

NZ Transport Agency Waka Kotahi Reference: 2026-0331

5th June 2026

Rangitikei District Council
44 High Street, Private Bag 1102
Marton 4741

Via email: districtplan@rangitikei.govt.nz

Further Submission on Proposed Plan Change 3 – Urban Growth

Please find attached a further submission by the New Zealand Transport Agency Waka Kotahi (NZTA) on Proposed Plan Change 3 (Private): Urban Growth (PC3), which seeks to rezone land around the town centres of Marton, Bulls and Taihape, together with rural land on the existing urban fringes of Marton and Bulls, to accommodate anticipated population growth to 2050.

This further submission expands on NZTA's original submission and raises concerns regarding the funding of growth-related infrastructure, particularly improvements to the State Highway network, controls on access to the State Highway, and reverse sensitivity effects arising from road noise.

NZTA agrees with many of the submissions received that a funding mechanism, such as development contributions, is essential to achieve the objectives of PC3, together with triggers and thresholds that link development to the provision of necessary infrastructure.

NZTA also considers that a Structure Plan for the Bulls growth areas should form part of PC3, addressing the staging and sequencing of development, the provision of local roads, public transport links, walking and cycling connections, and the location and limits of new connections to the State Highway.

We welcome the opportunity to discuss the contents of our submission with the Council.

If you have any questions, please contact me.

Yours sincerely



Elliott Thornton
Principal Planner – Poutiaki Taiao / Environmental Planning
Transport Services

Phone:

Email: Elliott.Thornton@nzta.govt.nz

RMA Form 6

Further submission – Plan Change 3: Urban Growth

Clause 8 of First Schedule, Resource Management Act 1991

To: Rangatikei District Council
Email to: districtplan@rangitikei.govt.nz
Subject: Further submission – Plan Change 3
Post: 44 High Street, Private Bag 1102, Marton 4741

Further Submitter Contact Details			
Full Name	Last Name		First Name
Or Company / Organisation Name <i>if applicable</i>	NZ Transport Agency Waka Kotahi (NZTA)		
Contact Person <i>if different</i>	Elliott Thornton (Principal Planner)		
Email Address for Service	Elliott Thornton: Elliott.Thornton@nzta.govt.nz & Environmental Planning: Environmentalplanning@nzta.govt.nz		
Address	NZ Transport Agency Waka Kotahi 44 Bowen Street, Private Bag 6995		
	City		Postcode
	Wellington		6141
Phone	Mobile	Home	Work
Attendance and wish to be heard at the hearing:			
☐ I do not wish ☒ I wish			
To be heard in support of my further submission			
☒ I will ☐ I will not			
consider presenting a joint case with other submitters, who make a similar further submission, at a hearing.			
Relevance:			

☐ I am a person representing a relevant aspect of the public interest

☒ I am a person who has an interest in the proposal that is greater than the interest the general public has

☐ I am the local authority for the relevant area

Explain/specify the grounds for saying that you come within this category (you must fill this in):

NZTA is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Roadway Powers Act 1989. The primary objective of NZTA under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)



Elliott Thornton - Principal Planner – Poutiaki Taiao (Environmental Planning)

5 June 2026

Submitter Name/Contact	Submission Number	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole submission be allowed or disallowed:
Al-lek and Michelle White	02	Support in part	NZTA has concerns regarding the proposed rezoning and intensification in advance of identifying what upgrades are needed to the State Highway network to accommodate growth, and how they will be funded.	Sufficient work has not been carried out in relation to infrastructure planning and how this will be funded, including whether it will be funded via a financial contribution, development agreement, development contributions, or some other funding mechanism such as rates. While we agree with the analysis in the Section 32 Report that the National Policy Statement on Urban Development (NPS-UD) is not strictly applicable because Rangitikei is not a tier 1, 2 or 3 local authority, the report clearly identifies that the combined urban areas of the District will increase to up to 25,000 people by 2050. If this were contiguous, it would meet the definition of an urban environment and the NPS-UD would apply. Notwithstanding that position, the NPS-UD is, in our view, a useful guide as to how to manage and plan for urban development, including whether the provisions contained within PC3 are the most effective and efficient way to achieve the Plan Change objective to <i>plan and provide for urban growth</i>. Objective 6 of the NPS-UD requires that decisions affecting urban environments, as is the case with Plan Change 3, are: 1. <u>integrated with infrastructure planning and funding decisions:</u> It is our view that more detailed analysis needs to be carried out in relation to the infrastructure necessary to accommodate growth, including a plan for how that will be funded, some of which, in relation to transport, is already indicatively shown in the Integrated Transport Assessment (ITA). This includes both a more detailed strategic assessment of the nature of any infrastructure upgrades required, and their timing, along with how these may be funded. Application of NZTA's One Network Framework is also needed to consider the current and planned environment anticipated by PC3, including the role roads and streets play as places and movement corridors, the current and future performance of the corridor, the classification of multimodal networks including off-road routes, and how the movement of people and goods will be accommodated. One tool that we consider should be included is a Structure Plan for the growth areas in Bulls, in addition to the Marton North-West Structure Plan Area, to identify the sequence and timing of development, including the provision of local roads, intersection upgrades to the State Highway such as some of those shown in Figure 3-3 of the ITA, and the provision of key public transport, cycling and walking connections. This should be coupled with thresholds or limits on development based on the timing and delivery of the transport infrastructure necessary to accommodate growth. Generally, NZTA's funding is intended to maintain the existing State Highway network and address key operational issues. NZTA is not funded to cater for growth. If funding for upgrades is anticipated to be sought from the National Land Transport Fund, a business case will be needed and appropriately funded. However, this source of funding is less certain than other sources, such as development contributions.	That the submission be allowed in part

Submitter Name/Contact	Submission Number	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole submission be allowed or disallowed:
				We note that while specific details regarding the detailed design of any upgrades to the State Highway network, including intersections, can be deferred until later, strategic consideration of what upgrades are required, when they are required, and the form and function of the future roading network as contemplated by the One Network Framework, are essential to a well-functioning urban environment and to achieving the objectives of PC3.	
Ashoka Masilamani	04.01	Support in part	NZTA supports the provision of public transport, pedestrian, cycling and walking infrastructure.	The provision of appropriately planned walking and cycling infrastructure has multiple benefits to the community, including improved safety through the separation of, and appropriate provision for, both motorists and active modes of transport, as well as health benefits. Consideration as to where strategic cycling and walking infrastructure will be needed to accommodate growth should form part of PC3, including details of where, how, when and by whom this is to be provided and funded. As noted in response to submission 02 above, this should ideally be shown on a Structure Plan for the growth areas in Bulls and on an updated North-West Marton Structure Plan. In relation to public transport, the ITA identifies that the district has a limited bus service operating on weekdays between Marton, Bulls and Palmerston North via the State Highway network. Consideration should be given to whether this service may be expanded to accommodate the new growth areas, including identifying strategic locations for current and future bus stops, and connections between new local roads and bus stops on a Structure Plan, to encourage and maximise the use of public transport and provide modal choice. Any new connections should give suitable consideration to safety, including Crime Prevention Through Environmental Design (CPTED) principles and accessibility.	That the submission be allowed in part.
Noel Wright	06	Support in part	NZTA supports the need to fully consider the roading infrastructure necessary to support the plan change and has concerns as to how this will be funded.	Refer to response to submission 02 above.	That the submission be allowed in part.
Teresa Stoltz	08.04	Support in part	NZTA has concerns that upgrades to intersections may be required to accommodate growth, including the intersection of High Street (State Highway 1) and Bridge Street (State Highway 3).	The performance of the State Highway 1 and State Highway 3 intersections is identified in the ITA as degrading because of the new growth proposed by PC3. However, there are no specific thresholds linking development to upgrades to the intersections, nor any confirmation of funding. Section 7.2.1 of the ITA identifies that BUL02 will give rise to an unacceptable outcome. Refer to the response to submission 02 above regarding funding.	That the submission be allowed in part.
Natasha Kirk	10.01	Support in part	NZTA has concerns about the effects that increased traffic may have on the State Highway network, in particular the upgrades that may be necessary to accommodate growth and how these may be funded.	This is also reflected in the Council's ITA. We also note that the traffic generation rate of 8.2 used in the ITA is on the low side, with the figure in RR453 being based on a survey of only six sites. Rural and inner suburban generation rates are above 10, and these may not be reflected in the ITA, which may exacerbate traffic effects. Refer to the response to submission 02 above regarding funding.	That the submission be allowed in part.
G & C Holdings Ltd	12.01	Oppose in part	While we generally support the rezoning and intent of the Plan Change, we have concerns with some of the rationale for rezoning this site, including the ability to provide direct access to State Highway 1. Generally, direct access to State Highway 1 is not supported.	Ideally, internal access should be provided via the local road network rather than the State Highway, as additional access points have the potential to adversely affect the safe and efficient operation of the State Highway through conflicts at higher speeds and turning movements and/or the need for intersection	That the submission be disallowed in part.

Submitter Name/Contact	Submission Number	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole submission be allowed or disallowed:
				treatments. Any new roading connections to the State Highway will require approval from NZTA, as noted in the ITA, and therefore cannot be assumed at this stage. As noted in the submissions above, consideration by, and input from, NZTA as to where and how any new access points to the State Highway will be provided, and how this will be funded, is critical to delivering the objectives of PC3, and should ideally be shown in a Structure Plan forming part of PC3 in relation to growth in Bulls. More specifically, BUL01 overall has better access to the school and connectivity with the local road network via Wilson Street, rather than direct access to the State Highway.	
Neil Oldfield	14.05	Support	NZTA supports integrating the staging of development with the provision of infrastructure.	The sequence and staging of development and infrastructure including how it will be funded is critical to the effective and efficient expansion of the General Residential Zone and should form a component of a Structure Plan as noted above. See response to submission 02 above.	That the submission be allowed.
Fire and Emergency New Zealand	15.03	Support in part	NZTA supports provisions requiring development to be staged in sequence with the delivery of infrastructure, including upgrades to the State Highway network.	See response to submission 02 and 14.05 above.	That the submission be allowed in part.
Ruth and Robert Snijders	19.01	Support in part	NZTA has concerns that anticipated growth will require improvements to the State Highway network, including intersection upgrades that have not yet been fully considered, and as to how these works will be funded in the absence of a mechanism such as development contributions.	See response to submission 02 above.	That the submission be allowed in part.
Ruth and Robert Snijders	19.05	Support	NZTA has concerns regarding the funding of any upgrades required to the State Highway network.	See response to submission 02 above.	That the submission be allowed in part.
Tony Jury	22.01	Support in part	NZTA has concerns regarding increased traffic causing increased noise and the potential effects of reverse sensitivity.	See response in original submission.	That the submission be allowed in part.
Lynne Sheridan	25.04	Support	NZTA has concerns regarding rezoning and intensification occurring in advance of identifying the infrastructure upgrades required to accommodate growth on the State Highway network, and how those upgrades will be funded, including through mechanisms such as development contributions.	See response to submission 02 above.	That the submission be allowed in part.
Lynne Sheridan	25.06	Support in part	NZTA has concerns with any additional vehicle crossings to the State Highway network.	See response to 12.01 above.	That the submission be allowed in part.
Lynne Sheridan	25.08	Support in part	NZTA agrees that consideration should be given to adjoining land connections that avoid direct access to the State Highway.	Refer to the response to submission 02 above regarding Structure Plans and the need for development to be integrated and staged, including internal local road connections that avoid direct access to the State Highway where practicable.	That the submission be allowed in part.
Maree Marshall	27.02	Support in part	NZTA supports provisions that encourage integrated transport, including pedestrian, cycling and vehicle networks.	See response to submission 04.01 above.	That the submission be allowed in part.
Te Runanga O Ngāti TamaKōpiri	28.02		While the submission is focused on Taihape, NZTA supports the notion that growth must be aligned with infrastructure capacity, including the need to introduce staging or trigger-based provisions linked to infrastructure capacity and performance at the subdivision or	See response to submission 02 above.	That the submission be allowed in part.

Submitter Name/Contact	Submission Number	Support or Oppose	The particular parts of the submission I support or oppose are:	The reasons for my support or opposition are:	I seek that the whole submission be allowed or disallowed:
			development stage.		
Interested Residents of Marton and Rangitikei	29.06	Support in part	NZTA supports new roads being designed to provide cycling and pedestrian links.	See response to 12.2, 12.5 and 12.9 above.	That the submission be allowed in part.
Interested Residents of Marton and Rangitikei	29.07 and 29.15	Support in part	NZTA supports the need to adequately consider how the infrastructure required to accommodate growth will be funded, which may include development contributions.	See response to submission 02 above.	That the submission be allowed in part.
Mangapapa Trust No. 2	32.01	Support in part	While NZTA is not opposed to rezoning, it must be considered alongside the infrastructure required to accommodate growth and the means by which that infrastructure will be funded.	See response to submission 02 above.	That the submission be allowed in part.

Proposed Plan Change 3 - Urban Growth - Further Submission

Submitted by: Anonymous user

Submitted time: 11 Jun 2026, 15:56:02

Full name:

Shelley Tysoe-O'Gorman

Telephone/mobile number:

Email address for service:

tysoeshelley@gmail.com

Please tick which option applies

I am a person who has an interest in the proposal that is greater than the interest the general public has.

Please explain/specify the grounds for saying that you come within this category

Landowner and resident of MAR04, (60 Calico Line)

I/we support or oppose the submission of:

K.O'Gorman, 60 Calico Line, Marton

Submission Ref: 05

State the reason/s for your support or opposition of the submission:

Recent residential developments around MAR04 now mean that we have 11 immediate neighbours on two sides of what is ostensibly no longer a rural parcel. Eleven opinions about fences, livestock, lifestyle. We disagree with the sentiment that our private land's purpose serves the sustainment of our neighbours' house valuations or peace of mind.

The feasibility of continuing to support free range livestock now has increased risk, to both the stock and the neighbours.

The ongoing enjoyment of our property can no longer be experienced by us, as it was, with so many close neighbours.

Our enjoyment of the parcel has been impacted by the development, but this development is a natural progression for Marton which we fully anticipated when we purchased 30 yrs ago and as good landowners we welcomed its final arrival.

Our property now runs the risk of lying barren and unkempt, an untidy eyesore on a primary entranceway into town unless developed and lived on.

I support Mr O'Gorman's Submission.

Decision sought - I/we seek that the whole (or part) of the submission be allowed or disallowed:

I seek that the whole of Submission 05 be allowed.

**Manaakitia te whenua nei,
e tiakina ana e tātou.
Kia waiho hei taonga
mō te hunga ka whai mai.**

And I have personally delivered a copy of this Further Submission to the original submitter, Mr O'Gorman.

I wish to be heard in support of my submission:

No

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

No

Proposed Plan Change 3 - Urban Growth - Further Submission

Submitted by: Anonymous user

Submitted time: 12 Jun 2026, 07:48:51

Full name:

Bain Simpson

Organisation (if relevant):

rangitikei development limited

Postal address for service:

Telephone/mobile number:

Email address for service:

rangitikeidevelopmentltd@gmail.com

Please tick which option applies

I am a person who has an interest in the proposal that is greater than the interest the general public has.

Please explain/specify the grounds for saying that you come within this category

land owner/ developer

I/we support or oppose the submission of:

see attached

State the reason/s for your support or opposition of the submission:

see attached

Decision sought - I/we seek that the whole (or part) of the submission be allowed or disallowed:

see attached

I wish to be heard in support of my submission:

Yes

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

No

If you would like to speak to your submission at a Hearing, would you like to make your verbal submission in Te Reo Māori?

No

Please include any additional documents here:

PDF [202627 RDL Further submission.pdf](#)
186.7KB

How many attachments have been included?

1

Submitter Details:

Name: Rangitikei Development Limited – Bain Simpson (Director)

Grounds: The submitter has a direct interest in the proposal as the owner of land identified for rezoning and has an interest greater than that of the general public.

The submitter supports Proposed Plan Change 3 insofar as it provides for the rezoning of MAR02 and MAR07 from General Rural Zone to General Residential Zone and opposes submissions, or parts of submissions, that seek to remove, reduce, delay, or otherwise constrain the proposed residential rezoning of these areas.

Reasons for Further Submission

The proposed rezoning of MAR02 (in full or part) and MAR07 represents a logical and efficient expansion of Marton's urban area.

The land adjoins the existing residential zone and is well connected to the established urban environment. Development of these areas will provide a consolidated urban form, facilitate efficient servicing, and avoid fragmented or sporadic urban expansion. The location benefits from existing transport connections and proximity to community facilities, making it particularly suitable for residential growth. The rezoning is therefore consistent with the strategic objective of directing growth to locations contiguous with the existing urban area

Stormwater & Infrastructure

We oppose the submission of:

2.01	Al-lek and Michelle White mjb主@xtra.co.nz
8.01	Teresa Stoltz teresa@lawcorner.nz
14.02	Neil Oldfield hatfieldhuntley@gmail.com
19.01	Ruth and Robert Snijders 5 Grey Street, Marton 4710
25.08	Lynne Sheridan lynne.s@farmside.co.nz
27.04	Maree Marshall mareemarsall23@gmail.com
29.05	Interested Residents of Marton and Rangitikei (C/- F. Wallace) felicity@inspire.net.nz
35.05	Horizons Regional Council (Attn: A. Wickramasinghe) aruna.wickramasinghe@horizons.govt.nz

Reasons for the opposition to the above submissions:

The submitter opposes those submissions that seek to remove, reduce, or constrain the proposed residential rezoning of MAR02 and MAR07 on the basis of concerns relating to stormwater management, flooding risk, infrastructure capacity, and the presence of the existing attenuation area within MAR07.

The submitter acknowledges that several submissions have raised concerns regarding the capacity of the existing stormwater network, existing flooding patterns within the locality, and the potential effects of future residential development on downstream properties. However, these concerns do not justify the removal of MAR02 and MAR07 from the proposed rezoning.

As part of Proposed Plan Change 3, Rangitikei District Council commissioned and considered a Three Waters Assessment to evaluate the servicing implications associated with the proposed growth areas. The assessment formed part of the technical investigations underpinning the rezoning and provides an appropriate strategic basis for considering future urban development within Marton.

The submitter notes that a portion of MAR07 currently accommodates an attenuation area that performs an important stormwater management function. There is no expectation that future development would remove or compromise this infrastructure. Rather, it is anticipated that any future subdivision design would recognise the function of this area and incorporate it into the overall stormwater management framework for the wider development.

Importantly, any future subdivision and development of MAR02 and MAR07 will be subject to detailed engineering design and approval processes. Stormwater infrastructure will be required to achieve hydraulic neutrality, ensuring that post-development runoff does not exceed pre-development conditions. Such design will be undertaken in accordance with the requirements of NZS 4404 and the Rangitikei District Council Engineering Standards, together with any additional requirements imposed through future resource consent and engineering approval processes.

Preliminary engineering investigations undertaken on behalf of the landowners indicate that there may be opportunities to improve existing stormwater performance within the wider catchment through targeted infrastructure upgrades, reticulation improvements, attenuation measures and integrated stormwater

management solutions. While detailed design work remains to be completed, initial assessments suggest that existing flooding patterns may be reduced rather than exacerbated through a coordinated development approach.

The submitter considers that addressing stormwater management comprehensively across the wider MAR02 and MAR07 development area is likely to produce superior outcomes when compared to unmanaged or ad hoc development occurring over time. A master-planned approach enables stormwater infrastructure, attenuation measures and reticulation upgrades to be designed holistically across the catchment, providing greater certainty that downstream effects can be appropriately managed and potentially improved.

Accordingly, concerns regarding stormwater management, flooding and infrastructure capacity are matters that can be appropriately addressed through detailed engineering design and future development processes. They do not provide a basis for rejecting the proposed rezoning. On the contrary, the proposed rezoning presents an opportunity to address these matters in a coordinated and strategic manner, with the potential to achieve positive outcomes for both future residents and existing downstream properties.

The relief sought by submitters on these grounds would unnecessarily constrain a logical urban growth area where servicing matters can be appropriately addressed through subsequent design, subdivision and development processes

Decision sought –

The submitter does not support relief sought by submitters that would require certainty regarding future network upgrades, infrastructure extensions, or the completion of specific infrastructure works as a prerequisite to rezoning. Such matters are more appropriately addressed through infrastructure planning, detailed engineering design, and future subdivision and development processes. Requiring all future network upgrades to be identified, designed, funded, or constructed prior to rezoning would be inconsistent with the purpose of Proposed Plan Change 3 and could unnecessarily constrain the ability to provide sufficient residential development capacity to meet future growth demands. Accordingly, the relief sought by those submitters seeking certainty of infrastructure upgrades or the completion of network improvements prior to rezoning should be rejected.

Highly Productive Land	
We oppose the submission of:	
19.04 35.01	Ruth and Robert Snijders 5 Grey Street, Marton 4710 Horizons Regional Council (Attn: A. Wickramasinghe) aruna.wickramasinghe@horizons.govt.nz
Reasons for the opposition to the above submissions:	
The submitter opposes those submissions that seek the removal or reduction of the proposed residential rezoning of MAR02 and MAR07 on the basis that the land comprises Highly Productive Land (HPL) or Land Use Capability (LUC) Class 3 soils. The submitter acknowledges that MAR02 and MAR07 comprise LUC Class 3 land and that the land has historically been utilised for pastoral farming activities. The productive value of the land is therefore not disputed. However, the existence of Highly Productive Land does not automatically render urban development inappropriate, nor does it remove the need to provide for the future growth and development requirements of Marton. The National Policy Statement for Highly Productive Land recognises that there will be circumstances where urban expansion onto highly productive land is necessary. In particular, Clause 3.6 requires territorial authorities to ensure that the spatial extent of any urban zone covering highly productive land is the minimum necessary to provide the required development capacity while still achieving a well-functioning urban environment. As part of Proposed Plan Change 3, Rangitikei District Council undertook extensive strategic planning and growth assessment work through the preparation of Pae Tawhiti Rangitikei Beyond, supported by the Section 32 Evaluation Report and a comprehensive suite of technical investigations. Through this process, projected residential demand was assessed, development capacity requirements were identified, and a range of growth options and spatial alternatives were evaluated, including specific consideration of the implications of rezoning Highly Productive Land. The Council's assessment recognised that the predominantly rural character of the district means that much of the land surrounding Marton is classified as LUC Class 3. As a consequence, opportunities for future urban expansion that completely avoid Highly Productive Land are extremely limited. Areas that are not classified as LUC Class 3 are often constrained by other factors, including flood hazards, servicing limitations, connectivity issues, fragmented ownership patterns, or other physical constraints that reduce their suitability for urban development. The Section 32 Evaluation concluded that the extent of land proposed for rezoning under Proposed Plan Change 3 has been informed by a comprehensive suite of technical investigations and represents the most appropriate means of accommodating projected growth while minimising the amount of Highly Productive Land required for urban purposes. Importantly, the proposed rezoning forms only one component of the Council's wider growth strategy. Additional development capacity is also proposed through residential intensification within existing urban areas and through amendments to planning provisions intended to facilitate more efficient use of land already zoned for urban purposes. This demonstrates that the Council has sought to minimise the extent of greenfield expansion while still providing sufficient development capacity to meet anticipated demand.	

The submitter notes that some parties have questioned aspects of the Council's assessment of Highly Productive Land. However, the existence of such concerns does not automatically lead to the conclusion that the proposed rezoning should be abandoned. The appropriate response is a detailed consideration of the planning and technical evidence before the Hearing Panel rather than a blanket rejection of land identified for growth.

The submitter considers that MAR02 and MAR07 represent a logical and efficient location for future urban expansion. The sites are directly contiguous with the existing residential area of Marton and are capable of being serviced by existing and planned infrastructure. Together, MAR02 and MAR07 benefit from strong connections to the existing road network and are well integrated with the current urban form of the township. The sites can be accessed through established transport corridors, reducing the need for significant new transport infrastructure and supporting efficient connectivity between future residents and the wider community. These characteristics contribute positively to the creation of a well-functioning urban environment and distinguish MAR02 and MAR07 from other potential growth areas that may be more isolated or constrained.

The submitter further notes that the proposed rezoning forms part of a planned urban growth strategy and should be distinguished from ad hoc lifestyle development or sporadic fragmentation of rural land. The rezoning is intended to facilitate the orderly expansion of Marton in a manner that can be coordinated with infrastructure provision, transport networks, stormwater management, and future community needs.

Importantly, MAR02 and MAR07 are among the most likely of the identified growth areas to be developed in the foreseeable future. The land is owned by experienced local developers with a proven record of delivering residential subdivisions within Marton and was acquired specifically for future residential development. Consequently, the proposed rezoning provides a realistic opportunity to meet future housing demand and deliver the growth outcomes anticipated by Proposed Plan Change 3.

The submitter therefore considers that the productive qualities of the land must be balanced against the demonstrated need for future residential development, the limited availability of unconstrained alternative land surrounding Marton, the strong transport connectivity of MAR02 and MAR07, the ability to efficiently service the sites, and the strategic planning work undertaken by the Council. On balance, MAR02 and MAR07 represent a logical, efficient, and deliverable location for residential expansion and are consistent with the intent and direction of the National Policy Statement for Highly Productive Land.

Decision sought -

The submitter opposes Submission 19.04 insofar as it seeks the removal of the proposed rezoning of MAR02 and MAR07 on the basis that the land comprises Highly Productive Land.

The submitter broadly supports Submission 35.01 to the extent that it seeks clarification regarding the suitability of the land for rezoning. Proposed Plan Change 3 has considered the requirements of the National Policy Statement for Highly Productive Land, including Clause 3.6(5), through the growth strategy, Section 32 evaluation, and supporting technical assessments. Accordingly, the submitter considers that MAR02 and MAR07 remain appropriate locations for future residential growth and opposes any relief that would reduce or remove the proposed rezoning.

Minimum Lot Size	
We oppose the submission of:	
1.02 14.01	Reverend Robin W.K. Peirce rrpeirce@farmside.co.nz Neil Oldfield hatfieldhuntley@gmail.com
Reasons for the opposition to the above submissions:	
The submitter opposes those submissions that seek to increase the proposed minimum allotment size within MAR02 and MAR07 from 400m² to either 500m² or a larger minimum allotment size. The submitter considers that the proposed minimum allotment size of 400m² is appropriate and should remain unchanged. Importantly, the minimum allotment size establishes only the smallest lot that may be created. It does not dictate the final subdivision design, require all lots to be developed at the minimum size, or predetermine the density or character of future residential development. The ultimate lot sizes and subdivision layout will be influenced by a range of factors, including landform, infrastructure requirements, stormwater management, transport design, servicing constraints, market demand, and the need to achieve high-quality urban design outcomes. These matters are more appropriately addressed through the future subdivision and development process than through the imposition of an artificially increased minimum allotment size at the zoning stage. The submitter does not consider that there is a planning basis to require larger minimum lot sizes in order to retain a rural or rural-residential character. Proposed Plan Change 3 has identified MAR02 and MAR07 as future urban growth areas and the purpose of the rezoning is to facilitate their transition from rural land to residential neighbourhoods. While future development may incorporate larger lots where appropriate, there is no requirement that the existing rural character be retained within land specifically identified for urban expansion. The submitter further notes that the proposed General Residential Zone standards are intended to apply consistently across residentially zoned land within Marton. Introducing a different minimum allotment size for MAR02 and MAR07 would create an unnecessary departure from the established residential framework and would effectively result in the creation of a separate residential character area without any clear planning justification. Such an approach would introduce additional complexity into the District Plan, create inconsistency between residential areas, and reduce the flexibility available to respond to future development opportunities and market demands. The submitter considers that a consistent set of residential standards should apply unless there is a clear site-specific reason requiring a different planning approach. No such justification has been identified through Proposed Plan Change 3 or the submissions seeking larger minimum allotment sizes. The submitter also notes that increasing the minimum allotment size would reduce the development capacity achievable within MAR02 and MAR07 and may compromise the ability of the rezoning to contribute toward the housing supply objectives underpinning Proposed Plan Change 3. This would occur without any corresponding evidence that a larger minimum allotment size is necessary to achieve acceptable residential amenity outcomes.	

Accordingly, the submitter supports the application of the standard General Residential Zone provisions, including the proposed minimum allotment size of 400m², and considers that future subdivision design should be permitted to respond to the characteristics of the land, infrastructure requirements, and market demand.

Decision sought –

The relief sought by submitters seeking to increase the minimum allotment size should therefore be rejected.

General opposition to the rezoning	
We oppose the submission of:	
19.03 25.02	Ruth and Robert Snijders 5 Grey Street, Marton 4710 Lynne Sheridan lynne.s@farmside.co.nz
Reasons for the opposition to the above submissions:	
The submitter opposes those submissions that seek the removal, reduction, or delay of the proposed residential rezoning of MAR02 and MAR07 on the basis that Marton does not require additional residential land, that projected population growth will not occur, or that sufficient residentially zoned land already exists within the township. The submitter considers that these submissions place undue reliance on current observations of land availability while failing to adequately consider the strategic planning work undertaken by Rangitikei District Council as part of Proposed Plan Change 3. The purpose of Proposed Plan Change 3 is to provide sufficient development capacity to accommodate anticipated residential growth over the long term. In preparing the plan change, Council undertook extensive growth modelling and strategic planning assessments which identified a need for additional residential land to meet forecast demand over the next 30 years. The proposed rezoning areas, including MAR02 and MAR07, were identified through this process as suitable locations to accommodate future growth. The submitter supports the conclusions reached through these assessments and considers that the proposed rezoning represents a logical and necessary component of Marton's future urban growth strategy. The submitter acknowledges that some submissions reference existing residentially zoned land within Marton, including recently developed subdivision land and undeveloped residential landholdings, as evidence that additional rezoning is unnecessary. However, the existence of residentially zoned land does not necessarily equate to available or deliverable housing capacity. The submitter has extensive experience delivering residential subdivisions within Marton and has direct knowledge of local market conditions. Through recent subdivision developments, the submitter experienced strong demand for residential sections and, at times, was unable to develop and release land quickly enough to meet market demand. This experience demonstrates that demand for residential land within Marton is genuine and that market uptake can occur more rapidly than suggested by some submitters. The submitter further notes that references to "unsold" sections within a recently completed subdivision do not accurately reflect the current availability of residential land. While a number of sections remain formally unsold, their release to the market has been delayed due to technical matters associated with the issue of new titles. The presence of these sections should not therefore be interpreted as evidence of a lack of demand or an oversupply of residential land. Similarly, references to undeveloped residentially zoned land owned by the submitter fail to recognise that such land is already subject to an existing resource consent and is anticipated to be developed in future stages. The Council is aware of these intended development plans and has considered the availability of this land as part of its wider growth assessments. The existence of future development stages does not negate the need for additional long-term residential capacity, particularly where the planning horizon extends over a 30-year period.	

The submitter considers that an adequate supply of residential land requires not only sufficient zoned capacity but also a range of development opportunities capable of being delivered over time. Restricting the proposed rezoning on the basis that some residential land remains undeveloped would unnecessarily constrain future housing supply and reduce the flexibility necessary to respond to changing market conditions.

Importantly, not all land identified for future residential growth is equally likely to be developed. While Proposed Plan Change 3 identifies a number of potential growth areas, much of the land proposed for rezoning is currently owned by private individuals who may have no intention of undertaking residential development or who may not possess the experience, resources, or commercial capability required to deliver large-scale residential projects. The existence of zoned land alone does not guarantee that residential sections will be supplied to the market when required.

By contrast, MAR02 and MAR07 are owned by experienced local developers with a proven track record of successfully delivering multi-lot residential subdivisions within Marton. The submitter has demonstrated an ability to progress complex developments through the planning, engineering, and construction phases and has directly contributed to the supply of residential land within the district in recent years.

Importantly, MAR02 and MAR07 were acquired specifically for future residential development. Unlike other potential growth areas that may remain undeveloped for extended periods, these sites have been purchased with the express intention of facilitating residential growth and increasing housing supply within Marton. As such, they represent one of the most realistic and deliverable opportunities available to achieve the growth outcomes anticipated by Proposed Plan Change 3.

The submitter therefore considers that MAR02 and MAR07 are among the most likely of the proposed growth areas to contribute meaningfully to future housing supply. Their rezoning would not simply create theoretical development capacity but would provide a genuine opportunity to address projected growth, improve housing choice, and ensure that an adequate supply of residential sections is available to meet future demand.

District plans must provide sufficient development capacity in advance of demand arising. The purpose of growth planning is not to wait until land shortages occur before enabling additional residential capacity, but rather to ensure that a suitable pipeline of development opportunities exists to accommodate anticipated growth over time. The Council's growth assessments indicate that existing residentially zoned land will be insufficient to meet projected demand over the next 30 years, and the proposed rezoning of MAR02 and MAR07 is a key component of addressing that anticipated shortfall.

For these reasons, the submitter supports the Council's strategic planning approach and considers that the proposed rezoning of MAR02 and MAR07 will assist in ensuring that Marton has sufficient residential land to accommodate anticipated growth, provide housing choice, maintain market competition, and avoid future land supply constraints.

Decision sought –

Accordingly, the relief sought by submitters who oppose the rezoning on the basis of an alleged lack of demand or perceived oversupply of residential land should be rejected.

Staging of the rezone	
We support, in part, the submission of:	
14.05 32.01	Neil Oldfield hatfieldhuntley@gmail.com Mangapapa Trust No 2 (C/- R. & S. Smith) rpandspsmith@gmail.com
Reasons for the support (in part) to the above submissions:	
The submitter notes that several submissions seek the introduction of staging provisions for the land proposed to be rezoned under Proposed Plan Change 3. The submitter does not oppose the concept of staging, provided that any staging framework is based on sound planning and infrastructure considerations and does not unnecessarily constrain the delivery of residential land needed to meet projected demand. The submitter acknowledges that a staged approach to development may provide a number of benefits. In particular, staging can assist in ensuring that urban expansion occurs in a coordinated and logical manner, avoids fragmented or disconnected development patterns, and provides Council and infrastructure providers with sufficient opportunity to plan for and implement any necessary network upgrades or extensions. A staged approach may also assist in ensuring that future growth occurs in an efficient and integrated manner consistent with the broader objectives of Proposed Plan Change 3. Should the Hearing Panel consider that staging is appropriate, the submitter considers that MAR02 and MAR07 should be included within the initial stage of development. MAR02 and MAR07 represent one of the most logical and readily developable urban expansion areas identified through Proposed Plan Change 3. The sites adjoin the existing residential area of Marton and are well connected to the established road network, allowing development to integrate efficiently with the existing urban environment. The sites are capable of functioning as a standalone development area while also providing opportunities for future connectivity to other proposed growth areas located to the north. As such, development of MAR02 and MAR07 would support a coherent and consolidated pattern of urban expansion. The submitter further considers that MAR02 and MAR07 are particularly well positioned to provide short to medium-term relief to anticipated residential land supply constraints. The sites comfortably adjoin the existing residential zone, can be integrated with existing infrastructure networks, and have been identified through the Council's growth planning process as suitable locations for urban expansion. Importantly, MAR02 and MAR07 are owned by experienced local developers with a demonstrated track record of delivering multi-lot residential developments within Marton. Unlike some other areas proposed for rezoning, these sites were acquired specifically for future residential development and are among the most likely to be developed within the foreseeable future. Consequently, rezoning MAR02 and MAR07 would not simply create theoretical development capacity but would provide a realistic opportunity to deliver additional residential sections and housing supply in response to projected demand.	

The submitter therefore supports a coordinated and logical approach to staging should the Hearing Panel determine that staging provisions are necessary. However, any such framework should recognise the strategic advantages, connectivity, deliverability, and development readiness of MAR02 and MAR07 and provide for these areas to be included within the first stage of future residential growth.

Decision sought -

The submitter supports staging only to the extent that it facilitates orderly urban growth and does not unnecessarily delay the development of MAR02 and MAR07, which are well placed to contribute to Marton's short and medium-term housing needs.

Development Contributions	
We oppose the submission of:	
19.05 25.04 27.05 29.07	Ruth and Robert Snijders 5 Grey Street, Marton 4710 Lynne Sheridan lynne.s@farmside.co.nz Maree Marshall mareemarshall23@gmail.com Interested Residents of Marton and Rangitikei (C/- F. Wallace) felicity@inspire.net.nz
Reasons for the opposition to the above submissions:	
The submitter opposes those submissions that seek to prevent, delay, or constrain the proposed rezoning of MAR02 and MAR07 on the basis that Proposed Plan Change 3 does not include provisions relating to development contributions. The submitter acknowledges the concerns raised by some submitters regarding the funding of infrastructure required to support future growth. However, the submitter considers that development contributions are not a matter that is appropriately addressed through Proposed Plan Change 3. The purpose of Proposed Plan Change 3 is to provide a planning framework for future urban growth and to determine the most appropriate locations for residential development. Development contributions, infrastructure funding arrangements, and related financial mechanisms are addressed through separate statutory and administrative processes and do not form part of the zoning framework proposed under Proposed Plan Change 3. Accordingly, the absence of provisions relating to development contributions within Proposed Plan Change 3 does not provide a valid planning basis to oppose the proposed rezoning of MAR02 and MAR07. The appropriateness of the rezoning should instead be assessed having regard to the strategic growth needs of Marton, the suitability of the land for urban expansion, servicing capability, and the planning assessments that support the proposed rezoning.	
<u>Decision sought -</u> The submitter opposes the relief sought by those submitters who seek amendments to Proposed Plan Change 3 relating to development contributions or who oppose the rezoning on the basis that development contribution provisions have not been included.	

Proposed Plan Change 3 - Urban Growth - Further Submission

Submitted by: Anonymous user

Submitted time: 12 Jun 2026, 09:49:55

Full name:

Sterling Trust - Mike O'Bryne (C/- Alex Leach)

Organisation (if relevant):

Sterling Trust

Postal address for service:

Telephone/mobile number:

Email address for service:

lexa_alex@hotmail.co.nz

Please tick which option applies

I am a person who has an interest in the proposal that is greater than the interest the general public has.

Please explain/specify the grounds for saying that you come within this category

Please see further submission

I/we support or oppose the submission of:

Submission 12 - G & C Holdings Ltd, 233A State Highway 1

Please see submission

State the reason/s for your support or opposition of the submission:

Please see submission

Decision sought - I/we seek that the whole (or part) of the submission be allowed or disallowed:

Support in full - Please see submission

I wish to be heard in support of my submission:

Yes

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

No

If you would like to speak to your submission at a Hearing, would you like to make your verbal submission in Te Reo Māori?

No

Please include any additional documents here:

PDF [Proposed Plan Change 3 - Further submission - Sterling Trust.pdf](#)
1.8MB

How many attachments have been included?

1

Further Submission on Proposed Plan Change 3 – Urban Growth

To: Rangitikei District Council

Further Submission on: Proposed Plan Change 3 – Urban Growth

1. Further Submitter Details

Further Submitter: Sterling Trust – Mike O'Byrne

Postal Address:

Email Address: kiri@chm.nz

Phone Number:

2. Eligibility to Make a Further Submission

We have an interest in the proposal that is greater than the interest of the general public.

We, Sterling Trust – Mike O'Byrne, are the owners of 10 Wilson Street (Lot 1 DP 422557 and Lot 2 DP 332510), which is directly adjacent to 233A State Highway 1, Bulls.

G & C Holdings Ltd have submitted on Proposed Plan Change 3, seeking to rezone the rear section of 233A State Highway 1 (Lot 2 DP 320208) to General Residential Zone. The original submission proposes this site to be rezoned residential in order to enable the future development of a possible 45-50 residential lots.

Our property at 10 Wilson Street is in the process of developing a subdivision proposal that would result in potentially 16 new residential allotments being accessed via Wilson Street. The rezoning of the rear portion of 233A SH1 to Residential would allow for coordinated development of that site to occur in conjunction with ours, with potential for vehicle access via a road through our property to Wilson Street.

3. Original Submission Supported

Original Submitter:

G & C Holdings Ltd

PO Box 70, Bulls 4863

Sterling Trust – Plan Change 3 Further Submission

11 June 2026

Submission Number:

Submission number 12

Relevant Provision(s):

Planning Maps - Rezoning

We **support** this submission in its entirety.

4. Reasons for Further Submission

The reasons for this further submission are:

- The relief sought by the original submitter is consistent with the purpose of the Resource Management Act 1991 and the intent of Proposed Plan Change 3 – Urban Growth.
- The site provides a feasible location for growth capacity in a strategic location. It is adjacent to existing residential development and has strong transport connections.
- Residential development of the site would provide opportunity for pedestrian connectivity for the community to the nearby Bulls school.
- The site is able to be stormwater neutral and has less flood risk than other sites proposed for residential rezoning.
- The rezoning would cater to the demand for urban growth in Rangitikei District and would not be inconsistent with the NPS-HPL.

5. Relief Sought

We seek that the whole of the submission be allowed, and that Council amend the Plan Change to include the rear section of 233A State Highway 1, Bulls (Legal Description Lot 2 DP 320208) as residential (see Figure 1 below).



Figure 1: Proposed rezoning to residential (yellow highlighted area)

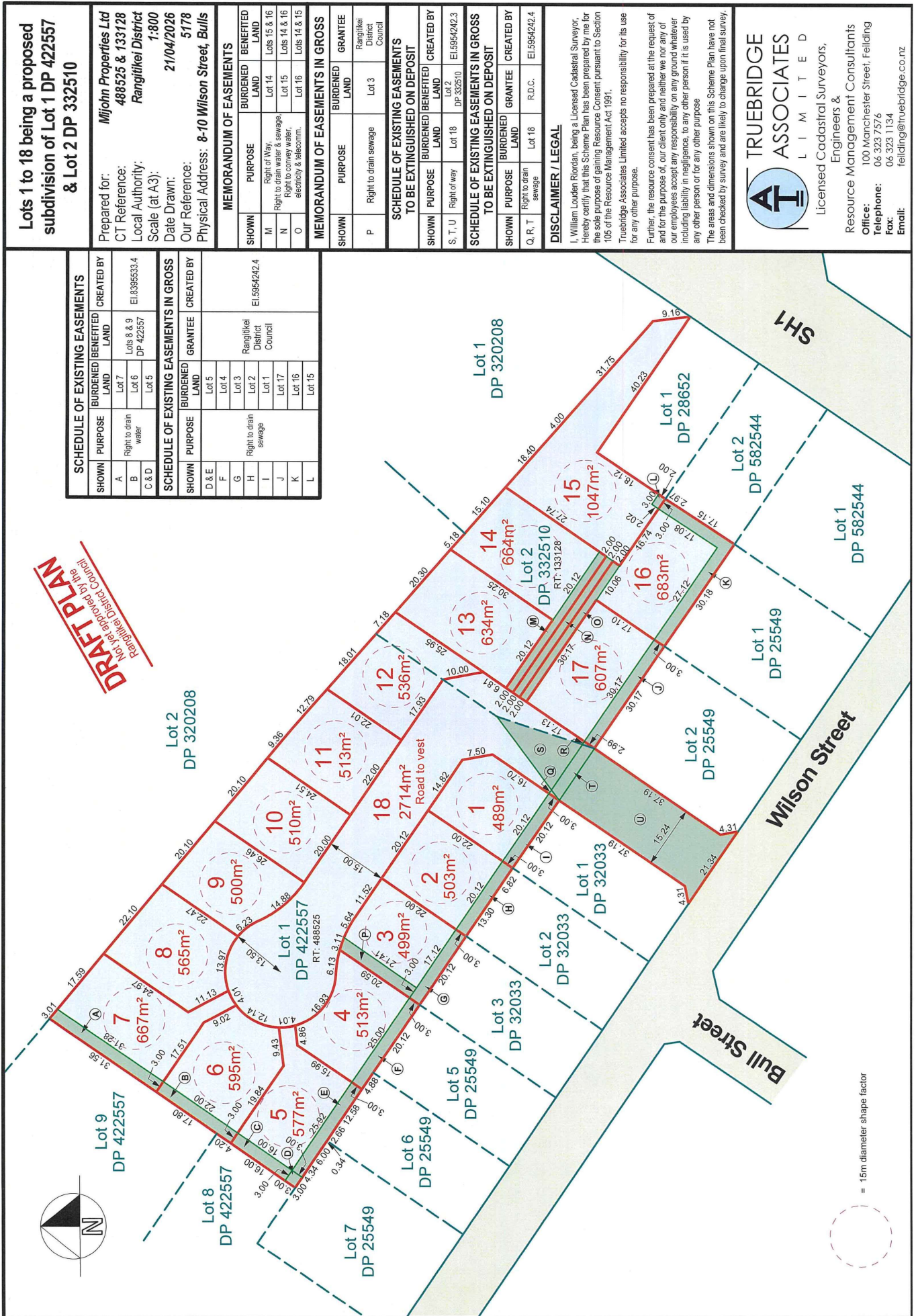
6. Hearing Attendance

We wish to be heard in support of our submission.

We would consider presenting a joint case with other parties if they seek similar relief.

Mike O'Byrne

11 June 2026



Proposed Plan Change 3 - Urban Growth - Further Submission

Submitted by: Anonymous user

Submitted time: 12 Jun 2026, 16:31:21

Full name:

Felicity Jane Wallace

Organisation (if relevant):

Interested Residents of Marton and Rangitikei

Postal address for service:

Telephone/mobile number:

Email address for service:

felicity@inspire.net.nz

Please tick which option applies

I am a person who has an interest in the proposal that is greater than the interest the general public has.

Please explain/specify the grounds for saying that you come within this category

refer to submission attached

I/we support or oppose the submission of:

refer to submission attached

State the reason/s for your support or opposition of the submission:

Refer to attached submission

Decision sought - I/we seek that the whole (or part) of the submission be allowed or disallowed:

Refer to attached submission

I wish to be heard in support of my submission:

Yes

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

Yes

If you would like to speak to your submission at a Hearing, would you like to make your verbal submission in Te Reo Māori?

No

Please include any additional documents here:

PDF

[FINAL RDC PPP3 IRO-MAR further submission 12-6-26 .pdf](#)
131.4KB

How many attachments have been included?

1

Further Submission on the Proposed Rangitikei District Proposed Plan Change 3- Urban Growth

To: Rangitikei District Council

Further Submitter:

1. This is a further submission on the Proposed Rangitikei District **Proposed Plan Change 3: Urban Growth**
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 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). Members also reside within some areas identified within the Proposed Plan Change 3- Urban Growth.
3. **Interested Residents of Marton and The Rangitikei (IRO-MAR)** supports or opposes submissions on the Proposed Plan Change 3 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:
<i>*Number of submission and name of submitter to be inserted here.</i>	<i>Insert what part of submission is opposed or supported</i>	<i>Whether it is opposed or supported</i>	<i>Reason for support/opposition</i>
1. Reverend Robin W.K.Peirce	Retain larger residential section sizes Provide development opportunities for light industrial & tech Retain and preserve established tree plantings especially native Provide new native landscaping	Supports	IRO-MAR supports the submission because: • Larger sections are a characteristic of Marton that attracts residents to live rurally; and provide for residents needs and recreation • Marton offers suitable industrial land opportunities for light industrial commercial and retail development along with supporting space for new residents to live • Planning for amenities such as landscaping are vital for our environment

Interested Residents of Marton and The Rangitikei (IRO-MAR)

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:
2. Al-lek and Michelle White	<i>Need for infrastructure upgrades</i> <i>Social infrastructure</i> <i>Funding of infrastructure</i> <i>Delay intensification</i>	Support	IRO-MAR supports the submission because: • The condition of existing infrastructure in Marton • New infrastructure to be installed first • Careful management and consultation working together with communities is required to create successful intensification. • The proposed changes are not supported by economic assessments and clear cost models or the current council Development Contributions policy • Existing zoning allows adequate intensification IRO-MAR supports this submission in part; because • Planning for future development can include planning for improved infrastructure and amenity
3. withdrawn			
4. Ashoka Masilamani	<i>Provide landscaping amenity such as linking footpaths</i> <i>Provide access to public transport</i>	support	IRO-MAR supports this submission because: • Any intensification needs to provide amenities such as: • good access to facilities, road and path and cycleway links across roads
5. Kilian O’Gorman	<i>Landowner living on Calico Line and wishes to have the option to subdivide their property</i>	Oppose	IRO-MAR opposes this submission because: • The land on Calico line can be subject to flooding: this area is best suited to larger sites • Subdivision could still be achieved via the Resource Consent process • Resource Consent scrutiny can assess amenity to the neighbourhood, traffic safety issues and stormwater & wastewater requirements
6. Noel Wright	<i>Opposes Bulls intensification</i> <i>Existing Infrastructure is aged and inadequate</i>	Support Support in part	IRO-MAR supports this submission because: • Bulls has significant infrastructure problems, including wastewater, storm water and water delivery

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:
	<i>Privacy concerns</i>		- Uncertainty over future management priorities for 3 waters - Current zoning permits intensification with Resource Consent IRO-MAR supports this submission in part because: - Good design can provide and enhance privacy
7. Belinda Howard	<i>Rezoning of Mar1 from General Rural to General Urban:</i> <i>Concern re existing flooding</i> <i>Impact of climate change</i> <i>Risk posed by existing dams</i>	Support in part	IRO-MAR supports this submission in part because: - Storm water services will require significant design and cost in order for more intensive development: existing flooding and dams need to be understood and included in planning for future development - Good design of new developments can improve existing flooding - Climate change brings the need to build more resilience into our communities
8. Teresa Stoltz	<i>Supports Rezoning of Rural land to Residential in Marton</i> <i>Traffic improvements to Calico Line/Bond St intersection</i> <i>Traffic improvements to High St/Bridge St Bulls</i>	Support Support in part	IRO-MAR supports this submission because: - Intensification of rural land will require significant infrastructure - Road connections and walkways require improvements to improve safety, such as lighting and safe crossings - Existing significant intersections need upgrading - Access needs of existing residents, including the elderly, need to be considered IRO-MAR supports this application in part because: - Some rural areas are better suited to intensification owing to ground conditions while others are vulnerable to ongoing flooding - Landscaping and amenity value need to be taken into account
9. Jordan Caskey	<i>Opposes residential development along Calico Line adjacent to property</i> <i>Focus on larger areas of land</i>	Support	IRO-MAR supports this submission because: Existing flooding regularly occurs in this low lying land

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:
	<i>Cost to value</i>		- Calico Line is a significant entrance to Marton that provides landscaping and visual amenity, and introduces the character of Marton. - Nga Tawa School nearby on Calico Line is a prominent educational facility which draws students owing to its rural location - Marton residents enjoy the proximity to rural landscapes and future planning needs to consider such amenity including view shafts
10. Natasha Kirk	<i>Opposes development of rural land to residential along Calico Line</i> <i>Increase in traffic noise</i> <i>Damage to waterways</i> <i>Loss of character</i>	Support	IRO-MAR supports this submission because: - Loss of rural amenity and character - Calico Line is a by pass route with considerable heavy traffic use
11. NZTA Waka Kotahi (Attn: E Thornton)	<i>Effect of urban intensification on traffic volumes</i> <i>Impact on roading capacity and risk</i> <i>Timing of zoning and possible need for staging</i> <i>Effects of road noise and reverse sensitivity</i> <i>Seeks further information</i>	Support	IRO-MAR supports this submission because: - Urban intensification increases demand on services such as roading infrastructure - Funding for infrastructure requires clarification in alignment - Consideration of staged development - Existing zoning permits staged development with Resource Consent - Roading and pathway design and landscaping needs to be planned and budgeted for alongside increased urbanisation - Site size and access in rural towns are critical amenities - Safe access in rural towns needs specific planning - Effects of traffic noise impact communities

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:
12. G & C Holdings Ltd(c/- Phocus Planning Ltd)	<i>Developer seeks to rezone additional area at rear of 233A State Highway 1 to residential</i> <i>Population growth in Bulls is underestimated</i> <i>Land not subject to flooding</i> <i>Good access</i>	Oppose	IRO-MAR opposes this submission because: • There is no evidence that population growth in Bulls is underestimated. • Other subdivisions in Bulls have been approved for development
13. Hilary Powell	<i>Infrastructure does not have capacity for additional residential development</i> <i>Council population forecasts are not aligned with statistics and data</i> <i>Current zoning permits submission to 400sqm net</i>	Support	IRO-MAR supports this submission because: • The condition of existing infrastructure in Marton • New infrastructure to be costed and installed first • The proposed changes are not supported by economic assessments and clear cost models or the current council Development Contributions policy • Existing zoning allows adequate intensification
14. Neil Oldfield	<i>Supports rezoning in general with conditions:</i> <i>Site size min 500psqm net</i> <i>Impact on character and amenity including</i> <i>Access, landscaping, recreation areas</i> <i>Design for fault line, stormwater including existing retention dams</i> <i>Cost of new infrastructure – who pays</i>	Support	IRO-MAR supports this submission because: • Intensification impacts on the character and amenity of existing communities • Site size, access, landscaping, business and recreation areas need to be planned for alongside new residential areas • clearer consultation and better engagement is needed with the existing community to achieve good decision making • More consideration is needed regarding staged development and costs

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:
	<i>Economic impact of new residents</i> <i>Planning for impact on existing business areas</i> <i>Need for staging</i>		
15. Fire and Emergency New Zealand (c/-Beca)	<i>Health and safety for communities</i> <i>Reduce unwanted fire risk</i> <i>Ensure adequate water supply and pressure</i> <i>Avoid out of sequence planning</i> <i>Delivery of key infrastructure before development</i> <i>Enable intensification only with sufficient infrastructure</i> <i>Access for emergency vehicles</i> <i>Safe pedestrian pathways and wayfinding</i>	Support	IRO-MAR supports this submission in full
16. Sarah Hasler	<i>No change to existing planning regulations</i>		

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:
17. David Johnson	<i>Opposes rezoning and rewriting of GRZ-I1</i> <i>Values amenities of peace and quiet and rural outlook</i> <i>Concern re noise including construction noise</i> <i>Impact on property values</i> <i>Seeks relief of land buffer: reserve or walkway between property and new development</i>	Support in part	IRO-MAR supports this submission in part because: • Peace and quiet and rural outlooks are a characteristic of our rural communities and have value • Planning to avoid noise can help to retain this character; including design of site size, access, sealed surfaces and provision for impermeable areas. • Landscaping including walkways and reserves , such as wetlands can help to integrate new development with the existing towns, and enhance existing amenities
18. Rangitikei Development Limited	<i>Developer seeking more land to develop</i> <i>Development can improve flooding issues</i>	Oppose	IRO-MAR opposes this submission because: • No detail is supplied
19. Ruth and Robert Snijders	<i>Existing infrastructure lacks resilience</i> <i>Lack of consultation with affected residents and community at large</i> <i>Lack of information</i> <i>No evidence of population growth forecast</i> <i>Large no of unsold sections in Marton</i>	Support Support in part	IRO-MAR supports this submission because: • The large volume of information provided by Council is difficult for residents to assess and understand • Many affected residents are unaware of the proposed plan changes • Key planning for infrastructure including stormwater needs to be considered and costed as part of any plan change process • Lack of evidence for population growth • Existing subdivisions remain unsold or incomplete

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:
	<i>Lack of costing for development</i> <i>Existing Development Contributions Policy inadequate</i> <i>Lack of design for new infrastructure including stormwater</i> <i>Seeks to suspend the Plan Change process</i>		- Existing Council policy for Development Contributions places risk for costs on residents - Planning for intensification needs to include planning for amenities IRO-MAR supports this submission in part because: - Planning for future development can improve the environment of our community, especially considering the impact and effects of climate change
20. Alan McCubbine	<i>Existing planning rules allow option for intensification with Resource Consent</i> <i>Retain requirement for consultation on a site by site basis</i> <i>Retain rural character of Marton</i> <i>Impact of intensification on access and parking</i> <i>Concern for lack of privacy with intensification</i> <i>Requests more accurate forecasting of population growth</i>	Support	IRO-MAR supports this submission because: - Existing residents value rural amenity in the community - Clearer consultation is needed with existing residents to establish need and purpose for development - Existing planning rules allow option for intensification with Resource Consent. This allows assessment of effects. - Planning for amenities needs to be included within proposals for residential intensification - Lack of evidence for population growth
21. Simone and Robert Pauletic	<i>Supports proposed rezoning and urban growth</i> <i>Shortage of residential land</i> <i>Natural expansion for Marton</i> <i>Structure planning will ensure appropriate management of growth</i>	Oppose	IRO-MAR opposes this submission because: - There is no shortage of residential land in Marton - Existing planning rules allow option for intensification with Resource Consent. - Infrastructure and amenities need to be included within the proposed plan change including how these will be costed and paid - Lack of certainty over 3 waters management and funding

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:
22. Tony Jury	<i>Retain existing zoning including site size for lifestyle</i> <i>Concern re noise</i> <i>New development creating stormwater problems</i>	Support Support in part	IRO-MAR supports this submission because: - Existing residents value rural amenity in the community - Clearer consultation is needed with existing residents to establish need and purpose for development - Existing planning rules allow option for intensification with Resource Consent. This allows assessment of effects. IRO-MAR supports this submission in part because: - Planning for future development can improve the environment of our community, especially considering the impact and effects of climate change
23. Margett Purser	<i>How will future development impact residential site that has Natural Hazards notice</i> <i>Seeks written notice re mitigation</i>	Support	IRO-MAR supports this submission in part because: Planning for future development can improve the environment of our community, especially considering the impact and effects of climate change
24. Baird Built (c/-K.Baird)	<i>Opposes GRUZ-12, GRUZ- 02, GRUZ-03, GRUZ- P2, GRUZ- P5</i> <i>Seeks alternative land uses</i> <i>Protect only specific environmental values</i> <i>Manage demonstrated adverse effects such as traffic, services, reverse sensitivities</i>		

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:
	<i>Enable innovation and investment, economic opportunity</i> <i>Safeguard rural production</i> <i>Do not prioritise rural amenity over economic considerations</i>		
25. Lynne Sheridan	<i>Proposed planning maps lack clarity</i> <i>Availability of existing sites for development</i> <i>Questions planning for climate change and resilience</i> <i>Questions capacity of infrastructure and how this can be delivered</i> <i>Social impact on community</i> <i>Desirability of Marton as a place to live</i>	Support	IRO-MAR supports this submission because: • Planning for the future needs to include clear communication and engagement with the community • Capacity and funding of infrastructure and amenity should inform capacity for urban intensification • Need to consider the effects of climate change on how infrastructure is able to perform • The values of residents in small rural towns can differ from urban counterparts • Consideration of green space attributes and requirements
26. Stephan Whitford and Lynn	<i>Oppose urban intensification for Oaklea Avenue, in particular site size of 250m²</i> <i>Infrastructure is already beyond capacity including ss , sw and electrical</i> <i>Concerns re increased risk with climate change, increase in sealed surfaces and loss of permeable surface</i>	Support	IRO-MAR supports this submission because: • Capacity and funding of infrastructure and amenity should inform capacity for urban intensification • Need to consider the effects of climate change on how infrastructure is able to perform • Consideration of green space attributes and requirements • Existing planning rules permit subdivision for a more suitable site size of 400m²

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:
27. Maree Marshall	<i>Opposes GRZ-I1</i> <i>Need to retain and protect existing amenity</i> <i>Existing problems with surface runoff from new subdivisions</i> <i>Opposes GRZ-01</i> <i>Need to retain walkways and safe pathways; need to encourage more development of rural walkways to connect residential areas</i> <i>Opposes GRZ-03</i> <i>Further intensification is not in character with the Bond St area</i> <i>Opposes RDC Water Growth Strategy</i> <i>Significant network augmentation</i> <i>The community requires more specific reports and Development contributions from developers.</i> <i>Opposes Urban Growth Section 32 Evaluation report 4.2.4.61</i> <i>As partial information has been supplied</i>	Support	IRO-MAR supports this submission because: • Capacity and funding of infrastructure and amenity should inform capacity for urban intensification • Need to consider the effects of climate change on how infrastructure is able to perform • Existing residents value rural amenity in the community • Clearer consultation is needed with existing residents to establish need and purpose for development • Existing planning rules allow option for intensification with Resource Consent. This allows assessment of effects.

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:
28. Te Runanga o Ngāti Tamakopiri (Attn: S Walker)	<i>Supports well planned growth for Taihape</i> <i>Need to align PPP3 with infrastructure, environmental limits and cultural values.</i> <i>Require staging</i> <i>Require assessment and servicing of infrastructure</i> <i>Ngāti Tamakōpiri engagement in planning and oversight</i> <i>Need accurate mapping</i> <i>Taihape specific</i>	Support	IRO-MAR supports this submission in full because: • Planning for future development can improve the environment of our community, especially considering the impact and effects of climate change • Working together with our community achieves better outcomes • Accurate maps contribute to our understanding of place, history and possibility
29. Interested Residents of Marton and Rangitikei (c/- F. Wallace)			
30. Hayden Gould	<i>Developer seeing opportunity to develop land</i> <i>Increase economic benefit</i>	Support in part	IRO-MAR supports this submission in part because: • Planning for future development can improve the environment of our community, especially considering the impact and effects of climate change • Costs for development of land: Council Existing Development Contributions policy needs updating to require developers to contribute towards new infrastructure.

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:
			Capacity and funding of infrastructure and amenity should inform capacity for urban intensification
31. Dean and Teresa Cunningham	<i>Question rezoning MAR01</i> <i>The public open space includes private property</i> <i>Lack of infrastructure</i> <i>Concern re increase in valuation and higher rates</i> <i>New access will impose costs</i> <i>Prefer subdivision of lifestyle sections</i>	Support	IRO-MAR supports this submission because: - Existing residents value rural amenity in the community - Clearer consultation is needed with existing residents to establish need and purpose for development - Existing planning rules allow option for intensification with Resource Consent. This allows assessment of effects. - Capacity and funding of infrastructure and amenity should inform capacity for urban intensification
32. Mangapapa Trust No 2(c/- R. & S. Smith)	<i>Opposes Plan Change 3</i> <i>There is no need for urban intensification</i> <i>The proposed site size is not in character for a rural town</i> <i>Request deferral or staging</i> <i>Minimal fencing and landscaping for privacy</i>	Support Support in part	IRO-MAR supports this submission because: - Lack of evidence of population growth - Site size needs evaluation subject to access, landscaping, general amenity, infrastructure required and character of a rural town - Staging change can be managed with Resource Consent process IRO-MAR supports this submission in part because: - Planning for future development can improve the environment of our community, especially considering the impact and effects of climate change
33. Margaret Webster	<i>Oppose GRZ-I1</i> <i>Loss of amenity including impact of noise , loss of daylight, views and privacy</i>	Support in part	IRO-MAR supports this submission in part because: - Existing residents value rural amenity in the community - Clearer consultation is needed with existing residents to establish need and purpose for development

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:
			Existing planning rules allow option for intensification with Resource Consent. This allows assessment of effects.
34. Joanna Edmonds	<i>Opposes removing or rewriting GRZ-I1</i> <i>Concern to protect residents fundamental rights</i> <i>Requires better consultation with residents</i>	Support in part	IRO-MAR supports this submission in part because: Clearer consultation is needed with existing residents to establish need and purpose for development
35. Horizons Council (Attn: Wickramasinghe)	Regional A. <i>Generally supports PPP3</i> <i>Questions:</i> <i>Evidence of capacity and need-demonstrate compliance with NPS-HPL</i> <i>Flood hazard: clarify evacuation pathways and risk of dam failure</i> <i>3 Waters Growth strategy: clarify & Update approach to modelling of flooding and risk assessments</i> <i>Amend provisions in Plan</i> <i>Update proposed stormwater management provisions</i> <i>Amendments to waterway protection, protection of habitat and water sensitive storm water design elements</i> <i>Rural Lifestyle Provisions</i>	Support in part	IRO-MAR supports this submission in part because: - Planning for future development can improve the environment of our community, especially considering the impact and effects of climate change - IRO-MAR questions the accuracy of the forecast population growth and need for intensification - Capacity and funding of infrastructure and amenity should inform capacity for urban intensification

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:
36. Adam Dekker, KPA Properties	<i>Supports proposed rezoning in Bulls</i> <i>Developer views Bulls as a desirable central location for residential development</i> <i>Economic benefit</i>	Oppose	IRO-MAR opposes this submission because: - Bulls has significant infrastructural wastewater, storm water and water delivery problems a) IRO-MAR supports the option for any residential site in Bulls to be subdivided into lots smaller than 400m² if criteria, such as permeable area, impermeable area, bulk and location, fencing and services etc can demonstrate compliance with resident and community needs. These submissions should be assessed by Council as Resource Consents.
37. New Zealand Defence Force	<i>Requests consultation and consideration</i> <i>NPS Infrastructure</i> <i>Flight paths</i> <i>Height restrictions</i> <i>Reverse sensitivity noise</i>	support	IRO-MAR supports this submission because: - Planning for future development can improve the environment of our community, especially considering the impact and effects of climate change - IRO-MAR questions the accuracy of the forecast population growth and need for intensification - Capacity and funding of infrastructure and amenity should inform capacity for urban intensification

- Interested Residents of Marton and The Rangitikei (IRO-MAR) wishes to be heard in support of its further submission.
- Interested Residents of Marton and The Rangitikei (IRO-MAR) will consider presenting a joint case with others presenting similar further submissions.
- A copy of this further submission has been served on the original submitters to which this further submission relates.

Felicity Jane Wallace

Signed by [Felicity Jane Wallace on behalf of
Interested Residents of Marton and The Rangitikei (IRO-MAR)

felicity@inspire.net.nz
Mob: