

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 12 Apr 2026, 18:07:43

Full name:

Simone & Robert Pauletich

Postal address for service:

Telephone/mobile number:

Email address for service:

pauletichfamily@gmail.com

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

Yes

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 at 98 Tutaenui Road**
- **Urban Growth / Future Development Area provisions**
- **Structure planning requirements**
- **Objectives and policies enabling residential growth and development capacity**

My/our submission is that:

We support the proposed rezoning and Urban Growth provisions in Proposed Plan Change 3.

We are the owners of 98 Tutaenui Road, Marton, which is included in the proposed rezoning area. We support this plan change as it enables logical, planned urban expansion, addresses the shortage of residential land, and provides for future housing growth in an efficient and coordinated way.

The location represents a natural extension of Marton's urban area, and the inclusion of structure planning will ensure development is appropriately managed.

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

That Rangitīkei District Council approve Proposed Plan Change 3 as notified, including the rezoning of land at 98 Tutaenui Road, Marton.

As owners of this land, we consider its location to be well-suited for residential development, being a natural extension of Marton's existing urban area. The proposed rezoning will enable the land to be used more effectively and contribute to the future growth and housing supply of the district.

We support the plan change as it provides a coordinated and practical approach to urban expansion, supported by appropriate structure planning and infrastructure considerations.

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, 22:51:49

Full name:

Tony Richard Jury

Postal address for service:

Telephone/mobile number:

Email address for service:

Nedlohsov6@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:

Deletion of existing clause GRZ-I1

My/our submission is that:

Oppose. I live where I do for lifestyle , large section, less neighbours so overall a quiet area to enjoy being out in the section. To have more dwellings around will make less desirable. Some objections still should be allowed so any adjoining plan is tolerable, undoubtedly there will be progress and development. Such as the Barton st extension sub division. of which i had no prior warning of and since the preparatory work has happened i have more pooling water as previously there had been a natural slope out to the low ground that was there. Given I will have months of building noise from the subdivision and the have extra noise from another street and properties I will have already been accommodating. lifestyle is affected by anything more than normal housing over the back fence, Thinking instead of two new properties bordering mine which the new plan that could mean i have a lot more noise and disturbance than i was expecting. There still needs to be some, mitigation opportunity.

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

Retain clause to allow objection as is.

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: 13 Apr 2026, 11:25:45

Full name:

Margett Purser

Postal address for service:

Telephone/mobile number:

Email address for service:

margettpurser@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:

I have a Natural Hazards put on my title - I understand due to Horizon's Dam/Creek/stream?? I was informed around 30 Wanganui Road when I verbally spoke to Tiffany Glover

What will be done to mitigate, drainage, potential development to contain this water way, relevant Resource Consents. And will future work remove this Natural Hazard to have removed mine and any other properties around this off our titles following work if this is addressed as part of a requirement any approved new subdivision and future building work.

Guarantee not affect surrounding areas, buildup, create further hazard.

My/our submission is that:

OPPOSE

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

As above what is happening Dam/water area - plans to contain, remove, cease Dam - how waterway will affect surrounding and my property.

I would like written confirmation on how this is legally to be addressed - and or contacted if required

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

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 13 Apr 2026, 12:29:38

Full name:

Kyle Baird

Organisation (if on behalf of an organisation):

Baird Built

Postal address for service:

Telephone/mobile number:

Email address for service:

kyle@bairdbuilt.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 -

No

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

Rural Land

My/our submission is that:

OPPOSE GRUZ-I2, GRUZ-O2, GRUZ-O3, GRUZ-P2 and GRUZ-P5. These provisions place too much emphasis on preserving rural amenity, open space, and an “unbuilt” rural character, and in doing so go beyond protecting productive rural land. In my view, they create unnecessary barriers to other land uses that could provide greater economic, social, and housing benefits to the district. The proposed provisions should instead focus on protecting specifically identified environmental values and managing actual adverse effects such as noise, traffic, servicing, and reverse sensitivity. A more enabling, effects-based approach would better support innovation, investment, employment, and appropriate residential or business opportunities in rural areas, while still safeguarding legitimate rural production activities.

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

I/we seek a decision that amends the General Rural Zone provisions, specifically GRUZ-I2, GRUZ-O2, GRUZ-O3, GRUZ-P2 and GRUZ-P5, so that the District Plan takes a more enabling and effects-based approach to rural land use. In particular, I/we seek the removal or substantial amendment of provisions that prioritise rural amenity, open space, and an “unbuilt” character as dominant outcomes, and their replacement with provisions that focus on managing actual adverse effects and protecting specifically identified environmental values. The reason for this relief is that the notified provisions go beyond protecting productive rural land and unnecessarily restrict other opportunities, including residential, business, industrial, and community activities, that could provide significant economic, social, and housing benefits to the district where appropriately located and managed.

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 Untitled document.pdf
51.7KB

How many attachments have been included?

1

We seek that the above provisions replace the notified wording so that the General Rural Zone is managed on an enabling, effects-based basis, rather than by preserving rural amenity and open space as dominant outcomes.

Proposed alternative provisions

GRUZ-I2

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 where they are compatible with the surrounding environment and do not unreasonably constrain primary production.

GRUZ-O2

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.

GRUZ-O3

Provide for activities not directly associated with primary production where they support rural communities or deliver economic, social, cultural, or housing benefits to the district, while managing reverse sensitivity and other adverse effects.

GRUZ-P2

Provide a General Rural Zone that:

- a. supports primary production and rural-based activities;
- b. enables other residential, business, service, industrial, and community activities where they are appropriate to the site and surroundings;
- c. manages adverse effects on infrastructure, transport networks, and adjacent activities; and
- d. protects specifically identified natural features, landscapes, and significant environmental values.

GRUZ-P5

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.

New policy – GRUZ-PX

Enable non-primary production activities in the General Rural Zone where they:

- a. provide net benefit to the district or local community;
- b. are of a scale and intensity appropriate to the receiving environment;
- c. do not unreasonably compromise the operation of primary production activities; and
- d. can avoid, remedy, or mitigate adverse effects on infrastructure, transport, natural hazards, and identified environmental values.

RANGITĪKEI DISTRICT COUNCIL

Proposed Plan Change 3 - Urban Growth

Submission Form

Rangitīkei District Plan (2013)

Resource Management Act 1991 - FORM 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003

Submissions can be:

Delivered to: Rangitīkei District Council's head office: 46 High Street, Marton**Posted to:** Rangitīkei District Council, Attn: Strategy Manager, Private Bag 1102, Marton 4741**Emailed to:** districtplan@rangitikei.govt.nz**Submissions must be received no later than 5pm on Monday, 13 April 2026.***Note: You must fill in all sections of this form.*

Submitter Contact Details	
Full name:	Lynne Sheridan
Organisation (if on behalf of an organisation):	
Postal address for service:	
Telephone/mobile number:	
Email address for service:	lynne.s@favuside.co.nz

Trade Competition	Select one:
I could gain an advantage in trade competition through this submission.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
I am directly affected by an effect of the subject matter of the submission that - a. adversely affects the environment; and b. does not relate to trade competition or the effects of trade competition. <i>Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 of Schedule 1 of the Resource Management Act 1991.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The specific provisions of the proposed plan change that my submission relates to are: (Please specify/list the objective, policy, rule or zoning matter your submission relates to)
<p>Please refer to the attached sheets</p>

**My/our submission is that:**

(Clearly state whether you SUPPORT or OPPOSE specific provisions of the proposed plan change AND give reasons for your views)

Please refer to the
attached sheets

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

(Give details and reasons why e.g. if you are seeking amendments outline these clearly)

Please refer to the
attached sheets

Proposed Plan Change Hearing	Select one:
I wish to be heard in support of my submission.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

I have attached _____ additional pages to this submission.

Signature of submitter: 

Date: 12.4.26

(or person authorised to sign on behalf of submitter)

In signing this document, I confirm that I have read the Privacy Statement below.

PLEASE READ:**IMPORTANT Privacy Statement – Privacy Act 2020:**

Submissions are public information. The information on this form including your name, address for service and submission will be accessible to the public as part of the decision making process. Council is required to have this by the Resource Management Act 1991. The information will be held by Rangitikei District Council and may be shared with other individuals and Agencies for the purposes of the plan change process. By signing and submitting this form, you confirm that you agree with this Privacy Statement. You have rights to access the information and request its correction.

 Please include more pages if required.

	<u>Attachment to the Rangitikei District Council Proposed Plan Change 3 – Urban Growth</u>
<u>Submitter Contact Details</u>	
Full name	Lynne Sheridan
Postal Address	
Mobile number	
Email Address	lynne.s@farmside.co.nz

Specific Provisions of the proposed plan change, that my submission relates to are;

1. The maps are not clear, an abundance of information.
2. Justification for the numbers of available sites currently available for anticipated growth.
3. Climate change not factored in.
4. Resilience to climate change.
5. Is there sufficient capacity of infrastructure and how will you ensure it.
6. Social ramifications of intensive housing.
7. Will this affect the desirability of Marton as a place to live.

My submission is that:

1. The maps were not clear as to where the individual areas were, they were shaded all the same colour, ie MAR 01, MAR 02, MAR 04, MAR 07, BUL 02, BUL 03. Yet the text referred to these areas. There was an abundance of information presented, it was complex and time consuming to go through.
2. Justification – When I see how many empty building sites there are around Marton, I struggle to see where the need is for more land, however I do appreciate that it is important to have these things in place for the future to enable seamless growth, but do we need so much, we are not Auckland!!!
3. Climate Change – This seems to be overlooked when it comes to intensification of residential areas. Yet on page.9 of RDC **Climate Change Strategy**-, says

"Legislation / Policy - National Adaptation Plan (NAP)

Target / Requirement Set- Support all New Zealanders to adapt, live and thrive in a more damaging climate.

Relevance to RDC - RDC **must 'have regard' to the NAP in plans and** should align climate strategies with NAP priorities using published guidance . Where has Council done this?

- this document has not been identified in the Evaluation of the proposed plan change, that I can see. Why do you have The Climate Change Strategy, if you do not take it into account?

For Example in the National Climate Change Risk Assessment Report for New Zealand

5.6.1 Most significant risks

B1 Risk to potable water supplies (availability and quality) due to changes in rainfall, temperature, drought, extreme weather events and ongoing sea-level rise

Consequence

Given the importance of water supplies for communities and business, consequences from impaired supply can be significant, and could arise from a range of climate hazards.

B2 Risks to buildings due to extreme weather events, drought, increased fire weather and ongoing sea-level rise

Consequence

Climate change impacts on buildings will have economic, social, cultural and public health consequences. Major floods can put financial pressure on individuals and households, for instance by lowering house and land prices. This could be compounded by insurance retreat from high-risk areas.

If these matters were taken into account for this plan change, the outcomes would be less impactful on our communities. Intensive development needs to be very carefully managed by Council for the best outcomes for everyone.

4. Resilience to Climate Change, there are no resilience goals that this plan. I would like to suggest that *Rainwater collection capability should be available on site; ie min 2000 litres, and that 'effective' amounts of porous surface are provided on a site. The water collection will provide an emergency supply and can also be used during dry periods when local water restrictions apply to hose usage.*

5. Capacity of infrastructure and how will you guarantee it, given the recent establishment of the new water authority. *GHD - have provided very general comment, p.40, with a little more detail on the following page. Upgrades are a common theme. Given the issue one has to wonder how can the community be confident that the new water authority will get these problems fixed before subdivision/intensification occurs. That is a huge risk.*

6. Ramifications of Intensive housing, Why should the proposed area for intensification be selective. The choice of the areas for this intensification seem to not take into account the narrow roading that already exists in these areas. Managed intensification on a case by case basis will assist in prevent pressure points in any one area of a town. People can already add a Granny flat onto their property if they wish, however building family accommodation brings with it a raft of issues for a neighbourhood. This has the potential to turn Marton into a collection of ghettos, There is no mention of the issues that come with intensification and how you intend to mitigate these ie adequate infrastructure and capacity, the proportion of adequate porous surface, additional vehicle crossings and parking on site, neighbour noise (dogs /people), people safety, children playing on the road, congested roadside parking.

7. The desirability of Marton – what makes people choose our town to live in? The aesthetics of our town, the amount of green space we have in our streets- the trees especially, the comfortably placed housing giving residents the relaxed lifestyle they desire. We have a quieter pace to that of the larger centres, children can walk to school and ride their bikes around town.

I seek the following decision from the Rangitikei District Council;

*That the Council allows the opportunity for **intensive subdivision** on a case by case basis over all of the residential zoned area to avoid creating ghettos within our small town. This will limit an increase in social problems.*

Rainwater collection capability should be available on site, ie min 2000 litres, Effective amounts of porous surface on a site.

However, I am not confident that the delivery of improved infrastructure and capacity will be easily achieved.

I would like to see Development Contributions for all new builds triggering infrastructure upgrades.

I would like to see the rainwater collection on site promoted to the wider community as a way they can do their bit to mitigate storm events.

*That the Council ensures that **new subdivisions** are created in a grid roading pattern to complement our existing roading system unless it is geologically impossible. This will ensure easy connectivity throughout our town instead of creating satellite suburbs with rabbit warren roading layouts, further isolating those who do not have vehicle transport to move around. We need to avoid having gated communities.*

I would like to see subdivisions intentionally provide accessibility to land on their periphery, to enable future development to easily occur.

*Roading in new subdivisions needs to be wide enough to ensure **safe** accessibility by all emergency vehicles when roadsides have vehicles parked there.*

The aesthetics of roadside planting, parks and provision for industrial/ commercial activities, efficient movement from one area to another, needs to be considered and provided for.

The treescape of our town in Marton, is part of its appeal to new residents. We need to remember that and ensure its continuation.

Rainwater collection capability should be available on site; min. 2000 litres, Effective amounts of porous surface on a site. I welcome the utilisation of existing wetlands and stormwater management techniques to slow storm water flow; ie parks can be designed to hold stormwater during weather events.

I would like to see Development Contributions for new builds triggering infrastructure upgrades

Thankyou very much if you have read this far.
Kindess regards Lynne Sheridan