

Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 1 Apr 2026, 15:58:57

Full name:

Noel Arthur Wright

Postal address for service:

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noelandmaree@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:

Housing Intensification

My/our submission is that:

I oppose the plans as Bulls infrastructure including roading, water and sewage is old and will not be up to standard to accept the intense development without spending significant rate payers \$ to restructure. Bulls simply does not need this plan, especially where buildings can exceed single story housing, which would have a dramatic effect on existing rate payer privacy

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

do not proceed as it is not needed0

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: 1 Apr 2026, 17:37:28

Full name:

Belinda Howard

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Telephone/mobile number:

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belindah@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:

I object to the rezoning of the area referred to as Mar1 from General Rural to General Urban.

My/our submission is that:

I oppose the rezoning of the area referred to as Mar1 from General Rural to General Urban.

The area is prone to significant flooding that can also impact Armagh Terrace. Any development of the area would place residents of the area, and surroundings areas, at risk of flood damage. It would require significant stormwater infrastructure development to mitigate the risk, and to avoid increasing risks to surrounding properties.

Please see attached document for more detailed commentary.

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

I ask that Rangitikei District Council re-think its plan to rezone the Mar1 site from General Rural to General Residential.

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 [PPC3 submission supporting document Belinda Howard.docx](#)
1.3MB

How many attachments have been included?

1

PPC3 submission – supplementary document Belinda Howard

I find it very surprising that none of the documents relating to the proposed development of the Mar1 site mention flooding hazard. It's also interesting that the earth retention dam and associated stormwater infrastructure behind the property at 10 Armagh Terrace is not mentioned.

This infrastructure is clearly seen (in green) on the Utilities map on Council's website.



It is my understanding that this infrastructure was put in place to mitigate flooding risks on Armagh Terrace. It is hard to understand how RDC could be unaware of a) the existence of this infrastructure, b) the reason it is there, and c) the potential impact of development.

In heavy rain events water accumulates along the “minor undulation” crossing the site, builds up behind the dam and creates a significant lake. It can take quite some time for the water to recede as it has to drain away through a single stormwater intake. I would estimate the depth of this lake to be at least a metre and possibly more in parts.

At times the water builds up faster than it can drain away, and overtops the dam. This causes floodwater to flow through the property at 10 Armagh Terrace, onto the road and down to the Armagh Terrace/Tutaenui Road intersection. If the stormwater grates at the

intersection are clogged by debris, water accumulates across the road. If the water at the intersection builds up, it puts neighbouring properties at risk of flooding.

Development of the Mar1 site would need to take this potential flooding into account, as when the lake forms it would block the proposed southern access route from Tutaenui Road, and probably flood a number of properties. If residential properties are built in this area, residents would have a justifiable claim against RDC for any damage caused by that flooding, given that it is improbable that RDC is unaware of the risks, since it presumably installed the stormwater infrastructure.

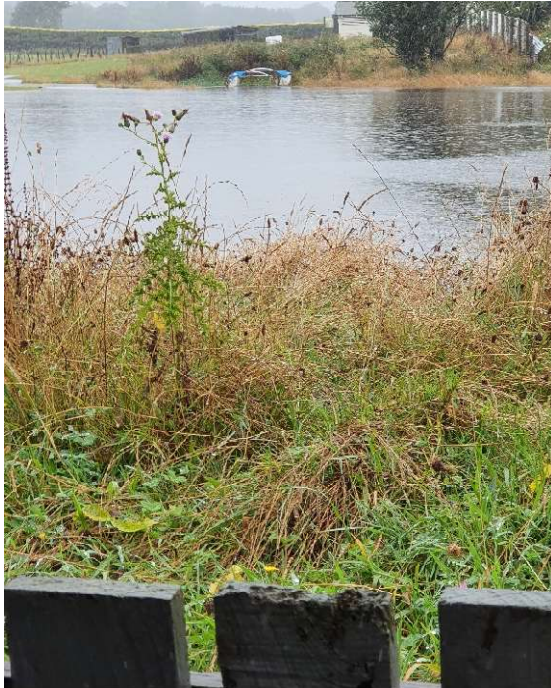
Development would increase the hard surface of the Mar1 area, causing greater water runoff during rain, and could significantly increase the frequency and severity of flooding both on the Mar1 site and on Armagh Terrace, especially at the Tutaenui Road intersection.

When water overtops the dam it runs directly under the residential property at 10 Armagh Terrace. Any increase in the frequency or severity of those events could create a significant impact. As the owner of that property, I expect Rangitikei District Council to be looking at ways to reduce, not increase, risks to my property.

Given that climate change projections suggest more frequent and severe rain events in the Rangitikei district, it seems beyond foolish to consider opening up a flood-prone area for future development.

The only safe and acceptable option would be to undertake significant work to mitigate the flooding risk, which would be expensive and could make the area uneconomic for development.

Images taken from 10 Armagh Terrace towards the Mar1 site during heavy rain event, February 2022.



Proposed Plan Change 3 - Urban Growth

Submitted by: Anonymous user

Submitted time: 4 Apr 2026, 16:54:30

Full name:

Teresa Stoltz

Organisation (if on behalf of an organisation):

Search

Telephone/mobile number:

Email address for service:

teresa@lawcorner.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:

- 1) Rezoning of land to residential in Marton**
- 2) Traffic/improvements to intersection of Calico Line/Bond Street in Marton**
- 3) Traffic/improvements to intersection of High Street/Bridge Street in Bulls**

My/our submission is that:

- 1. SUPPORT: rezoning of Marton rural land to residential. However the MAR07 land has a higher elevation to Southern neighbouring properties (McIlwaine, McDonald, Armagh, etc) and increased run-off MUST be diverted from existing housing. These dwellings are at risk of flooding otherwise. Improvements are required to Johnson Road to enable suitable Johnson/Tutaenui vehicular access to MAR07 and MAR01 without relying on Armagh as a thoroughfare, which will put elderly Edale residents at risk. Walkways (including Ingle Walkway) require safety lighting to be installed.**
- 2. REJECT: In light of future increase to traffic, and several current near misses, traffic improvements are necessary for Calico/Bond intersection. The statistics relied on are dated and do not include accidents for which Police are not called out.**
- 3. REJECT: The High/Bridge St intersection ABSOLUTELY NEEDS HELP. How telling is it that a local shop has an emergency kit on hand?! Traffic lights are a must! - see below**

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

- 1. Approve rezoning of rural to residential land in Marton subject to suitable decisions being made to address above concerns.**
- 2. Install raised pedestrian crossing across Calico Line near the Bond St intersection, and lighting. This will enforce traffic slowing down, improve pedestrian safety (particularly school students), remind travelers that they are in a township, ensure cars slow before the Stop.**
- 3. High/Bridge is a major intersection with few options to divert traffic except through urban areas which is a risk to children. With no other suitable right-turn from SH 1 to SH3 (Marton to Whanganui), traffic lights ARE necessary here. Left-turning trucks can be diverted via Criterion St as they cannot turn left (Marton to Whanganui) without entering the median. Judder bars should be installed on Criterion to minimise speeding (just past bus stop will avoid nuisance for buses?). Raised pedestrian crossing ideal between Mobil/4Square, but even better incl pedestrians in traffic lights**

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: 6 Apr 2026, 19:12:30

Full name:

Jordan Caskey

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Telephone/mobile number:

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jordancaskey@hotmail.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 General Residential Zone Marton.

My/our submission is that:

Clearly Oppose the Proposed General Residential Zone Marton. Reason why opposing this change is that the proposed area by Calico Line for residential zoning directly backs onto Dalrymple Place and the property that we have here at 9 Dalrymple Place, Marton would be affected by this change. This land should stay zoned as rural as it is important to keep this as rural land.

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

I would recommend to the Rangitikei District Council that they remove the proposed area by Calico Line for General Residential Zone Marton as this is only a small area of land and it would be more beneficial to focus on larger pieces of land for residential zoning and development due to the costs associated with this. It would be more cost beneficial focusing on the larger areas of land proposed on the other side of town. The council need to be aware of costs and it is a government agency that rate payers pay for these kind of works so should be consulting with the community.

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:

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: 6 Apr 2026, 19:25:25

Full name:

Natasha Kirk

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tashkirk1@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 General Residential Zone Marton

My/our submission is that:

I oppose this proposed plan.

My reasoning is that I believe the land on Calico line should be left as zoned rural.

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

Keep Calico line zoned rural

More houses mean more traffic, which would mean more noise from constant traffic.

Construction alone can last years, meaning more light pollution at night and less peace and quiet.

The environmental impact could also include pressure on local waterways. Clean drinking water should be looked at before considering this proposal.

This proposal would also change our neighbourhood character and reduce its appeal. With an increased population this could potentially negatively impact our properties value.

Rezoning Calico line would increase traffic on the road that is already used by large trucks regularly.

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:

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