IN THE MATTER	of the Resource Management Act 1991.
AND	
IN THE MATTER	of Submissions and Further Submissions on the Proposed Plan Change 3 to the Rangitīkei District Plan.

Minute 3

Proposed Plan Change 3 Request for Further Information from Officers

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20 November 2026

Further Information Requested

1. As outlined in our Minute 2 dated 5 November we adjourned the formal part of the hearing into Proposed Plan Change 3 (PPC3) to the Rangitīkei District Plan on Tuesday 3 November 2026. This adjournment was to provide submitters with the opportunity to provide any additional comments that they wished to make on the Insight Economics Housing Capacity Report and the GHD Three Waters Updated Growth Assessment, both dated 29 October 2026.

2. Three submitters provided further comments for us to consider. In addition to seeking a response to these comments, the Hearing Panel has identified certain issues and questions that it requests the Council respond to in its written reply. We also request information from NZTA in respect of its precise relief requested.

Officers Reply

3. The Council is, of course, free to reply on any other matters arising during the hearing that it considers worthy of a response, but the following are the matters on which the Hearing Panel would appreciate feedback.

Spatial Extent

4. In respect of the comments received on the Insight and GHD reports of 29 October 2026 can officers advise whether there are any matters raised that would alter or amend the overall recommendations contained within the s42A report?

5. In relation to the areas proposed to be rezoned in Marton and Bulls, and based on the growth projections contained within the Insight Report can officers provide an updated assessment against Clause 3.6(5) of the National Policy Statement - Highly Productive Land that seeks " *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 achieving a well-functioning urban environment*". Therefore, does the land identified in the s42A report remain the minimum necessary to achieve a well-functioning urban environment?

6. In respect of the areas identified for urban intensification in Marton and Bulls we were advised that the recommended areas were based upon those outside of the dam-breach

inundation areas identified in Figure 12, MAR01 Growth Area Flood Risk Report, and Figure 1, BUL03 Growth Area Dam Breach Hazard Supplementary Memorandum, both dated 5 October 2026.

7. Could we have further explanation as to why these areas were chosen as we observe that some areas are not well connected to other areas or to the business zoned land within these communities. Examples include Oaklea Avenue Marton (but not the Hereford Street extension) and the identified area bounded by Bond, Grey, Maunder and Signal Streets in Marton.

8. In carrying out the identification of urban intensification sites were any specific assessments made as to other localised constraints? For example, we observed on our site visit that parts of the Taihape intensification area have narrow roads and much steeper gradients than other areas identified in Marton and Bulls.

9. Mr Simpson on behalf of Rangitīkei Developments (Submitter #18) tabled a scheme plan overview during the hearing. We observed from this evidence that the northern part of the scheme plan located in MAR07 provides for stormwater management as part of the proposed development. However, it appears that the proposed northern zone boundary traverses the area identified for stormwater management.

10. Based on this information, do officers consider that the proposed amended MAR07 northern zone boundary is appropriately located to enable the effective management of stormwater by recognising natural topography.

11. Given the concerns raised by Ms Howard (submitter #7), in regard to flood risk in the urban area adjacent to PART MAR01 and the Flood Risk reports and memorandums providing similar flood risk data in PART MAR01, can officers further advise as to why PART MAR01 is included in the amended Growth Area for PPC3?

<u>Development Contributions</u>

12. We were advised that Rangitīkei District Council does not have a Development Contributions policy, instead using a process of developer agreements. Can officers clarify the Council process around developer agreements and how the Council work with developers to achieve fair and proportional assistance to fund any required infrastructure upgrades. Examples or commentary on any developer agreements would be useful so the

panel can better understand the Council's approach to the apportionment of the costs of development.

13. Can officers provide a more detailed explanation of how the District Plan will manage subdivision when infrastructure upgrades have not been undertaken. Are there sufficient policies or matters over which discretion is restricted to, that appropriately inform the staging of development on the basis of insufficient network infrastructure capacity. Again, any worked examples would be helpful.

Question for the New Zealand Transport Agency

14. We note that NZTA chose not to appear at the hearing. Can NZTA provide any evidence to support its request that the Bulls Structure Plan for Part BUL02 include a rule or overlay requiring noise mitigation for development within 100 metres of SH1 (or within the area affected by noise levels greater than 57 dB, whichever is less)? It would be useful for the panel to have access to any information/assessments to support this position including what has been accepted by other Councils when considering this matter in similar contexts. In addition to this what precisely are the rules or requirements that NZTA are seeking in this regard.

15. We request that a response to this minute be provided by 5pm, Friday 4 December 2026

16. Should the timing be problematical or if there any other procedural questions arising from this Minute, please address those to us through Tiffany Gower via districtplan@rangitikei.govt.nz.



Lindsay Daysh

Independent Commissioner

Chair Proposed Plan Change 3 Hearing Panel

20 November 2026