

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 20 Mar 2026, 13:25:19

Full name:

Reverend Robin W.K. Peirce

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rrpeirce@farmside.co.nz

I could gain an advantage in trade competition through this submission.

No

I am directly affected by an effect of the subject matter of the submission that -

Yes

The specific provisions of the proposed plan change that my submission relates to are:

**I think you refer to the paddock on the other side of the drive leading up to Hatfield Farm.
It is the drive and land either side of it that directly adjoins 40 Wanganui Road.**

My/our submission is that:

I do not support the plan for another subdivision for the following reasons:

***If Hereford Heights is an example of what the greed of a property developer can do, we do not wish to see it repeated. The sections are far too small and houses take up so much room that high fences have to be erected for privacy and there is very little space for gardens big enough to grow plants and for children to play safely. Sometimes windows are unable to be opened properly.**

*** Trees are removed rather than accommodated and the result is both bleak and overcrowded.**

***The paddock in question currently has a shelter belt including a very old and well established gum tree as well as shade trees in the centre. One shelter belt has already been removed to the detriment of the adjoining properties which now get the full force of westerly winds.**

***I cannot see the need for more houses in Marton when there are several that would benefit from renovation and improvement to get them up to standard.**

I/we seek the following decision from Rangitīkei District Council:

- 1. Control and set policy on the size of sections which must be big enough for people to live their lives without being on top of one another.**
- 2. Rather than more housing, designated space for dogs to be let off leashes and for general recreation without playground equipment, such as a Domain.**
- 3. Far more restriction on the removal of trees.**

I wish to be heard in support of my submission:

Yes

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

Yes

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

No

SUBMISSION TO COUNCIL REGARDING DISTRICT PLAN

1. The land in question is currently a farm paddock which forms the start of what is arguably the most attractive entry to Marton, with the exception of No.37 Wanganui Road which is in desperate need of a clean-up. Wanganui Road is tree-lined and the houses give a good impression. The frontage of Huntley School is also neat and attractive.

Why would council wish to cover this land with Jennian houses packed in, on tiny sections at the entry to the town? Why can't we improve what we have rather than cover good growing land with concrete?

2. There must be control over the size of sections so that we don't get another Hereford Heights horror.

3. How is putting more housing on arable land going to attract people to our town? I think we need to spend more on attracting light industry and technology here so that our young people have somewhere besides the supermarkets to work in. We need more apprenticeship opportunities so that they don't have to leave; agricultural and horticultural training could be offered as well as forestry. We have a thriving Art and Craft Centre, and more professional artists than most people realise. Young people who want to make careers in trade and the arts need more opportunities in Marton.

4. In the recent storm, it was the imported trees which fell over. Native trees can withstand wind and rain very much better than exotics. On at least part of the land under discussion, Council could establish a stand of native trees which would be a huge benefit to the people of Marton.

5. If council is determined to go ahead with more housing, then consider the proximity of Huntley School. The sections should be large enough to accommodate families and to have some land around them for trees and gardens to attract people who want to send their children to the school.

It would also be good to allow a variety of houses, such as the ones Vincent Holloway is building in Christchurch for Brookfields. These houses reflect the character of the ones they are replacing and are enhancing the city rather than creating overcrowded subdivisions.

Jennian Homes aren't bad, but the designs are often cramped and they look like garages with a bit of accommodation attached. The tiny sections do not allow for garages to go around the back where they belong.

6. The property developer has already removed a sturdy stand of trees which formed a shelter belt. This removal means that Mr Oldfield's house, garden and farm – and our garden – now get the full force of westerly winds. There are still established, large trees still standing which will be sacrificed if there is no consultation process in place to preserve them.

Mr Oldfield is planting native and fruit trees for future generations; the growth of the ones on the boundary of the proposed development are already affected by westerlies.

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 24 Mar 2026, 07:44:56

Full name:

Al-lek and Michelle White

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Email address for service:

mjbest@xtra.co.nz

I could gain an advantage in trade competition through this submission.

No

I am directly affected by an effect of the subject matter of the submission that -

Yes

The specific provisions of the proposed plan change that my submission relates to are:

Proposed Plan Change 3 - Urban Growth

My/our submission is that:

Opposition Submission – Infrastructure Capacity

I wish to oppose the proposed Urban Growth Plan Change on the basis that current infrastructure cannot support the level of intensification being proposed.

1. Water, Wastewater, and Stormwater Systems Are Already At Capacity and Under Pressure

Marton, has long standing issues with ageing water and wastewater networks. Introducing higher density housing and expanding residential zones will:

- **Increase demand on systems that are already beyond their life limits**

Until core infrastructure is modernised and future proofed, intensification cannot proceed .

2. Social Infrastructure Cannot Absorb Rapid Growth

Schools, healthcare services, and community facilities are already stretched. Adding hundreds of new dwellings without parallel investment will:

- **Reduce service quality, increase wait times**

Growth must be matched with confirmed, funded upgrades—not assumptions

I/we seek the following decision from Rangitikei District Council:

Conclusion

The proposed plan change cannot move ahead when looking at current infrastructure reality. You cannot intensify your district when you cannot service your current ratepayers. Intensification will lead to severe risk creating more long term problems for existing residents which is not sustainable.

I therefore oppose the plan change in its current form and request that Council:

- **Prioritise upgrading current essential infrastructure ie drinking water as an immediate**
- **Delay rezoning and intensification until capacity is proven**
- **Provide transparent costings and timelines for required upgrades**

I wish to be heard in support of my submission:

No

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

No

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

No

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 30 Mar 2026, 13:25:46

Full name:

Ashoka Masilamani

Postal address for service:

Telephone/mobile number:

Email address for service:

ashokamasi@gmail.com

I could gain an advantage in trade competition through this submission.

No

I am directly affected by an effect of the subject matter of the submission that -

Yes

The specific provisions of the proposed plan change that my submission relates to are:

Urban growth

My/our submission is that:

I CONDITIONALLY support the proposed change of rezoning from General rural zone to general residential zone.

My condition is that consideration is taken regarding public transport, cycling and walking and that, like other areas of bulls, footpaths connecting new developments and existing developments are included in future planning.

I/we seek the following decision from Rangitikei District Council:

I seek the following decision that pathways connecting culdesacs to other streets are included in planning. George street is a culdesac which is not connected to the land that borders it and is being rezoned. This is POOR urban planning and does not connect streets to meet transport and social needs.

I wish to be heard in support of my submission:

Yes

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

Yes

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

No

How many attachments have been included?

0

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 30 Mar 2026, 14:47:41

Full name:

Ashoka Masilamani

Postal address for service:

Telephone/mobile number:

Email address for service:

ashokamasi@gmail.com

I could gain an advantage in trade competition through this submission.

No

I am directly affected by an effect of the subject matter of the submission that -

Yes

The specific provisions of the proposed plan change that my submission relates to are:

Proposed zoning change in Bulls - to include Pedestrian access/Cycling access/Urban planning and development

My/our submission is that:

My submission is that a footpath is made connecting George street and this extension off flower street and planning of any future development to include footpaths linking through to Johnson street.

At this stage no street planning is available, however I have attached a draft idea of where this could be included.

I/we seek the following decision from Rangitikei District Council:

Culdesacs/no-exit streets are terrible for cycling and pedestrian traffic and remove options for getting around without a motorised vehicle. There are several studies on this and a good way to combat this is to provide linking footpaths between streets so people can gain access to public transport, socialise and get around town on foot.

Kittyhawk in bulls is an example where this works well, there are multiple connecting paths creating great options for people to get around. New development in bulls has omitted this, however we can do something about it now.

I propose no title be issued to the undeveloped section at the end of george street until carve outs have been made for pedestrian access to the new development in flower street.

I wish to be heard in support of my submission:

Yes

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

Yes

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

No

Please include any additional documents here:

DOCX [Proposed footpath.docx](#)
547.4KB

How many attachments have been included?

1



Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 30 Mar 2026, 15:20:29

Full name:

Kilian O'Gorman

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Kilian.Ogorman@tewhatoru.govt.nz

I could gain an advantage in trade competition through this submission.

No

The specific provisions of the proposed plan change that my submission relates to are:

Rural living rezoning to Residential

My/our submission is that:

I SUPPORT the proposed plan change.

Landowner on Calico line- I appreciate the option to develop portions of the property.

I wish to be heard in support of my submission:

No

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

No