

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 13 Apr 2026, 14:26:05

Full name:

Stephan Charles and Lynn Karen Whitford

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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:

Residential Intensification Area in relation to Oaklea Avenue reducing minimum size of sections to 250 square metres

My/our submission is that:

We oppose the implementation of this in relation to Oaklea Avenue.

The current infrastructure struggles to cope now without added pressure from new housing plus the increasing pressure from climate change (especially more periods of intense rainfall). As per our attached PDF, there is a major problem with stormwater which flows across the school grounds during periods of intense rain and has done for many years.

There is also a major problem with the capabilities of the sewer line which runs behind our property in the school grounds, having blocked several times in recent years requiring a special truck to come from Palmerston North to clear the line.

There have also been problems with the aging power infrastructure in the street with low voltages occurring and fuses falling out from the poles in strong winds.

Photos of the stormwater situation and positioning of the sewer line are attached along with a written explanation as a PDF.

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

Remove Oaklea Avenue from the proposed intensification area as there is insufficient infrastructure, the flood area already appears to be at both ends of the street so intensification will likely make this then cover the entire street, plus the sewer system is unable to cope at times now without the added pressure of more housing.

I wish to be heard in support of my submission:

No

Please include any additional documents here:

PDF Intensification Submission re Whitford Oaklea Ave Photo Album.pdf
1.6MB

How many attachments have been included?

1

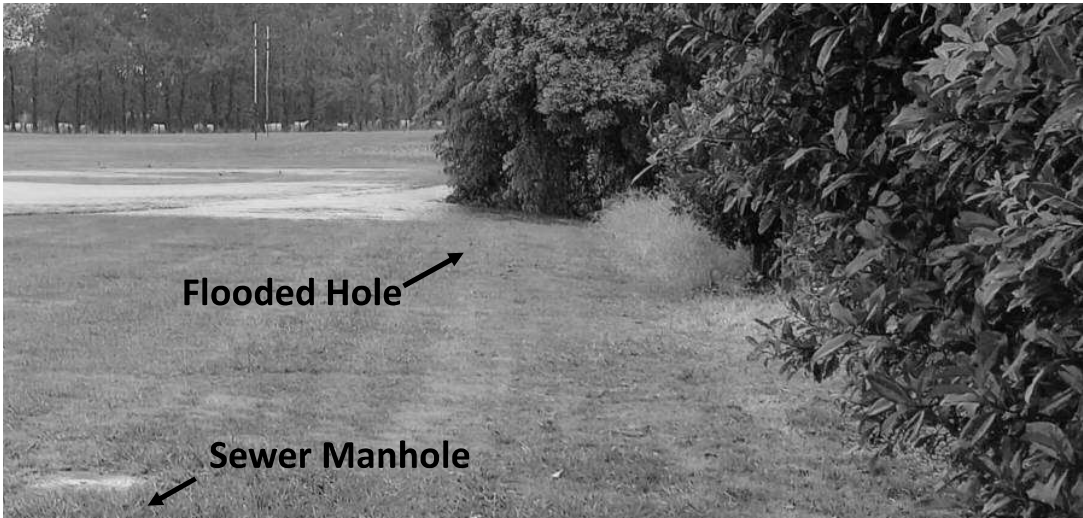
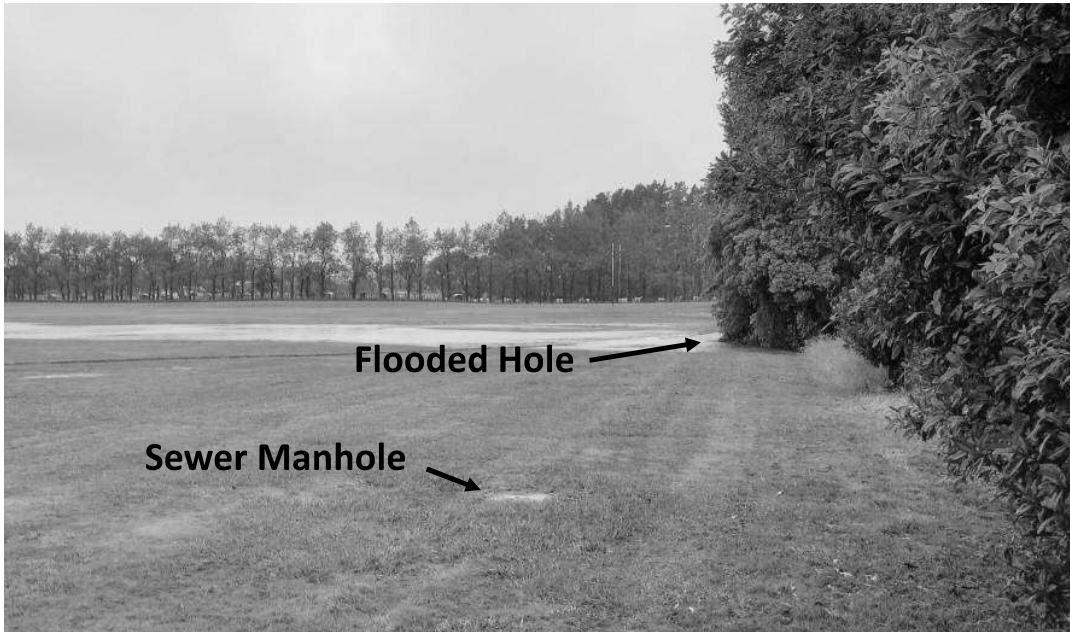
Photo Album re Submission
SC & LK Whitford -

As per this photo album, there is a stream of water that flows across the school grounds and goes into a drainage ditch with a hole now some 2 metres deep at the entry point behind No 19 which has been eroded over a period of time. This then flows around No 21, under the access to No 25, having several times created flooding across the end of the road and onto adjacent land. More residential building with more concrete and less permeable surfaces will exacerbate the stormwater problem creating the likelihood of more property being flooded.

We have been advised by locals who went to the school, that this stream of water has run across the school grounds for a very long time.

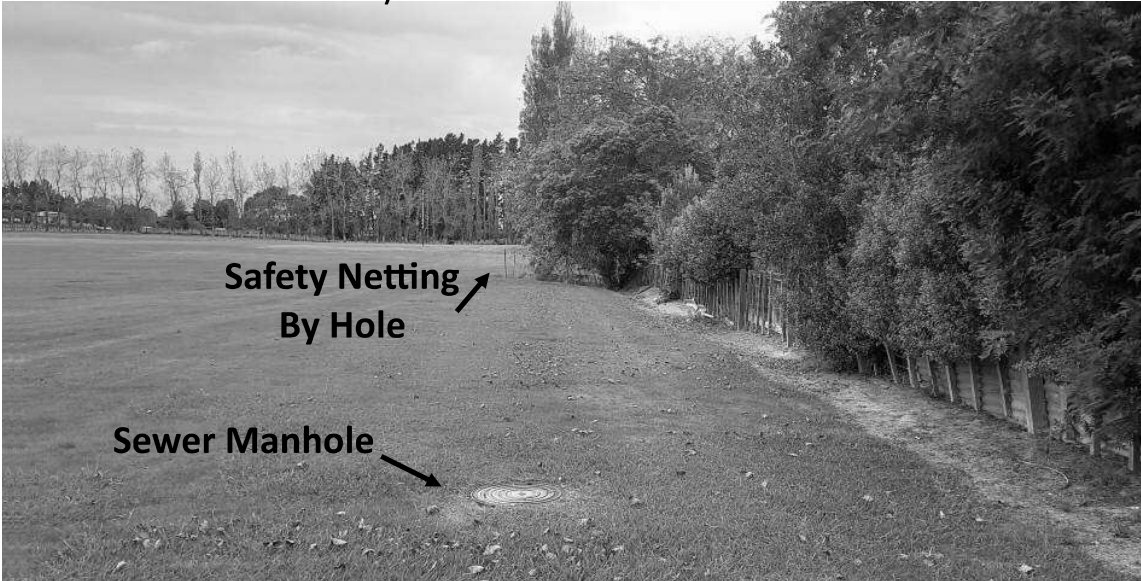
In recent years there has been occasions when the rear of No 17 & No 19's sections have suffered flooding, as the drain has been insufficient to cope with the flow and backed up.

The sewer line which runs behind our property in the school grounds and has blocked up several times over recent years, as explained in the submission form, also appears to go very close to the drain hole but we have no idea what depth the sewer line is at. The manhole cover at the rear of our property is marked on the photos.



Sewer Manhole is at the rear of our house No 15 Oaklea Avenue

It appears the erosion of the hole may now be over the top of or very close to the sewer line





**Circled trees are far side of field where water originates
Photo of flooded area was taken a couple of hours after rain stopped
Original path was wider and fast flowing**





Stones and concrete have been dropped at front area of hole to try and stop erosion, so water has now eroded a pathway at the rear at this point. More erosion is happening further along the drain.

We estimate the hole to be around 2 mtrs deep.



**Back towards town/school
Showing erosion occurring**

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 13 Apr 2026, 14:26:53

Full name:

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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:

Please see attached document.

My/our submission is that:

Please see attached document.

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

Please see attached document.

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

Please include any additional documents here:

PDF RDC Plan Change Submission MM 130426.pdf
209.8KB

How many attachments have been included?

1

Clearly state whether you SUPPORT or OPPOSE specific provisions of the proposed plan change AND give reasons for your views	I/we seek the following decision from Rangitikei District Council
<p>1.2 Proposed amendments to GRZ General Residential Zone OPPOSE the replacement of Provision GRZ-I1 as this significantly reduces my amenity rights as an existing homeowner. Existing homeowners have purchased, built etc our homes on the basis of the existing provisions and these new provisions could affect our quality of living (daylight, privacy through offsets, noise) and property values. If I was buying a new section of say 450m3 I would be doing so fully informed of the potential for a neighbouring property being close, and what district plan provisions would mean for my amenity values. I certainly want Marton to progress but feel the council has bounced too far from protecting residential property owners amenity values, to minimising these.</p>	<p>GRZ-I1 - We need to retain provisions in our district plan to maintain amenity rights for residential property owners. We have plenty of space in our district (without majorly reducing productive rural land) – we do not need to reduce amenity values to accommodate additional residential zoning/subdivision/developments. It cannot be development at all costs – we need to value and protect our existing ratepayers as well and not diminish their property rights unreasonably. The council is already consenting new builds and not ensuring sufficient drainage – new builds are raising sections to build on to avoid flood levels which, if not retained and appropriately drained (and most are not), this is causing runoff and flooding to neighbouring properties. People are simply building their sections up and then sloping their edges on the sides – which is not permitted but is being accepted by our council.</p>
<p>1.2 Proposed amendments to GRZ GRZ-O1 - OPPOSE the removal of the content: “This includes the existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.” This clause is very important as it is a feature of our rural town - the walkways and our ability to move safely and with recreational and personal health benefit around our town are essential.</p>	<p>GRZ-O1 – I think we need to at least include if not strengthen this clause – one of our key points of difference as a township is our recreational pedestrian and cycling areas – the Tutaenui Reserve Walkway is an excellent example. Why not put a big connecting walkway/cycleway along the back of the existing properties from Wanganui/Johnson Road right down to the end of Tutaenui Road – this will increase our walking/cycling spaces linking in with our existing walkways. I truly believe this is what Marton could become known for – the quality of our “rural” living. Such a walkway would also provide an offset for existing properties which will help maintain their existing amenity rights (many of these properties were formerly neighboured by rural zoned land and the owners had a reasonable expectation of maintaining these greenspace outlooks and associated privacy).</p>
<p>1.2 Proposed amendments to GRZ GRZ-O3 - OPPOSE the more intense residential development in existing residential areas particularly in the Bond Street block – you talk about this intensification being well designed and integrated with local character – this existing Bond Street area character is not in character with intensification.</p>	<p>GRZ-O3 – I think if a need has been identified for more intensive residential development this should be undertaken in the new subdivision areas where people buying those sections know the conditions they are buying into and could have a reasonable expectation of limits to daylight, limited offsets etc. Some of the new areas of subdivision are close to town e.g. adjacent to Armagh Terrace/Tutaenui Road and could easily have areas specified for intensification.</p>
<p>12 RDC 3 Waters Growth Strategy Growth Assessment This report outlines significant network augmentations required to accommodate the proposed growth areas – I OPPOSE the recommendations of this report.</p>	<p>There needs to be more specific reports done once proposed developments are applied for i.e. how many sections are proposed which will in turn have different effects on the existing 3-Waters network. Then once this and other factors such as climate change and cumulative effects are included in the proposed network upgrades, then defined, variable, developer levies schemes are enforced. These reports are based on estimated changes – but we need the final designs to be based on actual changes/growth.</p>

	<p>I am very concerned about attenuation ponds – we can't just minimise flood effects from these developments – they simply cannot add to our existing overloaded stormwater system which at times causes widespread flooding to our town, and would only be made worse by ineffective attenuation ponds. These ponds if proposed need to have thorough, developer paid levies to fund them, be site specifically designed and be monitored and maintained with proper remedies factored in and enforced. The pond on Bredins Line which has now vested in the council is a good example of such a pond that is currently not effectively maintained or monitored.</p> <p>For disclosure purposes my property whilst not currently in a flood zone is on the edge of one and I am worried that with the effects of the runoff created from the infill and subdivision will potentially cause flooding to my property.</p> <p>The retention dam on Neil Oldfields Wanganui Road site already overflows and floods and if you combine this with climate change and the change in stormwater flows from an end of Milne Street property development there is significant risks to cause significant flooding downstream. We already have known flooding/stormwater issues in this town and RDC by progressing this plan change is further putting our homes at risk.</p>
<p>Urban Growth: Section 32 Evaluation Report 4.2.4.6 I OPPOSE the statement that <i>“These are existing performance issues that require upgrading to ensure service reliability and environmental protection, GHD concluded that some components of the network are already operating at or near their functional limits. Given these underlying constraints, the need for upgrades across water supply, wastewater, and stormwater networks arises regardless of growth. Future development does not fundamentally change the existing constraints. The existing ODP provisions and resource consent processes provide mechanisms to coordinate upgrades as development proceeds. As discussed under section 3.7, RDC adopted a joint WSDP in partnership with Horowhenua District Council and Palmerston North City Council (Central Districts Water). As RDC transitions to Central Districts Water, this CCO will plan and budget for the upgrades of 3 Waters infrastructure across the district.</i></p>	<p>We were not provided with the before and after assessments in the supplied appendices/reports, only the after reports so it is difficult to review this report. However, whilst the current three waters systems is advised to be operating at or near their functional limits the proposed rezoning in Marton, in particular, will increase the demands on the system. The statement says the upgrades are needed regardless of growth but this growth is likely to accelerate the need for the developments and also increase the requirements of our systems due to additional load. It is unfair to solely lumber ratepayers, via 3-Waters rates/levies, with the costs of these upgrades caused by the growth. With the CCO planning and budgeting for these infrastructure works the burden will fall on ratepayers. RDC has in recent years waived developer levies/contributions and even provided rates rebates on sections and so has contributed to the demands on our current system. I believe it is essential that robust, variable developer levies (based on the specific sites and benefitting developments) are factored in to contribute to these infrastructure developments so that growth funds growth.</p>

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 13 Apr 2026, 15:19:04

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Siani Walker

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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:

See lodged submission from Te Rūnanga o Ngāti Tamakōpiri submission.

My/our submission is that:

See lodged submission from Te Rūnanga o Ngāti Tamakōpiri submission.

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

See lodged submission from Te Rūnanga o Ngāti Tamakōpiri submission.

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 Ngati-Tamakopiri-PPC3-UrbanGrowth-Submission-(FINAL).pdf
414.3KB

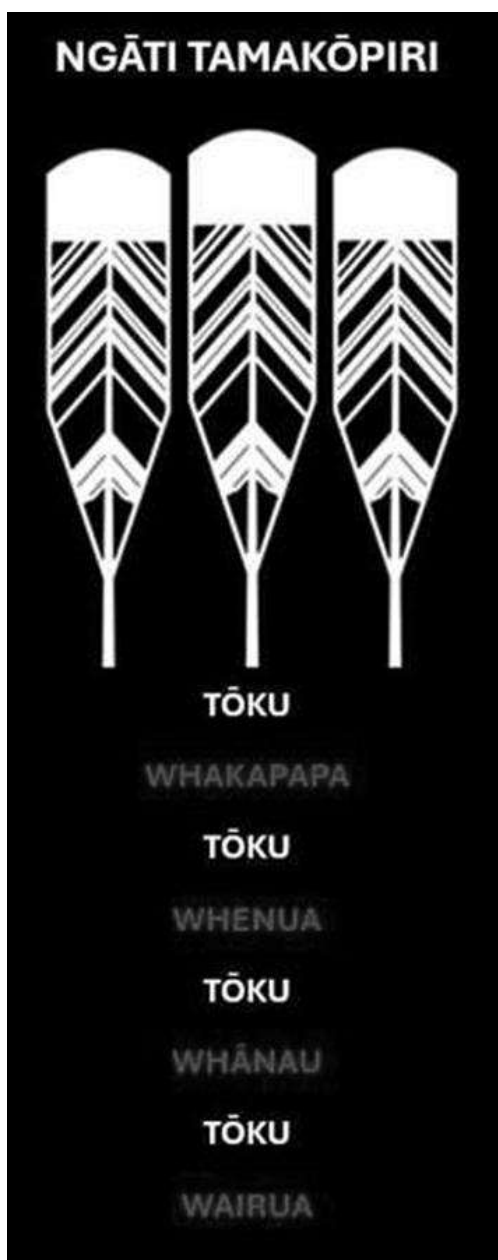
How many attachments have been included?

1

SUBMISSION ON
THE

Rangitikei District
Council

Proposed
Plan Change 3
Urban Growth



PREPARED BY:

Te Rūnanga o Ngāti
Tamakōpiri

13 April 2026

SUBMITTER INFORMATION

Te Rūnanga o Ngāti Tamakōpiri

Name	Moria Raukawa-Haskell, Co-Chair, Te Rūnanga o Ngāti Tamakōpiri
	Ngaire Anne Kauika Stevens, Co-Chair Te Rūnanga O Ngāti Tamakōpiri
Key Contact	Siani Walker, Ngāti Tutakaroa hapū representative on Te Rūnanga o Ngāti Tamakōpiri.
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Submission on Proposed Plan Change 3 – Urban Growth (PPC3)

1. Introduction and Position

1.1 Introduction

1. This submission is made by Te Rūnanga o Ngāti Tamakōpiri in response to Proposed Plan Change 3 – Urban Growth (PPC3).
2. Ngāti Tamakōpiri are mana whenua in the Mōkai Pātea rohe, including Taihape. Our whakapapa, ahi kā, and ongoing relationship with the whenua, wai, and taonga underpin our role as kaitiaki and our responsibility to provide for the long-term wellbeing of our people and environment.
3. We support well-planned and coordinated growth. However, PPC3 in its current form does not provide a sufficiently integrated, infrastructure-led, or culturally grounded framework for Taihape.

1.2 Position

4. Ngāti Tamakōpiri opposes PPC3 as notified in so far as it relates to Taihape.

5. In relation to Taihape, PPC3 enables urban growth without clearly aligning infrastructure capacity, environmental limits, and cultural values. This creates a risk of uncoordinated development, adverse effects on the mauri of the Hautapu Awa, and constraints on the exercise of kaitiakitanga and rangatiratanga within the Ngāti Tamakōpiri rohe.
6. With targeted amendments, PPC3 can provide a coordinated, place-based, and infrastructure-led approach to growth in Taihape that gives practical effect to Te Tiriti o Waitangi and supports integrated planning outcomes.
7. The submission and position of Ngāti Tamakōpiri are focused on Taihape.
8. We acknowledge that PPC3 also provides for urban growth in Marton and Bulls, and that other iwi and hapū hold mana whenua and primary interests in those areas. We respect and support their ability to lead and present positions relevant to their respective rohe.
9. We acknowledge the opportunity to present this submission and seek to be heard in support of our written evidence.
10. Where common or overlapping issues arise during the hearing process, Ngāti Tamakōpiri is open to coordinated or joint presentation with other submitters, where appropriate, to support efficiency and clarity on shared matters, while maintaining our independent iwi position and perspective.

2. Submission Points and Relief Sought

2.1 Strategic Issues (Growth and Infrastructure)

Issue

11. PPC3 enables residential growth and intensification in Taihape without clearly requiring that development is aligned with infrastructure capacity, particularly wastewater. There is no explicit framework to ensure that growth is staged, sequenced, or contingent on infrastructure readiness.
12. There is also uncertainty as to whether the Taihape WWTP is servicing additional settlements, and whether cumulative wastewater loads have been appropriately accounted for in infrastructure planning.
13. This creates a disconnect between what the plan enables and what infrastructure can support, increasing the risk of system overload, environmental effects, and inefficient investment.

Planning Response

14. Growth in Taihape must be infrastructure-led. The plan should clearly require that development only occurs where infrastructure has capacity, and that growth is staged in line with planned upgrades and performance thresholds. Infrastructure planning, environmental limits, and cultural values must be integrated into decision-making.

15. Relief Sought

- a. Be explicit to require development to be contingent on available infrastructure capacity
- b. Introduce staging or trigger based provisions linked to 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

2.2 Wastewater and Environmental Effects

Issue

16. PPC3 does not adequately manage the cumulative effects of wastewater and 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.
17. Without clear provisions, incremental development may result in declining water quality, increased contaminant loads, and adverse effects on cultural values and mauri.

Planning Response

18. The plan must ensure that environmental limits guide development. This includes requiring cumulative effects assessments, strengthening water quality protections, and embedding cultural indicators such as mauri into assessment and monitoring frameworks. Involvement with Ngāti Tamakōpiri can determine cultural indicators.

19. Relief Sought

- a. Require assessment of cumulative wastewater and 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 and wastewater to avoid adverse effects
- e. Enable Ngāti Tamakōpiri involvement in environmental monitoring and assessment

Catchment Servicing and WWTP Load (Taihape)**Issue**

20. It is unclear whether the Taihape Wastewater Treatment Plant (WWTP) receives wastewater from other settlements or catchments beyond Taihape township, and if so, whether this additional load has been fully accounted for in PPC3.
21. The current evidence does not clearly identify the full extent of the WWTP catchment; existing and projected inflows, including from connected or future serviced areas and whether planned growth, including intensification, has been assessed alongside any external inputs
22. This creates uncertainty as to whether the WWTP has sufficient capacity to accommodate cumulative demand, and whether environmental effects have been appropriately assessed.

Planning Response

23. Wastewater infrastructure planning must consider the full serviced catchment, including any existing or proposed connections from other settlements. Capacity assessments and growth projections must reflect total system demand, including peak flows and wet weather performance.
24. Clear evidence is required to demonstrate that the WWTP can operate within environmental limits under current and future loading scenarios.

25. Relief Sought

- a. Require clarification of the full Taihape WWTP catchment, including any other settlements or areas contributing wastewater
- b. Provide evidence of current and projected WWTP loading, including 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 PPC3

- f. Require confirmation 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

2.3 Taihape Spatial / Structure Planning

Issue

- 26. PPC3 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 provision, poor urban form, and development in unsuitable locations.
- 27. Taihape has distinct environmental, infrastructure, and cultural characteristics that require a tailored planning response.

Planning Response

- 28. A Taihape specific structure plan or spatial framework is required to guide the location, sequencing, and design of growth. This framework should integrate infrastructure planning, environmental constraints, and cultural values, and provide clear direction for subdivision and development.

29. Relief Sought

- a. Require preparation of a Taihape Structure Plan or Spatial Plan framework
- b. Link subdivision and development to this framework
- c. Identify and sequence growth areas
- d. Integrate infrastructure, environmental constraints, and cultural values
- e. Require Ngāti Tamakōpiri involvement in plan development and implementation
- f. Avoid ad hoc or uncoordinated development outside identified areas

Mapping Accuracy and Zoning Gaps (Taihape)

30. Issue

The PPC3 planning maps for Taihape contain inaccuracies and omissions that affect the reliability of the spatial framework and decision-making. In particular, key land uses and constraints are not correctly zoned or identify development in Slip zone areas, including:

- a. education facilities (e.g. Kura and schools) such as Taihape Area School located at 26 Huia St, Taihape, and is General Residential zone.
- b. hospital and associated health services such as Ōtaihape Health Trust (Te Whatu Ora) located at 1 Hospital Road, Taihape, and is General Residential zone.
- c. recreation grounds and open space areas such as Taihape Memorial Park located at 12 Kokako St, Taihape, and is General Residential zone.

- d. known slip prone or hazard-affected areas
31. These omissions create uncertainty regarding the location of key community infrastructure and environmental constraints, and increase the risk of inappropriate zoning, development in unsuitable locations, and inefficient infrastructure planning.

Planning Response

32. Accurate and complete mapping is a fundamental requirement for effective spatial planning. PPC3 should ensure that all relevant land uses, infrastructure, and natural hazard constraints are clearly identified and correctly reflected in planning maps. This is particularly important for Taihape, where growth decisions must respond to existing constraints and community infrastructure.
33. Mapping should also be informed by local knowledge, including input from Ngāti Tamakōpiri, to ensure culturally significant sites and landscape features are appropriately recognised.

34. Relief Sought

35. Review and update Taihape planning maps to accurately reflect:
- a. education facilities, including kura and schools
 - b. hospital and health service areas
 - c. recreation grounds and open space
 - d. natural hazard areas, including slip-prone land
 - e. Ensure zoning aligns with the actual function and use of land
 - f. Include appropriate overlays or notations for key infrastructure and constraints
36. Engage with Ngāti Tamakōpiri to verify spatial information, including sites of significance and landscape context
37. Require mapping corrections prior to finalisation of PPC3

2.4 Cultural Values and Te Tiriti

Issue

38. PPC3 does not adequately recognise or provide for Ngāti Tamakōpiri values in Taihape, nor does it establish a clear framework for partnership in 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.
39. Current provisions enable engagement but do not ensure meaningful participation or shared decision-making.

Planning Response

40. The plan must embed Ngāti Tamakōpiri values, mātauranga Māori, and kaitiakitanga within its objectives, policies, and implementation processes. A clear partnership approach

consistent with Te Tiriti o Waitangi is required, including early and ongoing involvement in planning, monitoring, and decision-making.

41. Relief Sought

- a. Recognise Ngāti Tamakōpiri values and cultural landscapes in Taihape
- b. Identify and protect sites of significance, including along the Hautapu Awa. There are 50 known sites along the awa as outlined in the Ngāti Tamakōpiri Hautapu River Cultural Values report prepared in September 2017, for Horizon Regional Council as part of Te Mana o Te Wai funding. This can be provided to Council upon request and engagement with Ngāti Tamakōpiri.
- c. Require Cultural Impact Assessments where relevant
- d. Embed kaitiakitanga and mauri-based considerations in decision-making
- e. Require early and ongoing engagement with Ngāti Tamakōpiri
- f. Provide for Ngāti Tamakōpiri involvement in monitoring and implementation
- g. Include provisions that support partnership, not just consultation

2.5 Papakāinga and Development Opportunities

Issue

42. While PPC3 signals support for Māori development, it does not provide clear or enabling rule provisions for papakāinga or development on Māori land. Existing rules relating to lot size, servicing, and subdivision create barriers that limit development opportunities.
43. As a result, Māori land remains underutilised and development aspirations are constrained.

Planning Response

44. The plan should include specific and enabling rule provisions for papakāinga that recognise the unique characteristics of Māori land ownership and development. This includes providing flexibility for servicing, density, and land use, and enabling a range of housing and community activities.

45. Relief Sought

- a. Introduce specific papakāinga provisions across relevant zones. The draft consultation National Environmental Standard for Papakāinga released in July 2025 by Ministry for the Environment is a good starting point.
- b. Require engagement with Ngāti Tamakōpiri in developing 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

2.6 Plan Evidence and Section 32

Issue

46. 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 and location of growth proposed for Taihape.
47. The Section 32 evaluation does not adequately verify the accuracy of Taihape spatial data and mapping, which further undermines confidence in the proposed residential intensification and growth assumptions.
48. This creates uncertainty as to whether the PPC3 will appropriately achieve its intended outcomes for Taihape.

Planning Response

49. A more targeted and locally relevant evidence base is required to support decision-making. This includes assessing infrastructure capacity, environmental limits, and cultural values specific to Taihape, and ensuring that provisions are appropriately aligned with this evidence.

50. Relief Sought

- a. Provide a Taihape-specific Section 32 assessment
- b. Include detailed evidence on infrastructure capacity, including wastewater
- 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

2.7 Monitoring and Implementation

Issue

51. PPC3 does not clearly set out how outcomes will be monitored or how issues will be identified and addressed over time. There is limited direction on tracking infrastructure performance, environmental effects, or cultural outcomes, and no clear triggers for action where issues arise.
52. In addition, some policy provisions lack clarity, reducing their effectiveness and making them difficult to apply in practice.

Planning Response

53. The plan must include a clear and integrated monitoring and implementation framework. This should provide for regular monitoring of infrastructure, environmental, and cultural outcomes, establish thresholds and triggers for response, and ensure clear and directive policy guidance to support consistent decision-making.

54. Relief Sought

- a. Require active monitoring of infrastructure performance, including wastewater to meet compliance requirements
- b. Require monitoring of water quality and environmental effects to meet compliance requirements
- c. Include cultural monitoring using CHI and mauri-based frameworks
- d. Establish clear triggers and response actions
- e. Require regular reporting and review of outcomes
- f. Strengthen policy wording to be clear, specific, and directive
- g. Enable Ngāti Tamakōpiri involvement in monitoring, reporting, and implementation

3. Conclusion and Relief

55. Ngāti Tamakōpiri supports well-planned and sustainable growth in Taihape. However, PPC3 in its current form does not provide a sufficiently integrated or locally responsive framework to achieve this.

56. The plan does not adequately:

- a. align growth with infrastructure capacity and staging, including wastewater system performance and cumulative loading
- b. address uncertainty regarding the full servicing catchment of the Taihape WWTP and whether additional settlement inflows are appropriately accounted for
- c. manage environmental effects, including cumulative impacts on the Hautapu Awa
- d. provide a reliable spatial framework, with identified mapping inaccuracies affecting key land uses, infrastructure, and hazard areas
- e. recognise and provide for Ngāti Tamakōpiri values, or enable meaningful partnership in planning and decision-making

57. As a result, there is a risk that growth will be uncoordinated, infrastructure will be placed under increasing pressure, development may occur in unsuitable or constrained locations, and the mauri of the Hautapu Awa will be adversely affected.

58. This submission seeks targeted amendments to ensure PPC3:

- a. aligns growth with confirmed infrastructure capacity, including full wastewater system demand and staging
- b. clearly identifies and accounts for all wastewater inputs to the Taihape WWTP, including any additional serviced settlements
- c. provides a clear, accurate, and place-based planning framework for Taihape, supported by reliable and complete mapping

- d. strengthens environmental protection, including management of cumulative effects and water quality outcomes
 - e. embeds Ngāti Tamakōpiri values and enables meaningful partnership consistent with Te Tiriti o Waitangi
 - f. enables papakāinga and Māori development in a practical and achievable manner
 - g. includes robust monitoring, reporting, and adaptive management, including infrastructure and environmental performance triggers
59. With these changes, PPC3 can provide a coordinated, infrastructure-led, and enduring approach to urban growth in Taihape that is responsive to local conditions, protects environmental and cultural values, and gives practical effect to Te Tiriti o Waitangi for present and future generations.

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 13 Apr 2026, 16:08:48

Full name:

Felicity Jane Wallace

Organisation (if on behalf of an organisation):

Interested Residents of Marton and Rangitikei

Postal address for service:

Telephone/mobile number:

Email address for service:

felicity@inspire.net.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:

Refer to submission

My/our submission is that:

Refer to submission

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

Refer to submission

I wish to be heard in support of my submission:

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 IRO-MAR Submission Proposed Plan Change 3 FINAL.pdf
55.1KB

How many attachments have been included?

1

Submission on the Rangitikei District Council Proposed Plan Change 3

Urban Growth Section 32 evaluation

To: Rangitikei District Council
info@rangitikei.govt.nz

Submitter: Interested Residents of Marton and Rangitikei
c/- Felicity Wallace

e: felicity@inspire.net.nz

Introduction

- 1 IRO-MAR advocates for a group of residents living in Marton and the wider Rangitikei district who hold a strong affinity and commitment to the land and people of Rangitikei district, it's health and well-being.
- 2 We wish to see our district grow and flourish but not at the cost of the amenity and environment that make this area a special place to live.
- 3 We support environmentally-best practice development and protection of Rangitikei District , including its rural environment and communities, its flora, fauna, endangered species and soils.
- 4 We appreciate this opportunity to take part in this consultation on the proposed Plan Change 3 Urban Growth Section 32 evaluation.

GENERAL COMMENTS on the Proposed Plan Change 3:

1. IRO-MAR acknowledges the scale and scope of work undertaken by the Council Planning team in response to government direction.
2. IRO-MAR submits that the large volume of information provided by Council may obscure significant issues and make it difficult for residents and ratepayers to access and assess.
 - (i) IRO-MAR supports Council planning for the future populations of our rural towns and and requests that Council provides clearer communication early in the consultation period, not only relying on advertisements and online notices; eg:-
 - i) Newspaper Articles discussing the key proposals, together with maps
 - ii) Mail drops to residents and ratepayers

3. **POPULATION:**

The Council proposal for urban intensification rely on a forecast increase in the Rangitikei population to 25,000. How accurate is this forecast? IRO-MAR questions this figure:

- a) With reference to Infometrics NZ, Regional Economic Profile: Rangitikei District population growth, 30 June 2025.
 - i) Rangitikei District population fell 0.3% in the 2025 year to 16,000 from the year before.
 - ii) Population growth has averaged 0.2% over the past 5 years.
 - iii) Since 1996 the highest yearly growth in population in Rangitikei has been 1.4% (2015) however over the past 30 years (1996-2025) the Rangitikei population has **decreased** by 2.6%.
- b) Existing planning rules permit subdivision of sites of 400m² net. This already allows for a population increase; In Marton several new residential subdivisions remain unsold. In Bulls existing vacant Defence Force housing could provide significant housing growth options for the town.

4. **ZONING IMPACTS:**

IRO-MAR submits that rezoning of property can be destructive of existing quality of character; amenity and access; and should be carefully managed, working together with communities:

- a) Why is the proposed plan 3 only providing for residential development?
- b) What community resources are being planned for to support increased population? Eg schools, corner stores, swimming pools, health centres, libraries? Is the assumption that the current commercial areas will remain where they are?
 - New residents in The Marton North West Structure Plan area will have to drive everywhere, unless other amenities are planned such as parks, play areas, local stores etc
- c) What surveys have been done to understand why new residents have moved to our towns/or existing residents leaving?

5. **CLIMATE CHANGE** and the impact on our Rangitikei communities

- (i) How does the proposed Plan Change 3 improve Rangitikei resilience to climate change in the next hundred years and beyond?
- (ii) What is the appropriate site size for a rural township?
- (iii) What consideration has been given to:
 - i) Water runoff/landscaped areas?
 - ii) Shading and surface materials: specification of driveway surfaces /hard & soft landscaping/street trees etc
 - iii) Access paths/safe cycling tracks/pedestrian routes
 - iv) Impact of faultlines/seismic risk

6. **INFRASTRUCTURE**

- (i) Stormwater/ww/water: Upgrades of essential services need to be put in place BEFORE planning rules are relaxed to enable further subdivision.
- (ii) Roading/pathway Design:
 - i) New roads in subdivisions need to be designed to relate to existing roading patterns and allow freedom of navigation, avoiding vehicle headlights penetrating private property as they pass; and creating easy to understand and safe vehicle, cycle and pedestrian links across towns.
 - ii) Vehicle access & parking/ emergency vehicle access/safe communities: small site sizes restrict access to property for ambulance and fire engines. The proposed smaller site size will increase carparking numbers on shared roads, as there is no space for visitors, or even occupants of the new residences. In rural towns most residents need to drive as public transport is poor; so there is more need for car parks or work vehicle space than in a larger city.
 - iii) While our towns may have an aging population in line with the whole of NZ, residents in Rangitikei often have rural connections, and a lifetime of activity. The needs of our population are not the same as city dwellers. Residents need to accommodate visiting family, space to garden etc

7. **LOCATION** of residential intensification areas

- i) Should there be a focus on less developed areas, subject to land suitability?
- ii) Equity: consider increase of land value for the areas already most valuable? Eg could intensification occur across all of towns if certain criteria met?
- iii) IRO-MAR understands the reasoning for the proposal to condense areas of enhanced infrastructure, however increased load requirements could have less impact if spread out across the town over time. Development would also be able to be more controlled.
- iv) Consider character and amenity of areas, how can the whole town benefit?

8. **COSTS**

What costs will the community incur if the proposed plan change 3 is approved?

- (i) Council needs to demonstrate that there is a real need to provide additional residential capacity.
- (ii) Development Contributions must be mandatory: there should be a set amount to truly reflect the costs of new residential development on Council's infrastructure.

9. **CONCLUSION:**

After studying the information provided by Council, and considering the issues listed above,

- A. IRO-MAR **SUPPORTS** the proposed Marton North-West Structure Plan Area, because this area offers the best ground conditions for future long term urban development; this support is **ONLY** if the rezoning includes amenities within a 15 minute walk distance, such as:

- a. Park area/s including playground
- b. Area for local retail/commercial activity such as a dairy, health service provider, small community building etc.
- c. Landscaping such as street trees, along with generous berms and footpath, at least on one side of each street. These should allow for disabled access.
- d. Provision to upgrade services **BEFORE** development begins, including sw, ww, water, power and safe access.

IRO-MAR also requests 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 3.

- B. IRO-MAR **DOES NOT SUPPORT** the Proposed Residential Intensification Area for Marton.

- a. Existing planning rules already allow subdivision that permits smaller sites at 400m² net, which is more suitable for rural towns.
- b. Existing narrow streets like Oxford St, Maunder St in north Marton ; and Cuba street, central Marton lack landscaping, and are already reduced passageways owing to street parking. An increase in vehicle traffic and reducing site area would create hazards, and increase areas of hard surfaces. This will reduce resilience to climate events, encourage loss of greenery, and increase surface runoff.
 - i. The Marton Motorhome Park at the south end of Oxford St requires wide access for large vehicles, sometimes towing cars and/or caravans.
 - ii. Community facilities such as the Anglican Church, the Friendship Club Hall and adjacent businesses such as Beauchamp Funeral Home need significant space for carparking.
- c. Bond Street is an arterial road and bypass route through Marton that is used by heavy and overheight vehicles including large trucks and trailer units, tractors and stock trucks. Additional private vehicles and driveways would make the roadway and footpath less safe. Bond Street is also the main pedestrian walkway for elderly residents from Edale Masonic Home.
- d. Existing streets within the proposed zone are not landscaped. Existing large trees within existing gardens provide significant shared amenity to residents and visitors to Marton. Deciduous trees provide shade in summer which reduces heat load on residential properties. Very small site sizes reduce opportunity and desire for larger trees. Gardens are a distinctive, attractive and valued characteristic of Marton: large trees help to absorb surface water and bring birdlife into the community. IRO-MAR supports investing in more street trees and landscaping.

- e. IRO-MAR supports the option for any residential site in Marton to be subdivided into lots smaller than 400m² if criteria, such as permeable area, 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.
- C. IRO-MAR **SUPPORTS** the proposed Residential Intensification Area for Taihape, as Taihape has a lack of residential land that is on level ground.
- a. Existing commercial land could be rezoned to allow mixed use land with level access to amenities.
 - b. Planning for urban intensification needs to include green areas. Existing commercial properties may require remediation or encapsulation. IRO-MAR encourages Council to provide incentives for mixed use development in Taihape.
- D. IRO-MAR **DOES NOT SUPPORT** the Proposed Residential Intensification Area for Bulls.
- a) Bulls has significant infrastructural waste water, stormwater and water delivery (pressure) problems.
 - a. Page 41 Proposed Plan Change 3. The new water entity will take over the delivery of these services in July 2027. What assurances can Council give residents that these issues will be prioritised and sorted out before any future subdivisions are consented? Will the significant 3 waters issues throughout Rangitikei be prioritised by the new entity?
 - b) IRO-MAR supports the option for any residential site in Bulls to be subdivided into lots smaller than 400m² if criteria, such as permeable area, 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.

Felicity Wallace

On behalf of **IRO-MAR**

Dated: 13-04-2026

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 13 Apr 2026, 16:17:00

Full name:

Hayden Gould

Postal address for service:

Telephone/mobile number:

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haydengould@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:

North West Structure Plan MAR 02 and 07.

My/our submission is that:

I am in support of the North West Structure Plan MAR 02 and 07.

As both a developer and a small business owner in Marton and can see the hugh benefit of this proposed rezone to our town.

Including:

Providing more attractive sections within our town offering elevation, space, views and modern infrastructure and living. I feel the demand of living in this area will high within good time.

More revenue and business for local businesses and trades. I've seen the benefits to our town from development in the past few years.

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