

Rangitīkei District Plan 2013

Proposed Plan Change 3 – Urban Growth

Summary of Original and Further Submissions – 16 July 2026



1. Introduction

This document, Summary of Original and Further Submissions, summarises the decisions requested for each submission received on Proposed Plan Change 3 – Urban Growth (Proposed Plan Change 3 or PPC3) and the further submissions received. Copies of the full submissions (including submission #37 which was originally omitted) and further submissions can be inspected at the following locations during usual opening hours:

Marion Head Office: 46 High Street, Marion

Marion Community Hub: 31 High Street, Marion

Te Matapihi – Bulls Community Hub: 4 Criterion Street, Bulls

Taihape Community Hub: 102 Hautapu Street (SH1), Taihape

The full submissions and further submission can be can also be viewed or downloaded from Council’s website: www.rangitikei.govt.nz/ppc3

To clarify, the submission period has now closed, and no further submissions will be accepted on PPC3.

2. Additional Information

For more information, please contact Tiffany Gower, Council’s Strategy Manager, via:

Phone: (06) 327 0099

Email: districtplan@rangitikei.govt.nz

3. Submitters

The below tables identify the submissions and further submissions received by Council for PPC3, the number that each submission has been allocated, who the submitters are and whether or not they would like to speak at a Hearing.

Further Submissions:

For a further submission to be considered it must be in accordance with Clause 8 of Schedule 1 of the RMA. They can only support (in whole or in part) or oppose (in whole or in part) a submission received on the proposed plan change, including any associated reasons. In supporting or opposing a submission, only those matters raised in the original submission may be commented on.

The further submissions received include the following:

Sub no.	Original Submission Number of Submitter	Further Submitter name	Wish to be heard
FS 01	11	New Zealand Transport Agency Waka Kotahi (NZTA)	Yes
FS 02	-	Shelley Tysoe-O'Gorman	No
FS 03	18	Rangitikei Development Ltd (C/- B. Simpson)	Yes
FS 04	-	Sterling Trust - Mike O'Bryne (C/- Alex Leach)	Yes
FS 05	29	Interested Residents of Marton and Rangitikei or IRO-MAR (C/- F. Wallace)	Yes

The original submissions received include the following:

Sub no.	Submitter name	Address for service	Wish to be heard
01	Reverend Robin W.K. Peirce	rrpeirce@farmside.co.nz	Yes
02	Al-lek and Michelle White	mjbest@xtra.co.nz	No
03	SUBMISSION WITHDRAWN		
04	Ashoka Masilamani	ashokamasi@gmail.com	Yes
05	Kilian O'Gorman	Kilian.Ogorman@tewhatuora.govt.nz	No
06	Noel Wright	noelandmaree@xtra.co.nz	No

Sub no.	Submitter name	Address for service	Wish to be heard
07	Belinda Howard	belindah@inspire.net.nz	Yes
08	Teresa Stoltz	teresa@lawcorner.nz	No
09	Jordan Caskey	jordancaskey@hotmail.co.nz	Yes
10	Natasha Kirk	tashkirk1@gmail.com	Yes
11	NZTA Waka Kotahi (Attn: E. Thornton)	environmentalplanning@nzta.govt.nz	Yes
12	G & C Holdings Ltd (C/- Phocus Planning Ltd)	Phil@phocusplanning.co.nz	Yes
13	Hilary Powell	powellhilary5@gmail.com	No
14	Neil Oldfield	hatfieldhuntley@gmail.com	Yes
15	Fire and Emergency New Zealand (C/- Beca)	Jennifer.beardsall@beca.com	Yes
16	Sarah Hasler	Sarahhasler58@gmail.com	Yes
17	David Johnson	mrjd@xtra.co.nz	No
18	Rangitikei Development Ltd (C/- B. Simpson)	rangitikeidevelopmentltd@gmail.com	Yes
19	Ruth and Robert Snijders	5 Grey Street, Marton 4710	Yes
20	Alan McCubbine	mccubbinea@gmail.com	No
21	Simone and Robert Pauletic	pauleticfamily@gmail.com	No
22	Tony Jury	Nedlohs6@xtra.co.nz	No
23	Margett Purser	margettpurser@gmail.com	No
24	Baird Built (C/- K. Baird)	kyle@bairdbuilt.co.nz	Yes
25	Lynne Sheridan	lynne.s@farmside.co.nz	No
26	Stephan and Lynn Whitford	whitty969@gmail.com	No
27	Maree Marshall	mareemarshall23@gmail.com	No
28	Te Runanga o Ngāti Tamakopiri (Attn: S. Walker)	siana.walker.nz@gmail.com	Yes
29	Interested Residents of Marton and Rangitikei (C/- F. Wallace)	felicity@inspire.net.nz	Yes
30	Hayden Gould	haydengould@gmail.com	Yes
31	Dean and Teresa Cunningham	themusselman@hotmail.com	Yes

Sub no.	Submitter name	Address for service	Wish to be heard
32	Mangapapa Trust No 2 (C/- R. & S. Smith)	rpandspsmith@gmail.com	No
33	Margaret Webster	te-aunui@extra.co.nz	No
34	Joanna Edmonds	207 Calico Line, RD1 Marton 4787	No
35	Horizons Regional Council (Attn: A. Wickramasinghe)	aruna.wickramasinghe@horizons.govt.nz	Yes
Late Submission			
36	Adam Dekker	adam@kpa.kiwi	Yes
Addendum to Submissions (submission omitted by error)			
37	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Yes

4. Summary of Original and Further Submissions

For completeness the Summary of Submissions and addendum for the original submissions (numbered 01 to 37) are included, along with summaries of the further submissions (including how they relate to an original submission.) To assist with reading this summary, the further submissions are numbered with 'FS' and have been made a shade of grey.

The further submissions have been summarised against the original submission point and where it has been specified or is clear that the submission is either in support of, or opposition to, an original submission point.

The term 'In-part' has generally been applied in the table to submissions that provide qualified support or opposition to a proposed provision, subject to incorporating further suggested changes. 'Not specified' has been used where the submitter has not indicated whether they support or oppose an original submission point and it is not clear enough to infer their position.

Summary of Submissions and Further Submissions and Reasons Table:

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
01	01.01	Reverend Robin W.K. Peirce	Rezoning	Planning Maps	Oppose	Inferred – retain land down Wanganui Road as land zoned General Rural.	Questions the need to rezone land down Wanganui Road (inferred growth area MAR02) as this is good growing land. Considers it would be better to spend more on attracting light industry and technology here for job creation, especially for younger people, rather than putting more housing on arable land.
FS 05	FS 05.01	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 01.01 in-part (inferred).	Marton offers suitable industrial land opportunities for light industrial commercial and retail development along with supporting space for new residents to live.
01	01.02	Reverend Robin W.K. Peirce	Zone Provisions	Lot size SUB-S5.1	Oppose	Seeks larger section sizes for properties on the urban edge at the Wanganui Road entrance.	Seeks control over size of sections as they do not want tiny sections at the entrance to the town and refer a recent example of a local subdivision where the sections were too small and the houses take up too much room on the sections. This resulted in high fences to provide for privacy and little outdoor space.
FS 03	FS 03.01	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 01.02.	The submitter supports retaining the proposed 400m ² minimum lot size for MAR02 and MAR07, arguing that larger lots are unnecessary,

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							would reduce housing capacity and flexibility, and could hinder Marton's future growth. They seek rejection of submissions requesting larger minimum allotment sizes.
FS 05	FS 05.02	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 01.02 (inferred).	Larger sections are a characteristic of Marton that attracts residents to live rurally; and provide for residents' needs and recreation. Planning for amenities such as landscaping are vital for our environment.
01	01.03	Reverend Robin W.K. Peirce	Zone Provisions	Bulk and location	Not specified	Unclear.	Allow for a variety of houses and refers to houses being built by Vincent Holloway in Christchurch for Brookfields as an example. Considers that garages should be situated to the rear of dwellings.
01	01.04	Reverend Robin W.K. Peirce	Zone Provisions	Trees / vegetation	Amend	Introduce restrictions on the removal of trees and invest in recreation spaces.	Concerned about lack of protection for trees, shelterbelts and other vegetation. The recent removal of trees from land within MAR02 (inferred) has meant that neighbouring properties are more exposed to westerly winds. Also suggests that Council could establish a stand of native trees within the land to be rezoned and notes the need for more recreation spaces.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
01	01.05	Reverend Robin W.K. Peirce	Other Matters	Not applicable (N/A)	Not specified	Seeks more designated space for off leash dogs.	The submitter infers they seek more domain space to be designated for off leash dog parks.
02	02.01	Al-lek and Michelle White	Infrastructure	Three Waters	Oppose	Delay the proposed rezoning and intensification until infrastructure capacity is proven and costings and timelines for upgrades are provided.	Opposes the rezoning of land and providing for greater intensification on the basis that current water, wastewater and stormwater infrastructure has long standing issues and increased demand on these systems is not appropriate when they are beyond their limits already. Also concerned that social infrastructure (i.e. schools and healthcare) cannot support hundreds of new dwellings without parallel investment.
FS 01	FS 01.01	NZTA Waka Kotahi			Support in part	Allow submission point 02.01 in part.	NZTA agrees in part with the submission, supporting the need for further analysis of transport and infrastructure requirements, clear funding mechanisms, and a comprehensive Structure Plan. NZTA is concerned that proposed rezoning and intensification may occur before the necessary State Highway upgrades, access arrangements, and associated funding have been identified, potentially undermining the effective management of growth

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							and achievement of the objectives of PC3 and the NPS-UD.
FS 03	FS 03.02	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 02.01.	The submitter supports the rezoning of MAR02 and MAR07, arguing that stormwater and infrastructure issues can be managed through future planning, engineering design, and upgrades. They oppose delaying or preventing rezoning, stating that a coordinated development approach will better support Marton's growth and may improve existing stormwater performance.
FS 05	FS 05.03	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submissions point 02.01.	The submitter supports the submission due to the condition of existing infrastructure in Marton, new infrastructure needs to be installed first.
04	04.01	Ashoka Masilamani	Rezoning	Planning Maps	Support in part	Support the rezoning of General Rural to General Residential, subject to provision being made for public transport, pedestrian/cycling and walking.	Seeks that future development include provision for pedestrian / cycling access to connect the areas. George Street is a cul-de-sac which is not connected to adjacent sites being re-zoned which results in poor urban planning.
FS 01	FS 01.02	NZTA Waka Kotahi			Support in part	Allow submission point 04.01 in part.	Requests that PC3 include planning and funding for strategic walking, cycling and public transport infrastructure to support

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							growth, improve safety, accessibility and health outcomes, with networks shown on Structure Plans and designed in accordance with CPTED principles.
FS 05	FS 05.04	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 04.01.	Intensification needs to support good access to facilities, road and path and cycleway links.
04	04.02	Ashoka Masilamani	Rezoning	Planning Maps	Support in part	Seeks a footpath connecting George Street, Flower Street, BUL03 growth area (inferred), and Johnson Street.	Seeks a new pedestrian link to be included in the undeveloped section on Geroge Street to connect to Flower Street, and future development to include pedestrian links to Johnson Street. (refer to original submission for proposed map).
05	05.01	Kilian O’Gorman	Rezoning	Planning Maps	Support	Retain the rezoning of 60 Calico Line, Marton to General Residential as notified.	Supports the proposal to rezone 60 Calico Line, Marton from Rural Lifestyle to General Residential.
FS 02	FS 02.01	Shelley Tysoe-O’Gorman			Support	Allow submission point 05.01.	Recent developments have made the property lose its rural nature. It is impacting the use of the site for farming.
FS 05	FS 05.05	Interested Residents of Marton and Rangitikei (IRO-MAR)			Oppose	Oppose submission point 05.01.	The land at Calico Line can flood and is more suited as a large site. Subdivision can still be achieved via resource consent.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
06	06.01	Noel Wright	Whole of Proposed Plan Change 3 (PPC3)	N/A	Oppose	Oppose PPC3 in full.	Opposes the plan change in relation to Bulls as infrastructure including Roothing, Water and Wastewater are not up to standard for more intense development without significant ratepayer money being spent. Furthermore, raises concern about buildings exceeding single storey creating privacy issues.
FS 01	FS 01.03	NZTA Waka Kotahi			Support in part	Allow submission point 06.01 in part.	NZTA supports the need for comprehensive transport planning to support growth under PC3, including the identification and funding of required roading, walking, cycling and public transport infrastructure. NZTA is concerned that the infrastructure and State Highway upgrades needed to accommodate growth, and the mechanisms for funding them, have not yet been fully identified. Strategic transport networks should be incorporated into Structure Plans and designed to improve safety, accessibility, connectivity and health outcomes, including through the application of CPTED principles.
FS 05	FS 05.06	Interested Residents of Marton and			Support in part.	Allow submission point 06.01 in part.	Bulls has significant infrastructure problems, including wastewater, stormwater and water delivery.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
		Rangitikei (IRO-MAR)					Uncertainty over future management priorities for 3 waters. Current zoning permits intensification with Resource Consent.
07	07.01	Belinda Howard	Rezoning	Planning Maps	Oppose	Oppose MAR01 rezoning and seeks that MAR01 is retained as General Rural due to flooding risk.	MAR01 is subject to flood hazard and stormwater issues. There is an existing dam within MAR01 that creates a 'lake' during heavy rainfall events and concerned about the impact / risk on neighbouring properties if MAR01 was to be developed, most notably concerned about 10 Armagh Terrace, Marton (refer to original submission for further information). This will be worsened by climate change and requires significant mitigation.
FS 05	FS 05.07	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part.	Allow submission point 07.01 in part.	Stormwater 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

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
08	08.01	Teresa Stoltz	Rezoning	Planning Maps	Support in part	Retain the rezoning of rural land in Marton to residential subject to addressing flood hazard / stormwater runoff risk in MAR07.	Generally supportive of the proposal to rezone rural land to residential purposes in Marton. However, highlights risk of increased runoff and potential impact on neighbouring properties if MAR07 is developed due to its higher elevation. Suggesting that runoff needs to be diverted away from existing dwellings to avoid flood risk.
FS 03	FS 03.03	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 08.01	The submitter supports the rezoning of MAR02 and MAR07, arguing that stormwater and infrastructure issues can be managed through future planning, engineering design, and upgrades. They oppose delaying or preventing rezoning, stating that a coordinated development approach will better support Marton's growth and may improve existing stormwater performance.
FS 05	FS 05.08	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part.	Allow submission point 08.01 in part.	Some rural areas are better suited to intensification owing to ground conditions while others are vulnerable to ongoing flooding. Intensification of rural land will require significant infrastructure.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
08	08.02	Teresa Stoltz	Infrastructure	Transport	Not specified	Seeks upgrades for <i>Johnston [sic]</i> Road.	Seeks improvements to <i>Johnston [sic]</i> Road to enable Johnston/Tutaenui vehicular access to MAR01 and MAR07. Walkways (including Ingle Walkway) require safety lighting to be installed.
08	08.03	Teresa Stoltz	Infrastructure	Transport	Amend	Seeks intersection upgrades for the Calico Line / Bond Street, Marton.	Seeks improvements to the Calico Line / Bond Street intersection in Marton. Notes that the statistics relied upon are outdated and do not include traffic accidents where police have not been called out. Seeking the installation of a raised pedestrian crossing across Calico Line and lighting.
FS 05	FS 05.09	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part.	Allow submission point 08.03 in part (inferred).	Existing significant intersections need upgrading. Access needs of existing residents, including the elderly, need to be considered.
08	08.04	Teresa Stoltz	Infrastructure	Transport	Amend	Seeks intersection upgrades for the High Street / Bridge Street intersection in Bulls.	Seeks improvements to High Street / Bridge Street intersection in Bulls e.g. install traffic lights.
FS 01	FS 01.04	NZTA Waka Kotahi			Support in part	Allow submission point 08.04 in part.	NZTA has concerns that growth proposed under PC3 is expected to worsen the performance of key State Highway intersections, including the High Street (SH1) and Bridge Street (SH3) intersection,

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							and may require significant upgrades. The ITA identifies that development of BUL02 would result in an unacceptable transport outcome, yet no clear development thresholds, upgrade triggers, or confirmed funding mechanisms have been established to ensure the necessary intersection improvements are delivered.
FS 05	FS 05.10	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 08.04 in part.	Existing significant intersections need upgrading. Access needs of existing residents, including the elderly, need to be considered.
09	09.01	Jordan Caskey	Rezoning	Planning Maps	Oppose	Oppose rezoning 60 Calico Line, Marton (inferred) and retain General Rural Zone.	Opposes the rezoning of land to residential in Marton. Specifically requests that the land down Calico Line (60 Calico Line) stay rural. Considers that it would be more beneficial from a cost perspective to focus on larger areas of land proposed to be rezoned on the other side of Marton.
FS 05	FS 05.11	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 09.01	The submitter agrees that regular flooding occurs in the low-lying land. Calico Line provides landscaping and visual amenity and the entrance to Marton.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
10	10.01	Natasha Kirk	Rezoning	Planning Maps	Oppose	Oppose rezoning of 60 Calico Line, Marton (inferred) and retain General Rural Zone.	Seeking that the land down Calico Line (60 Calico Line) remain zoned rural. Concerned about neighbourhood character, impact on property value, increased traffic, light pollution, pressure on waterways and also raised the need for Council to address issue with drink water before considering this.
FS 01	FS 01.05	NZTA Waka Kotahi			Support in part	Allow submission point 10.01 in part.	NZTA has concerns regarding the rezoning of 60 Calico Line and the potential impacts of increased traffic on the State Highway network. In particular, NZTA is concerned that the ITA may underestimate traffic effects through the use of a relatively low traffic generation rate, which could understate the extent of upgrades required to accommodate growth. There is also uncertainty regarding what State Highway improvements may be necessary and how these infrastructure upgrades would be funded.
FS 05	FS 05.12	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 10.01.	The submitter agrees that Calico Line should not be rezoned, due to loss of rural amenity, character and existing heavy traffic use.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
11	11.01	NZTA Waka Kotahi	Maps and zoning	Residential Intensification Areas	Amend	Seeking more information on the effect, funding and timing of intersection upgrades and potential caps on development (i.e. new dwelling or lot numbers), dependant on delivery of any identified intersection upgrades.	Concerned about effect of urban intensification on traffic volumes on the State Highway network and the need for changes to accommodate additional traffic demand including but not limited to intersections and lane widening. Notes that urban intensification may occur in advance of funding agreement needed to facilitate upgrades to numerous intersections as identified in the Integrated Transport Assessment. Seeking staging or sequencing of the development to ensure any necessary upgrades are in place or financed, prior to development.
FS 05	FS 05.13	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 11.01 (inferred).	The submitter agrees with the effect of urban intensification on traffic volumes, impact on roading capacity and risk, timing of zoning and possible need for staging, effects of road noise and reverse sensitivity and also seeks further information.
11	11.02	NZTA Waka Kotahi	Whole of PPC3	N/A	Support	Supports the need to accommodate urban growth in Marton, Bulls and Taihape.	Notes that the growth areas are well serviced and within close proximity to employment and amenities.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
11	11.03	NZTA Waka Kotahi	Infrastructure	Transport - Rule TR-S6	Amend	Amend Rule TR-S6 to ensure that new development in Bulls, either through rezoning or Residential Intensification Area does not result in increased connections to SH1 or SH3 including new roads, or vehicle access (unless there is no alternative).	Seeks the expansion of Rule TR-S6 in relation to any land rezoned or intensified with the potential for direct access to SH1 or SH3. Concerned that the urban intensification adjacent to the State Highway network could result in new road or access to the State Highway network, particularly around Bulls.
11	11.04	NZTA Waka Kotahi	Zone Provisions	Reverse Sensitivity NOISE-R4	Amend	Amend NOISE-R4 which currently addresses reverse sensitivity effects from rail, to include road noise, informed by a Noise Assessment prepared by a suitable qualified and experience professional.	Seeks the expansion of Rule NOISE-R4 in relation to noise sensitive activities to include roads. Concerned that the urban intensification adjacent to the State Highway could give rise to increased reverse sensitivity and complaints in relation to road noise.
12	12.01	G & C Holdings Ltd	Rezoning	Planning Maps	Amend	Rezone the rear section of 233A State Highway 1, Bulls (Legal Description Lot 2 DP 320208) to General Residential Zone.	Rezone the General Rural Zone portion of 233A State Highway 1, Bulls to the General Residential. Outlines that the plan change underestimates growth, the location of the site is adjacent residential development, the site's access from State Highway 1 and potential for a secondary access from Wilson Street, potential for a walkable link to Bulls School, no

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							flood risk compared to other areas being proposed to be rezoned, and the potential for the site to be stormwater neutral. The rezoning of the site will not be inconsistent with the NPS-HPL.
FS 01	FS 01.06	NZTA Waka Kotahi			Oppose in part	Disallow submission point 12.01 in part.	While NZTA generally supports the rezoning and overall intent of the Plan Change, it has concerns with the rationale that the site could be serviced through direct access to State Highway 1. NZTA generally does not support new direct State Highway access due to potential safety and operational effects and considers access via the local road network to be the preferred outcome. Any new State Highway access would require NZTA approval and appropriate funding arrangements, and access provisions should be identified through a Structure Plan. NZTA considers BUL01 to have better connectivity through Wilson Street and the local road network than through direct access to State Highway 1.
FS 04	FS 04.01	Sterling Trust - Mike O'Bryne (C/- Alex Leach)			Support	Allow submission point 12.01.	The submitter seeks that the whole of the submission be allowed, and that Council amend the Plan Change to include the rear section

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							of 233A State Highway 1, Bulls (Legal Description Lot 2 DP 320208) as residential (Refer to further submissions for more details).
FS 05	FS 05.14	Interested Residents of Marton and Rangitikei (IRO-MAR)			Oppose	Disallow submission point 12.01.	The submitter does not support the rezone request for additional area at rear of 233A State Highway 1 to residential. There is no evidence that population growth in Bulls is underestimated. There are approved subdivisions already in Bulls.
13	13.01	Hilary Powell	Zone Provisions	Site Area - GRZ-S5	Oppose	Oppose a 250sqm site area within the Residential Intensification Area.	Oppose the 250sqm site area due to wastewater and stormwater infrastructures ability to cope with more intense residential development. The submitter has provided their experience with stormwater/flooding. Notes this plan change will facilitate a change to the dynamic of the community and strain health services, volunteer services and roads.
FS 05	FS 05.15	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 13.01.	The submitter also opposes the 250sqm standard in the intensification infill area.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
14	14.01	Neil Oldfield	Zone Provisions	Site area - SUB-S5.1.	Amend	Support the rezoning of 56 Wanganui Road, Marton, subject to the minimum site area being 500sqm.	Generally, in favour of 56 Wanganui Road, Marton being rezoned but seeks the minimum lot size to be amended to 500sqm due to the character of this area.
FS 03	FS 03.04	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 14.01.	The submitter supports retaining the proposed 400sqm minimum lot size for MAR02 and MAR07, arguing that larger lots are unnecessary, would reduce housing capacity and flexibility, and could hinder Marton's future growth. They seek rejection of submissions requesting larger minimum allotment sizes.
FS 05	FS 05.16	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 14.01.	The submitter supports the request to have a minimum lot size of 500sqm due to the character of the area. Concerns with who pays for infrastructure.
14	14.02	Neil Oldfield	Infrastructure	Flooding	Not specified	Unclear.	Notes that the Horizons Retention Dam fills once a year and the spillway has been used three times in the eight years the submitter has been here. Refers to a depression in a front paddock where water collects and forms a watercourse during weather events. This floods across the road, flows behind houses on Wanganui Road, before being piped. Notes that there was a

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							recent upgrade of services along Wanganui Road and that further upgrade will be required due to growth. Questions who will pay.
FS 03	FS 03.05	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 14.02	The submitter supports the rezoning of MAR02 and MAR07, arguing that stormwater and infrastructure issues can be managed through future planning, engineering design, and upgrades. They oppose delaying or preventing rezoning, stating that a coordinated development approach will better support Marton's growth and may improve existing stormwater performance.
14	14.03	Neil Oldfield	Zone Provisions	Bulk and location - GRZ-S2	Amend	Amend rules to require a 3m setback for dwellings.	Seeks a minimum access of 3 metres on one side of any dwelling to allow emergency services access, in respect of fault lines. References 1.5m boundary space from dwelling to boundary in Hereford Heights and suggests this would require access on neighbours' property for the fire brigade to extinguish a fire.
14	14.04	Neil Oldfield	Other Zones	Business	Amend	Seeks provisions for providing new non-residential activities in the growth areas (inferred).	(Inferred) Seeks provisions to provide for businesses within the growth areas. Considers that there

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							will be a shift of wealth to above the Wanganui Railway branch line.
FS 05	FS 05.17	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 14.05.	The submitter agrees with planning for impact on existing business areas.
14	14.05	Neil Oldfield	Other	Rates	Amend	Seeks staging development to allow rural rates to be applied until dwellings/infrastructure are built.	Seeks the staging of development, so that sections are released for development over time. Rural rating should remain until new titles are issued for residential development.
FS 01	FS 01.07	NZTA Waka Kotahi			Support	Allow submission point 14.05.	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.
FS 05	FS 05.18	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 14.06.	The submitter agrees with the need for staging.
14	14.06	Neil Oldfield	Other	Recreation areas	Not specified	Seeks additional recreation areas within the growth areas.	Seeks clarification on whether provision has been made for parks or walking areas for proposed population increase.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
15	15.01	Fire and Emergency New Zealand	Zone Provisions	GRZ-R1	Amend	Amend as follows: GRZ-R1 1. Activity status: Permitted Where: All General Residential Zone Standards are complied with (refer to GRZ-S1 to GRZ-S78).	The Rangitikei District Plan does not contain any explicit provisions requiring the provision of a firefighting water supply. Instead, it relies on the Council's Subdivision and Land Development Code of Practice. This approach relies on there being a clear link between the District Plan and the Subdivision and Land Development Code of Practice, and there does not appear to be one. This gap presents a risk to Fire and Emergency operations. The submitter seeks an amendment to GRZ-R1, a new standard to be included in General Residential Zone, and the inclusion of an additional matter of discretion to allow Council to consider the extent of non-compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
FS 05	FS 05.19	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 15.01	IRO-MAR supports this submission in full.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
15	15.02	Fire and Emergency New Zealand	New Standard	GRZ-S8	Amend	Introduce a new standard as follows: <u>GRZ-S8 - Servicing</u> <u>i. All new buildings must be provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u> <u>Matters of discretion where this performance standard cannot be complied with:</u> <u>i. The suitability of the proposed water supply for firefighting purposes including effects on people's health and safety, and on property.</u> Or to similar effect and any other consequential amendments required to give effect to the relief sought.	For the same reasons set out in Submission 15.01.
FS 05	FS 05.20	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 15.02.	IRO-MAR supports this submission in full.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
15	15.03	Fire and Emergency New Zealand	Subdivision Provisions	SUB-P8	Support	Retain as notified.	Supports Policy SUB-P8 in so far as it seeks to ensure that the staging of development does not occur out of sequence with the delivery of necessary infrastructure extensions and/or upgrades.
FS 01	FS 01.08	NZTA Waka Kotahi			Support in part	Allow the submission 15.03 in part.	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.
FS 05	FS 05.21	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 15.03.	IRO-MAR supports this submission in full.
15	15.04	Fire and Emergency New Zealand	Subdivision Provisions	SUB-R1	Amend	Amend as follows: SUB-R1.2. Matters over which discretion is restricted: g. The extent to which there is capacity for connection to existing reticulated essential services and the sufficiency of the proposed water supply	For the same reasons set out in Submission 15.01.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						(including firefighting water supply), sewage disposal and stormwater services.	
FS 05	FS 05.22	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 15.04.	IRO-MAR supports this submission in full.
15	15.05	Fire and Emergency New Zealand	Subdivision Provisions	SUB-R1	Amend	Amend SUB-S2 as follows: SUB-S2 Essential services 1. The development must provide the following connections for each allotment: a. A potable water supply, including connection to a reticulated supply of potable water where this is available within 50 metres of the allotment. <u>aa. All new residential lots must be provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS</u>	For the same reasons set out in Submission 15.01.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						<u>4509:2008.</u>	
FS 05	FS 05.23	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 15.05.	IRO-MAR supports this submission in full.
16	16.01	Sarah Hasler	Rezoning	Planning Maps	Oppose	Oppose the rezoning of MAR01 (inferred) to General Residential, seek the General Rural Zone is retained for MAR01.	Submitter has lived at 60 Tutaenui Road, Marton for 40 years and is opposed to the rezoning of the area (inferred MAR01 growth area).
17	17.01	David Johnson	Rezoning	Planning Maps	Oppose	Oppose the rezoning of MAR02 (inferred) growth area to residential and retain as General Rual.	Opposes the rezoning of adjoining land (inferred MAR02 growth area) from rural to residential. Concerned that this would adversely affect the enjoyment of their property and lower their property's value. Construction during development and ongoing noise from multiple dwellings would affect their peace and quiet
17	17.02	David Johnson	Rezoning	Planning Maps	Amend	Amend the planning maps to include a reserve along the boundary of 12 Dunallen Avenue if MAR02 (inferred) is developed.	If the MAR02 (inferred) growth area is rezoned, then a 15-20m wider reserve and / or walkway along 12 Dunallen Avenue is sought, as this would preserve their enjoyment of their property and benefit the wider community.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
17	17.03	David Johnson	Zone Provisions	GRZ-I1	Oppose	Oppose GRZ-I1 and retain the operative wording of GRZ-I1.	Opposes the replacement GRZ-I1 as they consider this to be an attempt to take away residents' rights to preserve the enjoyment of their property.
FS 05	FS 05.24	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 17.03 in part (inferred).	The submitter also opposes the proposed wording of GRZ-I1. Peace and quiet are part of the rural community. Avoiding noise can retain the character. Landscaping enhances it.
18	18.01	Rangitikei Development Ltd	Rezoning	Planning Maps	Support	Support the rezoning of MAR02 and MAR07 to General Residential.	Supports the Marton Northwest Development Area and in particular the rezoning of the MAR02 and MAR07 growth areas. The submitter indicates that they need more suitable land to develop and that the town is out of suitable land. Suggests they can help the wider town flooding issues within these areas based on work done with their engineers.
FS 05	FS 05.25	Interested Residents of Marton and Rangitikei (IRO-MAR)			Oppose	Disallow submission point 18.01.	The submitter opposes the rezoning of MAR02 and MAR07 to General Residential. No detail is supplied.
19	19.01	Ruth and Robert Snijders	Infrastructure	General	Oppose	Oppose PPC3 in full.	Seeks to oppose PPC3 in full due to current infrastructure being inadequate, poor condition and

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							with no resilience during times of emergency. There is only one <i>trunk</i> [sic] main from the Tutaenui Reservoir to Marton and that the Marton wastewater improvements will take at least 10 years. No information has been provided about electrical, telecommunication or gas infrastructure. Concerns raised about the three waters infrastructure being able to accommodate the intensification areas. Notes that Marton has a reputation for poor water quality and that Bulls has issues with water pressure and how this has affected recent development. Indicates that most of the district's urban areas sit on poorly permeable soils, creating a flood risk. Noting that the plan change does not identify areas that will be used for stormwater attenuation. Questions the cost of reinforcing Council's infrastructure particularly where intensification is being promoted. Notes that Council has no Development Contribution Policy and that one should be introduced.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
FS 01	FS 01.09	NZTA Waka Kotahi			Support in part	Allow submission point 19.01 in part.	NZTA agrees in part with the submission, supporting the need for further analysis of transport and infrastructure requirements, clear funding mechanisms, and a comprehensive Structure Plan. NZTA is concerned that proposed rezoning and intensification may occur before the necessary State Highway upgrades, access arrangements, and associated funding have been identified, potentially undermining the effective management of growth and achievement of the objectives of PC3 and the NPS-UD.
FS 03	FS 03.06	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 19.01	The submitter supports the rezoning of MAR02 and MAR07, arguing that stormwater and infrastructure issues can be managed through future planning, engineering design, and upgrades. They oppose delaying or preventing rezoning, stating that a coordinated development approach will better support Marton's growth and may improve existing stormwater performance.
FS 05	FS 05.26	Interested Residents of Marton and			Support in part	Allow submission point 19.01 in part.	The submitter considers that planning for future development can improve the environment of our community, especially

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
		Rangitikei (IRO-MAR)					considering the impact and effects of climate change
19	19.02	Ruth and Robert Snijders	Process - notification		Not specified	No specific relief sought.	Concern is raised with the notification, the public drop-in sessions and the information that was included in letters sent to property owners within the Residential Intensification Areas. The Section 32 Evaluation Report lacked evidence to support the two issues that it highlighted. A housing density map should have been provided. Considers that PPC3 and associated documentation is a poorly thought through exercise.
FS 05	FS 05.27	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 19.02.	The submitter agrees that there was a lack of consultation with affected residents and community at large.
19	19.03	Ruth and Robert Snijders	Rezoning	N/A	Oppose	Oppose PPC3 in full.	Marton has a large number of new unsold sections e.g. Harveston. Notes that Marton is characterised by large sections which are underdeveloped. Suggests that the population has remained relatively static, with neighbouring districts experiencing more growth. Local employment options are low with most residents of Marton and Bulls

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							commuting for employment. Comments on lack of industrial interest and large areas of underdeveloped residential land adjacent railway / industrial land (inferred Kensington Road area).
FS 03	FS 03.07	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 19.03.	The submitter opposes submissions seeking to remove or delay the rezoning of MAR02 and MAR07, arguing that Marton will require additional residential land to meet future growth. They state that existing zoned land alone is insufficient, that demand for housing remains strong, and that MAR02 and MAR07 are logical, development-ready growth areas. The submitter supports the rezoning as necessary to provide housing choice, maintain land supply, and avoid future housing shortages.
FS 05	FS 05.28	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 19.03.	The submitter agrees that there is a large number of unsold sections in Marton and there is no evidence of population growth forecast.
19	19.04	Ruth and Robert Snijders	Other matters	Highly productive land	Not specified	No specific relief sought.	Identifies that significant proportions of land highlighted for residential development is very productive agricultural land.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
FS 03	FS 03.08	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 19.04	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.
19	19.05	Ruth and Robert Snijders	Other matters	Development Contributions	Amend	Seeks an updated Development Contributions Policy.	The Council does not have a Development Contribution Policy, nor does it collect development contributions, instead its subsidising growth.
FS 01	FS 01.10	NZTA Waka Kotahi			Support	Allow submission point 19.05.	NZTA agrees in part with the submission, supporting the need for further analysis of transport and infrastructure requirements, clear funding mechanisms, and a comprehensive Structure Plan. NZTA is concerned that proposed rezoning and intensification may occur before the necessary State Highway upgrades, access arrangements, and associated funding have been identified, potentially undermining the effective management of growth and achievement of the objectives of PC3 and the NPS-UD.
FS 03	FS 03.08	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 19.05.	The submitter opposes submissions seeking to prevent or delay the rezoning of MAR02 and MAR07 due to the absence of development contribution

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							provisions in Proposed Plan Change 3. They argue that development contributions are a separate funding and administrative matter, not a zoning issue, and should be addressed through other Council processes. The appropriateness of the rezoning should instead be assessed on planning, growth, land suitability, and servicing considerations. The submitter seeks rejection of submissions requesting development contribution provisions or opposing rezoning on that basis.
FS 05	FS 05.29	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 19.05.	The submitter agrees that the existing Development Contributions Policy is inadequate.
20	20.01	Alan McCubbine	Rezoning	General	Oppose	Oppose the growth areas and seek the reconsideration of the intensification of residential areas to be more considerate of existing residents. That Council does not change Chapters in the District Plan that take away rights of residents.	Current provisions in the operative plan would require agreement from those affected by a proposed intense development and this proposal would remove this right. Intensification could affect the enjoyment of neighbours of their own property. Recent examples of intensification show problems with neighbours being overlooked. Concerned that there would not be

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							sufficient provision for onsite parking and cars would be parked on the roadside. Notes that population growth has dropped in the last couple of years and that the Council should have a more realistic view of growth. Opposes amendments to the General Residential Zone because this would take away the need to consult those affected by development.
FS 05	FS 05.30	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 20.01.	The submitter agrees that the existing Resource Consent processes provide adequate mechanisms to assess and manage the effects of intensification. Retaining consultation requirements helps protect rural character and amenity, address privacy, access and parking concerns, and ensure development is justified by demonstrated growth needs.
21	21.01	Simone and Robert Pauletic	Rezoning	Planning Maps	Support	Support the rezoning of 98 Tutaenui Road, Marton to General Residential, as notified.	The plan change enables logical, planned urban expansion that addresses the shortage of residential land and provides for future housing growth in an efficient and coordinated way.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
FS 05	FS 05.31	Interested Residents of Marton and Rangitikei (IRO-MAR)			Oppose	Disallow submission point 21.02.	The submitter does not support the rezoning of 98 Tutaenui Road, Marton to General Residential, as notified. Lack of infrastructure, 3 waters, amenities.
22	22.01	Tony Jury	Zone Provisions	GRZ-I1	Oppose	Oppose the amendments to GRZ-I1 and retain the existing wording.	Concerned that the plan change is facilitating more dwellings on neighbouring properties resulting in more noise and disturbance than expected. Infers that the ability to object to this type of development is being removed. Seeks that there should be opportunity for mitigation.
FS 01	FS 01.11	NZTA Waka Kotahi			Support in part	Allow submission point 22.01 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.
FS 05	FS 05.32	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 22.01 in part.	The submitter agrees that the GRZ-I1 wording should be retained as existing.
23	23.01	Margett Purser	Rezoning	Planning Maps	Oppose	Oppose the flood hazard at 22A Wanganui Road, Marton.	Seeks clarity on the flood hazard at 22A Wanganui Road and seeks clarity on how development of the

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							30 Wanganui Road, Marton site will mitigate flooding. Seeks clarity on whether future work will remove this natural hazard, and therefore, remove it from submitter's and other titles. Suggests this could be a requirement of approved new subdivision and future building work. Seeks a guarantee that the plan change will not affect surrounding areas, buildup, create further hazard.
FS 05	FS 05.33	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 23.01.	The submitter agrees that mitigation for flood hazards needs to be provided.
24	24.01	Baird Built	Other zones	Rural - GRUZ-I2	Amend	Amend or replace GRUZ-I2. Proposed alternative wording for GRUZ-I2: <u>The rural environment contains a range of productive, residential, cultural, and business activities. While primary production remains an important component of the General Rural Zone, other activities may also establish</u>	Seeks amendment to the General Rural Zone provisions so that the District Plan takes a more enabling and effects-based approach to rural land use. Seeks the removal or amendment of provisions that prioritise rural amenity, open space and an 'unbuilt' character as dominant outcomes. Replace these with provisions that focus on managing actual adverse effects and protecting specifically identified environmental values.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						<u>where they are compatible with the surrounding environment and do not unreasonably constrain primary production.</u>	Reasons for this is the existing provisions go beyond protecting productive rural land and unnecessarily restrict other opportunities such as residential, business and community activities that could provide economic, social and housing benefits to the district.
24	24.02	Baird Built	Other zones	Rural - GRUZ-O2	Amend	Amend or replace GRUZ-O2. Proposed alternative wording for GRUZ-O2: <u>Enable a range of land uses within the General Rural Zone while ensuring adverse effects on surrounding activities, infrastructure, and identified environmental values are avoided, remedied, or mitigated.</u>	For the same reasons set out in submission point 24.01.
24	24.03	Baird Built	Other zones	Rural - GRUZ-O3	Amend	Amend or replace GRUZ-O3. Proposed alternative wording for GRUZ-O3: <u>Provide for activities not directly associated with primary production where they support rural</u>	For the same reasons set out in submission point 24.01.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						<u>communities or deliver economic, social, cultural, or housing benefits to the district, while managing reverse sensitivity and other adverse effects.</u>	
24	24.04	Baird Built	Other zones	Rural - GRUZ-P2	Amend	Amend or replace GRUZ-P2. Proposed alternative wording for GRUZ-P2: <u>Provide a General Rural Zone that:</u> <u>a. supports primary production and rural-based activities;</u> <u>b. enables other residential, business, service, industrial, and community activities where they are appropriate to the site and surroundings;</u> <u>c. manages adverse effects on infrastructure, transport networks, and adjacent activities; and</u> <u>d. protects specifically identified natural features, landscapes, and significant environmental values.</u>	For the same reasons set out in submission point 24.01.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
24	24.05	Baird Built	Other zones	Rural - GRUZ-P5	Amend	Amend or replace GRUZ-P5. Proposed alternative wording for GRUZ-P5: <u>Manage the scale, layout, and design of development in the General Rural Zone so that adverse effects on neighbouring properties, transport safety, and specifically identified landscape, natural, and cultural values are avoided, remedied, or mitigated.</u>	For the same reasons set out in submission point 24.01.
24	24.06	Baird Built	Other zones	Rural - GRUZ-P5	Oppose (requesting new provision)	Insert a new policy. GRUZ-PX <u>Enable non-primary production activities in the General Rural Zone where they:</u> <u>a. provide net benefit to the district or local community;</u> <u>b. are of a scale and intensity appropriate to the receiving environment;</u> <u>c. do not unreasonably compromise the operation of primary production activities;</u> <u>and</u>	For the same reasons set out in submission point 24.01

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						<u>d. can avoid, remedy, or mitigate adverse effects on infrastructure, transport, natural hazards, and identified environmental values.</u>	
25	25.01	Lynne Sheridan	Maps and Zoning	Planning Maps	Not specified	No specific relief sought.	The maps are not clear as to where the individual growth areas were as they were shaded all the same colour. There was an abundance of information presented and that it was complex and time consuming to go through.
FS 05	FS 05.34	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 25.01 (inferred)	The submitter agrees that the maps are not clear.
25	25.02	Lynne Sheridan	Rezoning	Growth	Not specified	No specific relief sought.	There are many empty building sites around Marton and the need for more land <i>to be zoned [sic]</i> is not clear. Recognises that it is important to enable seamless growth.
FS 03	FS 03.09	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 25.02.	The submitter opposes submissions seeking to remove or delay the rezoning of MAR02 and MAR07, arguing that Marton will require additional residential land to meet future growth. They state that existing zoned land alone is

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							insufficient, that demand for housing remains strong, and that MAR02 and MAR07 are logical, development-ready growth areas. The submitter supports the rezoning as necessary to provide housing choice, maintain land supply, and avoid future housing shortages.
FS 05	FS 05.35	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 25.02 (inferred)	The submitter agrees that there is not a clear need for rezoning. Lots of empty buildings around.
25	25.03	Lynne Sheridan	Other matters	Climate change	Amend	Amend provisions to require 2000 litre rainwater collections tanks for new dwellings. Introduce a minimum porous surface requirement per site.	The National Adaption Plan and Council's Climate Change Strategy identify risks that climate change poses including risk to potable water supplies and to buildings. These risks have not been taken into account during the development of the plan change especially in relation to residential intensification. Seeks that rainwater collection capability should be available on residential sites (i.e. min 2000 litres) and that 'effective' amounts of porous surface are provided on a site. This would provide emergency water supply during dry periods and

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							provide for improved stormwater management (inferred).
FS 05	FS 05.36	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 25.03 (inferred)	The submitter agrees that there is a need to consider the effects of climate change on how infrastructure is able to perform.
25	25.04	Lynne Sheridan	Other Matters	Development Contributions	Amend	Require Development Contributions for new builds that trigger infrastructure upgrades.	Requests the introduction of Development Contributions for all new builds triggering infrastructure upgrades.
FS 01	FS 01.12	NZTA Waka Kotahi			Support	Allow submission point 25.04.	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.
FS 03	FS 03.10	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 25.04.	The submitter opposes submissions seeking to prevent or delay the rezoning of MAR02 and MAR07 due to the absence of development contribution provisions in Proposed Plan Change 3. They argue that development contributions are a separate funding and administrative matter, not a zoning

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							issue, and should be addressed through other Council processes. The appropriateness of the rezoning should instead be assessed on planning, growth, land suitability, and servicing considerations. The submitter seeks rejection of submissions requesting development contribution provisions or opposing rezoning on that basis.
25	25.05	Lynne Sheridan	Infrastructure	Three Waters	Not specified	Clarity is sought on how the new water authority will manage the infrastructure capacity issues.	Seeking clarity on how the water authority will provide capacity of infrastructure for new development.
25	25.06	Lynne Sheridan	Maps and Zoning	Residential Intensification Areas	Not specified	Clarity on the reasons for intensification areas.	Concerns with the areas proposed for intensification given existing narrow roads. The Council should allow the opportunity for intensive subdivision on a case-by-case basis throughout the Residential Zone to avoid creating 'ghettos' within our small town. Refers to granny flat provisions. Identifies issues that come with intensification including adequate infrastructure, requirement for porous surfaces, additional vehicle crossings and parking on site, neighbour noise (dogs / people), safety and congested roadside

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							parking. Asks how these issues will be mitigated.
FS 01	FS 01.13	NZTA Waka Kotahi			Support in part	Allow submission point 25.06 in part.	NZTA has concerns with any additional vehicle crossings to the State Highway network.
25	25.07	Lynne Sheridan	Other Matters	Character	Not specified	No specific relief sought.	The aesthetics of Marton include street trees, the amount of green space, the quieter pace of life and the fact that children can walk to school and ride their bikes around town are the things that make people want to live here. Ensure that the treescape of Marton is continued.
FS 05	FS 05.37	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 25.07 (inferred).	The submitter agrees that the values of residents in small rural towns can differ from urban counterparts. The submitter agrees there is a need for consideration of green space attributes and requirements
25	25.08	Lynne Sheridan	Infrastructure	Transport	Amend	New subdivisions are created in a grid roading pattern to complement our existing roading system unless it is geologically impossible.	Seeks that Council ensures that new subdivisions are created in a grid roading pattern to complement our existing roading system unless it is geologically impossible. This ensures easy connectivity throughout town and avoids creating satellite suburbs with poor connectivity. Seeks to avoid 'gated

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						That subdivision must provide for future connection to adjoining land. That new roads are wide enough to ensure accessibility by all emergency vehicles when roadsides have vehicles parked along them.	communities'. Wants to see subdivisions provide accessibility to land on their periphery, to enable future development. Roading in new subdivisions needs to be wide enough to ensure safe accessibility by all emergency vehicles when roadsides have vehicles parked there. Enable effective movement between activities.
FS 01	FS 01.14	NZTA Waka Kotahi			Support in part	Allow submission point 25.08 in part.	NZTA agrees that consideration should be given to adjoining land connections that avoid direct access to the State Highway.
FS 03	FS 03.11	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 25.08.	The submitter supports the rezoning of MAR02 and MAR07, arguing that stormwater and infrastructure issues can be managed through future planning, engineering design, and upgrades. They oppose delaying or preventing rezoning, stating that a coordinated development approach will better support Marton's growth and may improve existing stormwater performance.
26	26.01	Stephan and Lynn Whitford	Maps and zoning	Residential Intensification Areas	Oppose	Delete Oaklea Avenue, Marton from the Residential Intensification Area.	Opposes the introduction of the Residential Intensification Area for Oaklea Avenue, Marton. Has concerns about the ability of infrastructure to cope with more

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							intensive development. There are issues with stormwater especially during intense rainfall (refer to original submission for further information on flooding). More residential buildings with less permeable surfaces will exacerbate stormwater problems and increase flood hazard. There are existing wastewater line issues. The line has been blocked several times in recent years, and which has required a special truck to clear the line. Also, problems with aging power infrastructure.
FS 05	FS 05.38	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 26.01.	The submitter agrees that Oaklea Avenue should be deleted from the intensification infill. Infrastructure is already beyond capacity.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
27	27.01	Maree Marshall	Zone Provisions	GRZ-I1	Oppose	Oppose the replacement of GRZ-I1.	Opposes the replacement of GRZ-I1 as it will reduce amenity rights. Proposed changes will reduce amenity values to accommodate additional residential zoning / subdivision / developments. Existing homeowners have purchased and built homes on the basis of the existing provisions, and the new provisions could affect our quality of living (e.g. daylight, privacy and noise). The Council is already consenting new builds and not ensuring sufficient drainage or requiring suitable flood hazard mitigation.
FS 05	FS 05.39	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 27.01 (inferred).	The submitter agrees with opposing the removal of GRZ-I1.
27	27.02	Maree Marshall	Zone Provisions	GRZ-O1	Amend	Retain the following wording for GRZ-O1; “This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.”	Opposes the removal of “This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks” from GRZ-O1. Considers that this clause is very important as it is a feature of our rural town – the walkways and our ability to move

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							safely around town. Notes health and recreational benefits. Identifies need for additional walkway / cycleways.
FS 01	FS 01.15	NZTA Waka Kotahi			Support in part	Allow submission point 27.02 in part.	NZTA supports provisions that encourage integrated transport, including pedestrian, cycling and vehicle networks.
FS 05	FS 05.40	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 27.02 (inferred).	The submitter agrees with opposing the removal of GRZ-O1.
27	27.03	Maree Marshall	Maps and Zoning	Residential Intensification Areas	Oppose	Oppose the intensive residential area and provisions in existing residential areas, in particular Bond Street.	Opposed to more intense residential development in existing residential areas in particular the Bond Street block as this would be out of character for this area. Suggests that more intense development should be undertaken in the new subdivision areas where people buying those sections know the conditions they are buying into.
FS 05	FS 05.41	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 27.03 (inferred).	The submitter considers that capacity and funding of infrastructure and amenity should inform capacity for urban intensification. Existing planning rules allow options for

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							intensification with resource consent.
27	27.04	Maree Marshall	Infrastructure	RDC 3 Waters Growth Strategy Growth Assessment	Oppose	Oppose the recommendations of the RDC 3 Waters Growth Strategy Growth Assessment (Appendix 12 of the s32 Report).	There needs to be more specific reports done once proposed developments are applied for to ensure network upgrades are accurate. Concerned about attenuation ponds and the risk of these being poorly designed and maintained which will have implications for the stormwater network and potentially increase flooding in the town. References the pond for the Bredins Line subdivision and the retention dam down Wanganui Road and the issues that these have. Has concerns for their own property which is adjacent a known flood hazard area and has potential to flood if stormwater / flood hazard is not appropriately addressed.
FS 03	FS 03.12	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 27.04.	The submitter supports the rezoning of MAR02 and MAR07, arguing that stormwater and infrastructure issues can be managed through future planning, engineering design, and upgrades. They oppose delaying or preventing rezoning, stating that a coordinated development approach will better

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							support Marton's growth and may improve existing stormwater performance.
FS 05	FS 05.42	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 27.04 (inferred).	The submitter also opposes the recommendations of the RDC 3 Waters Growth Strategy Growth Assessment.
27	27.05	Maree Marshall	Other Matters	Development Contributions	Oppose	No specific relief sought.	Upgrades to the 3 Waters network should not be put on ratepayers and that Council or the new Waters CCO should consider development levies / contributions. Growth should fund growth. Council in recent years, has waived developer levies / contributions and even provided rates rebates on sections. This has increased the demand on the infrastructure network.
FS 03	FS 03.13	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 27.05.	The submitter opposes submissions seeking to prevent or delay the rezoning of MAR02 and MAR07 due to the absence of development contribution provisions in Proposed Plan Change 3. They argue that development contributions are a separate funding and administrative matter, not a zoning issue, and should be addressed

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							through other Council processes. The appropriateness of the rezoning should instead be assessed on planning, growth, land suitability, and servicing considerations. The submitter seeks rejection of submissions requesting development contribution provisions or opposing rezoning on that basis.
FS 05	FS 05.43	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 27.05 (inferred).	The submitter agrees that the community requires more specific reports and development contributions from developers.
28	28.01	Te Runanga o Ngāti Tamakōpiri	Maps and zoning	Taihape Growth Areas	Oppose	Oppose PPC3 urban growth maps and provisions in relation to Taihape.	In relation to Taihape, PPC3 enables urban growth without clearly aligning infrastructure capacity, environmental limits, and cultural values.
FS 05	FS 05.44	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 28.01 (inferred).	The submitters agrees that Taihape needs well planned growth.
28	28.02	Te Runanga o Ngāti Tamakōpiri	Infrastructure	General	Oppose in part	Relief sought: a. Require development to be contingent on available infrastructure capacity, b. Introduce staging or trigger-based provisions linked to	The plan change enables growth and intensification in Taihape without requiring that development is aligned with infrastructure capacity (most notably wastewater). There is no explicit

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						infrastructure performance, c. Require assessment of infrastructure capacity at subdivision and development stage, d. Develop a Taihape-specific infrastructure servicing approach, e. Provide for Ngāti Tamakōpiri involvement in infrastructure planning and oversight.	framework to ensure that growth is staged, sequenced, or contingent on infrastructure readiness. Concerned that the plan change increases the risk of system overload, environmental effects and inefficient investment.
FS 01	FS 01.16	NZTA Waka Kotahi			Support in part	Allow submission point 28.02 in part.	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 development stage.
28	28.03	Te Runanga o Ngāti Tamakōpiri	Infrastructure	Wastewater	Oppose in part	Relief sought: a. Confirm the catchment of the Taihape Wastewater Treatment Plant (WWTP) b. Provide evidence of current and projected WWTP loading, including	The plan change does not adequately manage the cumulative effects of wastewater arising from increased development in Taihape. There is limited direction to assess or manage long-term impacts on receiving environments, particularly the Hautapu Awa.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						cumulative demand from all serviced areas, c. Assess whether existing and planned capacity upgrades adequately cater for total demand, d. Require infrastructure capacity assessments to include peak flows, wet weather performance, and future growth scenarios, e. Ensure that any additional connections or servicing expansions are explicitly accounted for in the plan change, f. Confirm that wastewater discharges will remain within environmental limits, including protection of the Hautapu Awa g. Enable Ngāti Tamakōpiri involvement in reviewing wastewater capacity, performance and monitoring.	Concerned about declining water quality, increase contaminant loads and adverse effects on cultural values and mauri. Seeks clarity on whether the Taihape WWTP receives wastewater from other settlements beyond Taihape and, if so, whether this has been taken into account. Uncertain whether the WWTP has sufficient capacity to accommodate additional demand.
FS 05	FS 05.45	Interested Residents of Marton and			Support	Allow submission point 28.03 (inferred).	The submitters agrees that Taihape needs well planned growth. Require assessment and servicing of infrastructure. Ngāti Tamakōpiri

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
		Rangitikei (IRO-MAR)					engagement in planning and oversight. Need to align PPP3 with infrastructure, environmental limits and cultural values.
28	28.04	Te Runanga o Ngāti Tamakōpiri	Infrastructure	Stormwater	Oppose in part	Relief sought: a. Require cumulative assessment of stormwater effects b. Strengthen provisions to protect water quality and receiving environments for the Hautapu Awa and Ōtaihape waterways c. Provide clear setbacks and buffers from waterways d. Require design and management of stormwater to avoid adverse effects e. Enable Ngāti Tamakōpiri involvement in environmental monitoring and assessment.	The plan change does not adequately manage the cumulative effects of stormwater arising from increased development in Taihape. There is limited direction to assess or manage long-term impacts on receiving environments, particularly the Hautapu Awa. Without clear provisions, incremental development may result in declining water quality, increase contaminant loads and adverse effects on cultural values and mauri.
FS 05	FS 05.46	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 28.04 (inferred).	The submitters agrees that Taihape needs well planned growth. Require assessment and servicing of infrastructure. Ngāti Tamakōpiri engagement in planning and oversight. Need to align PPP3 with infrastructure, environmental limits and cultural values.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
28	28.05	Te Runanga o Ngāti Tamakōpiri	Maps and zoning	Taihape Structure Plan	Amend	Prepare a Taihape Structure Plan or Spatial Plan framework.	The plan change does not include a clear spatial or structure planning framework for Taihape. In the absence of a coordinated approach, development may occur in a piecemeal manner, leading to inefficient infrastructure provisions, poor urban form, and development in unsuitable locations. Taihape has distinct environmental, infrastructure, and cultural characteristics that require a tailored planning response. A structure plan would avoid ad hoc, or uncoordinated development outside identified areas. Link subdivision and development to this framework. Identify and sequence growth areas integrate infrastructure, environmental constraints, and cultural values. It should include Ngāti Tamakōpiri involvement in plan development and implementation.
28	28.06	Te Runanga o Ngāti Tamakōpiri	Maps and zoning	Planning Maps	Amend	Amend the zoning for the Taihape Area School located at 26 Huia Street, Taihape which is General Residential Zone. Include other education	The educational land uses are not correctly zoned. Inferred that this should be a Special Purpose School Zone.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						facilities (e.g. Kura and schools).	
28	28.07	Te Runanga o Ngāti Tamakōpiri	Maps and zoning	Planning Maps	Amend	Amend the zoning for the Otaihape Health Trust (Te Whatu Ora) located at 1 Hospital Road, which is General Residential Zone. Include other health facilities.	The hospital and associated health services land uses are not correctly zoned. Inferred that this should be a Special Purpose Hospital Zone.
28	28.08	Te Runanga o Ngāti Tamakōpiri	Maps and zoning	Planning Maps	Amend	Amend the zoning for the Taihape Memorial Park located at 12 Kokako Street which is General Residential Zone. Include other recreational grounds and open space areas.	The recreation grounds and open space areas are not correctly zoned. Inferred that this should be an Open Space or Recreation Zone.
28	28.09	Te Runanga o Ngāti Tamakōpiri	Maps and zoning	Planning Maps	Amend	Amend the mapping to include known slip prone or hazard-affected areas.	Risk of development in unsuitable locations.
28	28.10	Te Runanga o Ngāti Tamakōpiri	Maps and zoning	Planning Maps	Amend	Engage with Ngāti Tamakōpiri to verify spatial information including sites of significance and landscape context.	Mapping should also be informed by local knowledge, including input from Ngāti Tamakōpiri, to ensure culturally significant sites and landscape features are appropriately recognised.
28	28.11	Te Runanga o Ngāti Tamakōpiri	Tangata Whenua	Cultural values and Te Tiriti o Waitangi	Amend	Relief sought: a. Recognise Ngāti Tamakōpiri values and cultural landscapes in Taihape	Considers that the plan change does not adequately recognise or provide for Ngāti Tamakōpiri values in Taihape nor establish a framework for partnership in

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						b. Identify and protect sites of significance including along the Hautapu Awa c. Require Cultural Impact Assessments where relevant d. Embed kaitiakitanga and mauri-based considerations in decision-making e. Require early and ongoing engagement within Ngāti Tamakōpiri f. Provide for Ngāti Tamakōpiri involvement in monitoring and implementation g. Include provisions that support partnership, not just consultation	planning and decision-making. Cultural values, sites of significance and the relationship of Ngāti Tamakōpiri with the Hautapu Awa are not clearly embedded in the plan.
FS 05	FS 05.47	Interested Residents of Marton and Rangitikei (IRO-MAR)				Allow submission point 28.11 (inferred).	The submitters agrees that Taihape needs well planned growth. Require assessment and servicing of infrastructure. Ngāti Tamakōpiri engagement in planning and oversight. Need to align PPP3 with infrastructure, environmental limits and cultural values.
28	28.12	Te Runanga o Ngāti Tamakōpiri	Tangata Whenua	Papakāinga	Amend	Relief sought: a. Introduce specific papakāinga provisions	While the plan change signals support for Māori development it does not provide clear or enabling

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						across relevant zones (refers to the draft National Environmental Standard for Papakāinga as a starting point) b. Engage with Ngāti Tamakōpiri in developing the provisions c. Provide flexibility for lot size, density and servicing on Māori Land d. Enable a range of activities including housing, communal facilities and cultural uses e. Support integrated development on multiply owned Māori Land f. Reduce unnecessary barriers while managing environmental effects	rule provisions for papakāinga or development on Māori land. Existing rules relating to lot size, servicing and subdivision create barriers that limit development opportunities. Seeking flexibility for servicing, density, and land use including enabling a range of housing and community activities.
28	28.13	Te Runanga o Ngāti Tamakōpiri	Process - notification		Amend	Relief sought: a. Provide a Taihape-specific section 32 assessment b. Include detailed evidence on infrastructure capacity, including wastewater	The section 32 evaluation relies on a district-wide evidence base and does not provide sufficient Taihape-specific analysis. Key matters including infrastructure capacity, environmental effects and cultural values are not adequately or appropriately assessed in relation to the scale

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						c. Assess environmental effects on waterways and receiving environments d. Assess growth demand and development capacity for Taihape e. Incorporate Ngāti Tamakōpiri values and input into the evidence base f. Review provisions where evidence does not support current settings	and location of growth proposed for Taihape. Considers that the section 32 evaluation does not adequately verify the accuracy of Taihape spatial data and mapping which undermines confidence in the proposed residential intensification and growth assumptions.
FS 05	FS 05.48	Interested Residents of Marton and Rangitikei (IRO-MAR)				Allow submission point 28.13 (inferred).	The submitters agrees that Taihape needs well planned growth. Require assessment and servicing of infrastructure. Ngāti Tamakōpiri engagement in planning and oversight. Need to align PPP3 with infrastructure, environmental limits and cultural values.
28	28.14	Te Runanga o Ngāti Tamakōpiri	Other matters	Monitoring	Amend	Relief sought: a. Require active monitoring of infrastructure performance, including wastewater and water quality to meet compliance requirements and cultural monitoring using CHI and mauri-based frameworks	Identifies that the plan change does not set out how outcomes will be monitored or how issues will be identified and addressed over time. Notes that there is limited direction on tracking infrastructure performance. Environmental effects, or cultural outcomes and no clear triggers for action where

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						b. Establish clear triggers and response actions c. Require regular reporting and review of outcomes d. Strengthen policy wording to be clear, specific and directive e. Enable Ngāti Tamakōpiri involvement in monitoring, reporting and implementation	issues arise. Additionally, some policy provisions lack clarity, reducing their effectiveness and making them difficult to apply in practice.
29	29.01	Interested Residents of Marton and Rangitikei	Process - notification		Not specified	No specific relief sought.	The large volume of information provided by Council for the plan change may obscure significant issues and make it difficult for residents and ratepayers to access and assess. Requests Council provides clearer communication early in the consultation period, not only relying on advertisements and online notices e.g. newspaper articles discussing the key proposal, together with maps and mail drops to residents and ratepayers.
29	29.02	Interested Residents of Marton and Rangitikei	Process – notification documents		Oppose in part	Seeks clarity on the population growth forecast.	Questions the accuracy of forecast population growth to 25,000. Notes that Rangitikei District's population fell 0.3% in 2025 to 16,000 and that population growth has averaged

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							0.2% over the past 5 years (based on Infometrics NZ, Regional Economic Profile: population growth, 30 June 2025). Also notes that over the past 30 years the district's population has decreased by 2.6%. The submitter observes that existing planning rules permit subdivision of sites of 400sqm net and that this allows for population increase, indicating that in Marton several new residential subdivisions remain unsold. Also indicating that vacant Defence Force housing could provide housing for growth in Bulls.
29	29.03	Interested Residents of Marton and Rangitikei	Rezoning	General	Not specified	Clarity is sought on PPC3, including: • Why it only provides for residential development • What community uses are being planned to support the increased population (schools, shops etc.) • What surveys have been undertaken to understand why new residents have move or left the district.	Considers that zoning of property can be destructive of existing quality of character, amenity and access, and that it should be carefully managed. Questions why the plan change is only providing for residential development. Seeks clarity about what community resources are being planned for to support increased population. E.g. schools and corner stores. Indicates that new residents in the Marton Northwest Structure Plan Area will have to drive everywhere

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							unless other amenities are planned e.g. parks. Asks what has been done to understand why new residents have moved to our towns or why existing residents leave.
29	29.04	Interested Residents of Marton and Rangitikei	Other matters	Climate change	Not specified	Seeks clarity on the provision of Climate Change under PPC3.	Questions how the plan change improves Rangitikei district's resilience to climate change in the next hundred years and beyond. Asks what consideration has been given to: • Water runoff / landscaped areas • Shading and surface materials for driveway / hard & soft landscaping / street trees • Access paths / safe cycling tracks / pedestrian routes • Impact of fault lines / seismic risk.
29	29.05	Interested Residents of Marton and Rangitikei	Infrastructure	General	Not specified	That upgrades to essential services are in place before planning rules enable further subdivision.	Specifies that upgrades of essential services (the 3 Waters) need to be put in place before planning rules are relaxed to enable further subdivision.
FS 03	FS 03.14	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 29.05.	The submitter supports the rezoning of MAR02 and MAR07, arguing that stormwater and infrastructure issues can be

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							managed through future planning, engineering design, and upgrades. They oppose delaying or preventing rezoning, stating that a coordinated development approach will better support Marton's growth and may improve existing stormwater performance.
29	29.06	Interested Residents of Marton and Rangitikei	Infrastructure	Transport	Not specified	That new roads are appropriately designed and provide for good connection. That suitable vehicle access and on-site car parking is required.	Seeks that new roads in subdivision are designed to relate to existing roading patterns and allow freedom of navigation, avoid headlights penetrating private property as they pass, and provide cycling and pedestrian links. Notes that smaller lots sizes will increase parking on roads as there is less space on site for visitors and residents to park. Smaller lots sizes can restrict access to properties for ambulance and fire engines. Refers to the fact that in rural towns residents need to drive as public transport is poor, so there is more need for car parks than in larger cities.
FS 01	FS 01.17	NZTA Waka Kotahi			Support in part	Allow submission point 29.06 in part.	NZTA supports new roads being designed to provide cycling and pedestrian links.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
29	29.07	Interested Residents of Marton and Rangitikei	Other matters	Development contributions	Amend	Seeks that Development Contributions are mandatory.	Development contributions should be mandatory and set the true costs of new residential development, in terms of Council infrastructure and required upgrading costs.
FS 01	FS 01.18	NZTA Waka Kotahi			Support in part	Allow submission point 29.07 in part.	NZTA supports the need to adequately consider how the infrastructure required to accommodate growth will be funded, which may include development contributions.
FS 03	FS 03.15	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 29.07	The submitter opposes submissions seeking to prevent or delay the rezoning of MAR02 and MAR07 due to the absence of development contribution provisions in Proposed Plan Change 3. They argue that development contributions are a separate funding and administrative matter, not a zoning issue, and should be addressed through other Council processes. The appropriateness of the rezoning should instead be assessed on planning, growth, land suitability, and servicing considerations. The submitter seeks rejection of submissions requesting development

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							contribution provisions or opposing rezoning on that basis.
29	29.08	Interested Residents of Marton and Rangitikei	Maps and zoning	Marton Northwest Structure Plan Area	Support in part	Retain the Martin Northwest Structure Plan Area subject to the relief sought requesting amenity access within 15 minutes' walk.	Generally supportive of the Marton Northwest Structure Plan Area as it offers the best ground conditions for future long term urban development. This support is conditional to the rezoning including amenities within 15 minutes walking distance, such as: • Parks including a playground • An area for local retail / commercial activities • Landscaping such as trees, along with generous berms and footpaths on at least one side of each street (this should allow for disabled access) • Provisions to upgrade services before development begins.
29	29.09	Interested Residents of Marton and Rangitikei	Other matters	Hazardous Activities and Industries List	Not specified	Seeks that up-to-date Hazardous Activities and Industries List (HAIL) are used for PPC3.	Seeks that Council use up-to-date records for a) Hazardous Activities and Industries List (HAIL), at point 4.2.4.9 and b) State of the Environment monitoring information, at 4.2.1.2 when delivering this plan change.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
29	29.10	Interested Residents of Marton and Rangitikei	Maps and zoning	Residential Intensification Areas	Oppose	Does not support the introduction of the Residential Intensification Area for Marton.	Not supportive of the Residential Intensification Area for Marton for the following reasons: - existing planning rules allow subdivision for smaller sites at 400sqm net which is more suitable for rural towns. Supports residents being able to subdivide to smaller than 400sqm if criteria are met and this is assessed via a resource consent. - existing streets within the Residential Intensification Area are too narrow and increased traffic and more vehicles parking on the street would create hazards. Notes that Bond Street is a heavy traffic bypass and is also a main pedestrian walkway for elderly residents from Edale Masonic Home. - Smaller lots sizes would reduce vegetation and trees which effects heat loading, character and birdlife. Also concerned that small lots will increase impermeable areas.
29	29.11	Interested Residents of	Maps and zoning	Residential Intensification Areas	Support in part	Retain the Residential Intensification Area for Taihape.	Taihape has a lack of residential land that is on level ground.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
		Marton and Rangitikei					
29	29.12	Interested Residents of Marton and Rangitikei	Maps and zoning	Other – mixed use	Support in part	Existing commercial land in Taihape could be rezoned to allow mixed use land with level access to amenities and inclusion of green spaces.	Planning for urban intensification needs to include green areas. Existing commercial properties may require remediation or encapsulation. The submitter encourages Council to provide incentives for mixed use development in Taihape.
29	29.13	Interested Residents of Marton and Rangitikei	Maps and zoning	Residential Intensification Areas	Oppose	Oppose the Residential Intensification Area for Bulls.	Bulls has significant infrastructural (wastewater, stormwater and water) problems.
29	29.14	Interested Residents of Marton and Rangitikei	Subdivision	SUB-S5	Support in part	Support SUB-S5 which allows smaller lots of 400sqm being subject to resource consent.	Supports the option for any residential site in town to be subdivided into lots smaller than 400sqm if criteria, such as 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.
29	29.15	Interested Residents of Marton and Rangitikei	Other matters	Cost	Not specified	Unclear.	Questions what costs the community incur if the plan change is approved. Seeks that Council demonstrates that there is need to

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							provide additional residential capacity. States that Development Contributions must be mandatory. These should reflect the cost of new residential development on Council's infrastructure.
FS 01	FS 01.19	NZTA Waka Kotahi			Support in part	Allow submission point 29.15 in part.	NZTA supports the need to adequately consider how the infrastructure required to accommodate growth will be funded, which may include development contributions.
30	30.01	Hayden Gould	Rezoning	Planning Maps	Support	Rezone MAR02 and MAR07 growth areas from General Rural to General Residential.	Supportive of the Marton Northwest Structure Plan Area and the rezoning of MAR02 and MAR07 growth areas. Submitter notes that they are a developer and small business owner and sees the benefit of this proposed rezoning for the town. Considers that this will provide for more attractive sections, offering elevation, space, views and modern infrastructure and living. Feels that the demand for living in this area will be high within good time. Notes that this will benefit local businesses and trades.
FS 05	FS 05.49	Interested Residents of			Support in part	Allow submission point 30.1 in part.	The submitter agrees there is an opportunity to develop land and

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
		Marton and Rangitikei (IRO-MAR)					increase economic profit. The Council's existing Development Contributions Policy needs updating to require developers to contribute towards new infrastructure.
31	31.01	Dean and Teresa Cunningham	Maps and zoning	Marton Northwest Structure Plan Area	Oppose in part	Oppose the Marton Northwest Structure Plan.	Opposes this in relation to their property (20 Tutaenui Road) as: • The shown access on / through their land will involve the relocation of up to 8 power poles, and • the public open space incorporates their house and garden.
FS 05	FS 05.50	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 31.01.	The submitter supports opposing the Marton Northwest Structure Plan Area. 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.
31	31.02	Dean and Teresa Cunningham	Rezoning	Planning Maps	Oppose in part	Oppose the rezoning of 20 Tutaenui Road, Marton and	Opposes the rezoning of 20 Tutaenui Road for the following reasons:

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
						seek retention of General Rural Zone.	• The cost of power and wastewater connection will prohibit them from undertaking any residential subdivision development; • Concerned about the increase in values and therefore rates, without any indication of what this would be; and • Concerned this will affect their ability to sell their property. Notes that they are not residential property developers. If they were to develop their land it would be to provide quality lifestyle sections in line with the most recent development they did. Indicating that access and the cost of power connection are the prohibiting factors at this stage.
32	32.01	Mangapapa Trust No 2	Rezoning	Planning Maps	Oppose	Defer the rezoning of MAR01 for at least 10 years. Deferred as Rural Lifestyle Zone rather than General Residential Zone.	Opposes the rezoning of the land adjoining their property to the north (inferred MAR01 growth area). Reasons for opposition are: • Do not believe that the need exists and will not for decades (if ever).

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							- Infrastructure and services need to be upgraded before opening any further greenfield sites. - Quality of the land to be taken out of production and turned into 400sqm sites with 1.8m high fences does not fit at all with a rural town philosophy of space and tranquillity. Suggests rezoning deferred for at least 10 years. Advocates for a staged rezoning approach to Rural Lifestyle Zone with little or no fencing and soft, clever planting.
FS 01	FS 01.20	NZTA Waka Kotahi			Support in part	Allow submission point 32.01 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.
FS 03	FS 03.16	Rangitikei Development Ltd (C/- B. Simpson)			Support in part	Allow submission point 32.01 in part.	The submitter supports staging of development only if it helps manage growth and infrastructure efficiently without unnecessarily delaying development. They argue that MAR02 and MAR07 are well-connected, development-ready areas that can meet Marton's short- to medium-term housing needs and should be included in

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							the first stage of residential growth if staging provisions are adopted.
FS 05	FS 05.51	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 32.01 in part.	The submitter agrees there is a 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.
33	33.01	Margaet. Webster	Zone Provisions	GRZ-I1	Oppose	That the operative wording of GRZ-I1 is retained.	Opposes the removal of GRZ-I1 as they consider this has the potential to negatively affect their quality of life. Notes increase noise and decreased daylight, views and privacy.
FS 05	FS 05.52	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 33.02 in part.	The submitter agrees that GRZ-I1 should be retained. Existing residents value rural amenity in the community. Clearer consultation is needed with existing residents to establish need and purpose for development.
34	34.01	Joanna Edmonds	Zone provisions	GRZ-I1	Oppose	That the operative wording of GRZ-I1 is retained.	Opposes the removal / rewriting of GRZ-I1 as they consider this to be an attempt to remove the need for new developments to be consulted on with the public.
FS 05	FS 05.53	Interested Residents of Marton and			Support in part	Allow submission point 34.01 in part.	The submitted agrees that GRZ-I1 should be retained. Clearer consultation is needed with

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
		Rangitikei (IRO-MAR)					existing residents to establish need and purpose for development.
35	35.01	Horizons Regional Council	Rezoning	General Growth	Support in part	No specific relief sought.	Generally supportive of the plan change as it gives effect to section 31(1)(aa) of the Resource Management Act 1991. Notes that the plan change is also broadly consistent with the Objective 1 of the Regional Policy Statement's Urban Form and Development Chapter. Acknowledges Council's voluntary approach to giving effect to the National Policy Statement on Urban Development as this reflects a positive and enabling approach to urban growth planning. Considers further refinement and / or supporting evidence is required to ensure the District Plan gives effect to higher order documents including the National Policy Statement for Highly Productive Land (NPS-HPL), National Policy Statement for Freshwater Management (NPS-FM) and the Regional Policy Statement (RPS).
FS 03	FS 03.17	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 35.01.	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

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							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.
FS 05	FS 05.54	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 35.01 in part (inferred).	The submitter agrees with the PPC3 in general as planning for the future can improve community and environment. However, questions the accuracy of the population growth and capacity and funding of infrastructure.
35	35.02	Horizons Regional Council	Other matters	Highly Productive Land	Oppose	Seeks that the Council provide evidence and supporting technical documentation to demonstrate compliance with clause 3.6(5) of the NPS-HPL.	Considers that the section 32 report does not provide sufficient evidence to demonstrate compliance with clause 3.6(5) of the NPS-HPL as it does not: Quantify existing housing capacity, including plan-enabled capacity under the operative District Plan, and feasible or commercially viable capacity;

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							- Assess the contribution of proposed intensification to meeting development capacity needs; and - Quantify the development capacity enabled through rezoning of HPL including the total yield anticipated from the proposed rezoning.
FS 05	FS 05.55	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 35.02 in part (inferred).	The submitter agrees with the question around evidence of capacity and need to demonstrate compliance with NPS-HPL.
35	35.03	Horizons Regional Council	Other matters	Flood Hazard	Amend	Amend the plan change provisions to explicitly require that safe access and evacuation routes are maintained during flood events to give effect to the RPS HAZ-NH Policy 10(4)(b).	Acknowledges that the Natural Hazards Chapter of the District Plan addresses the flood related risks within the district but indicates that these provisions do not clearly give effect to the RPS HAZ-NH P10(4)(b) which requires that during a 0.5% AEP flood event safe evacuation can be achieved. The plan change does not include any explicit requirement to maintain safe access routes during flood events or access flood depth and velocity effects on evacuation pathways.

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FS 05	FS 05.56	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 35.03 in part (inferred).	The submitter agrees with the question around evidence of capacity and need to demonstrate compliance with NPS-HPL.
35	35.04	Horizons Regional Council	Other matters	Flood Hazard	Amend	Amend the Residential Intensification Area to exclude areas that overlap with the modelled inundated extent resulting from a potential failure of the Marton B Dam.	A proportion of proposed intensification overlay overlaps with the modelled inundated extent associated with a potential failure of Marton B Dam (classified as a Dangerous Dam).
FS 05	FS 05.57	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 35.04 (inferred).	The submitter agrees with the question around flood hazards and agrees there is a need to clarify evacuation pathways and risk of dam failure.
35	35.05	Horizons Regional Council	Other matters	Flood Hazard	Amend	Amend the provisions to ensure that future development does not impact existing flood management infrastructure (i.e. dams and associated systems) and does not increase runoff that compromises flood [sic] protection, and maintains safe and practical access for operation and maintenance of flood management assets.	Amend the provisions to ensure that future development does not reduce the effectiveness or capacity of existing flood management infrastructure (i.e. dams and associated systems), does not increase or alter runoff characteristics in a manner that compromises flood [sic] protection, and maintains safe and practical access for operation and maintenance of flood management assets.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							The proposed growth area on the western side of Marton (MAR01 and MAR07) has the potential to affect the operation and performance of existing flood management infrastructure, including detention dams and associated drainage systems (Figure 1). These assets are critical to maintaining the current level of flood protection for the Marton urban area.
FS 03	FS 03.18	Rangitikei Development Ltd (C/- B. Simpson)			Oppose	Disallow submission point 35.05.	The submitter supports the rezoning of MAR02 and MAR07, arguing that stormwater and infrastructure issues can be managed through future planning, engineering design, and upgrades. They oppose delaying or preventing rezoning, stating that a coordinated development approach will better support Marton's growth and may improve existing stormwater performance.
FS 05	FS 05.58	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 35.05 in part (inferred).	The submitter agrees with the question around flood hazards and agrees there is a need to clarify evacuation pathways and risk of dam failure.

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
35	35.06	Horizons Regional Council	Infrastructure	3 Waters Growth Strategy	Not specified	Clarify the flood modelling approach used in the Three Water Growth Strategy.	Questions the model used by GHD in the 3 Waters Growth Strategy in relation to stormwater and flood hazard. Indicates that this assessment does not provide sufficient information to demonstrate alignment with the National Policy Statement for Natural Hazards (NPS-NH) and the One Plan in relation to managing existing flood hazard and risk. Also notes differences between the BUL03 Growth Area Flood Risk memo and the GHD report in relation to the BUL03 growth area. Notes that the Tutaenui Stream provides flood protection and channel maintenance as part of scheme operation. Future development must avoid increasing flood or erosion risks, not adversely affect the performance of drainage infrastructure and must maintain access for Horizons Regional Council's on going maintenance activities.
FS 05	FS 05.59	Interested Residents of Marton and			Support in part	Allow submission point 35.06 in part (inferred).	The submitter agrees with the questions around three waters growth strategy and to clarify and

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
		Rangitikei (IRO-MAR)					update the approach for modelling of flooding and risk assessments.
35	35.07	Horizons Regional Council	Infrastructure	Stormwater	Amend	Amend the plan change provisions to require hydrological neutrality (or equivalent stormwater management outcomes) for greenfield development, and manage stormwater quality across the plan change area.	RPS HAZ-NH Policies 12 and 13 require territorial authorities to manage stormwater to avoid or mitigate adverse effects, including increased runoff and flood risk from urban development. Additionally, the NPS-FM Policy 3 requires that “Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.” The submitter is concerned that the plan change does not appropriately provide for stormwater management including that it is Council’s intention to require greenfield development to be hydrologically neutral, however, this is not reflected in the plan change provisions. Further, GRZ-S4 Maximum Site Coverage does not address the site permeability or ensure that post-development runoff is managed to pre-development levels. The Marton Northwest Structure Plan does not

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							include stormwater management elements.
FS 05	FS 05.60	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 35.07 in part (inferred).	The submitter agrees with updating the stormwater management provisions.
35	35.08	Horizons Regional Council	Zone provisions	Ecology	Amend	Amend the proposed provisions introducing necessary tools to assure future development will maintain features within the landscape that provide habitat or act as ecological corridors that may be used by bats, birds or lizards.	Agree with the Ecological Constraint Study by Boffa Miskell. Which concluded they recommend maintaining features within the landscape that provide habitat or act as ecological corridors that may be used by bats, birds or lizards.
FS 05	FS 05.61	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 35.08 in part (inferred).	The submitter agrees with amendments to waterway protection, and sensitive storm water design elements.
35	35.09	Horizons Regional Council	Zone provisions	Ecology - GRZ-S2	Amend	Amend the setback with similar to GRUZ-S8: Buildings or structures must not be constructed within: a. 15 metres of a river, lake edge, or wetland.	This was a recommendation in the Ecological Constraint Study by Boffa Miskell. The setback standard would protect waterways.
FS 05	FS 05.62	Interested Residents of Marton and			Support in part	Allow submission point 35.09 in part (inferred).	The submitter agrees with amendments to waterway

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
		Rangitikei (IRO-MAR)					protection, and sensitive storm water design elements.
35	35.10	Horizons Regional Council	Zone provisions	Ecology - RLZ-S1	Amend	Amend the setback with similar to GRUZ-S8: Buildings or structures must not be constructed within: a. 15 metres of a river, lake edge, or wetland.	This was a recommendation in the Ecological Constraint Study by Boffa Miskell. The setback standard would protect waterways.
FS 05	FS 05.63	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support in part	Allow submission point 35.10 in part (inferred).	The submitter agrees with amendments to waterway protection, and sensitive storm water design elements.
35	35.11	Horizons Regional Council	Zone provisions	Proposed RLZ-O2	Support in part	Retain objective as notified.	Supports RLZ-O2 (subject to the relief sought in 35.03).
35	35.12	Horizons Regional Council	Zone provisions	Proposed RLZ-O4	Support in part	Retain objective as notified.	Supports RLZ-O4 (subject to the relief sought in 35.03).
35	35.13	Horizons Regional Council	Zone provisions	RLZ-P1	Support in part	Retain policy as notified.	Supports amendments to RLZ-P1 (subject to the relief sought in 35.03).
35	35.14	Horizons Regional Council	Zone provisions	Proposed GRZ-O2	Support	Retain objective as notified.	Supports GRZ-O2.
35	35.15	Horizons Regional Council	Zone provisions	Proposed GRZ-P7	Support	Retain policy as notified.	Supports GRZ-P7.
36 (LATE)	36.01	Adam Dekker	Rezoning	BUL03	Support	Rezone BUL03 from General Rural to General Residential.	Supports the rezoning of BUL03. It will unlock development potential for Bridge Street and another development between Johnson

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							and Flower Street. The submitter wants to integrate small commercial blocks and public spaces amongst their subdivisions. The subdivisions provide employment.
FS 05	FS 05.64	Interested Residents of Marton and Rangitikei (IRO-MAR)			Oppose	Disallow submission point 36.01 (inferred).	The submitter opposes the rezoning of BUL03 due to significant infrastructure, wastewater, stormwater and water delivery problems.
36 (LATE)	36.02	Adam Dekker	Natural Hazards	Flooding - BUL03	Not specified	No specific relief sought.	While part of the BUL03 parcel is identified as a potential flood zone area under the 1 in 200-year flood maps; when the Tutaenui Stream flooded in June 2023, the submitter personally walked the entire site to investigate the effects of this flooding on their land and found the site to be unaffected by the flooding, regardless of its proximity to the stream. Any potential hazard in this regard can be mitigated through civil construction works and landscaping.
36 (LATE)	36.03	Adam Dekker	Rezoning	BUL03	Amend	Rezone the secondary rural title adjoining BUL03 to General Residential.	This can be included in any potential new subdivision for the purpose of mitigating stormwater issues or in any other way that this area may be able to support the development of our surrounding

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							land and the wider community of Bulls.
37	37.01	New Zealand Defence Force (NZDF)	Whole of PPC3	N/A	Neutral	No specific relief sought.	NZDF is neutral on PPC3, provided that the plan change appropriately recognises the importance of RNZAF Base Ōhakea and protects its continued safe and efficient operation.
37	37.02	New Zealand Defence Force	Zone Provisions	GRZ-I1/GRZ-S3	Amend	Insert the text into GRZ-I1 and/or as a note in GRZ-S3: <u><i>RNZAF Base Ōhakea is located approximately 3km south of Bulls. Areas within and in proximity to Bulls are subject to Designation MDEF-02 Height Restrictions RNZAF Base, Ohakea. Permanent and temporary structures must not infringe the height limits imposed by the designation.</i></u>	NZDF understands that GRZ-S3 allows a maximum height of 9.5m, however, plan users should have awareness of Base Ōhakea and MDEF-02 and the designation.
37	37.03	New Zealand Defence Force	Whole of PPC3	N/A	Amend	NZDF requests that RNZAF Base Ōhakea and MDEF-02 be considered and addressed in the Section 32 analysis for PPC3.	There is currently no mention of RNZAF Base Ōhakea or MDEF-02 in the District Plan other than in the designations chapter itself.
37	37.04	New Zealand Defence Force	Zone Provisions	Noise	Neutral	No specific relief sought.	Aircraft operations produce noise which can extend beyond the boundaries of the designation into the surrounding environment. RNZAF Base Ōhakea is therefore vulnerable to reverse sensitivity effects caused by the

Sub no.	Sub Point	Submitter name	Issue	Provision reference	Support / oppose	Relief sought	Reasons
							establishment of new noise sensitive activities nearby. Ultimately, reverse sensitivity effects could result in pressure to change or constrain use of the Base, and compromise its continued operation.
FS 05	FS 05.65	Interested Residents of Marton and Rangitikei (IRO-MAR)			Support	Allow submission point 37.04 (inferred).	The submitters agrees that the PPC3 should consider flight paths, height restrictions and reverse sensitivity for RNZAF Base Ohakea.