

# Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 10 Apr 2026, 12:12:25

Full name:

**Sarah Hasler**

Postal address for service:

Telephone/mobile number:

Email address for service:

**Sarahhasler58@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**

My/our submission is that:

**We directly OPPOSE against the re zoning of our area**

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

**We have lived in this house for 40 years and it has been the same so will be bad for the surrounding area for this to change**

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**

# Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 11 Apr 2026, 15:20:49

Full name:

**David Ian Johnson**

Postal address for service:

Telephone/mobile number:

Email address for service:

**mrjd@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:

**rezoning of land adjacent to my property from rural to residential and removal/rewriting of GRZ-I1.**

My/our submission is that:

**I oppose the rezoning of land at the back of my property and oppose removal/rewriting of GRZ-I1. We bought this property specifically for the peace and quiet and outlook that the adjoining rural land provides. If it is developed that would adversely affect our enjoyment of our property and will lower our property value. Our peace and quiet will be gone during the building phase and with ongoing noise from multiple dwellings. If the land does have to be developed, a sensible compromise would be a reserve and/or walking path that extends 15 to 20 meters from our boundary. This would benefit the entire community and go towards preserving our enjoyment of our property. I oppose the removal/rewriting of GRZ-I1 as it is an attempt to steamroll residents and take away their rights to preserve the enjoyment of their properties. The existing wording is there for good reason and was put in place by councilors who recognised peoples basic rights and cared about the residents they represent.**

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

**That GRZ-I1 is left in place as it is. That the rural land that boundaries the back of our section not be reclassified as residential. If it is reclassified, that a reserve and/or walking track be put in place to establish a 15 to 20 meter buffer between our property (and others in our neighborhood) and a residential development. This would be of benefit to the entire community.**

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:

**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: 12 Apr 2026, 13:19:15

Full name:

**Bain Simpson**

Organisation (if on behalf of an organisation):

**rangitikei development limited**

Postal address for service:

Telephone/mobile number:

Email address for service:

**rangitikeidevelopmentltd@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 -

**No**

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

**urban growth plan change 3 for MAR 02 and MAR 07**

My/our submission is that:

**I support the rezone of MAR 02 and MAR 07**

**As we require land to develop that is suitable and town is out of suitable land, the Rangitikei/Marton needs this growth.**

**we can help the wider town flooding issues within these areas, that is required now and is from studies we have carried out with our engineers,**

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

**I seek that this land will be rezoned by the RDC and any further matters will resolved or addressed at consenting, for the betterment of town.**

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: 12 Apr 2026, 17:03:17

Full name:

**Ruth and Robert Snijders**

Postal address for service:

**5 Grey Street, Marton**

Telephone/mobile number:

Email address for service:

**5 Grey Street, Marton**

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:

**All provisions. Please see supporting documentation**

My/our submission is that:

**Oppose all provisions. Please see supporting documentation**

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

**Suspend the Plan Change Process**

I wish to be heard in support of my submission:

**Yes**

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

**Yes**

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

**No**

Please include any additional documents here:

**PDF** 001 Plan Change 3 RS Submission 12-04-26.pdf  
68KB

How many attachments have been included?

**1**

Proposed Plan Change 3 (Rangitikei District Council)  
Submission by : R and R Snijders (5 Grey Street, Marton 4710)

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We oppose all provisions of the proposed plan change with specific emphasis on the Marton which is where we reside.

The reasons are as follows:-

- 1) Infrastructure that currently supports the district is inadequate, in poor repair and provides no resilience during times of emergency. A typical example is that there is only one truck main from the Tutaenui Reservoir to the town of Marton. In addition, the Marton wastewater improvements will not be in place for at least 10 years.
- 2) No examination of electrical, telecommunication, and gas infrastructure was made as part of the documentation.
- 3) Council only provided 'public' drop-in sessions during work hours to discuss the proposals. A sign of poor consultation.
- 4) In addition, property owners where their land is designated for intensification (250m<sup>2</sup>/lot) had very little information provided in councils' letter drop. There was no evidence that Marton has a desire for small lot sizes.
- 5) In the areas of intensification, there was no information on how wastewater, stormwater and water infrastructure would be reinforced to accommodate the concentrated population.
- 6) Marton has a large number of new sections unsold. Harveston is a prime example. Marton is also characterised by large sections which are underdeveloped. This could be due to the difficulty council's regulatory arm places on most developers and property owners.
- 7) The population has remained relatively static. Growth will not be the same as it's neighbours of Manawatu and Whanganui where opportunities attract migration.
- 8) The plan for promoting industrial growth did not received any interest.
- 9) Employment options in the district are low. Most residents in Marton and Bulls for example travel out. A significant number of council employees reside outside the district and commute in.
- 10) Marton has a reputation outside the district for poor water quality.
- 11) There is no cost analysis of the likely reinforcement that council infrastructure will require particularly where development intensification is being promoted.
- 12) Council also does not have a Development Contributions Policy nor does it collect development contributions. Instead, it subsidises development. As part of any significant plan changes, such as this, an updated development contributions policy should be introduced.
- 13) Bulls has low water pressure and a recent development there is struggling to receive the correct water pressure. Council's own civic centre development needed a booster pump for potable water and a special sprinkler system for firefighting.
- 14) Significant proportions of land highlighted for residential development is very productive agricultural land.

## Proposed Plan Change 3 (Rangitikei District Council)

Submission by : R and R Snijders (5 Grey Street, Marton 4710)

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- 15) Council recently sold industrial land it has held for some time. This was adjacent to the railway and was available for sale or lease during the last plan change. Adjacent to it are large areas of underdeveloped residential land.
- 16) Most of the districts' urban area sits on poorly permeable soils. This will create a flooding risk. The plan change does not highlight areas that can be used for stormwater attenuation.
- 17) The section 32 Evaluation Report highlighted two issues; 1) lack of adequate land, and 2) ad hoc urban development due to unplanned growth. There is no evidence in the supporting documentation to support this statement. At the very least a housing density map should have been provided. Council has sufficient information in its databases to create such a map.
- 18) We have written to the Government Minister who authorised the plan stop exemption requesting the supporting information Rangitikei District Council provided in support of their application.
- 19) Finally, this Plan change and associated documentation is a poorly thought through exercise.

# Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 12 Apr 2026, 18:04:27

Full name:

**Alan McCubbine**

Organisation (if on behalf of an organisation):

**None**

Postal address for service:

Telephone/mobile number:

Email address for service:

**mccubbinea@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:

**Opportunity for more intense residential development close to town centres**

**Proposed amendments to Chapters of the Rangitikei District Plan**

My/our submission is that:

**I oppose allowing more intense residential development being the default position for the following reasons: Currently more intense residential development can be allowed but only by applying for resource consent and having the agreement of those affected i.e neighbouring properties, the proposal would remove this right. There is, therefore, no need for this proposal except to take away neighbours right to object.**

**Intensification could affect the enjoyment of neighbours of their own property.**

**Examples of sections which have recently been allowed to be intensively developed show the problems clearly, neighbours are overlooked affecting their enjoyment of their properties.**

**Marton is a rural not urban town**

**The proposed intensification would not allow for sufficient parking space meaning cars would be parked on roadsides affecting existing residents.**

**I oppose the proposed amendments to the General Residential Zone chapter because this would take away the need to consult those affected.**

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

**I wish the council to reconsider the intensification of residential areas to be more considerate of existing residents. There is no need for this as intensification is already allowed by resource consent. I wish council to be far more understanding of the fact that wholesale intensification without ensuring it is appropriate and reasonable in any given setting will change the character of Marton.**

**I ask that council have a much more up to date and realistic view of the possible growth. Population growth has dropped in the last couple of years and it is hard to see why it would grow at the rate expected in the proposals.**

**I ask council not to change Chapters in the District Plan that take away rights of residents**

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:

**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**