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Subject: Further Submission on the Proposed Rangitikei District Plan Change
Date: Friday, 31 January 2020 at 11:38:00 AM New Zealand Daylight Time
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Attachments: Signed Further submission on the Proposed Rangitikei District Plan Change.pdf, IRO-MAR Further Submission on the Proposed Rangitikei District Plan Final.pdf

To The Rangitikei District Council

Attached our Further Submission on the Proposed Rangitikei District Plan Change- Rural to Industrial. A scanned signed version, and a clearer pdf copy are attached.

The following submitters are copied in to this email:

Amanda and Craig Calman
Philippa Hancock
David M Dean , Joy Bowra-Dean
Elaine Mary Wigglesworth
D & J Anderson Family Trust
Fraser Auret
The Downs Group
Robert Snijders
Horizons Regional Council: Pen Tucker
Howard & Samantha Walsh
Kiwirail: Rebecca Beals
NZTA: Letitia Jarrett

Copies are mailed out to the following submitters who did not supply email addresses:

Hew Dalrymple
William & Carol Sinclair
Kathleen Reardon
NZ Bio Forestry Ltd

Yours faithfully

Felicity Wallace
Interested Residents of Marton and the Rangitikei
Mob 027 242 6060
e: felicity@inspire.net.nz

Further Submission on the Proposed Rangitikei District Plan Change

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Rangitikei District Council

Further Submitter: Interested Residents of Marton and The Rangitikei

1. This is a further submission on the Proposed Rangitikei District Plan Change – Rural to Industrial (**Proposed Plan Change**).
2. Interested Residents of Marton and The Rangitikei (**IRO-MAR**) is representing a relevant aspect of the public interest, and has an interest in the Proposed Plan Change that is greater than the interest the general public has, as it is affected by the content of a submission (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991); and because its members have property interests in close proximity to the land, subject to re-zoning under the Proposed Plan Change.
3. **IRO-MAR** supports or opposes submissions on the Proposed Plan Change as set out in the table below:

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#1 - Hew Dalrymple	<p>The Submission in its entirety. In particular, the following parts of the Submission which raise that:</p> <ul style="list-style-type: none"> • The Proposed Plan is invaluable to the district; • Need higher returns from forestry plantings; and • More manufacturing means more jobs. 	oppose	<p>IRO-MAR opposes the submission because:</p> <ul style="list-style-type: none"> • The Proposed Plan Change will significantly and negatively impact on the rural quality of life enjoyed by the residents of Marton and the surrounding district; and • Information provided by the Rangitikei District Council to support the Proposed Plan Change show that the number of jobs created in the Marton Township and Rangitikei will in fact be very low. There is currently insufficient robust evidence demonstrating the Plan Change will be invaluable to the district. The current use of the land for primary production, contributes significantly to the District in terms of the economy and jobs when compared to what is being proposed under the Plan Change.

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The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			Overall, the Plan Change does not give effect to Part 2 of the Resource Management Act 1991 (RMA) – the efficient use and development of natural and physical resources.
#2 - Amanda & Craig Calman	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> Increased traffic- change access; An increase in noise and air pollution; A decrease in property values; Issues with drainage; Landscape/Visual impact issues; and Solutions proposed. 	Support in part	<p>IRO-MAR supports the submission opposing the Proposed Plan Change because:</p> <ul style="list-style-type: none"> There will be increased traffic, noise and pollution effects resulting from the proposal that will cause significant adverse effects on the environment and residents living in Marton; and The type, nature and density of the proposal will cause significant adverse effects on landscape and rural amenity on and in respect of the surrounding rural landscapes. <p>Overall, the Proposed Plan Change does not achieve Part 2 of the RMA, because the proposal does not promote the protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.</p>
#3 - Philippa Hancock	The Submission in its entirety.	Support	<p>IRO-MAR supports the submission opposing the Proposed Plan Change because:</p> <ul style="list-style-type: none"> There will be increased traffic, noise and pollution effects resulting from the proposal that will cause significant adverse effects on the environment and residents living in Marton; and

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			<ul style="list-style-type: none"> The type, nature and density of the proposal will cause significant adverse effects on landscape and rural amenity on and in respect of the surrounding rural landscapes. <p>Overall, the Proposed Plan Change does not achieve Part 2 of the RMA, because the proposal does not promote the protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.</p>
#4 - David M.Dean,Joy Bowra-Dean	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> The Inappropriateness of the area of land subject to the proposal(size); The impact on rural quality of life; The lack of accommodation; Impacts on amenity: noise, light; Jobs likely to be created; Impact of traffic demand; Safety risks especially fire; Construction demands; and 	Support	<p>IRO-MAR supports this submission because:</p> <ul style="list-style-type: none"> The proposed area of land to be rezoned from rural to industrial is excessive and will negatively impact on the rural quality of life enjoyed by the residents of Marton and the surrounding district; There will be significant environmental impact on the rural quality of life; The Marton township and region is not able to support this level of development; The current RDC Objectives, Policies and Rules are inadequate to encourage a better environmental outcome; The proposed level of traffic is not sustainable; and Lack of evidence of jobs likely to be created.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> Solutions proposed. 		
#5 - William and Carol Sinclair	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> An increase of traffic Wings Line; Issues with road quality; A potential reduction in the quality of life; and A potential impact on rates in the District. 	Support	<p>IRO-MAR supports the submission and agrees that due to the nature of the proposal, the Plan Change will reduce the quality of life for residents surrounding the land sought to re-zone for industrial purposes. As a result, the proposal does not achieve the purpose of the RMA because it will not enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety.</p> <p>IRO-MAR also agrees that the significant increase of traffic, particularly trucks, is unsustainable and will reduce the quality of life for Marton and Rangitikei residents.</p> <p>Overall, a potential increase in rates for residents will not enable Marton residents to provide for their social, economic, and cultural well-being.</p>
#6 - Elaine Mary Wigglesworth	Entire submission	Support in Part	<p>IRO-MAR supports the submission in part to the extent that if the Plan Change is granted, the re-zoning of the land to Industrial zoned land will need to be adequately screened by trees, to maintain and enhance the privacy of surrounding Marton residents and the existing rural amenity.</p>
#8 - Kathleen Reardon	<p>The Submission in its entirety. In particular, the following parts of the Submission which raise that:</p> <ul style="list-style-type: none"> Wings Line & Nga Tawa Road be upgraded and widened if the proposal went ahead. 	Support in Part	<p>IRO-MAR supports the reasons in the submission to the extent that if the proposal were to go ahead Wing Line & Nga Tawa Road would need to be upgraded and widened.</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#9 - D & J Anderson Trust	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> • Issues with air pollution- currently which could be caused by wind borne matter from the site; • A reduction in drinking water quality; • An increase in noise pollution; • Potential impacts on Property valuation; • Potential Visual impact; and • Solution: provide landscaped land bank and setbacks. 	Support	<p>IRO-MAR agrees with the submission as air pollution from the proposal will have significant adverse effects on a large number of properties in the area. Furthermore most have not been consulted, and those in the Manawatu are unaware of the proposed change, even though they will be directly affected. The proposal does not provide for the protection of these inhabitants. To make the situation worse, the prevailing winds are westerly, which will impact across the Rangitikei river. Southerly winds will impact on the Marton township, and Nga Tawa school.</p> <p>IRO-MAR also agrees with the submission that:</p> <p>The impact on drinking water quality may be significant from the proposal. Currently Marton experiences problems with the quality of the water supply:</p> <ul style="list-style-type: none"> • Noise pollution is unable to be quantified, as there is no structure plan for the development of the site. And no clarification about the type of industries proposed and likely to be permitted; • There is likely to be significant impact on property valuations as the proposed change is a significant departure from the rural zone; • There will be significant visual impact to all those who travel from Wellington to Auckland: this is the State Highway 1, and a tourist route; • This site introduces the Rangitikei to travellers from Wellington, and farewells those who have traversed the winding road from Taihape and Hunterville past the cliffs of Mangaweka; • The rural nature of the Marton Township, will be significantly changed to the impression of an industrial Town. There has not been adequate consultation with inhabitants of Marton & the Rangitikei regarding the implications of such a *zone change; and

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			<ul style="list-style-type: none"> Screening of the immediate site from the road may be able to be achieved with landscaped landbanks; however the distant views from Halcombe, and Marton township may be significantly altered. <p>Overall, the proposal does not achieve Part 2 of the RMA, because the proposal does not promote the protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.</p>
#10 - Fraser Auret	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> Items 4.1- 4.24; A general Lack of information; A Lack of demand for industrial land; A Incomplete Effects Assessment; A Lack of Consultation; A Incomplete Infrastructure Assessment; Potential loss of Versatile Soils; and 	support	<p>IRO-MAR supports the submission because:</p> <ul style="list-style-type: none"> There has been no consultation with the community of the Marton Township and the wider Rangitikei, and the community are unaware of the significant loss of amenity that may accompany such a zone change; Information prepared on behalf of RDC has been selectively released , and not made available to the community or submitters in a timely fashion; The current owners of Westoe, a Category One Heritage Building close to the site have not been consulted: any increase in traffic along Kakariki Road will have a significant impact on this property: no cultural impact assessment has been supplied for this property; and The assessment of environmental effects is incomplete. <p>Overall, the Proposed Plan Change will significantly and negatively impact on the rural quality of life enjoyed by the residents of Marton and the surrounding district. The Council's failure to provide the necessary reports and information</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> • Improper tests being applied. 		to Marton residents on the Plan Change mean that the proposal in its current form cannot be justified.
#11 - The Downs Group	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> • Marton is short of industrial zoned land; • The site is close to road and rail networks; • No negatives with the proposal; and • Benefits will be many. 	oppose	<p>IRO-MAR opposes this submission as it considers that:</p> <ul style="list-style-type: none"> • Marton currently has a large amount of underutilised, and unused industrial land already available for use in the District; • The current roads surrounding the proposal (especially Wings Line) will be adversely impacted by the re-zoning of the land to industrial as these roads are unsuitable to service the increase and type of vehicles expect as a result of the land being re-zoned industrial (217 hectares); and • The close proximity of the railway system does not compliment the proposal. The railway system in its current form is rundown and will require significant upgrades before it can complement the proposal. <p>Overall, IRO-MAR considers that the submitters support for the proposal is largely unquantified. The proposal will have significant adverse effects on the district's economy and residents of Marton.</p>
#13 - Robert Snijders	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p>	Support	<p>IRO-MAR supports this submission because:</p> <ul style="list-style-type: none"> • There is no shortage of industrial land in Marton; • The current RDC Objectives, Policies and Rules are inadequate to encourage a better environmental outcome; and

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> • There is inadequate detail provided; • A detailed development plan is needed; • There is already a large amount of industrial land in Marton: this is underutilised or not used; • Issues with the current over supply of industrial land in the Manawatu & Whanganui; • Conflict with road access/train overpass; • Increases of truck traffic; • A need for a Sequential Test and a review of the Planning Rules and Policies; • Resource Consent for any proposal; and • Development Contributions. 		<ul style="list-style-type: none"> • The proposed change will create an insupportable level of traffic, particularly trucks for the region.

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#14 - Horizons Regional Council; (Pen Tucker, Senior Policy Analyst)	<p>The Submission in its entirety. In particular, the following parts of the Submission:</p> <ul style="list-style-type: none"> Proposals considered consistent with the issues, objectives and policies of the One Plan, and /or matters for the territorial authority; Accelerate 25; The proposal does not include any amendments to the existing Industrial Zone objectives, policies or rules; These...(such as those relating to natural hazards) are considered to meet the requirements of section 75RMA, tested through the plan development process; Horizons understands; This reflects RDCs strategic focus on increasing industrial activity Marton, as part of its approach to economic development for the district; and 	Oppose	<p>IRO-MAR opposes the submission because:</p> <ul style="list-style-type: none"> There is a lack of robust evidence demonstrating that the Proposed Plan Change is consistent with the objectives and policies of the One Plan; The proposed plan change is not consistent with the Accelerate 25 programme; The current RDC Industrial Zone objectives, policies and plans do not provide adequate regulation or mitigation for the effects on the rural environmental; We query the statement that the proposal is intended to provide development capacity for large-scale activities in the district. The proposed plan change is silent on this; and How does Horizons understand that this reflects RDC's strategic focus on increasing industrial activity (in) Marton as; part of its approach to economic development for the district? <p>We agree:</p> <ul style="list-style-type: none"> The proposal does not include asset management planning to service the area, and there is not mention of this type of growth in RDC's current Financial & Infrastructure Strategy.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> Through section 6.1 of the section 32 report, RDC has given effect to Policy 3-5: Urban Growth and rural residential subdivision on versatile soils which states. 		
#15 - Howard and Samantha Walsh	<p>The Submission in its entirety. In particular, the following parts of the Submission:</p> <ul style="list-style-type: none"> Level of information; Scale of the Proposal; Lack of adequate planning rules; Lack of consultation; Key issues: Drainage; Discharges to air; Industrial Noise; Traffic noise; Traffic generation; Setbacks and Landscaping; Assessment of alternative sites; 	Support	<p>IRO-MAR supports this submission because it agrees that there has been:</p> <ul style="list-style-type: none"> Lack of consultation with affected parties; Inadequate assessment of environmental effects, including drainage, air discharges, noise, odour, dust, toxic fumes; The proposed scale of the zone is extremely large with an associated potential for large scale cumulative effects; No assessment of alternative sites, or the suitability of existing industrial land; A conflict with The National Policy Statement of highly productive land and the need to preserve highly productive land for future generations; Inadequate assessment of the effects of the loss of high quality pastoral land to speculative development; and No cohesive vision for the how the rezoned industrial land might be developed and maintained.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> • Loss of productive soils; • Economic demand; • Water & wastewater infrastructure; • The speculative nature of the proposal; and • Lack of an appropriate cohesive future plan. 		
#16 Kiwirail (Rebecca Beals)	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> • Concerns regarding safety and operation of the rail network; • Concerns with Access to and across the rail network; • Issue with an increase in traffic over existing level crossings & consequential effects; • Issues with Industrial use, being more intensive traffic than rural; and 	Support in part	IRO-MAR supports submission to the extent that the Proposed Plan Change does not provide sufficient information to fully consider and assess the impacts that the Proposal could have on Marton. As a result, the magnitude of the adverse effects that could result from the re-zoning of land cannot be quantified or assessed in its current form.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> • A need to be satisfied regarding safety effects. 		
#17 - NZTA(Letitia Jarrett, Principal Planner)	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> • That a position cannot be formed at present; • The magnitude of the adverse effects cannot be quantified as there is currently not sufficient information to consider the impacts; • No mitigation measures have been proposed to manage the potential effects on traffic flow and flooding; • The potential impact on safe & efficient operation of the transport network; • That the proposal has not adequately identified or sought to manage the potential/anticipated adverse effects of the intensification of the proposed industrial land uses and the impacts on the surrounding land uses and infrastructure 	Support in part	IRO-MAR supports the submission to the extent that the Proposed Plan Change does not provide sufficient information to fully consider and assess the impacts that the Proposal could generally have on the district and Marton. As a result, the magnitude of the adverse effects that could result from the re-zoning of land cannot be quantified or assessed in its current form.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> That the following be addressed: Staging of the development Conditions/incremental subdivision No additional access points from SH1 <p>Objectives & policies for safe & adequate vehicle access & interconnected Transport network</p> <p>Request place on hold to allow further consideration</p>		
#18 - NZ Bio Forestry Ltd	<p>The Submission in its entirety. In particular, the following parts of the Submission:</p> <ul style="list-style-type: none"> Late submission dated 10 October 2019; Releasing privately to local investors information relating to three wood processing plants in the proposed zone; Involving local businesses & iwi; Commercial sensitivity- can't share; Details at this time; and 	Oppose	<p>Overall, IRO-MAR opposes the submission by NZ Bio Forestry Ltd seeking to make Marton the wood processing centre of the Lower West Coast of the North Island. IRO considers that this Proposed Plan Change will:</p> <ul style="list-style-type: none"> Significantly and negatively impact on the rural quality of life enjoyed by the residents of Marton and the surrounding district; Information provided by the Rangitikei District Council to support the proposed plan change show that the number of jobs created in the Marton Township and Rangitikei will in fact be very low; The selective release of information to business interests in the community is contrary to the interests of the Public as a whole who will be affected by this proposed development; and A wood processing centre is a significant development which creates a significant environmental impact on the community.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> Aims to make Marton the wood processing centre of the Lower West Coast of the North Island. 		

4. IRO-MAR wishes to be heard in support of its further submission.
5. IRO-MAR will consider presenting a joint case with others presenting similar further submissions.
6. A copy of this further submission has been served on the original submitters to which this further submission relates.



Signed by Felicity Jane Wallace on behalf of
Interested Residents of Marton and The Rangitikei
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 Marton 4710
 felicity@inspire.net.nz
 Mob: 027 242 6060

Further Submission on the Proposed Rangitikei District Plan Change

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Rangitikei District Council

Further Submitter: Interested Residents of Marton and The Rangitikei

1. This is a further submission on the Proposed Rangitikei District Plan Change – Rural to Industrial (**Proposed Plan Change**).
2. Interested Residents of Marton and The Rangitikei (**IRO-MAR**) is representing a relevant aspect of the public interest, and has an interest in the Proposed Plan Change that is greater than the interest the general public has, as it is affected by the content of a submission (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991); and because its members have property interests in close proximity to the land, subject to re-zoning under the Proposed Plan Change.
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			Overall, the Plan Change does not give effect to Part 2 of the Resource Management Act 1991 (RMA) – the efficient use and development of natural and physical resources.
#2 - Amanda & Craig Calman	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> • Increased traffic- change access; • An increase in noise and air pollution; • A decrease in property values; • Issues with drainage; • Landscape/Visual impact issues; and • Solutions proposed. 	Support in part	<p>IRO-MAR supports the submission opposing the Proposed Plan Change because:</p> <ul style="list-style-type: none"> • There will be increased traffic, noise and pollution effects resulting from the proposal that will cause significant adverse effects on the environment and residents living in Marton; and • The type, nature and density of the proposal will cause significant adverse effects on landscape and rural amenity on and in respect of the surrounding rural landscapes. <p>Overall, the Proposed Plan Change does not achieve Part 2 of the RMA, because the proposal does not promote the protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.</p>
#3 - Philippa Hancock	The Submission in its entirety.	Support	<p>IRO-MAR supports the submission opposing the Proposed Plan Change because:</p> <ul style="list-style-type: none"> • There will be increased traffic, noise and pollution effects resulting from the proposal that will cause significant adverse effects on the environment and residents living in Marton; and

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#8 - Kathleen Reardon	<p>The Submission in its entirety. In particular, the following parts of the Submission which raise that:</p> <ul style="list-style-type: none"> Wings Line & Nga Tawa Road be upgraded and widened if the proposal went ahead. 	Support in Part	IRO-MAR supports the reasons in the submission to the extent that if the proposal were to go ahead Wing Line & Nga Tawa Road would need to be upgraded and widened.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#9 - D & J Anderson Trust	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> • Issues with air pollution- currently which could be caused by wind borne matter from the site; • A reduction in drinking water quality; • An increase in noise pollution; • Potential impacts on Property valuation; • Potential Visual impact; and • Solution: provide landscaped land bank and setbacks. 	Support	<p>IRO-MAR agrees with the submission as air pollution from the proposal will have significant adverse effects on a large number of properties in the area. Furthermore most have not been consulted, and those in the Manawatu are unaware of the proposed change, even though they will be directly affected. The proposal does not provide for the protection of these inhabitants. To make the situation worse, the prevailing winds are westerly, which will impact across the Rangitikei river. Southerly winds will impact on the Marton township, and Nga Tawa school.</p> <p>IRO-MAR also agrees with the submission that:</p> <p>The impact on drinking water quality may be significant from the proposal. Currently Marton experiences problems with the quality of the water supply:</p> <ul style="list-style-type: none"> • Noise pollution is unable to be quantified, as there is no structure plan for the development of the site. And no clarification about the type of industries proposed and likely to be permitted; • There is likely to be significant impact on property valuations as the proposed change is a significant departure from the rural zone; • There will be significant visual impact to all those who travel from Wellington to Auckland: this is the State Highway 1, and a tourist route; • This site introduces the Rangitikei to travellers from Wellington, and farewells those who have traversed the winding road from Taihape and Hunterville past the cliffs of Mangaweka; • The rural nature of the Marton Township, will be significantly changed to the impression of an industrial Town. There has not been adequate consultation with inhabitants of Marton & the Rangitikei regarding the implications of such a *zone change; and

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			<ul style="list-style-type: none"> Screening of the immediate site from the road may be able to be achieved with landscaped landbanks; however the distant views from Halcombe, and Marton township may be significantly altered. <p>Overall, the proposal does not achieve Part 2 of the RMA, because the proposal does not promote the protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.</p>
#10 - Fraser Auret	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> Items 4.1- 4.24; A general Lack of information; A Lack of demand for industrial land; A Incomplete Effects Assessment; A Lack of Consultation; A Incomplete Infrastructure Assessment; Potential loss of Versatile Soils; and 	support	<p>IRO-MAR supports the submission because:</p> <ul style="list-style-type: none"> There has been no consultation with the community of the Marton Township and the wider Rangitikei, and the community are unaware of the significant loss of amenity that may accompany such a zone change; Information prepared on behalf of RDC has been selectively released , and not made available to the community or submitters in a timely fashion; The current owners of Westoe, a Category One Heritage Building close to the site have not been consulted: any increase in traffic along Kakariki Road will have a significant impact on this property: no cultural impact assessment has been supplied for this property; and The assessment of environmental effects is incomplete. <p>Overall, the Proposed Plan Change will significantly and negatively impact on the rural quality of life enjoyed by the residents of Marton and the surrounding district. The Council's failure to provide the necessary reports and information</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> Improper tests being applied. 		to Marton residents on the Plan Change mean that the proposal in its current form cannot be justified.
#11 - The Downs Group	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> Marton is short of industrial zoned land; The site is close to road and rail networks; No negatives with the proposal; and Benefits will be many. 	oppose	<p>IRO-MAR opposes this submission as it considers that:</p> <ul style="list-style-type: none"> Marton currently has a large amount of underutilised, and unused industrial land already available for use in the District; The current roads surrounding the proposal (especially Wings Line) will be adversely impacted by the re-zoning of the land to industrial as these roads are unsuitable to service the increase and type of vehicles expect as a result of the land being re-zoned industrial (217 hectares); and The close proximity of the railway system does not compliment the proposal. The railway system in its current form is rundown and will require significant upgrades before it can complement the proposal. <p>Overall, IRO-MAR considers that the submitters support for the proposal is largely unquantified. The proposal will have significant adverse effects on the district's economy and residents of Marton.</p>
#13 - Robert Snijders	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p>	Support	<p>IRO-MAR supports this submission because:</p> <ul style="list-style-type: none"> There is no shortage of industrial land in Marton; The current RDC Objectives, Policies and Rules are inadequate to encourage a better environmental outcome; and

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> • There is inadequate detail provided; • A detailed development plan is needed; • There is already a large amount of industrial land in Marton: this is underutilised or not used; • Issues with the current over supply of industrial land in the Manawatu & Whanganui; • Conflict with road access/train overpass; • Increases of truck traffic; • A need for a Sequential Test and a review of the Planning Rules and Policies; • Resource Consent for any proposal; and • Development Contributions. 		<ul style="list-style-type: none"> • The proposed change will create an insupportable level of traffic, particularly trucks for the region.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#14 - Horizons Regional Council; (Pen Tucker, Senior Policy Analyst)	<p>The Submission in its entirety. In particular, the following parts of the Submission:</p> <ul style="list-style-type: none"> Proposals considered consistent with the issues, objectives and policies of the One Plan, and /or matters for the territorial authority; Accelerate 25; The proposal does not include any amendments to the existing Industrial Zone objectives, policies or rules; These...(such as those relating to natural hazards) are considered to meet the requirements of section 75RMA, tested through the plan development process; Horizons understands; This reflects RDCs strategic focus on increasing industrial activity Marton, as part of its approach to economic development for the district; and 	Oppose	<p>IRO-MAR opposes the submission because:</p> <ul style="list-style-type: none"> There is a lack of robust evidence demonstrating that the Proposed Plan Change is consistent with the objectives and policies of the One Plan; The proposed plan change is not consistent with the Accelerate 25 programme; The current RDC Industrial Zone objectives, policies and plans do not provide adequate regulation or mitigation for the effects on the rural environmental; We query the statement that the proposal is intended to provide development capacity for large-scale activities in the district. The proposed plan change is silent on this; and How does Horizons understand that this reflects RDC's strategic focus on increasing industrial activity (in) Marton as; part of its approach to economic development for the district? <p>We agree:</p> <ul style="list-style-type: none"> The proposal does not include asset management planning to service the area, and there is not mention of this type of growth in RDC's current Financial & Infrastructure Strategy.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> Through section 6.1 of the section 32 report, RDC has given effect to Policy 3-5: Urban Growth and rural residential subdivision on versatile soils which states. 		
#15 - Howard and Samantha Walsh	<p>The Submission in its entirety. In particular, the following parts of the Submission:</p> <ul style="list-style-type: none"> Level of information; Scale of the Proposal; Lack of adequate planning rules; Lack of consultation; Key issues: Drainage; Discharges to air; Industrial Noise; Traffic noise; Traffic generation; Setbacks and Landscaping; Assessment of alternative sites; 	Support	<p>IRO-MAR supports this submission because it agrees that there has been:</p> <ul style="list-style-type: none"> Lack of consultation with affected parties; Inadequate assessment of environmental effects, including drainage, air discharges, noise, odour , dust, toxic fumes; The proposed scale of the zone is extremely large with an associated potential for large scale cumulative effects; No assessment of alternative sites, or the suitability of existing industrial land; A conflict with The National Policy Statement of highly productive land and the need to preserve highly productive land for future generations; Inadequate assessment of the effects of the loss of high quality pastoral land to speculative development; and No cohesive vision for the how the rezoned industrial land might be developed and maintained.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> • Loss of productive soils; • Economic demand; • Water & wastewater infrastructure; • The speculative nature of the proposal; and • Lack of an appropriate cohesive future plan. 		
#16 Kiwirail (Rebecca Beals)	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> • Concerns regarding safety and operation of the rail network; • Concerns with Access to and across the rail network; • Issue with an increase in traffic over existing level crossings & consequential effects; • Issues with Industrial use, being more intensive traffic than rural; and 	Support in part	IRO-MAR supports submission to the extent that the Proposed Plan Change does not provide sufficient information to fully consider and assess the impacts that the Proposal could have on Marton. As a result, the magnitude of the adverse effects that could result from the re-zoning of land cannot be quantified or assessed in its current form.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> • A need to be satisfied regarding safety effects. 		
#17 - NZTA(Leticia Jarrett, Principal Planner)	<p>The Submission in its entirety. In particular, the following parts of the Submission that raise:</p> <ul style="list-style-type: none"> • That a position cannot be formed at present; • The magnitude of the adverse effects cannot be quantified as there is currently not sufficient information to consider the impacts; • No mitigation measures have been proposed to manage the potential effects on traffic flow and flooding; • The potential impact on safe & efficient operation of the transport network; • That the proposal has not adequately identified or sought to manage the potential/anticipated adverse effects of the intensification of the proposed industrial land uses and the impacts on the surrounding land uses and infrastructure 	Support in part	<p>IRO-MAR supports the submission to the extent that the Proposed Plan Change does not provide sufficient information to fully consider and assess the impacts that the Proposal could generally have on the district and Marton. As a result, the magnitude of the adverse effects that could result from the re-zoning of land cannot be quantified or assessed in its current form.</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> That the following be addressed: Staging of the development Conditions/incremental subdivision No additional access points from SH1 <p>Objectives & policies for safe & adequate vehicle access & interconnected Transport network</p> <p>Request place on hold to allow further consideration</p>		
#18 - NZ Bio Forestry Ltd	<p>The Submission in its entirety. In particular, the following parts of the Submission:</p> <ul style="list-style-type: none"> Late submission dated 10 October 2019; Releasing privately to local investors information relating to three wood processing plants in the proposed zone; Involving local businesses & iwi; Commercial sensitivity- can't share; Details at this time; and 	Oppose	<p>Overall, IRO-MAR opposes the submission by NZ Bio Forestry Ltd seeking to make Marton the wood processing centre of the Lower West Coast of the North Island. IRO considers that this Proposed Plan Change will:</p> <ul style="list-style-type: none"> Significantly and negatively impact on the rural quality of life enjoyed by the residents of Marton and the surrounding district; Information provided by the Rangitikei District Council to support the proposed plan change show that the number of jobs created in the Marton Township and Rangitikei will in fact be very low; The selective release of information to business interests in the community is contrary to the interests of the Public as a whole who will be affected by this proposed development; and A wood processing centre is a significant development which creates a significant environmental impact on the community.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<ul style="list-style-type: none"> Aims to make Marton the wood processing centre of the Lower West Coast of the North Island. 		

4. IRO-MAR wishes to be heard in support of its further submission.
5. IRO-MAR will consider presenting a joint case with others presenting similar further submissions.
6. A copy of this further submission has been served on the original submitters to which this further submission relates.

Signed by Felicity Jane Wallace on behalf of
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