to respond.

National Policy Statement for Highly Productive Land (NPS-HPL)

- 22.91 The submitter stated that it should be referred to as an active policy regardless of future developments. The submitter does not support the loss of highly productive land to lifestyle blocks, suggesting this occurs so that farmers can pay their rates. The submitter suggests other ideas should be explored to reduce overall rating burden.

*Officer comment*

- 22.92 The NPS-HPL requires Council to protect highly productive land from subdivision and development. The subdivision of land for monetary gain is not a consideration provided for under the RMA.

National Policy Statement for Indigenous Biodiversity (NPS-IB)

- 22.93 The submitter suggests that the NPS-IB should not be undertaken on private property without consent, and implications of landowner access outlined. The submitter suggests the landowner should be permitted to providing input.

*Officer comment*

- 22.94 Since the publication of the draft Community Spatial Plan, the NPS-IB has been approved by parliament and is due to come into effect in August 2023. The NPS-IB sets out directions for accessing private property and working with landowners. Officers recommend the document is updated to reflect the now approved NPS-IB.

**Council decision: That The Details section is updated to reflect the NPS-IB has been approved by parliament and is due to come into effect in August 2023.**