



RANGITIKEI
DISTRICT COUNCIL

Pae Tawhiti

RANGITIKEI BEYOND

DRAFT COMMUNITY SPATIAL PLAN

Proud of our places and spaces

SUBMISSIONS - PART 2

2

Submissions Part 2

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Draft Community Spatial Plan Submission

Submitted on April 2, 2023 9:18 AM

Settlement

Scott's Ferry

Connection: I live there

[Does the vision reflect what you think is important? What do you like? What's missing?](#)

Parts of the vision does however an extension of the current campground goes contrary to why I live here.

[Are these themes important to you for the future of your settlement? Are there additional themes you think should be included?](#)

Most priorities seem ok, I am concerned regarding 1.1 which is an investigation into the demand and opportunities for extension of the campground.

I live at 1921 which directly borders the proposed area used for the extension. All of my neighbours who directly border this area are against a proposed extension as it becomes a privacy, visual and noise issue. We all live in multiple level houses and look directly into this area.

Beyond the privacy, visual and noise intrusion there is no benefit either financially, socially or culturally to the community in extending the campground. Furthermore, after observing the current use of the existing campground for multiple years I see no demand. A few times a year it reaches capacity but most of the time it's very very quiet.

Comments on Themes

We choose to live in Scott's Ferry precisely because it's a sleepy seaside village, turning it into a destination for more tourists or visitors is not what we want (I'm definitely sounding like a grumpy old man :)

[What actions do you think should be prioritised for implementation? Are there other actions that should be added?](#)

1. Advocate for increase internet and cell phone connectivity and share emerging options.
2. Work alongside the community in understanding potential climate impacts and implementing solutions.

As stated previously the investigation of demand and opportunities for the extension of the campground should be removed.

[What is important to you in planning for future growth?](#)

Ensuring the river is managed in a way which reduces the potential flooding in the area



Supporting Information/Photos

Contact Details

Name: Rowan Guy

Organisation:

Email: Rowanalu@gmail.com

Phone: 02040229423

Address:



Draft Community Spatial Plan Submission

Submitted on April 25, 2023 11:35 AM

Settlement

Scott's Ferry

Connection: I live there

[Does the vision reflect what you think is important? What do you like? What's missing?](#)

What we like: The loop between Bulls and us....please see the further comment section

Traffic calming

What is missing:

The pumps for the drains to keep out homes safe from flooding....should be a priority

[Are these themes important to you for the future of your settlement? Are there additional themes you think should be included?](#)

Recreation development of the community is very important

Comments on Themes

Having a playground for visiting children. A coffee shop so walkers and bikers can relax halfway when enjoying the loop.

Enticing families and visitors here to enjoy the beach and wetlands.

Advertising and promoting the area so keen bird watchers come down

[What actions do you think should be prioritised for implementation? Are there other actions that should be added?](#)

Prioritising:

Traffic solutions...mainly for the speeding traffic through the village

Development of the Scott's Ferry Loop.

The wetland development....signage for the protection of the area

[What is important to you in planning for future growth?](#)

Having a playground for visiting children. A coffee shop so walkers and bikers can relax halfway when enjoying the loop.

Enticing families and visitors here to enjoy the beach and wetlands.

Advertising and promoting the area so keen bird watchers/photographers come down.

Further comments

Joining up our loop with the Te Araroa NZ Walking track.

This track comes out at Santoft and bypasses Scotts Ferry. If the wetland area can be recognized as a protected area and can flourish, wouldn't it be a great idea to have this famous walking track included!



[Supporting Information/Photos](#)

[Contact Details](#)

Name: Matt and Kate Hynes

Organisation:

Email: katehynes12@outlook.com

Phone: 06 322 0818

Address: 1945 Parewanui Rd Bulls

Draft Community Spatial Plan Submission

Submitted on April 25, 2023 11:46 AM

Settlement

Scott's Ferry

Connection: I visit often

Does the vision reflect what you think is important? What do you like? What's missing?

I think a vision should NOT try to compare itself, but should be standalone and descriptive.
E.g. Scotts Ferry, a community where you can find yourself living.

Are these themes important to you for the future of your settlement? Are there additional themes you think should be included?

Street Appeal. SF needs something. The "Ferry", "Gate" and "Names" are all good and brings people to visit, but does not keep them there. Maybe an open air museum which chronicles the history of the Rangitikei could be placed there.

Recreation:

Visitor access to river and beach should be looked at closely.

The MTB park in the forestry site expanded and exploited.

Resilience:

All new homes should be built 2 storey with all living areas higher than flood levels. Much like Opiki (Manawatu) was mandated decades ago, and like some Florida (USA) locations are.

Septic shall have auto shutoff valves to close in floods preventing waste contamination.

Vehicle safe zones established where people can be quickly relocated to.

Flood warning devices established and better cellular coverage.

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Camping, Signage and Carpark all appear adequate to me, and I visit all year round.

I'm concerned at the expense of long mobility pathways as these become stranded assets unless coupled with other initiatives. Say if the Walkway of NZ was to reroute through SF?

A local loop could be useful especially if providing viewing points on stopbanks.

As stated above, an open air museum could be an attraction to keep people there longer.

What is important to you in planning for future growth?

Safety in floods.



Supporting Information/Photos

Contact Details

Name: Greg Smith

Organisation:

Email: gregsmithnzl@GMAIL.COM

Phone: 0220226475

Address: 66 Johnson Street

RECEIVED
24 APR 2023

Share your thoughts
on the future for Scott's Ferry.

SUBMISSION FORM

Submissions close 5pm
Tuesday 25 April 2023

Attach additional pages if required.

Name: Mrs D.K. Dyer.

Organisation:

Address:

Email:

Phone:

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I own property (but do not live there)
- I visit often
- Other _____

Vision for Scott's Ferry

A draft vision has been developed to describe what the community aspires to be in 2050.



VISION FOR
Scott's Ferry

Scott's Ferry is a small coastal village, with a lifestyle that is hard to find anywhere.

Does the vision reflect what you think is important? What do you like? What's missing?

In my opinion we do not need an extension to the carpark.

I am not in favour of a play ground or toilet on the beach.

We have enough vandalism here now without inviting more.

I think a camera placed at each end of S.F. could be an advantage.

What is important to you in planning for the future of Scott's Ferry?

I think the camp ground could be upgraded e.g. new toilets.

I would also like something to slow down the traffic through the settlement.

Better cell phone coverage is necessary.



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Key Themes for Scott's Ferry

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Scott's Ferry community.

- **Recreation development**
- **Resilience**

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 150).

Are these themes important to you for the future of Scott's Ferry? Are there additional themes you think should be included?

Important.

Action Plan for Scott's Ferry

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
1	1.1 Investigate demand for and opportunities for the extension and upgrade of the campground.	⌚ Medium Term
	1.2 Increased signage for the 'Ferry'.	✓ Quick win
	1.3 Monitor demand and the need for an extension of the carpark.	⌚ Medium Term
	1.4 Investigate the need for and possible solutions for traffic calming through the village.	⌚ Medium Term
	1.5 Development of Active Mobility Pathways: <ul style="list-style-type: none"> • Scott's Ferry to Bulls • Scott's Ferry loop 	⌚ Medium Term
	1.6 Recognise and support the community in the restoration of the coastal wetland.	📅 Long Term
2	2.1 Work alongside the community in understanding potential climate impacts and implementing solutions.	🕒 Short Term
	2.2 Advocate for increase internet and cell phone connectivity and share emerging options.	▶▶ Ongoing

Pae Tawhiti

RANGITĪKEI BEYOND

Kōrero
Mai

Share your thoughts
on the future for Scott's Ferry.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: DEAN WILSON
Organisation: RATE PAYER
Address: _____
Email: _____
Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.
Contact you to arrange a speaking time.

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Vision for Scott's Ferry

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VISION FOR

Scott's Ferry

Scott's Ferry is a small coastal village, with a lifestyle that is hard to find anywhere.

Does the vision reflect what you think is important? What do you like? What's missing?

① I AGREE THIS VISION REFLECTS WHATS IMPORTANT

What is important to you in planning for the future of Scott's Ferry?

② ITS IMPORTANT TO ME TO KEEP SCOTT'S FERRY AS A QUIET SLEEPY COASTAL VILLAGE



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Key Themes for Scott's Ferry

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Are these themes important to you for the future of Scott's Ferry? Are there additional themes you think should be included?

I DON'T WANT RECREATION DEVELOPMENT BUT RESILIENCE IS IMPORTANT.

Action Plan for Scott's Ferry

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
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Share your thoughts on the future for Scott's Ferry.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Elzine Bishop

Organisation: _____

Address: 1964 Ravenshui Road, Kōi Bull

Email: eg.bishop@xtra.co.nz

Phone: 021 135 0833

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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I visit often

Other _____

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14 APR 2023

To:
File:
Doc:

Vision for Scott's Ferry

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VISION FOR Scott's Ferry

Scott's Ferry is a small coastal village, with a lifestyle that is hard to find anywhere.

Does the vision reflect what you think is important? What do you like? What's missing?

Increased signage / information signage about the village ^{its history} + its environment - like the info board at Tangimoana (with the aim of providing visitors with information and therefore more reason to respect our village.)

- Advocacy for the improvement of the power supply - power outages are frequent + compound with the lack of internet connectivity

Pre European / tangata whenua + European

What is important to you in planning for the future of Scott's Ferry?

Flood and climate change planning + mitigation

communications capability - internet / cell phone connectivity

- joining Scott's Ferry to the proposed Sentaft Domain track



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Key Themes for Scott's Ferry

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- **Recreation development**
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Are these themes important to you for the future of Scott's Ferry? Are there additional themes you think should be included?



Action Plan for Scott's Ferry

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

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Katrina Gray

From: Katrina Gray
Sent: Thursday, 20 April 2023 12:32 pm
To: Katrina Gray
Subject: Submission for the Scott's Ferry Spatial Plan
Attachments: Notes_230420_121550_db6.pdf

Hi Katrina.

Thank you to all of you for your attendance at the Scott's Ferry Fire Station on the 18th of April. We know overtime hours don't always make up for the time away from home.

Following councils consideration of the collective submissions, another (Scott's Ferry) Spatial Planning meeting would be hugely appreciated as the majority of the April 18th meeting seemed devoted to issues with no relation to the Scott's Ferry Spatial Planning. While we normally wouldn't speak for anyone else, it's probably safe to say all villagers attending were expecting to discuss Scott's Ferry Spatial Planning. We are still unclear on exactly what is intended vis a vis the Action Plan.

Below you will find attached our formal submission for the Scott's Ferry Action Plan.

Thanks again.

Barry and Lee Nitschke

Jaimee Simpson

Our Vision for Scott's Ferry is that it retains its lifestyle that is hard to find.

Council's vision appears to miss the point with its Action Plan. Of Project 1, only 1.4 will provide thoughtful, practical consideration for residents, both current and future. Project 2 is of far greater benefit, also current and future. Council's advocacy on 2.2 needs to bring resolution - short term. While we understand we are but one small part of the Rangitikei District, it is hard to see any district wide benefits in focussing millions of dollars on overhauling a building, historical or not.

There has to be a more financially viable, economical solution to Taihape's council building issues? That sort of thing used to involve much community based fundraising, eg covering and heating the Marton Swim Centre. Still an option?

Why not make use of the millions already spent on Te Matapihi? Extend? Reorganise/refurbish to provide new administration offices?

The building seemed an excessive showpiece initially and seems undervalued and under utilised going forward.

Could Te Matapihi be made to serve as Hunterville, Marton, Bulls etc, administration? If council wanted Marton as the Hub of the Rangitikei, why locate the \$5 million that became \$8.3 million Te Matapihi in Bulls?

To quote Ex Mayor Chalky Leary headlined in the Wanganui Chronicle "New \$3.5 million Home for Rangitikei Council", The present council building, built in 1932, had deteriorated to the point where it needed at least \$1 million spent on it to bring it up to standard". "Central government has ordered the old building to comply with earthquake regulations and to earthquake proof it would cost hundreds of thousands of dollars". Mr Leary said nothing had been done to the building for many years. However the new building wouldnt be state-of-the-art. "It will be simple and practical and functional".

How, in anyone's sums can \$3.5million becoming \$34million be called "simple and practical", even with inflation?

What is important in planning for the future is prioritising expenditure on those who ultimately finance it, those who are important, ie the people, not the buildings used to adminstrate them.

Thank you for the oppertunity to speak.

Share your thoughts
on the future for Scott's Ferry.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: JOHN RANSOM

Organisation: RESIDENT

Address: _____

Email: _____

Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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My connection to this place is...

- I live there
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- I visit often
- Other _____

Vision for Scott's Ferry

A draft vision has been developed to describe what the community aspires to be in 2050.

VISION FOR Scott's Ferry

Scott's Ferry is a small coastal village, with a lifestyle that is hard to find anywhere.

Does the vision reflect what you think is important? What do you like? What's missing?

I would like to submit in favour of improved stormwater drainage for Scott's Ferry. I consider it important to provide outflow of stormwater from the village at the times the Rangitikei River is at high levels and the "flood flaps" are closed on the existing newly upgraded internal drains.

What is important to you in planning for the future of Scott's Ferry?

This requirement has been discussed previously with Council staff who have opted to provide upgraded pumping on 'Amans' drain outside of the protected village catchment. This proposed pumping station will provide minimal benefit to the Scott's Ferry community.

RECEIVED

01 MAY 2023

To:

File:

Doc:

Rangitikei District Council
Pae Tawhiti Rangitikei Beyond
Private Bag 1102
Marton 4741



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Key Themes for Scott's Ferry

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Scott's Ferry community.

- **Recreation development**
- **Resilience**

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 150).

Are these themes important to you for the future of Scott's Ferry? Are there additional themes you think should be included?

THE PROTECTION AND SECURITY OF
SCOTT'S FERRY VILLAGE IS OF UTMOST
IMPORTANCE TO ME AS A RESIDENT OF THE
VILLAGE.

Action Plan for Scott's Ferry

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

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Share your thoughts on the future for Scott's Ferry.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Hutchinson household
Organisation: _____
Address: 1931 Parewanui Rd
Email: angela.hutchinson@fmg.co.nz
Phone: 06 322 0991

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

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My connection to this place is...

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VISION FOR Scott's Ferry

Scott's Ferry is a small coastal village, with a lifestyle that is hard to find anywhere.

Does the vision reflect what you think is important? What do you like? What's missing?

Removal of debris in the river - large build up of weeds etc which has created a significant blockage on the river. This is preventing the flow of water causing it to deviate. This is a potential flood hazard to the surrounding land & housing.

What is important to you in planning for the future of Scott's Ferry?

Flood prevention - as much as possible.
Improve cell coverage and internet

RECEIVED

01 MAY 2023

To:
File:
Doc:

Rangitikei District Council
Pae Tawhiti Rangitikei Beyond
Private Bag 1102
Marton 4741



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Are these themes important to you for the future of Scott's Ferry? Are there additional themes you think should be included?

Yes - please see over →

Action Plan for Scott's Ferry

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
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	1.3 Monitor demand and the need for an extension of the carpark.	⌚ Medium Term
	1.4 Investigate the need for and possible solutions for traffic calming through the village.	⌚ Medium Term
	1.5 Development of Active Mobility Pathways: • Scott's Ferry to Bulls • Scott's Ferry loop	⌚ Medium Term
	1.6 Recognise and support the community in the restoration of the coastal wetland.	📅 Long Term
2	2.1 Work alongside the community in understanding potential climate impacts and implementing solutions.	🕒 Short Term
	2.2 Advocate for increase internet and cell phone connectivity and share emerging options.	▶▶▶ Ongoing

Share your thoughts
on the future for Scott's Ferry.
Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: _____

Organisation: _____

Address: _____

Email: _____

Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

RECEIVED

10 MAY 2023

To:

File:

2050.....

My connection to this place is...

<input checked="" type="checkbox"/> I live there	<input type="checkbox"/> I own property (but do not live there)
<input type="checkbox"/> I visit often	<input type="checkbox"/> Other _____

Vision for Scott's Ferry

A draft vision has been developed to describe what the community aspires to be in 2050.



Does the vision reflect what you think is important? What do you like? What's missing?

What is important to you in planning for the future of Scott's Ferry?



FOLD HERE

Key Themes for Scott's Ferry

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Scott's Ferry community.

- **Recreation development**
- **Resilience**

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 150).

Are these themes important to you for the future of Scott's Ferry? Are there additional themes you think should be included?

Please leave Scott's Ferry as it is. We do need one Security Camera at entrance to SF as we have so much vandalism and stolen burnt out cars

Action Plan for Scott's Ferry

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
1	1.1 Investigate demand for and opportunities for the extension and upgrade of the campground. <i>Nawitolets and painting. We normally do it.</i>	⌚ Medium Term
	1.2 Increased signage for the 'Ferry'.	✓ Quick win
	1.3 Monitor demand and the need for an extension of the carpark. <i>No</i>	⌚ Medium Term
	1.4 Investigate the need for and possible solutions for traffic calming through the village.	⌚ Medium Term
	1.5 Development of Active Mobility Pathways: • Scott's Ferry to Bulls • Scott's Ferry loop	⌚ Medium Term
	1.6 Recognise and support the community in the restoration of the coastal wetland.	📅 Long Term <i>Urgent</i>
2	2.1 Work alongside the community in understanding potential climate impacts and implementing solutions.	⌚ Short Term
	2.2 Advocate for increase internet and cell phone connectivity and share emerging options.	➡➡ Ongoing

Draft Community Spatial Plan Submission

Submitted on April 5, 2023 4:44 PM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Enhance and protect the heritage of Taihape, 2. Enhance Taihape as a destination, 3. Recreation and community facilities, 4. Manage competing land uses and support local business growth, 5. Suitable housing for all, 6. Improved transport options, 7. Other (please specify in comments below)

Comments on Themes

The Town Hall 2nd level and below plus Library needs to be demolished with a cut off point that would keep the Hall upper seating and floor space and stage to be refurbished. The Chambers and Toilets would also remain. A separation curtain wall could also be added to offer other uses with the refurbished seating on the upper wing. Existing heating would be removed and Heat pumps could be installed as required. Library and Information centre could be relocated into the new Development to the centre of town: The Stables. The design for the new entry and other service areas should be offered to a selection of Design Institution as a competition to express the experience of Taihape for the next 100 yrs.

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Taihape Grandstand is a tomb to recall and remember the deceased soldiers 1st WW 1914-18 that are buried on the fields Europe. Maori leaders within the district proposed the idea and were prepared to pay the cost. This offer was presented to the Taihape Council in 1919. I'm totally apposed to the option to locate a library Grandstand has a historical record for the township as a venue for a large band of sporting participation. Taihape has been fortunate in maintaining the pride and the for all members of the township. The proposed EQ strengthening needs to be reviewed with a legal interpretation to confirm that these actions are required. A new design needs to be prepared that would suit a 6 changing Rm with showers and toilet pans for the Sport Teams that visit our sporting grounds. This design would include the mix genders requirements. The Taihape Rugby Club has written to the RDC to inform them that their preference along with 640x people supported the refurbishment of our Grandstand.

What type of housing do you think your settlement needs more of?

- Stand alone - smaller sections
- Two dwellings (duplex)
- Terraced houses (multi-storey)

Comments on Housing

Build a complete new development that would span Tui str to Titi str. This project along with a Industrial park could be a investment proposal for a mix of interested share holders.

What is important to you in planning for future growth?

Developing ECO industries and promoting opportunities for tourism ventures. Encourage educational academic facility to base their campuses in the district.

Supporting Information/Photos

Contact Details

Name: Ken Bellamy

Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023

Draft Community Spatial Plan Submission

Submitted on April 5, 2023 11:17 AM

Settlement

Taihape

Connection: I live there, I visit often

What are the most important themes?

1. Enhance and protect the heritage of Taihape, 2. Suitable housing for all, 3. Recreation and community facilities, 4. Enhance Taihape as a destination, 5. Manage competing land uses and support local business growth, 6. Improved transport options, 7. Other (please specify in comments below)

What is important to you in planning for future growth?

Listen and hear what the community wants. Action what to community wants.

Further comments

Assist Maori with support and land return.

Supporting Information/Photos

Contact Details

Name: Ken Bellamy

Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023

Draft Community Spatial Plan Submission

Submitted on March 9, 2023 7:24 PM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Suitable housing for all, 2. Recreation and community facilities, 3. Manage competing land uses and support local business growth, 4. Enhance Taihape as a destination, 5. Enhance and protect the heritage of Taihape, 6. Other (please specify in comments below), 7. Improved transport options

Comments on Themes

House construction with different size options and levels. New housing zone area within the existing commercial space. Target space between Huia Str & Hautapu / Kuku Str & Tui Str .A playground area would be incorporated between the Housing belt and the Green space park that would front Hautapu Str (Hwy1)

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Demolish Library and Information Centre and the Front of Town Hall. Relocate Library ,Info and RDC services into new building and location. Green belt from Tui Str to Town Hall this would front on Hautapu Str (Hwy1)

What type of housing do you think your settlement needs more of?

- Stand alone - traditional sized sections
- Stand alone - smaller sections
- Two dwellings (duplex)
- Terraced houses (multi-storey)
- Low rise apartments

Comments on Housing

Our Housing stock should be a mixer of Rental and Freehold with optional design and sustainable power packages. This project could be funded by private and mix of investment structures and groups.

What is important to you in planning for future growth?

Peoples well being and prosperity. Our vision should plan for a 100 yrs span. Offer Multi employment opportunities that would reflect : Tourism, Sporting, Technology and Ecology, Arts, ,Agriculture diversity. Our Retail area needs to be compressed with separate parking and Power recharging option. The Sale-yard area must be developed into a Industrial space with Building in place for Lease or ownership. Support Maori aspiration and partnerships with other cultures.

[Further comments](#)

Our sewer, water and storm water MUST be reviewed with urgency prior to any development. The 3 Waters offer must be accepted. Maori options on all matter of growth and well being must be included as a democratic and Treaty condition. Education and Training should be a priority for a Community input and Think Tank options. Heavy road traffic should be diverted onto a separate road with Nth/Sth passage with fuelling and inspection sites and rest parking.

[Supporting Information/Photos](#)

[Contact Details](#)

Name: Ken Bellamy

[Hearing](#)

I would like to speak to my submission at the Council hearing on 11 May 2023



Draft Community Spatial Plan Submission

Submitted on April 11, 2023 2:26 PM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Enhance Taihape as a destination, 2. Manage competing land uses and support local business growth, 3. Suitable housing for all, 4. Enhance and protect the heritage of Taihape, 5. Recreation and community facilities, 6. Improved transport options, 7. Other (please specify in comments below)

What type of housing do you think your settlement needs more of?

- Stand alone - smaller sections
- Two dwellings (duplex)

Comments on Housing

What is important to you in planning for future growth?

In order to enhance business opportunities, people need houses to live in.

Supporting Information/Photos

Contact Details

Name: Alison Jones

Draft Community Spatial Plan Submission

Submitted on April 12, 2023 4:16 PM

Settlement

Taihape

Connection: I visit often

What are the most important themes?

1. Recreation and community facilities, 2. Suitable housing for all, 3. Manage competing land uses and support local business growth, 4. Enhance Taihape as a destination, 5. Enhance and protect the heritage of Taihape, 6. Improved transport options, 7. Other (please specify in comments below)

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Importance maintenance on the Town Hall.

Remove the facade, bring the building up to earthquake quality and then recreate the old facade if possible, or design something different.

Such an important building and services should remain in the main street, to continue regular use.

What type of housing do you think your settlement needs more of?

- **Stand alone - smaller sections**

Comments on Housing

More housing options, with a growing trend towards sustainable lifestyles, and small houses, perhaps these are options.

What is important to you in planning for future growth?

Taihape sustainability, the town is saved by the fact State highway one runs through it. If that was to change and Taihape were bypassed, I don't feel like the town would last very long.

Supporting Information/Photos

Contact Details

Name: Melanie Pera



Draft Community Spatial Plan Submission

Submitted on April 19, 2023 11:10 AM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Other (please specify in comments below), 2. Suitable housing for all, 3. Improved transport options, 4. Enhance Taihape as a destination, 5. Manage competing land uses and support local business growth, 6. Recreation and community facilities, 7. Enhance and protect the heritage of Taihape

Comments on Themes

Taiao
Partnership
Protection
Participation

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

1.5 By 2033 no wastewater in the Hautapu Awa
2.4 Enhance Taihape entries through Mana Whenua signage
Correct spelling of all Maaori words
Better signage to recreational areas
5.3 Recognise the ongoing work by Ngati Whitikaupeka, Ngati Tamakopiri, Ngai Te Ohuake and Ngati Hauiti through Nga Puna Rau o Rangitikei.

What type of housing do you think your settlement needs more of?

10. Terraced houses (multi-storey)
11. Retirement village
12. papakainga

Comments on Housing

What is important to you in planning for future growth?

Whanau/Hapu/Iwi



Supporting Information/Photos

Contact Details

Name: Moira Raukawa-Haskell



Draft Community Spatial Plan Submission

Submitted on April 19, 2023 11:35 AM

Settlement

Taihape

Connection: 1 visit often, 2 Marae/Papakainga

What are the most important themes?

1. Other (please specify in comments below), 2. Suitable housing for all, 3. Enhance Taihape as a destination, 4. Manage competing land uses and support local business growth, 5. Recreation and community facilities, 6. Enhance and protect the heritage of Taihape, 7. Improved transport options

Comments on Themes

Due to Opaea settlement NOT been included in the spatial plan we have had to put it under Taihape (contacted Katrina Gray)

Opaea as a settlement is not even mentioned in the spatial plan.

We want it included as we are mana whenua over Taihape and its surrounding areas.

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

1. There is no action plan for Opaea settlement in the spatial plan.
2. Someone needs to meet with mana whenua and go over a spatial plan for Opaea.
3. There is 2 Marae with in Opaea settlement

What is important to you in planning for future growth?

Whanau/hapu/iwi

Further comments

Look forward to hearing from you

Supporting Information/Photos

Contact Details

Name: Moira Raukawa-haskell



Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023



Draft Community Spatial Plan Submission

Submitted on April 21, 2023 9:26 PM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Recreation and community facilities, 2. Suitable housing for all, 3. Enhance Taihape as a destination, 4. Manage competing land uses and support local business growth, 5. Enhance and protect the heritage of Taihape, 6. Improved transport options, 7. Other (please specify in comments below)

Comments on Themes

Community basketball Court. The amount of children/youth that use the schools/TAS! A decent playground and skatepark for all ages.

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Elderly rest home. So sad seeing our people having to move away from their hometown and families

What type of housing do you think your settlement needs more of?

9. Retirement village

Comments on Housing

Supporting Information/Photos

Contact Details

Name: Jamie Maata

Draft Community Spatial Plan Submission

Submitted on April 23, 2023 5:20 PM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Enhance Taihape as a destination, 2. Manage competing land uses and support local business growth, 3. Recreation and community facilities, 4. Suitable housing for all, 5. Enhance and protect the heritage of Taihape, 6. Improved transport options, 7. Other (please specify in comments below)

Comments on Themes

For me the most important factor in keeping this town alive is the main road and the access the travelling public have to the local businesses and amenities. The travelling public need to be encouraged to stop in Taihape and spend money. The businesses need to be supported with signage and clean attractive streets.

The bush walking tracks and Memorial Park need to be constantly maintained as they get used a lot. There are parts of the Papakai track that need to be made safer in particular the entrance from the park end is extremely steep with someone I know having lost their balance after committing to walking down, then falling badly.

It is important to keep Taihapes heritage but not to the detriment of the ratepayers pockets and we do need to move forward with the times.

What type of housing do you think your settlement needs more of?

- Stand alone - smaller sections
- Two dwellings (duplex)
- Retirement village

Comments on Housing

Unfortunately a lot of Taihape sections are very big, hilly, wet and wasted. They are difficult for elderly and working people to maintain particularly on the hill region. The above factors also make it costly to maintain a section especially if paid help is required. Hence why we need smaller sections in my opinion.

What is important to you in planning for future growth?

Good solid business ventures.

Keeping the main road going through town (no bypass).

Housing availability.

Good community and recreation facilities.



Supporting Information/Photos

Contact Details

Name: Jan Bond

Organisation:

Email: jan.bond@xtra.co.nz

Phone: 0273147772

Address: 8 Kawau Road



Draft Community Spatial Plan Submission

Submitted on April 24, 2023 10:04 PM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Enhance Taihape as a destination, 2. Manage competing land uses and support local business growth, 3. Suitable housing for all, 4. Recreation and community facilities, 5. Improved transport options, 6. Enhance and protect the heritage of Taihape, 7. Other (please specify in comments below)

Comments on Themes

Enhance Taihape as a destination...

We have an area called The Outback or Outback Road as it is now called.

The area was developed in 1997 as parking for retail customers.

I would like to propose that the area behind the picture theater and the outback area in general, be made available for Motor home freedom parking.

We advertise on our town entrance(s) that we are a motor home friendly town but no area has been designated for freedom camping. Many other town have designated areas with restriction limits. ie. The number of days (nights) permitted per month.

It is interesting that new businesses have to supply and have to comply with council rules in regards to car park spaces before they are able open.

We have one industrial workshop operating within the commercial zone that uses ten to fifteen of the car parking spaces in the 'Outback' area when they have their own designated parking precinct.

This abuse of zoning consent needs to be addressed and parking returned to retail cust

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

As above ..

Supporting Information/Photos

Contact Details

Name: Philip Shaw

Organisation:



Email: bungee1951@gmail.com

Phone: 02102210766

Address: 93c HAUTAPU Street

Draft Community Spatial Plan Submission

Submitted on April 25, 2023 10:09 AM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Enhance Taihape as a destination, 2. Recreation and community facilities, 3. Improved transport options, 4. Enhance and protect the heritage of Taihape, 5. Suitable housing for all, 6. Manage competing land uses and support local business growth, 7. Other (please specify in comments below)

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Community spaces and a destination gumboot playground to attract more families. Ohakunes carrot park, but on a small scale with a gumboot theme.

What type of housing do you think your settlement needs more of?

1. Stand alone - smaller sections
2. Two dwellings (duplex)
3. Retirement village

Comments on Housing

Retirement options so older people can stay in the community longterm.

What is important to you in planning for future growth?

Access to all services

Supporting Information/Photos

Contact Details

Name: Jolanda Duxfield

Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Legend Lucas Payne

Organisation: Mokai Patea Services

Address:

Email:

Phone:

I would like to speak to my submission at the Council Hearing on 11 May 2023. *off will contact you to arrange a speaking time.*

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I own property (but do not live there)
- I visit often
- Other _____

Key Themes for Taihape

Based on community feedback, gathered during 2022, we've identified key themes that are important to the Taihape community.

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 156).

What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|---------------------------------------|---|---------------------------------------|
| Suitable housing for all | <input checked="" type="checkbox"/> 1 | Recreation and community facilities | <input checked="" type="checkbox"/> 5 |
| Enhance Taihape as a destination | <input checked="" type="checkbox"/> 6 | Enhance and protect the heritage of Taihape | <input checked="" type="checkbox"/> 3 |
| Manage competing land uses and support local business growth | <input checked="" type="checkbox"/> 2 | Improved transport options | <input checked="" type="checkbox"/> 4 |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.



FOLD HERE

Taihape Growth Strategy

A key part of planning for growth involves identifying how many more houses Taihape may need in the future and areas that could be developed or redeveloped for new homes.

We're planning for Taihape to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Taihape needs more of?



Stand alone -
traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)




Terraced houses
(multi-storey)



Low rise
apartments




Retirement villages

_____ 

What is important to you in planning for future growth?

_____ 

Further comments

_____ 

Katrina Gray

From: info
Sent: Wednesday, 5 April 2023 3:37 pm
To: Katrina Gray
Subject: FW: Otaihape Taihape summary

From: Arnold Trotter <aswarzy1@xtra.co.nz>
Sent: Tuesday, April 4, 2023 10:34 PM
To: info <RDCInformation@rangitikei.govt.nz>; admin@taihape.co.nz
Subject: Otaihape Taihape summary

I have just re located to Taihape from Auckland

that was because housing was cheaper than Auckland

my first impression has been how external communities are strangling Taihape

I am repeatedly told to look to Palmerston North ,Marton or Fielding for services which I later find exist locally.
 It is most prevalent with those that have head offices in those towns mentioned

it may be business
 but it is definitely not neighbourly

all housing should meet the needs of those present and future as that need is monitored and consequently develops naturally

the golden rule being

DON'T BUILD SLUMS as in Auckland

block after block of multiple three story 1 and two bedroom chicken coops with no lifts are the rule by developers there

today the operators developing these slums have been given tax avoidance concessions
 that outcome ensures high criminal activity due to deprived living issues

decent standards attract the same concessions

up until 3 mths ago I was fully employed
 it is only because of the IT developments that it was feasible to relocate here

I can do anything anywhere, work and travel the globe without leaving home
 a little while ago that was an impossibility

there is an increasing elder population whom do not want to be stuck in a "retirement village"
 dictatorship with the associated costs and lost liberty's

except for those with infirm, frail health issues which require hospital model facilities

those facilities are needful to all

but it is probable that they would be approved economically by neighbouring larger communities short term

tourism

welcome them as a natural financial intensification
profiting with that

but we do not appreciate being smothered

the tourism board cater to the bottom of the barrel as in Nepal where tourists are destroying the environment

it was not uncommon for organised tourists group's in Auckland
to block of a waterfront car park
during the day and overnight
using caravan's motorhomes etc to block residents and locals out
then emptying their rubbish on the ground as they left

the tourism board also attracts them with mythological lies damaging our actual achievements and reputation as a
dominion thereby attracting those who are likeminded
and do so for the short term profit at citizens expense

apart from that

for us to cope adequately
tourist's require the developed infrastructure before they arrive

so short term
cater for New Zealand citizens in everything community

that will be progressive and therefore have the enhanced financial compatibility

let the excess have the crumbs

not the other way round as has been the case recently

how does

IT. TAIHAPE

sound

where

RURAL AND VILLAGE MEET

with their gumboots on

I dare not dismiss the gumboot ya all

an example of my focus would be the taihape pools and memorial park

The education buildings are marvelous
the pools should have received the same treatment

I went there today to check things out and was so frustrated at the experience it motivated this e mail

the local council of the neighbourhood where I was accommodated
built the pool complex [infrastructure] incorporating a sauna spa and later a gymnasium

they then arranged for the YMCA who were the successful contractor to manage the facility at a profit

7 days a week all year round

the same thinking would be easy to do using the existing facilities and involving the likes of the local health club as possible management or a similar organisation

they are separate sights presently
but would be economically cost effective under one roof which is not impossible

in the example given
heat from the sauna and spa made the indoor complex temperature tolerable even in winter and did not need any insulation

it was an option
but it just had an iron roof with Perspex windows for sunlight and additional lighting

and the patronage of all the activities was high

the land and most of the buildings are already there
the additions are not impossible with it becoming a business model

not a council provision

WE NEED THIS to attract population infill and financial enhancement

the elderly are becoming substantial in numbers

have passive income

matured

appreciate a quiet relaxing environment

with the available housing Taihape has an important influence on a persons wellbeing and quality of life and therefore if marketed accordingly would attract all wanting to escape the polluted lifestyle

this is a feasible short term proposition to develop Taihape

I HAVE COME TO LOVE THIS PLACE

nearby to the the joint council facility was a private operator with a similar setup operating 24/7 but without the quality of the council complex

and still profited

Auckland is not a desirable place to live life

kiwis of all ages are wanting the quality of life we have known and whom want out of the toxic cosmopolitan existence which has been promoted by business

all of this is possible

sincerely

Caleb Townsend

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

Name: Pato Kipling - Mother for.
Organisation: Taihape Community Board.
Address: _____
Email: carolyn_ksplong@hotmail.com.
Phone: 021 - 02339254

I would like to speak to my submission at the Council Hearing on 11 May 2023.
Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I own property (but do not live there)
- I visit often
- Other _____

Key Themes for Taihape

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Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 156).

What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|----------------------------|---|----------------------------|
| Suitable housing for all | <input type="checkbox"/> 1 | Recreation and community facilities | <input type="checkbox"/> 2 |
| Enhance Taihape as a destination | <input type="checkbox"/> 5 | Enhance and protect the heritage of Taihape | <input type="checkbox"/> 4 |
| Manage competing land uses and support local business growth | <input type="checkbox"/> 3 | Improved transport options | <input type="checkbox"/> 6 |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- Review & Revision of rules for subdivision for housing.
- Improvement of Swimming Pool and Memorial Park



FOLD HERE

Taihape Growth Strategy

A key part of planning for growth involves identifying how many more houses Taihape may need in the future and areas that could be developed or redeveloped for new homes.

We're planning for Taihape to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Taihape needs more of?



Stand alone -
traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

*Multiple occupancy on smaller sections i.e.
more space for units, flats.*

What is important to you in planning for future growth?

- Consultation with the Community

*- Planning for safer and efficient traffic
flow through the town.*

Further comments

E-MAILED

**Kōrero
Mai**

Taihape

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

Name: Kenia Byford
Organisation: _____
Address: 1A Takaka St Taihape
Email: Kujo@aiaa.co.nz
Phone: 0272042891

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

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- I own property (but do not live there)
- Other _____

Key Themes for Taihape

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Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|----------------------------|---|----------------------------|
| Suitable housing for all | <input type="checkbox"/> 1 | Recreation and community facilities | <input type="checkbox"/> 4 |
| Enhance Taihape as a destination | <input type="checkbox"/> 5 | Enhance and protect the heritage of Taihape | <input type="checkbox"/> 3 |
| Manage competing land uses and support local business growth | <input type="checkbox"/> 2 | Improved transport options | <input type="checkbox"/> 6 |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

① A small retirement complex in Taihape, the old
② Spraying of the blackberry, old mans beard and other
invasive weeds smothering Aldridge Tee including the
footpath.



FOLD HERE

Taihape Growth Strategy

A key part of planning for growth involves identifying how many more houses Taihape may need in the future and areas that could be developed or redeveloped for new homes.

We're planning for Taihape to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Taihape needs more of?



Stand alone -
traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

What is important to you in planning for future growth?

Establishing ~~business~~ and encouraging businesses to
town.

Keeping up with maintenance of lawns & drains in town.

Further comments

Taihape has been needing better maintenance of the drains
all over town (full of grass & weeds) for years and the lawns
around town including the cemetery are left unmown for
weeks on end and more often than ~~now~~ are mown in the rain
leaving a mess everywhere.

EMailed

Kōrero
Mai

Taihape

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: ANNE MOURA

Organisation:

Address: 36 RURURU RD. TAIHAPE

Email:

Phone: 0638880909

I would like to speak to my submission at the Council Hearing on 11 May 2023.

*Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

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Key Themes for Taihape

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What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | | | |
|--|---|-------------------------------------|---|---|-------------------------------------|
| Suitable housing for all | ① | <input checked="" type="checkbox"/> | Recreation and community facilities | ② | <input checked="" type="checkbox"/> |
| Enhance Taihape as a destination | | <input type="checkbox"/> | Enhance and protect the heritage of Taihape | | <input type="checkbox"/> |
| Manage competing land uses and support local business growth | | <input type="checkbox"/> | Improved transport options | | <input type="checkbox"/> |
| | | | Other (please specify below) | | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- looking to develop a suitable retirement village, keeping in mind that the younger generation need suitable housing as well.



FOLD HERE

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Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

There is a need for a retirement village here
so that locals, who elderly can remain in the area
their friends/family are.

What is important to you in planning for future growth?

- Being aware that Taihape is seen as a
desirable place to live - not just a town
on State Highway 1. We are central to so many
places - - -

Further comments

Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Myra Louise FLEURY
Organisation: _____
Address: 29 Kuku st Taihape
Email: - dont use.
Phone: 063881250

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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| | | Other (please specify below) | <input type="checkbox"/> |

I think all the themes are important & find it hard to differentiate.

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.



FOLD HERE

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Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages



What is important to you in planning for future growth?



Further comments



Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023



SUBMISSION FORM

Attach additional pages if required.

Name: Dean Griffiths

Organisation: _____

Address: 4 Raumāewa St

Email: dean.grif@hotmail.com

Phone: 0275988684

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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| Manage competing land uses and support local business growth | <input type="checkbox"/> | Improved transport options | <input type="checkbox"/> |
| | | Other (please specify below) | <input type="checkbox"/> |

Develop maintain bike trails
- make it a destination rather than a quick stopover

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- Playground improvement
- Town Hall - option 1
- 'Beautification' of main thoroughfare as an example - Feilding paving



FOLD HERE

Taihape Growth Strategy

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Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

What is important to you in planning for future growth?

Further comments

Make Taihape a destination for mountain biking
↳ See Rotorua for example

RECEIVED

24 APR 2023
Share your thoughts
on the future for Taihape.

Kōrero
Mai

Taihape

SUBMISSION FORM

Attach additional pages if required.

Submissions close 5pm
Tuesday 25 April 2023

Name: Hura Mark Duffin.

Organisation: TAS

Address: 7 Titi St., Taihape

Email: _____

Phone: 027 3880330

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Staff will contact you to arrange a speaking time.

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- | | | | |
|--|---------------------------------------|---|---------------------------------------|
| Suitable housing for all | <input checked="" type="checkbox"/> 6 | Recreation and community facilities | <input checked="" type="checkbox"/> 4 |
| Enhance Taihape as a destination | <input checked="" type="checkbox"/> 2 | Enhance and protect the heritage of Taihape | <input checked="" type="checkbox"/> 1 |
| Manage competing land uses and support local business growth | <input checked="" type="checkbox"/> 3 | Improved transport options | <input checked="" type="checkbox"/> 5 |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

Protecting Native forests (Old Mans Beard)
Waterways, Closer cooperation with Horizons Regional Council.
Option 2 Taihape.



FOLD HERE

Taihape Growth Strategy

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sections



Stand alone -
smaller sections



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(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

What is important to you in planning for future growth?

Heritage
Environment

Further comments

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Aron Moroney

Organisation: _____

Address: _____

Email: _____

Phone: _____

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Staff will contact you to arrange a speaking time.

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|--|----------------------------|---|----------------------------|
| Suitable housing for all | <input type="checkbox"/> 1 | Recreation and community facilities | <input type="checkbox"/> 3 |
| Enhance Taihape as a destination | <input type="checkbox"/> 2 | Enhance and protect the heritage of Taihape | <input type="checkbox"/> 4 |
| Manage competing land uses and support local business growth | <input type="checkbox"/> 5 | Improved transport options | <input type="checkbox"/> 6 |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

Suitable housing for all
Enhance Taihape as a destination
Recreation and Community Facilities



FOLD HERE

Taihape Growth Strategy

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traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

What is important to you in planning for future growth?

Taihape being a destination

Further comments

Share your thoughts on the future for Taihape.

Submissions close 5pm Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Cina Mason
Organisation: _____
Address: 5A Kaka Road
Email: Taihape
Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|---------------------------------------|---|---------------------------------------|
| Suitable housing for all | <input checked="" type="checkbox"/> 4 | Recreation and community facilities | <input checked="" type="checkbox"/> 2 |
| Enhance Taihape as a destination | <input checked="" type="checkbox"/> 5 | Enhance and protect the heritage of Taihape | <input checked="" type="checkbox"/> 1 |
| Manage competing land uses and support local business growth | <input checked="" type="checkbox"/> 6 | Improved transport options | <input checked="" type="checkbox"/> 3 |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- 5 Enhance & protect the Heritage of Taihape e.g. Town Hall, Grandstand etc.
- 4 ONLY swim centre improvements - we do NOT need a multipurpose civic facility.
- 6 Be great to have the Train stopping at Taihape again.



FOLD HERE

Taihape Growth Strategy

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Stand alone - traditional sized sections



Stand alone - smaller sections



Two dwellings (duplex)



Terraced houses (multi-storey)



Low rise apartments



Retirement villages

smaller sections with some garden space. An Affordable retirement village - not luxurious.

units are fine but need to have good sized rooms.

What is important to you in planning for future growth?

sensible decision making - we are not all millionaires, consultation with locals that is not just listened to and then ignored.

Further comments

Leave our only recreation space alone - One monstrosity is too much.

Share your thoughts on the future for Taihape.

Submissions close 5pm Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Don Tamtrum
Organisation: Friends of Taihape
Address: 34 Swan St, Taihape
Email: _____
Phone: 06-3880635

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

Let the demand determin what's required,



What is important to you in planning for future growth?



Further comments



Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: JOSEPA BYFORD
Organisation: FRIENDS OF TAIHAPE
Address: 1A, TAKAHE ST TAIHAPE
Email:
Phone: 0274 971 963

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| | | Other (please specify below) | <input type="checkbox"/> 7 |

Need More Council Involment in Taipei Parks & Reserves. as is happening at Kaitiaki Lakes in Merton. These beautiful Reserves are to Much work for the few Volunteers

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.



FOLD HERE

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(multi-storey)



Low rise
apartments



Retirement villages

What is important to you in planning for future growth?

*We Need More Industry, and more
houses for the workers it will attract*

Further comments

Share your thoughts on the future for Taihape.

Submissions close 5pm Tuesday 25 April 2023

E-MAILED

SUBMISSION FORM

Attach additional pages if required.

Name: BR Haul

Organisation: _____

Address: 159 Hautapu St

Email: _____

Phone: 063860401

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(multi-storey)



Low rise
apartments




Retirement villages



What is important to you in planning for future growth?



Further comments



E-MAILED

**Kōrero
Mai**

Taihape

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

Name: Margaret Coogan

Organisation: _____

Address: 36 Mataroa Road Taihape

Email: margiecoogan@gmail.com

Phone: 027 388 1122

I would like to speak to my submission at the Council Hearing on 11 May 2023.

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| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

get people out of "motels" into houses
but employment has to be mandatory.
People should be working. There are
plenty of jobs available! What a shame
when you see franchises (e.g. KFC, McDonalds)
come to the town & then depart because
they can't find staff.



FOLD HERE

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Stand alone -
smaller sections



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(multi-storey)



Low rise
apartments



Retirement villages



What is important to you in planning for future growth?

flat accessibility - close to town.



Further comments



Share your thoughts on the future for Taihape.

Submissions close 5pm Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Charlotte Oswald

Organisation: _____

Address: 5 Pukoko St

Email: charlottie@hotmail.com

Phone: 027 322 3566

I would like to speak to my submission at the Council Hearing on 11 May 2023.

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| Manage competing land uses and support local business growth | <input type="checkbox"/> 3 | Improved transport options | <input type="checkbox"/> 6 |
| | | Other (please specify below) | <input type="checkbox"/> |

* All are important! Enticing people to stop brings revenue for the town, but we also need to put our townspeople first - look after our people.

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- Build a new playground - benefits the Taihape community & entices visitors to stop.
- Get our town hall up & running again to revitalise our main street
- Make Taihape a 'Gumbast city' - Gumbast rubbish bins, murals, Gumbast themed shop windows, - make visitors stop because we are unique.



FOLD HERE

Taihape Growth Strategy

A key part of planning for growth involves identifying how many more houses Taihape may need in the future and areas that could be developed or redeveloped for new homes.

We're planning for Taihape to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Taihape needs more of?



Stand alone -
traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

Not sure.

What is important to you in planning for future growth?

I plan to live here for the foreseeable future & want the best for my family. I feel Taihape has great potential being on SH1 & we need to make all that traffic stop here & support business growth.

Further comments

More bike tracks around town would also benefit all - the amount of cars passing through town carrying bikes is huge! A connection from Rauma road through farmland back into town would be a huge asset. Papakai park is also amazing, & getting better all the time!

Share your thoughts
on the future for Taihape

E-MAILED

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Cecily Evans

Organisation: _____

Address: 58 Kiwi Rd. Taihape

Email: cecilyevans@xtra.co.nz

Phone: 0274 574 508

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I own property (but do not live there)
- I visit often
- Other _____

Key Themes for Taihape

Based on community feedback, gathered during 2022, we've identified key themes that are important to the Taihape community.

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 156).

What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|----------------------------|---|----------------------------|
| Suitable housing for all | <input type="checkbox"/> 4 | Recreation and community facilities | <input type="checkbox"/> 2 |
| Enhance Taihape as a destination | <input type="checkbox"/> 1 | Enhance and protect the heritage of Taihape | <input type="checkbox"/> 5 |
| Manage competing land uses and support local business growth | <input type="checkbox"/> 3 | Improved transport options | <input type="checkbox"/> 6 |
| | | Other (please specify below) | <input type="checkbox"/> |

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traditional sized
sections



Stand alone -
smaller sections



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(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages



What is important to you in planning for future growth?



Further comments



Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

E-MAILED

SUBMISSION FORM

Attach additional pages if required.

Name: SEAN MUNCASTER

Organisation: _____

Address: 172 HAUTAPU ST TAIHAPE

Email: SEAN.MUNCASTER@GMAIL.COM

Phone: 027 3044 882

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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My connection to this place is...

- I live there *AND OWN*
- I own property (but do not live there)
- I visit often
- Other _____

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Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

What is important to you in planning for future growth?

WITHOUT HOUSING THERE CAN BE NO GROWTH

Further comments

TALK TO ME - SPEAK UP

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: VERONICA YARDLEY
Organisation: _____
Address: 2/30 HUIA ST TAIHAPE
Email: brian2von@gmail.com
Phone: 0274128855

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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- | | | | | |
|--|---|-------------------------------------|---|--------------------------|
| Suitable housing for all | 1 | <input checked="" type="checkbox"/> | Recreation and community facilities | 3 |
| Enhance Taihape as a destination | | <input checked="" type="checkbox"/> | Enhance and protect the heritage of Taihape | 5 |
| Manage competing land uses and support local business growth | | <input checked="" type="checkbox"/> | Improved transport options | 2 |
| | | | Other (please specify below) | <input type="checkbox"/> |

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FOLD HERE

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traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages



What is important to you in planning for future growth?



Further comments



EMailed

Kōrero Mai

Taihape

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts on the future for Taihape.
Submissions close 5pm
Tuesday 25 April 2023

Name: Helen Gordon
Organisation: retired
Address: 12 Lark St Taihape
Email: helen1g@xtra.co.nz
Phone: 06/3881677

I would like to speak to my submission at the Council Hearing on 11 May 2023.
Staff will contact you to arrange a speaking time.

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Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

<input checked="" type="checkbox"/> I live there	<input type="checkbox"/> I own property (but do not live there)
<input type="checkbox"/> I visit often	<input type="checkbox"/> Other _____

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Rank the themes from 1 (most important) to 6 (least important).

- | | | |
|--|---|--------------------------|
| 1 Suitable housing for all | 3 Recreation and community facilities | <input type="checkbox"/> |
| 2 Enhance Taihape as a destination | 5 Enhance and protect the heritage of Taihape | <input type="checkbox"/> |
| 3 Manage competing land uses and support local business growth | 4 Improved transport options | <input type="checkbox"/> |
| | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- 1 Provision of a retirement home - or village - too many elderly people leave Taihape, because of the lack of retirement possibilities.
- 2 Better transport - eg. resumption of train passenger service
- 3 Improve Taihape's visual appeal as a lively + friendly town.



FOLD HERE

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Stand alone - traditional sized sections



Stand alone - smaller sections



Two dwellings (duplex)



Terraced houses (multi-storey)



Low rise apartments



Retirement villages

Retirement Village
Low rise apartments
Stand alone - smaller sections

What is important to you in planning for future growth?

Make the most of our geographical advantages
- e.g. dramatic scenery of cliffs + mountains - bush.
Promote Taihape as a small but friendly town
with much to offer its citizens

Further comments

stress proximity to major tourist attractions,
e.g. Lake Taupo + Mt. Ruapehu. Adventure organisations,
River Valley, boating, rafting etc.
Fishing trips to local rivers - Hautapu
and Rangitikei, Tours to back-country, sheep
stations.

Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Angus Gordon
Organisation: _____
Address: 8076 Stl RD3 TAIHAPE
Email: angusgordon.co.nz
Phone: 06 388 1571 021 114767

I would like to speak to my submission at the Council Hearing on 11 May 2023.
Staff will contact you to arrange a speaking time.

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My connection to this place is...

- I live there
- I own property (but do not live there)
- I visit often
- Other Winiata

Key Themes for Taihape

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| Manage competing land uses and support local business growth | <input checked="" type="checkbox"/> 4 | Improved transport options | <input checked="" type="checkbox"/> 3 |
| | | Other (please specify below) | <input checked="" type="checkbox"/> |

The impact of unreticulated wastewater effluent is increasingly evident on the streams adjacent to Taihape lifestyle block communities. If we all want an relatively unspoilt environment then rural wastewater will need to be dealt with.

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- facilitate district plan change for higher density housing within urban area



FOLD HERE

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Stand alone - smaller sections



Two dwellings (duplex)



Terraced houses (multi-storey)



Low rise apartments



Retirement villages

What is important to you in planning for future growth?

The right size + placement of zones/assets and the control of where development happens. Ad-hoc subdivision should end now.

Further comments

There needs to be a serious rethink about the management of urban stormwater ex cyclone Gabrielle. Many of Taihape's "3W" assets failed due to our relatively low rainfall, but the next 2004 event is only one weather system away. Gabrielle has highlighted the folly of reliance on built structures for flood protection as opposed to good placement of public/private assets by design.

Notes to the town hall / ~~con~~ standard memorandum.

The issue that I see for Taihape + the Rangitikei District as a whole is one of too many public assets, insufficient use of these assets, and a reluctance of the users to let go of parochial attitudes, and past use, to work together for a common + prosperous future.

When you look at built structures in Taihape, many are former central government / local government buildings that have been repurposed to better serve either public or private use.

For example the former "Rangitikei County office" is now owned by Mokoia Patea Services → serving the community.

The former post office is now office space + 2 commercial premises.

The former telephone exchange is a cafe.

The former trans power depot is now a private workshop.

The former abbatoir was converted to a roundwood mill + has now been converted to private accommodation.

The fundamental ingredient is that private capital and ideas were brought into the former "public" space to transform it into a "new future".

The key is making available capital (\$) + ideas that are not limited by the confines of the local Govt act, the rating legislation, or the political battles.

BOOC!!

It takes vision, capital and bravery to ⁽²⁾ undertake a truly transformational change to a built space, especially one that is publicly owned. In my nine years serving as a district councillor my observation is that we sometimes had vision, capital and political bravery in the room separately, but never together for long enough to make the real transformational change needed.

So what to do for "Tonhays old grandmothers" in terms of built assets.

Do they have a future? and in what form?

I will take a "big picture view" (those 3 words!) of the assets + the services they provide and suggest what could become of those spaces and their relevance to the town + local district

① Grandstand.

It is sited on one of the most amazing and underutilised parks in the town north island. It is right adjacent to the school, playing fields, childrens play area, court hard surfaces

and new amenities block

It is set back from the street (Kokako) but unfortunately is poorly linked to the street, community + the travelling public by virtue of a 2m high fence, locked gate and physical distance from highway are ^(Better than the iron fence & barbed wire but I pulled down when TCS chair, with the community)

whilst there is a group who are working with council to "preserve" the building, in my opinion "preservation" is code for a long slow death.

If council + the public want this or any other building to have a vibrant future there must be people, especially young people, because the young people (Today's 5-10 year olds) are the future of the building, not a bunch of old people with one foot in the grave + the other on a banana skin, reminiscing the past.

currently there is nothing to bring the general populace to this site except to shelter from the rain or the sun on about 15-20 schooldays per year.

I would support the redevelopment of ④
the site from a single use historic grandstand
into a multiuse community facility that includes
functions such as library, concert operations
activities, childrens creche, multiuse media
space, meeting rooms and if we are really
brave a community lounge (perhaps corporate box)
that looks out from the upper level of the
current grandstand towards the fields.

This would require more than a quick fit out
of the current building footprint
my suggestion is to build a multi level admin
structure onto the "back" of the current
building adjacent to the street to provide
a sympathetic blend of old + new, a welcoming
street frontage to the park and a multigenerational
investment into the town of Fairhope where
most of the local populace goes to do
recreation. Building onto the current site, as
well as within it may also provide

some much needed seismic bracing with out (5)
compromising the existing structure.
There would need to ~~be~~ be a degree of flexibility
in terms of thinking from council and the community,
but the reality is that we would not be spending
for ourselves, but those who come after us.

(B)
In this section I will share my thoughts
about the curved town hall (council owned)
and magnetic theatre (formerly council owned)
Both sides have one thing in common, old
bricks, arts patronage (both visual + performing) +
Issues around seismic strength.

In some ways both have cannibalised the
functions of each other. Performing arts have
used the townhall because it was there +
they didn't want to own a building, visual
arts (movies) wanted to own their building
because no-one else would. (it was also going to
be demolished in the 1990's after RDC sold it
for demolition, but that's another story!!)

The Town hall site is probably the most dominant physical position in the whole of Haughey Street and as such has huge potential for redevelopment, both to preserve / enhance its physical structure and to develop its potential economic return. When I visit other towns around NZ old colonial buildings are celebrated, restored and reused but rarely for their former intended use, and generally always by innovative entrepreneurial business folk. The potential of the Townhall site + Library site are limitless with the right people and money in the room but it will be very difficult for a council dependent on ratepayers funds, and the 3 yearly popularity contest that the election cycle serves up to break through the parochial glass ceiling that would limit the potential of the site. My recommendation is to seek joint venture partners to re-develop the site, and for the Council to act as a silent partner in focus

of the long term protection of the asset. ⑦
Whilst it is not part of this discussion document
the current + future use of the magnetic theatre side
does have some bearing on the decisions made
② The Townhall + Grandstand sides.

The magnetic theatre which provides a venue
for visual art, currently uses approximately 30%
of its footprint. Like the Townhall it has
a moderately used facade and a cavernous body
that sees little to no use ~~at all~~ at all. There
is huge potential to "rearrange the deckchairs"
of Tatehope with the right sort of facilitation
and funding. The ~~problem~~ problem, and the solution
is the moderate number of vocal user groups
who want everything, pay almost nothing
and who will also shut up shop with barely a
whimper when the key driver in the group
leaves town to retire or dies at the wheel.

Really Tatehope has too many built assets + opinions
not enough people and definitely not enough
money to pay for what ever they deem most
needed.

8

Comments on the Rural spatial plan.

my thoughts as follows.

I fully support the need to change District Plan rules regarding minimum lot size. We have many rural service industry folk who want to live rurally and own a small piece of paradise, but 10ha may be well beyond their scope and that of the seller of the land as well.

The leveraging of of rural environment for sustainable tourism and multi faceted businesses is to be commended. Many of our rural land owners are only vaguely aware of the significance of the assets that they own & administer, outside of their current core business

All of our river + stream valleys have pockets of truly unique soils, generally on headlands that are situated on the floodplain of the river or stream bed during the last glacial glaciation event, 12-25 thousand years previous to current date.

These are where we can grow crops that are physically + climatically difficult to grow over the vast majority of the district.

These soils usually LUC class 2 are limited in the north so do deserve a level of protection

that may not be needed in the south just. (10)
to preserve opportunity for the future,
community led environmental restoration is underway
via the Rangitikei River Catchment Collective
(RRCC) and various iwi led initiatives.
One of the biggest issues we face is the
influx of plant + animal pests from the
crown estate (NZTA, DOC, Transrail) so
joint approaches between RPC + the community
are well received in this respect. (urban areas are
just as problematic
re weeds/pests)
Nature networks + mobility paths should
be a key part of joining the urban/rural
divide. The "Walking Access Commission website"
is an important tool in this regard.
Sadly access to the Northern Rualine Forest
park is severely limited in our district
largely due to the failings of previous councils
during rural subdivisions, the failings of
DOC and sadly due to the attitudes of
a minority of rural landowners who

effectively "capture" the access to publically owned resources and dictate the terms of access along publicly owned legal road corridors through their ^{properties}. If there is to be a genuine attempt by RDC to promote + facilitate access to nature and the wider publicly owned environment then "unlocking" some of these key "choke points" would reap huge benefits to the northern ward economy especially.

This would be a key win for the destination management plans for the district as a whole. I fully support the action plan on p10 of the rural document.

I would suggest that the RRCC network is a key one for future work in this space given their greater level of connectedness to rural landowners in the Rangitikei, Tairāpapa and Whangapehu catchments.

If RDC were considering the facilitation of rural business diversification + development then the action plan is a good place to start

in part 3.3 there is room to consider the legal "formed but not Council maintained" roadways as part of the cycle networks / active pathways.

It is worth noting that the first "formed roads" into the district followed the ridgelines, not river valleys and they are the most scenic, and most forgotten about ribbons of connectivity, on a nice day 😊

If we were to do cycle ways again, these are the places to start.

General Comments to the spatial plan document (13)

When I look back on the formation of this document I see many points in it that were "knowledge at the time of drafting"

Since RDC adopted this draft plan for consultation, 2 important things have happened.

- 3 waters has had a reset.

- cyclone Gabrielle has happened.

I want to try and second guess where the 3w will end up, or the RMA rebuild for that matter, but I will comment on the resulting impacts of "Gabrielle"

If one thing has been highlighted by our near miss of that cyclone, it is that all manmade structures when confronted with the overwhelming forces of nature, and especially water will fail and with catastrophic consequences. If that cyclone had come down the west coast North Island as a weather system did in 2004 and "unloaded its rain" on our part of NE it's fair to say that our urban areas of Ragbitikei district would be changed forever. Bulls, Marton, Hunderville and Tauhake all

have major or minor rivers and streams (14)
flowing through them, some of these drainages
are "managed" with flood protection and others
not. The issue is that even the "managed"
protections will be inadequate in the future
especially when the design levels of water
are further burdened with debris and sediment.

As you are considering where to go from here in
your plans and deliberations I think that
you should resolve to not only do better than
the past, but in some cases "undo the past"
as difficult as that may seem.

Managed retreat has up until now been largely
a seashore discussion, but post Gabrielle I think
that it needs to be applied to river and stream
flood plains even sooner than the seashore.

The reality is that our whole district is the
result of floodplain formation processes, some
millions of years old and some as recent as
yesterday. One of the primary functions of
Councils in the planning space is protecting
people and assets from environmental threats,
and sometimes this means saying no to people

and those wishing to develop potential land for built structures in order to save those people and those who come after them from themselves.

The deaths that happened in Hawkesbay as a result of impact from flooding are sobering. For those communities and families they are totally tragic. It would be easy to blame those planners and engineers of the past who had not factored in bigger cyclones and faster climate change into their planning at the time, but the reality is that here in the Rangitikei, we can't "unknow" what has happened just over the hills to the east, and we can't now take decisions around where to subdivide and where to retreat from and say we don't know or don't want to know.

I think that we owe it to all our communities to be totally honest about risk and future proofing, and if that means we shift a few houses, or a few streets full of houses then that is what we have to do

If we look at the first people who settled this land, the ancestors of our Maori folk they shifted their places of living over time and adapted how they lived to match a new environment to them. So must we adapt quickly to match what our natural environment will be throwing at us. As we have seen from visual media it is relatively straight forward to clear up a riverside paddock covered in silt + debris, but a lot more problematic when built structures + people lives + livelihoods are at stake. In some ways we are lucky that we have not over developed our riparian zones, maybe excepted, but unfortunately even with the minimum amount of development ever that will run out.

Please I would ask our officials + councillors, keep our people safe, they're not all river engineers and planners, they're just people doing the stuff they do, and without a doubt they are going to need our hand. It's better to prevent a disaster + cap a few disgruntled community groups to clean up after one.

Other notes.

(17)

In general I like the "Rural Village" designation that has been applied to Malabar, Chitru and possibly others.

The question I have is can this concept be "leveraged" across other communities in the districts and what might that mean in a positive or negative sense. Would it allow more seamless building consents if there was a "framework" of "approved activities" that could be applied?

Could it enable funds to be sourced from central government to reticulate + treat wastewater instead of via the ratepayer or the individual property owner. I think we should aspire to have these as boutique little settlements and have a few "carrots" to guide positive development.

PS. Sorry for the written notes my laptop died + I knew one isn't here yet.

Regards A.

Share your thoughts on the future for Taihape.

Submissions close 5pm Tuesday 25 April 2023

E-MAILED

SUBMISSION FORM

Attach additional pages if required.

Name: Kim Welch

Organisation: _____

Address: _____

Email: _____

Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.

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I own property (but do not live there)

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Other _____

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|--|----------------------------|---|----------------------------|
| Suitable housing for all | <input type="checkbox"/> 1 | Recreation and community facilities | <input type="checkbox"/> 3 |
| Enhance Taihape as a destination | <input type="checkbox"/> 6 | Enhance and protect the heritage of Taihape | <input type="checkbox"/> 2 |
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| | | Other (please specify below) | <input type="checkbox"/> |

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See the action plan from page 168 or identify your own actions.



FOLD HERE

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traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages



What is important to you in planning for future growth?



Further comments



E-MAILED

Kōrero
Mai

Taihape

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

Name: Elizabeth Mortland
Organisation: Taihape Neighbourhood Support
Address: 9- Police, 6 Tui Street, Taihape 4720
Email: elizmortland@gmail.com
Phone: 021 0261 6002

Committee

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

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Key Themes for Taihape

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What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|----------------------------|---|----------------------------|
| Suitable housing for all | <input type="checkbox"/> 1 | Recreation and community facilities | <input type="checkbox"/> 2 |
| Enhance Taihape as a destination | <input type="checkbox"/> 5 | Enhance and protect the heritage of Taihape | <input type="checkbox"/> 3 |
| Manage competing land uses and support local business growth | <input type="checkbox"/> 6 | Improved transport options | <input type="checkbox"/> 4 |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

1.3 (+ low socio-economic individuals & families)
4.3
6.1



FOLD HERE

Taihape Growth Strategy

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We're planning for Taihape to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Taihape needs more of?



Stand alone -
traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages



What is important to you in planning for future growth?



Further comments



E-MAILED

Kōrero
Mai

Taihape

SUBMISSION FORM

Attach additional pages if required.



Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

Name: Elizabeth Mortland
Organisation: Taihape Museum Committee
Address: 14 Huia Street, Taihape 4720
Email: taihapemuseum@gmail.com
Phone: 021 0880 5952

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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- | | | | |
|--|----------|---|--------------------------|
| Suitable housing for all | <u>5</u> | Recreation and community facilities | <u>6</u> |
| Enhance Taihape as a destination | <u>2</u> | Enhance and protect the heritage of Taihape | <u>1</u> |
| Manage competing land uses and support local business growth | <u>4</u> | Improved transport options | <u>3</u> |
| | | Other (please specify below) | <input type="checkbox"/> |



What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- 5.1
- 2.4
- ~~2.2~~ 6.3
- 2.2





FOLD HERE

Taihape Growth Strategy

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Stand alone -
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Terraced houses
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Low rise
apartments



Retirement villages



What is important to you in planning for future growth?



Further comments



E-MAIL

Kōrero
Mai

Taihape

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Elizabeth Mortland

Organisation: _____

Address: 1 Titi Street, Taihape 4720

Email: elizmortland@gmail.com

Phone: 021 0261 6002

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| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- 1.1 ; 3.1
- 6.3 ; 2.1
- 4.3 ; 5.1 / 5.3



FOLD HERE

Taihape Growth Strategy

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Stand alone - traditional sized sections



Stand alone - smaller sections



Two dwellings (duplex)



Terraced houses (multi-storey)



Low rise apartments



Retirement villages

What is important to you in planning for future growth?

Parking in the Outback should be available for ~~visitors~~ visitors to town, ~~passers-through~~ passers-through & motorhomes - businesses should not use these parking spaces for their own business.

Further comments

Share your thoughts on the future for Taihape.

Submissions close 5pm Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Elizabeth Mortland

Organisation: Taihape Older & Bolder Committee

Address: 1 Tui Street, PO Box 86, Taihape

Email: elizmortland@gmail.com

Phone: 021 0261 6002

I would like to speak to my submission at the Council Hearing on 11 May 2023.

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| | | Other (please specify below) | <input type="checkbox"/> |

Social housing for all, not just the elderly

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

1.3 (+ other low-economic people/families)
6.3
4.3



FOLD HERE

Taihape Growth Strategy

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Stand alone - smaller sections



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Terraced houses (multi-storey)



Low rise apartments



Retirement villages



What is important to you in planning for future growth?



Further comments



Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Teresa Lowry
Organisation: _____
Address: 28 Goldfinch st, Taihape
Email: teresagrace@yahoo.co.nz
Phone: 027916 2231

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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|--|--------------------------|---|--------------------------|
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| Enhance Taihape as a destination | <input type="checkbox"/> | Enhance and protect the heritage of Taihape | <input type="checkbox"/> |
| Manage competing land uses and support local business growth | <input type="checkbox"/> | Improved transport options | <input type="checkbox"/> |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

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Taihape Growth Strategy

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Stand alone - smaller sections



Two dwellings (duplex)



Terraced houses (multi-storey)



Low rise apartments



Retirement villages

.....

.....

.....

What is important to you in planning for future growth?

.....

.....

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Further comments

.....

.....

.....

.....

Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Judith Bradley.

Organisation: _____

Address: _____

Email: _____

Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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- | | | | |
|--|---------------------------------------|---|---------------------------------------|
| Suitable housing for all | <input checked="" type="checkbox"/> 2 | Recreation and community facilities | <input checked="" type="checkbox"/> 4 |
| Enhance Taihape as a destination | <input checked="" type="checkbox"/> 3 | Enhance and protect the heritage of Taihape | <input checked="" type="checkbox"/> 5 |
| Manage competing land uses and support local business growth | <input checked="" type="checkbox"/> 1 | Improved transport options | <input checked="" type="checkbox"/> 6 |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- ① Allowing subdivision of existing flat land properties.
- ② Development of new area for housing
- ③ Promote business main street & ore employment.

Rangitikei District Council
Pae Tawhiti Rangitikei Beyond
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Taihape Growth Strategy

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Two dwellings (duplex)



Terraced houses (multi-storey)



Low rise apartments



Retirement villages

Allow / encourage subdivision of larger sections
Demolition of substandard housing allowing for smaller units to be constructed.

What is important to you in planning for future growth?

Business support - Building fit for purpose in main street.

Further comments

E-MAILED

**Kōrero
Mai**

Taihape

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Michael Andrew
 Organisation: _____
 Address: 2 Whio Street, Taihape
 Email: michaelvedamandrew@gmail.com
 Phone: 0273785418

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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- | | | | |
|--|----------|---|--------------------------|
| Suitable housing for all | <u>3</u> | Recreation and community facilities | <u>4</u> |
| Enhance Taihape as a destination | <u>2</u> | Enhance and protect the heritage of Taihape | <u>5</u> |
| Manage competing land uses and support local business growth | <u>1</u> | Improved transport options | <u>6</u> |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

Firstly promote Taihape as a "stop over" to mountain bike riders, trampers, walkers thru the Papakai Hautapu trails and 500+ year old native trees

Secondly rethink the Taihape Housing Steering Group into a project to use the "old stockyards" with lifting the ground



FOLD HERE

Taihape Growth Strategy

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What type of housing do you think Taihape needs more of?



Stand alone -
traditional sized
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Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

levels (such as current housing project @ St. Rts Silverburn) then connect with funding groups such as Freemason to build housing suitable for all, social, semi-retirement and homes for families to buy/rent

What is important to you in planning for future growth?

Identify Tui Street as industrial, especially the "old Women's Club" - that could be 2 small businesses employing and creating work utilizing State Highway access

Further comments

Glenn Hovendge (Glens Motors, Taihape) has expressed interest in developing the Tui Street property into 2 businesses
Refer to attached map of industry/housing

22 Tui Street
Taihape

possible use:
Housing amongst industry?

OR
2 Businesses employing

A Low cost coffers
- 3 employees

B Pre-insulated paneling using
wool as insulation
4 employees

OR
C building transportable cabins
4 employees

option - more industry and employment
in town OR move new industry
into housing areas.

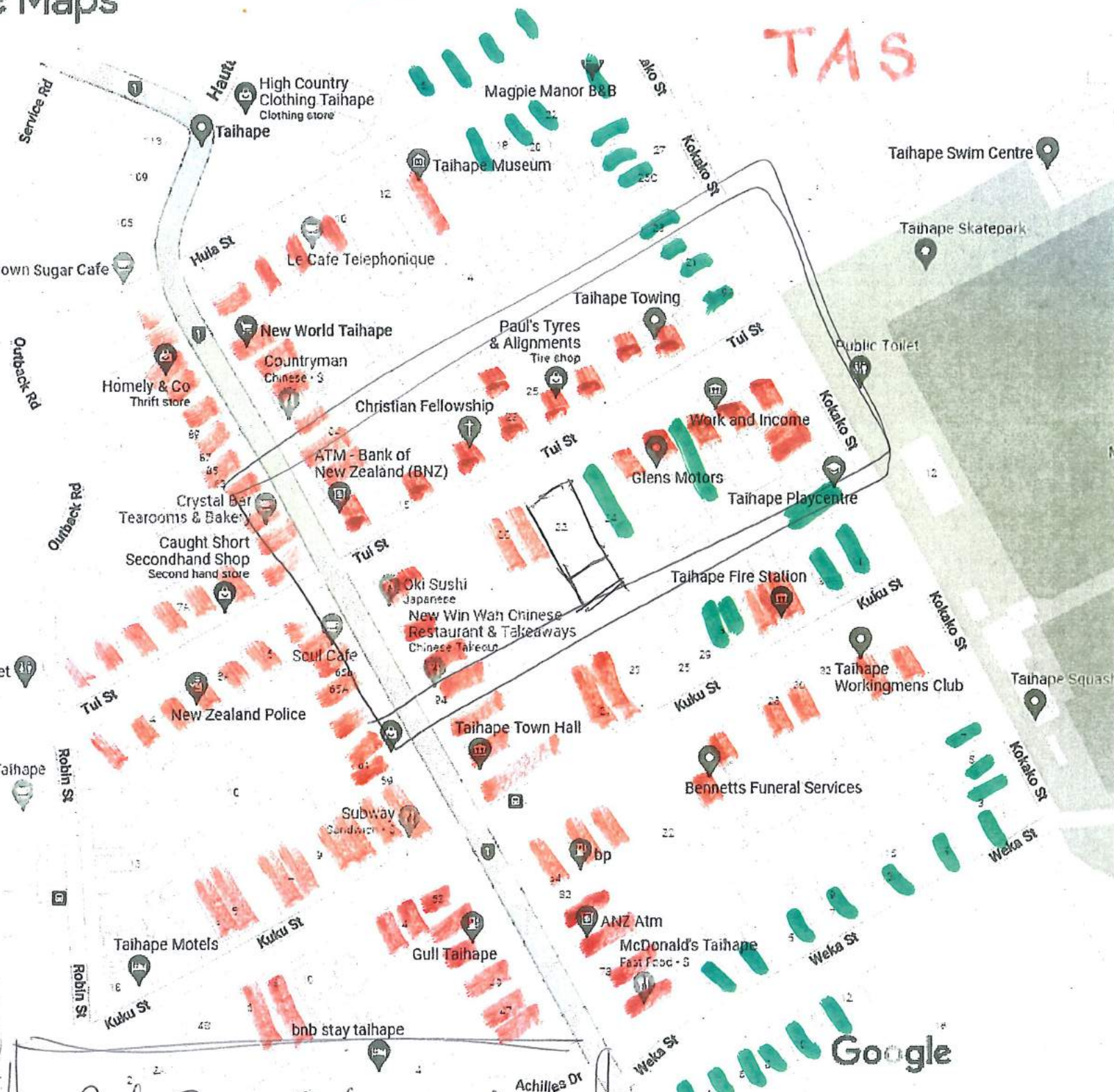
Google Maps

E-MAILED

TAS

Glens Motors
Taihape
Glens Lowbridge

Red Business/commercial
Green Housing



SUBMISSION FORM

Attach additional pages if required.

Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

26/4/23
E-MAILED

Name: Charlotte Oswald
 Organisation: Taihape Playground Group
 Address: 5 Pukoko St, Taihape
 Email: char_loffie@hotmail.com
 Phone: 0273223566

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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- | | | | |
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| Manage competing land uses and support local business growth | <input type="checkbox"/> | Improved transport options | <input type="checkbox"/> |
| | | Other (please specify below) | <input type="checkbox"/> |

A new playground will entice people to stop & visit our town, & hopefully support our local businesses by spending while here!

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- Get a plan for Memorial Park, & have all the user groups present when finalising & signing off
- Help Taihape Playground group with funding, & planning, then implementing a great new space for our youth!



FOLD HERE

Taihape Growth Strategy

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traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

What is important to you in planning for future growth?

Great facilities for our town to use, ~~to~~ ^{to attract} visitors ~~for~~

Further comments

We would like to use the \$50,000 that the council kindly promised us towards a design plan for our new playground. There has been progress in the Memorial Park Plan recently, & we hope to have a site finalised soon. Then we can ramp up our fundraising, but will need a design ~~er~~ to help in our efforts.

Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: BRENT RICHARDS

Organisation: N/A

Address: 1 HOSPITAL RD TAIHAPE

Email: _____

Phone: 02041184935

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

FULLY RESTORED & EARTHQUAKE STRENGTHENED TAIHAPE TOWN HALL/CIVIC CENTRE



FOLD HERE

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apartments



Retirement villages



What is important to you in planning for future growth?

Aged Care facility and in home aged care. People should not be forced to leave town due to age and higher care needs.

Further comments



Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Wendy Poananga

Organisation: _____

Address: _____

Email: _____

Phone: _____

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Retirement villages



What is important to you in planning for future growth?



Further comments



Kōrero Mai

Taihape

Pae Tawhiti

RANGITĪKEI BEYOND

Share your thoughts on the future for Taihape.

Submissions close 5pm Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Penie Winiata

Organisation: _____

Address: _____

Email: _____

Phone: _____

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Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|--------------------------|---|--------------------------|
| Suitable housing for all | <input type="checkbox"/> | Recreation and community facilities | <input type="checkbox"/> |
| Enhance Taihape as a destination | <input type="checkbox"/> | Enhance and protect the heritage of Taihape | <input type="checkbox"/> |
| Manage competing land uses and support local business growth | <input type="checkbox"/> | Improved transport options | <input type="checkbox"/> |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- ① Suitable housing for all
- ② Enhance Taihape as a destination
- ③ Recreation and community facilities



FOLD HERE

Taihape Growth Strategy

A key part of planning for growth involves identifying how many more houses Taihape may need in the future and areas that could be developed or redeveloped for new homes.

We're planning for Taihape to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Taihape needs more of?



Stand alone -
traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages



What is important to you in planning for future growth?

Taihape being a destination



Further comments



Gumtree Motorhome Park

6 Wren Street Taihape

m.y.martin@extra.co.nz

Rangitikei District Council
46 High Street
Marton

To The Mayor & Chief Executive,

I am writing to you today regarding the Western side of Taihape deemed the Slip Zone of Taihape. We have owned the property know as the Old Saint Josephs School 6 Wren Street Taihape for 13 years. In this time we have always been aware that this is suppose to be the tow of the slip zone. When we first brought it there were monitors all around the property which were monitored regularly for around 5 years. We then received a call from the people who were monitoring it asking if they could move them around due to no signs of movement, they then just came one day and took them off so there is no monitoring at all now.

We are hoping that this West side of town please be looked at and that the restrictions that are in place be looked at being lifted or loosened so there can be some developing and improvements go ahead for property owners who have really suffered from this.

Please take into consideration that when they did notice movement they had cut trees from around the boundary and then we had a massive flood in town and also note that all of the drainage has been improved and replaced since which has also proved to of made a huge difference to where the water now drains away.

There is no sign at all with our buildings or the land of any movement at all.

I Look forward to hearing from you about this matter which I feel is now time to review.
Thank you for your time.

Regards
Yve Martin

Share your thoughts
on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: Colin Baird

Organisation: _____

Address: 21 Jones Rd, P.D.5, Taihape

Email: colinmarg@xtra.co.nz

Phone: 06-3880515, 021383439

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I own property (but do not live there)
- I visit often
- Other _____

Key Themes for Taihape

Based on community feedback, gathered during 2022, we've identified key themes that are important to the Taihape community.

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 156).

What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|----------------------------|---|----------------------------|
| Suitable housing for all | <input type="checkbox"/> 1 | Recreation and community facilities | <input type="checkbox"/> 3 |
| Enhance Taihape as a destination | <input type="checkbox"/> 5 | Enhance and protect the heritage of Taihape | <input type="checkbox"/> 6 |
| Manage competing land uses and support local business growth | <input type="checkbox"/> 2 | Improved transport options | <input type="checkbox"/> 4 |
| | | Other (please specify below) | <input type="checkbox"/> |

To encourage manufacturing businesses to start up in Taihape. We already have at least 4 major ones. More businesses = more workers = more housing required, both rental & privately owned are needed.

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.

- 1/ More housing: Develop the Jones Rd and and Raumau Road areas
- 2/ Encourage new businesses to start up.
- 3/ Develop our existing recreational areas more. Explore the feasibility of a Tree top walk in Papakai Park.



FOLD HERE

Taihape Growth Strategy

A key part of planning for growth involves identifying how many more houses Taihape may need in the future and areas that could be developed or redeveloped for new homes.

We're planning for Taihape to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Taihape needs more of?



1

Stand alone -
traditional sized
sections



3

Stand alone -
smaller sections



6

Two dwellings
(duplex)



5

Terraced houses
(multi-storey)



4

Low rise
apartments



2

Retirement villages

- 1/ More housing for families is our priority.
- 2/ Catering for the elderly. The Abbeyfield concept is good.
- 3/ The small house concept only suitable for singles or couples.
- 4/

What is important to you in planning for future growth?

To create desirable housing areas to attract families
To invest in Taihape, or retirees to retire here.

Further comments

I would suggest that the traffic flow through the town should be improved. The Council should liaise with the National Roads Board to move the pedestrian crossing in Hautapu St. To opposite New Ward and install aroundabout at the Hautapu & Huia St intersections. An overtaking lane is also a priority at the Jones Rd Intersection.

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts on the future for Taihape.

Submissions close 5pm
Tuesday 25 April 2023

Name: Margaret Baird
Organisation: _____
Address: 21 Jones Rd,
Email: _____
Phone: 021-383 439

I would like to speak to my submission at the Council Hearing on 11 May 2023.
Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I visit often
- I own property (but do not live there)
- Other _____

Key Themes for Taihape

Based on community feedback, gathered during 2022, we've identified key themes that are important to the Taihape community.

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 156).

What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|--|--------------------------|---|--------------------------|
| Suitable housing for all | <input type="checkbox"/> | Recreation and community facilities | <input type="checkbox"/> |
| Enhance Taihape as a destination | <input type="checkbox"/> | Enhance and protect the heritage of Taihape | <input type="checkbox"/> |
| Manage competing land uses and support local business growth | <input type="checkbox"/> | Improved transport options | <input type="checkbox"/> |
| | | Other (please specify below) | <input type="checkbox"/> |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 168 or identify your own actions.



FOLD HERE

Taihape Growth Strategy

A key part of planning for growth involves identifying how many more houses Taihape may need in the future and areas that could be developed or redeveloped for new homes.

We're planning for Taihape to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Taihape needs more of?



Stand alone -
traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)




Terraced houses
(multi-storey)



Low rise
apartments




Retirement villages

We urgently need housing for elderly residents. 
We have recently lost both our rest home and our
hospital!! General family housing needed to attract
workers for our business!

What is important to you in planning for future growth?

We need better traffic flow through the town - traffic is banked up well down State Highway I
Speed limits need to be reduced to past Jones Rd and a turning lane at Jones Rd, the same as for Heron
Further comments Drive.

Jones Rd. is now zoned as further residential 
and needs to have safer access etc.



Draft Community Spatial Plan Submission

Submitted on March 13, 2023 5:33 PM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Enhance and protect the heritage of Taihape, 2. Suitable housing for all, 3. Enhance Taihape as a destination, 4. Manage competing land uses and support local business growth, 5. Recreation and community facilities, 6. Improved transport options, 7. Other (please specify in comments below)

Comments on Themes

My property has been zoned as industrial and it really should not be

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Should not be zoned as industrial

What type of housing do you think your settlement needs more of?

- **Low rise apartments**

Comments on Housing

Small compact low maintenance housing

What is important to you in planning for future growth?

Protection of the environment and my health

Further comments

I live next the Hautapu Mill, we have a good relationship and we are working through some issues but I cannot have the area I live in zoned as industrial because it will actually ruin my life. Attached is a photo of the smoke that comes from their boiler.. they are fixing it..... since Aug 2022. We've also had noise problems from them, dust problems and storm water seepage from one of their dams.

I also have videos of the smoke if you would like evidence.

Supporting Information/Photos

Photos:



Contact Details

Name: Nikita Tweeddale



Draft Community Spatial Plan Submission

Submitted on April 22, 2023 6:59 AM

Settlement

Taihape

Connection: I live there

What are the most important themes?

1. Recreation and community facilities, 2. Enhance and protect the heritage of Taihape, 3. Suitable housing for all, 4. Enhance Taihape as a destination, 5. Manage competing land uses and support local business growth, 6. Improved transport options, 7. Other (please specify in comments below)

What type of housing do you think your settlement needs more of?

- 7. Stand alone - traditional sized sections
- 8. Retirement village

Comments on Housing

Supporting Information/Photos

Contact Details

Name:

Draft Community Spatial Plan Submission

Submitted on March 9, 2023 12:29 PM

Settlement

Turakina

Connection: I live there

Does the vision reflect what you think is important? What do you like? What's missing?

....beautiful 'rural' village

What are the most important themes?

1. Retain small village feel, 2. Other (please specify in comments below), 3. Improve transport connections, 4. Enhance as a destination 5. Protect community facilities

Comments on Themes

Promote iconic annual events in Turakina

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

1.1

4.4

3.2

What is important to you in planning for future growth?

Community buy-in

Removing barriers (regulatory)

Supporting Information/Photos

Contact Details

Name: Dan Cowper



Jurakina,
28' Scotts Rd.
Postal — RD 11 Wanganui

Rangitikei District Council,

Katrina Gray,
Planner;

Reply to Submission

re Future Growth at Jurakina

1347019900

My reply is after talking to Councillor Calkin who was most helpful.

After talking to others in Jurakina I write these comments

1. Not all folk received the letter sent to me so how could they make a suitable answer?
- ② Planning out 30 years is difficult to do, its like a stab in the dark.
- ③ I'm a farmer and we protect the land we have, and any fragment of it is valuable
- ④ In planning for Rangitikei growth of 9000 extra the Council contribution would have to be large for infrastruct. structure roads, drains, water, etc
- ⑤ I believe we must let progress take its course but I believe you are doing that.
- ⑥ I make a plea that you take the peoples views into consideration
- ⑦ I point out that agents are already eyeing up potential

Hope that these comment are helpful

Yours sincerely

RC + Ah Major.

21st April - 23



Draft Community Spatial Plan Submission

Submitted on March 23, 2023 9:00 AM

Settlement

Utiku

Connection: I live there

[Does the vision reflect what you think is important? What do you like? What's missing?](#)

Ive just been reading the summary print for Utiku and must say I really like the idea of project 2 in your action plan,

I also like the extra housing option as there currently is no where to rent, buy or even obtain land to create a future for Utiku, unless it is through Maori land, any available options would be great

Opportunities create futures

[Are these themes important to you for the future of your settlement? Are there additional themes you think should be included?](#)

As ive mentioned above housing for rent/sale or land for sale would bring extra families into the area which would help boost Utiku

We definitely need something done about the speed travelling through Utiku, the traffic drives at 100 km a hour through here, screams their brakes on, stops dead in the centre of the road to turn to go to the Wool Company and although completely legal with road rules, it is a nightmare for those following them, the widening of the road by the heavy haulage company is great but there are still no identifying signs to let passes by know there could be heavy vehicles just around the corner trying to gain road access.

Those would at least identify what could be around the corner for passes by, and I know they have been requested on at least 3 occasions, and would also safe guard them if something was to happen.

Comm Development would be beneficial also, maybe a coffee cart or food opportunities by the wool company to help deter husbands while wives shopped

Comments on Themes

Commercial Development would be beneficial also, with Napier being cut off recently the increase in cars trucks and busses in the area has increased 100% and the cars parked at the wool company have been outstanding, maybe food or coffee opportunities could be beneficial to husbands while wives shopped and could then extend their shopping experience

Street lighting on the left heading north would be terrific, being completely on SH1 there are always people who stop for breakdowns or tyres, and there is minimal lighting, where as across the railway tracks where no SH1 traffic would affect them, they have a street light system every couple of lamp posts, this lighting improvement would def improve safety

around the whole village, as we have already had one meeting for theft of chainsaws and workshop machinery in the past month, I believe neighbor watch are going to be putting signs around the area, and locals are purchasing security cameras.

Public transport would also be beneficial

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Traffic Safety, most def lower the speed on SH1 travelling through Utiku, 100 km is too fast, Toe Toe road passing lane is too small in length, people underestimate it, take it away.

Expand the turn off area to the Wool Company, the road rules make this turn unsafe, as they can legally stop in the middle of the road and traffic is meant to go to the left of them, rear ending happens almost every week.

Provide truck crossing signage either end of Utiku to prevent an accident happening to through traffic so they are aware what could be around each corner.

Street Lighting- Carlson Road and Rupe Street need street lighting, across the railway line they all have it, council said its not warranted because we are not directly turning onto SH1, both streets directly turn onto SH1 so i am not sure where their reasoning comes from.

Business Expansion would be awesome, rezoned such as the old service station area, that needs to be industrial as there could be improvements made in that area.

What is important to you in planning for future growth?

I have mentioned above what is important to me,

Public toilets being an option over at the Wool Company, would be a great thing, I have worked there and the amount of people that cannot make it to Taihape, who stop to use the toilet is appalling, if we are looking at business expansion toilets would be 1 thing i would suggest.

[Supporting Information/Photos](#)

[Contact Details](#)

Name: Katrina O'Brien

Organisation:

Email: kob@xtra.co.nz

Phone: 0273231745

Address:

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Ūtiku

Submissions close 5pm
Tuesday 25 April 2023

RECEIVED

24 APR 2023

Name: Katrina O'Brien

Organisation: _____

Address: 8 Carlson Road RD4 Taihape

Email: kob@xtia.co.nz

Phone: 0273231745

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

I live there

I own property (but do not live there)

I visit often

Other _____

Vision for Ūtiku

A draft vision has been developed to describe what the community aspires to be in 2050.



Ūtiku develops as a thriving, connected and sustainable papakāinga community.

Does the vision reflect what you think is important? What do you like? What's missing?

- * Like: speed changes for Ūtiku village 100 km is too fast
- * Dislike: nothing mentioned about a change to turn off to the wool company, we have all been first on the scene to an accident there but nothing has been mentioned.
- * street lighting is needed Carlson Road - councillors agree "Peter Kipling Arthur" that one is required at least it is a dark street with no lighting at all.

What is important to you in planning for the future of Ūtiku?

Safety: we need truck crossing signs either end of Ūtiku, bad laws allow trucks to park in the middle of the road to turn off - putting cars travelling at 100 km an hour at risk of harm by not foreseeing what is around the corner, its not much to ask - health & safety teaches you about preventative measures, but Ūtiku has been asking for this to close on 4 years now HELP US



FOLD HERE

Key Themes for Ūtiku

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Ūtiku community.

- Papakāinga - *definitely*
- Natural environment - *not so*
- Transport network *has lower speed*
- Commercial development *yes rezoning*

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 186).

Are these themes important to you for the future of Ūtiku? Are there additional themes you think should be included?

street lighting Carlson Road
truck crossing signs at the end of Ūtiku.

Action Plan for Ūtiku

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
1	1.1 Review the District Plan approach for papakāinga development. <i>needed</i>	⌚ Medium Term
	1.2 Work collaboratively to support the development of papakāinga housing, including the provision of infrastructure and community facilities.	▶▶▶ Ongoing
2	2.1 Investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane.	⌚ Medium Term
	2.2 Advocate for improved public transport options. <i>most of Ūtiku drive</i>	⌚ Medium Term
3	3.1 Investigate opportunities for increasing access to the Hautapu River, Rangitikei River and Ruahine Ranges	📅 Long Term
4	4.1 Review the extent of the commercial zone in Ūtiku	⌚ Medium Term

All empty land is "trust owned" and impossible to gain - free up some so Ūtiku can grow

Draft Community Spatial Plan Submission

Submitted on April 25, 2023 3:30 PM

Settlement

Utiku

Connection: I own property (but do not live there), I operate The Wool Company business there

Does the vision reflect what you think is important? What do you like? What's missing?

State Highway one needs to have a turn off bay to the village of Utiku. The current access is dangerous and there have been a number of accidents on the sh1 /Huia Street intersection as well as numerous near misses. A public transport link is not going to remedy the issue.

Are these themes important to you for the future of your settlement? Are there additional themes you think should be included?

Investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane. I think this needs to be looked at in the short term not the medium term.

Comments on Themes

I make the offer to council to come and survey some of the 60 cars that turn off to The Wool Company retail outlet daily. They all comment on how dangerous the turn off is for North Bound traffic - if there is a truck behind you and one coming towards you and there is really insufficient room to sit in the middle waiting to turn

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane. I think this needs to be looked at in the short term not the medium term.

What is important to you in planning for future growth?

If the turn off was safer, I would have a great number of clients visiting out store thus increasing employment opportunities for those in the region.

Further comments

We have had a retail store operating in the village of Utiku for the past 35 years. I have repeatedly asked for a turn off bay during this period of time. We have already had clients having accidents turning off and on the dangerous SH 1 intersection, which has been made worse by the recent alteration to the gradient of the road.

Supporting Information/Photos

Contact Details

Name: Margot Riach



Organisation: The Wool Company

Email: margot@thewoolcompany.co.nz

Phone: 063880400

Address: 65 Torea Street, Utiku



Draft Community Spatial Plan Submission

Submitted on April 25, 2023 4:17 PM

Settlement

Utiku

Connection: I live there

[Does the vision reflect what you think is important? What do you like? What's missing?](#)

I would like to see papakāinga situated on the old recreation field adjacent to old school building. It has room for expansion, garden plots, and is away from traffic and railway noise. Also space for physical activities and sport.mj

Supporting Information/Photos

Contact Details

Name: Ria Watson

Organisation:

Email:

Phone:

Address: RD 4, Utiku, Taihape. 4794

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts on the future for Ūtiku.

Submissions close 5pm
Tuesday 25 April 2023

Name: Ponia Winiata

Organisation: _____

Address: _____

Email: _____

Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I own property (but do not live there)
- I visit often
- Other _____

Vision for Ūtiku

A draft vision has been developed to describe what the community aspires to be in 2050.



VISION FOR Ūtiku

Ūtiku develops as a thriving, connected and sustainable papakāinga community.

Does the vision reflect what you think is important? What do you like? What's missing?

No Community Engagement Undertaken.

What is important to you in planning for the future of Ūtiku?

- ① Council Rubbish Collection
- ② Subsidised rates - maintain own services (septic system, water)
- ③ Right hand turning lane from the south end into Ūtiku
- ④ Street lights
- ⑤ Wheelie Bins
- ⑥ Shared home for Seniors



FOLD HERE

Key Themes for Ūtiku

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Ūtiku community.

- Papakāinga
- Natural environment
- Transport network
- Commercial development

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 186).

Are these themes important to you for the future of Ūtiku? Are there additional themes you think should be included?



Action Plan for Ūtiku

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
1	1.1 Review the District Plan approach for papakāinga development.	⌚ Medium Term
	1.2 Work collaboratively to support the development of papakāinga housing, including the provision of infrastructure and community facilities.	▶▶▶ Ongoing
2	2.1 Investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane.	⌚ Medium Term
	2.2 Advocate for improved public transport options.	⌚ Medium Term
3	3.1 Investigate opportunities for increasing access to the Hautapu River, Rangitikei River and Ruahine Ranges	📅 Long Term
4	4.1 Review the extent of the commercial zone in Ūtiku	⌚ Medium Term



Share your thoughts on the future for Ūtiku.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: James Winata-Maronaf

Organisation: _____

Address _____

Email: _____

Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

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Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I own property (but do not live there)
- I visit often
- Other _____

Vision for Ūtiku

A draft vision has been developed to describe what the community aspires to be in 2050.



Ūtiku develops as a thriving, connected and sustainable papakāinga community.

Does the vision reflect what you think is important? What do you like? What's missing?

No Community Engagement Undertaken

What is important to you in planning for the future of Ūtiku?

- ① Council Rubbish Collection
- ② Subsidised rates - maintain own services (septic system, water)
- ③ RT turning lane into Ūtiku from the Southern end.
- ④ Move Street lights.
- ⑤ Wheelie Bins to be provided to each house.



FOLD HERE

Key Themes for Ūtiku

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Ūtiku community.

- **Papakāinga**
- **Natural environment**
- **Transport network**
- **Commercial development**

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 186).

Are these themes important to you for the future of Ūtiku ? Are there additional themes you think should be included?



Action Plan for Ūtiku

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
1	1.1 Review the District Plan approach for papakāinga development.	⌚ Medium Term
	1.2 Work collaboratively to support the development of papakāinga housing, including the provision of infrastructure and community facilities.	▶▶▶ Ongoing
2	2.1 Investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane.	⌚ Medium Term
	2.2 Advocate for improved public transport options.	⌚ Medium Term
3	3.1 Investigate opportunities for increasing access to the Hautapu River, Rangitikei River and Ruahine Ranges	📅 Long Term
4	4.1 Review the extent of the commercial zone in Ūtiku	⌚ Medium Term



SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Ūtiku.

Submissions close 5pm
Tuesday 25 April 2023

Name: Aron Moroney

Organisation: _____

Address: _____

Email: _____

Phone: _____

I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- I live there
- I visit often
- I own property (but do not live there)
- Other _____

Vision for Ūtiku

A draft vision has been developed to describe what the community aspires to be in 2050.

Does the vision reflect what you think is important? What do you like? What's missing?

No the Vision does not reflect what I think
cause no community engagement was undertaken

What is important to you in planning for the future of Ūtiku?

Council Rubbish collection or wheelie bins
to be provided.
I maintain ~~our~~ and provide our own septic
and water tanks I would like rate reduction
more street lights
A right hand turning Bay from the south
into Ūtiku



FOLD HERE

Key Themes for Ūtiku

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Ūtiku community.

- Papakāinga
- Natural environment
- Transport network
- Commercial development

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 186).

Are these themes important to you for the future of Ūtiku? Are there additional themes you think should be included?

no consultation process



Action Plan for Ūtiku

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
1	1.1 Review the District Plan approach for papakāinga development.	⌚ Medium Term
	1.2 Work collaboratively to support the development of papakāinga housing, including the provision of infrastructure and community facilities.	▶▶▶ Ongoing
2	2.1 Investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane.	⌚ Medium Term
	2.2 Advocate for improved public transport options.	⌚ Medium Term
3	3.1 Investigate opportunities for increasing access to the Hautapu River, Rangitikei River and Ruahine Ranges	📅 Long Term
4	4.1 Review the extent of the commercial zone in Ūtiku	⌚ Medium Term

no consultation process



Katrina Gray

From: Submissions
Sent: Wednesday, 3 May 2023 9:33 am
To: Katrina Gray
Subject: FW: Comments and Observations - 2023 Consultation

Rangitikei Beyond

Bulls

One argument put forwards is to make Bulls a destination town. Increasing infrastructure to support this, such as bus stop, community centre, commercial hub, etc.

To fully cement home "Destination Bulls" or "Stop-A-Bull" for the tourist is to provide a waste dump station for caravans and campervans.

Presently these facilities are only locally provided in Marton and Sanson, and people travelling there to discharge will stop and linger instead of at Bulls.

Infrastructure

Presently, Bulls has a significant problem with water. Our pipes are still asbestos cement (prone to discharging fibres that can be swept up by the wind and enter lungs).

e.g. Wellington city council advises residents to the East of the airport to filter their water and restrict watering on the ground due to AC contaminated pipes that they have not yet replaced.

RDC should be removing AC pipes as soon as possible.

PFOS contamination in Bulls is at levels that may be below NZ water allowable limits, but are far higher than globally accepted levels, e.g. 2 million times higher than US EPA lifetime

allowable limit, which is set to the lowest detectable limits because PFOS is deemed a "forever compound" and exposure over time will present with health issues.

As the Health and Safety process hierarchy requires Elimination, Substitution, Control through Engineering or Administrative and PPE (Mitigation), and in the short term only mitigation is an option, RDC should be educating residents of the dangers and subsidising carbon water filters and mitigating public supplies through proper filtering.

A prudent council would do these things.

Climate Change

There are many factual errors being presented by this chapter, not least of which is the reference to emissions causing record breaking rainfall and events. This is disingenuous as no references are given and one can only assume this is rhetoric gleaned from LGNZ and/or central government with zero justification.

If RDC expects people to accept unsubstantiated claims that are without global scientific reference, then they are dreaming.

RDC shall, where claims are made to justify requirements of ratepayers in ANY area, provide factual data and evidential studies that prove their claims, and allow rebuttal studies and claims to be presented, regardless of acts of government. E.g. there are no rigorous independent studies or evidence that emissions reductions will achieve 1.5 degrees limitation. The evidence is clear that ma's contribution is limited and extremely low in comparison from other sources that have been ignored or deliberately played down in the models.

Fair transparent democracy shall be the driver.

There is no problem where new technologies are to be harnessed to reduce pollution and increase exercise rates, but changing something purely on speculative and undocumented claims of "this is bad for Earth" is plainly wrong.

NPS-HPL

This shall be referred to as an active policy regardless of future developments. We cannot afford to continue to lose high productive land to housing development and lifestyle blocks purely so farmers can pay their rates. Other ideas shall be explored to reduce overall rating and prevent the constant increases.

This supports development in areas with existing reticulation.

NPS-IB

This shall not be undertaken on people's properties without clearly explained requests for consent. All implications for requesting access shall be explained and the landowner allowed a period of time to consult before being required to respond.

"A man's home is his castle" is a creed that dates back beyond councils and government, and this credo shall be allowed to persist.

The property owner shall also be permitted to provide input into identifying and logging areas they may wish to voluntarily allow for setting aside.

Future Growth - Bulls

The flood risk of Western Bulls is well known and evidenced. To help reduce this risk and to open up land for growth, it would seem prudent to provide some form of flood protection. This could be stopbanks, over level diversions or mandated detention upstream to reduce the influent.

The increased values for existing homes, plus the increased land development areas would provide offsets and improve cost effectiveness.

The effect from Rangitikei River flooding can be mitigated by allowing channel works to resume. While this is not something RDC has control over, they do have influence.

Vacant Land Map

I object to Haylock Park being included in the "Vacant Land" zone on this map. It is not vacant, it is waiting for development into a park comprising sports grounds and playgrounds.

Community Recreation and Facilities Map

The representation of Haylock Park as a "Green Space" decries its potential for development into the sports grounds and playground that it strives to be.

Decades of under development by RDC in this park has led it to be salivated over by developers and the council for potential windfall if sold.

It's value lies in this is the ONLY space available to adjacent developments to provide playground for children and open space for development for sports this side of SH1/3.

It shall not be developed into commercial space nor residential.

I declare have an interest in this space, owning an adjacent property. But even if I did not, I am supportive of this type of development as I have lived in dense cities where open space is difficult to achieve and sporting grounds where children can run and play formal sports is impossible outside.

Its health and wellbeing value to the hundreds of residents denied these facilities by main highways, in this regard far outweighs the commercial value of shops or homes.

Growth Scenario

While I support higher density development as a tradeoff for maintaining productive farmland, I believe terraced and apartment housing would not be suitable for Bulls for a few reasons. The main highway forms a barrier to amenity, noise and danger to children.

High density introduces new culture into a community, forever changing it to one of closeted in, inwardly focussed and not community minded people. Any high density would have to be planned carefully to present a sense of community, so this denies efficient rows of faceless housing, and requires open spaces to be designed in by a good architect. The low sale value unfortunately prevents this occurring in small towns.

Housing Strategy and Plan

Rental Housing

I am a landlord in the Bulls township and am currently developing 2 new rentals due to come to market shortly.

I propose that to support small landlords wishing to provide affordable housing, that a rating differential or rebate be prepared which reduces rates significantly where the rentals are at or below 90% of market rate.

This means, say, for a property with a rental value of \$450 per week is rented at \$405 per week, a saving of \$45 per week for a tenant, the commensurate rates decrease be 20% per year. This can be subsidised by a rates differential of +20% for rentals demanding more than 20% above rental value.

This would be in addition to the rates rebate for 2 years currently in place.

Numbers just plucked out of thin air, but you get the point.

The issue with "community Housing Providers" is that the number of new rentals starts at 20, and this is well beyond the potential for small investors.

All your "council role" arguments pertain to large developers, and the small investor needs encouragement too.

This is especially if you wish to encourage infill housing to be placed into the rental domain.

These people otherwise have little encouraging them to subdivide.

One other encouragement could be to provide free surveying services to infill developers.

This would remove one barrier to the decision to subdivide.

I do not wish to speak to this as I work during the day and I am not able to take time off work.

Any questions can be emailed to me for a response.

I do not wish my comments to be made public due to the controversial nature that some people assign to subjects I have mentioned.

Regards

26 APR 2023

To:

File:

Submission on the Rangitikei District Council Spatial Plan 2023/24

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

Submitter: Interested Residents of Marton and Rangitikei
c/- Anderson Lloyd
PO Box 201
Queenstown 9348
Email: maree.baker-galloway@al.nz; sarah.schulte@al.nz
Phone: 03 335 1213

Introduction

- 1 Interested Residents of Marton and Rangitikei (**IROMAR**) wish to be heard in support of its submission.
- 2 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.
- 3 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.
- 4 We support environmentally-best practice development and protection of Rangitikei District , including its rural environment and communities, its flora, fauna, endangered species and soils.
- 5 We appreciate this opportunity to take part in the Spatial Plan process.
- 6 In previous submissions we have advocated for the development of a spatial plan to inform proposed development, and we support the work that Council is undertaking in this regard.

General comments:

- 7 It is good to see Council make a start on this process; however we would like to see more critical information inform the process and the plan:
 - (a) The plan needs to show the spatial relationship that the Rangitikei District has with surrounding districts: Whanganui, Ruapehu; Manawatu; and the links with Taranaki, Horowhenua, Kapiti, Wellington and Hawkes Bay.
 - (i) These links and relationships are critical to understand the potential for growth, and for enhancing our region.
 - (b) Our maunga, and our rivers and tributaries need to be identified and understood as key spiritual and physical forces impacting on our region and its growth.
 - (i) Our marae need to be identified alongside the pakeha settlements.

- (c) We would like to see the environmental qualities of our region and towns more clearly identified on the Spatial Plan:
 - (i) The plan needs to show the topography, soil quality and hydrology/catchment patterns of Rangitikei.
 - (ii) These determine what areas are best for new development, and how development can be enhanced for long term resilience.
 - (iii) Council needs to be actively planning for climate change.
 - 1) There is potential for the Spatial Plan to plan to enhance earlier natural land patterns.
 - 2) The Spatial Plan needs to identify our places of refuge, such as marae and community halls.
- (d) The plan on p 5 shows State Highways 1 and 3 as the defining link between settlements; and separates " Rural Rangitikei" in a box from the small rural towns.
 - (i) Rangitikei is entirely rural. This is a defining characteristic of our communities.
 - (ii) We would like to see consideration of how rural towns design for new housing: for example , is a cul de sac layout for new subdivision appropriate?
 - (iii) Cul de sac layouts isolate those who dwell down such streets from others in the community. These encourage the development of a gated community mentality, which is very different to the rural support network.
- (e) We would like to see heritage buildings and sites; together with valued community facilities, more clearly identified on the plan.

Summary

- 8 This submission is made in **support** of the key themes: these are all important- however they appear as generic terms that all towns aspire to.
 - (a) Town Centre revitalisation
 - (b) High Quality Infrastructure
 - (c) Thriving local economy
 - (d) Connection with the natural environment
 - (e) Transport improvements
 - (f) Housing growth and high quality built environment
- 9 Providing more information that specifically relates to our rural region will inform the Spatial Plan and identify the physical, associative and perceptible qualities of our environment; to encourage development that will enhance our communities.

- 10 We need to start from valuing the distinctive land patterns and quality of our rural lifestyle, sharing our community stories and knowledge.

A handwritten signature in black ink, appearing to read 'F Wallace', written over a horizontal line.

Felicity Wallace

On behalf of IROMAR

Dated: 25-04-23

Katrina Gray

From: Sarah Carswell <sarah.carswell@horizons.govt.nz>
Sent: Friday, 14 April 2023 3:57 pm
To: Katrina Gray
Cc: Charlotte Almond; Leana Shirley; Harold Barnett; Greg Bevin; Andrew Watt; Sara Westcott; Jasmine Mitchell; Michael Patterson; Michaela Stout; Elizabeth Daly; Wayne Spencer; Sherie Hayes; Nic Peet; Ged Shirley
Subject: RE: Feedback - Draft Rangitikei Community Spatial

Kia ora Katrina,

Thank you again for providing Horizons Regional Council (Horizons) with the earlier opportunity to comment on the Pae Tawhiti Rangitikei Beyond – the Rangitikei Community Spatial Plan. Horizons appreciates the huge amount of effort it has taken to prepare this draft plan.

Horizons initial feedback on the draft plan was provided on by email on the 3 February 2023 which is included below. After Horizons had provided the email comments, Rangitikei District Council (RDC) and Horizons officers met on 9 February (in person) to provide an opportunity for a plan overview and further discuss feedback.

Thank you for considering most of Horizons feedback that provided by email and verbal feedback discussed at the meeting.

Horizons would like RDC to ensure the following, particularly in regards to assessing future growth areas:

- Ensuring that assessment of the future growth adequately takes into account the flood risk and any impact on Horizons flood schemes as well as consideration for other natural hazards. The intent of the [One Plan](#) and main purpose of Chapter 9 is to avoid increasing the risk to people and property from natural hazards, by limiting development in areas where natural hazards, especially floods, are likely to occur.
- Please consider stormwater management in terms of quality and quantity and note the previous email comment below:

Horizons Consents team have advised Horizons District Advice team that due to an increasing number of enquiries for stormwater discharges in the Tutaenui Stream catchment any stormwater discharges to the Tutaenui Stream catchment may require a hydrological assessment to determine if resource consent is required. RDC needs to ensure that the development on the property does not divert stormwater flows onto other properties and does not cause or exacerbate flooding elsewhere.

- As previously provided, District Advice has attached the latest copy of our “General Considerations” document for future growth area. There are regional and national matters discussed in this document that may need to be considered for any potential or proposed growth area assessments. The general considerations are usually accompanied with any site specific comments on potential growth areas, however, as the spatial plan is high level, District Advice hasn’t provided specific comments. If RDC would like comments for detailed assessment of potential growth areas, please log these requests via our [District Advice Enquiry Form](#).

Horizons would like RDC to ensure the following general comments are considered:

- There is opportunity to work together on future modelling of the Tutaenui Stream.

- There is opportunity to work together on climate change projects and initiatives. Again as mentioned in the previous email: For the rural villages, Horizons support stopping any further development for Whangaehu and Scott's Ferry (not limited to these locations as more hazard and climate change information is been gathered). Horizons recommend noting that the risk of future flooding is likely to worsen due to the effects of climate change.
- Please consider if existing drains are a natural waterway or an artificial waterway as fish passage may need to be addressed. Horizons are seeking information about the legal definition of artificial and natural waterways. If a waterway is natural (even if modified) or an artificial system that has become naturalised, RDC will need to be aware of the National Policy Statements particularly for fish passage, and will need to consider consenting requirements more generally. For more information Horizons Senior Environmental Scientist Freshwater Mike Patterson can be contacted by email Mike.Patterson@horizons.govt.nz.

Horizons would like to provide an additional comment in regards to water allocation / availability:

- A number of the proposed spatial plans that identify the need for more water in the future. The rules governing water abstractions are outlined in Chapter 16 of the [One Plan](#). Surface water availability under the core allocation limits set out in the [One Plan](#) is very limited or zero in some of the areas where the need for more water has been identified. Groundwater availability is also very limited in some areas.
- For up to date technical advice relating to water availability in specific areas, please email Science.Data@horizons.govt.nz. For general consenting queries relating to proposed water abstractions please email consents.enquiries@horizons.govt.nz or call 0508 800 800 and ask for the duty planner.

Horizons would like to provide an additional comment in regards to reticulated wastewater capacity and on-site wastewater disposal:

- For any proposed subdivisions, Horizons District Advice strongly discourages any lot sizes that are under 5,000m², due to on-site wastewater disposal environmental effects which is contrary to the intent of the One Plan. Please note: The 5,000m² minimum lot size rule was created to mitigate environmental effects of the domestic on-site wastewater systems from smaller lots. Horizons needs to ensure that the cumulative effects of numerous systems operating within an area do not impact on ground water quality and do not cause the degradation of the downstream environment. For any new lots under 5,000m² a discharge consent will be required from Horizons.
- For existing smaller properties under 5,000m² (where there is no connection to reticulated wastewater) careful consideration will need to be given to improve wastewater discharge and reduce cumulative effects on groundwater quality. Any new or upgraded wastewater systems require advance secondary treatment and low disposal application rates to suit the infrastructure and maximum potential occupancy to reduce the effects on groundwater quality.
- For existing properties under 2,500m² a discharge consent will be required from Horizons for on-site wastewater disposal. For properties that are over 2,500m² in size but under 5,000m² that titles were issued before the [One Plan](#) become operation on 31 August 2012, a discharge consent is not required from Horizons although any new or upgraded on-site wastewater disposal system needs to be designed in accordance with the Manual for On-site Wastewater Systems Design and Management (Horizons Regional Council, 2010) and comply with the relevant conditions of [One Plan](#) Rules 14-13 and 14-14.
- For existing properties under 5,000m² (where there is no connection to reticulated wastewater) Horizons strongly discourages additional subdividing due to cumulative effects.
- Horizons Environmental Scientist and Ministry for the Environment advise that application areas can pose a health risk. The discharge of partially treated, untreated wastewater or failing on-site systems pose a health risk to people through direct contact with untreated wastewater. This commonly results in gastro-intestinal upsets (enteric illnesses), but can also lead to more serious conditions caused by

viruses and parasites. Children, pets, the elderly or people with impaired immune systems should not have contact with wastewater application areas. This can be a challenge in smaller sized properties.

- Horizons is aware that Kōitiata has limited reticulated capacity. A priority for this community and future sustainable residential development is the expansion of the reticulated wastewater system. Numerous on-site wastewater disposal systems will have cumulative effects and may impact ground water quality and degradation of the downstream environment.
- Horizons Environmental Scientist has advised that some of the current reticulated systems will need to be replaced in the near future.
- If you need to talk to Horizons Environmental Scientist Harold Barnett about wastewater you can email him directly harold.barnett@horizons.govt.nz.

Closing Comment

Thank you again for the opportunity to provide feedback on Pae Tawhiti Rangitīkei Beyond – the Rangitīkei Community Spatial Plan. If you have any general questions, please contact Horizons District Advice Coordinator or directly contact the appropriate team or staff member.

Ngā mihi | Kind regards

SARAH CARSWELL | Coordinator District Advice
DDI 5908 | M 021 2277 540 | 0508 800 800

From: Sarah Carswell
Sent: Friday, 3 February 2023 3:20 PM
To: 'Katrina Gray' <Katrina.Gray@rangitikei.govt.nz>
Cc: Leana Shirley <Leana.Shirley@horizons.govt.nz>
Subject: RE: Draft - Rangitikei Community Spatial Plan

Kia ora Katrina,

As discussed on the phone, thank you for providing Horizons with the opportunity to comment on the Pae Tawhiti Rangitīkei Beyond – the Rangitīkei Community Spatial Plan (working draft).

District Advice has requested initial feedback from the following teams:

- Catchment Operations (Operations Manager, Scheme Engineer and Investigations and Design Team Leader)
- Science and Innovation (Senior Environmental Scientist Freshwater)
- Policy and Strategy (Senior Policy Planner and Climate Action Coordinator)
- Transport (Senior Policy Planner)
- District Advice (Coordinator District Advice)
- Consents and Consents Monitoring (Regulatory Management).

Catchment Operations - Operations

It was good to hear that you have already met with David Millar, Operations Manager. David has provided the following initial feedback:

1. Section 2, Part 1.
 - a. Marton really is growing rapidly. Population is 76% European + 24% Māori + 10% Pasifika = 110%. Dave advised that you explained to him (in person) that people identify with more than one ethnicity and this is why the ethnic group percentage is over 100%.

- b. For page 50 (key themes) would be useful to see the legend for the map, if it's available and if it hints at any intensification. District Advice assumes the legend is a work in progress.
 - c. It would be good to see more information on the proposed rail hub and any other known industrial development for Marton. Although maybe this isn't where we would get to see that.
 - d. David would really encourage the area near the SH3 Bridge at the Rangitikei River be developed into a reserve managed by RDC, or at least have it flagged in this document as a location for potential future work.
2. Section 2, Part 2.
 - a. Good to see the flood risk at Whangaehu being taken seriously, with no future development allowed in the village. In terms of David's other role as Lifeline chair, he would like to see the lahar runout risk being mentioned separately to floods, but he appreciates it's the same impacted areas.
 - b. The flood risks at Koitiata seem to be downplayed. David suggests they should all be highlighted. Even for fluvial flooding, RDC has actions it can take to try and make the situation less dire (in other words less serious/severe). Certainly, it should be flagged that we should be working together to make the community more resilient to current and future risks.
 - c. Scott's Ferry has been handled pretty well in this document, in contrast to Koitiata. David would like to see more around future planning to improve resilience. There will be a community there for some time yet that is very exposed to risk, and we need to do as much as we can to improve their lot.
 3. Section 3.
 - a. David has requested a high resolution copy of the map on page 227 of Section 3. Is this possible please?
 - b. Page 237 seems to contradict itself, saying there's sufficient Residential zoned land for the next 12-22 years, but that there's an undersupply of Residential Zone land across all three growth scenarios.
 - c. A stormwater management plan for Marton has been in the pipeline for nine or 10 years now. David is not sure what progress has been made, but this should be a key priority as there needs to be a plan.
 - d. The map on page 239 is excellent. David note that he not sure what feedback there's been on proposed growth areas from us in the past, but this is an aspect worth a number of us spending significant time on together before responding.
 - e. Page 246 the legend doesn't show the hatched blue area for Bulls, so I'm only assuming that it's the flood zone? It's great this is shown, but it would be good to see the AEP and David be interested to know what's being done to restrict development within it. I'm not sure exactly what a Rural Living growth area is, or why the map is showing one that's in the flood zone.
 - f. Mangaweka is also showing a Rural Living growth area in a flood zone on page 260.
 - g. David advised that he has spoken to you in person about how the wastewater and water supply for Mangaweka is a constraint. Although not directly within David's current sphere of influence, but for Mangaweka David suggested that if they're still preparing a consent for wastewater, they shouldn't be looking to increase the load on the current system with growth areas. Particularly given that, as page 265 indicates, the available supply of water is also a constraint.
 - h. David didn't see any of the study areas shown on the Turakina map, even though two were shown as moderate suitability.

David suggests that it would be worthwhile meeting together for a closer look at each identified growth area which District Advice and RDC have arranged for 9 February.

Catchment Operations – Investigations and Design including the Scheme Engineer

Julia Jung draft Rangitikei Spatial Plan has reviewed the plan at a high level and discussed it with the Wayne Spencer, Northern Area Scheme Engineer.

Their focus is on stormwater discharge and natural hazard avoidance i.e. flood risk where RDC is proposing zones. Julia and Wayne have provided the following initial feedback:

The zones that raise concerns are:

- Marton – MAR13 and MAR 14
- Bulls – BUL03, BUL05, BUL06 and BUL07
- Hunterville – HUN01, HUN02 and HUN04

The zones above are in close proximity to the watercourse and some are in flood hazard zone. It appears that Marton, Bulls and Hunterville has higher risk in flooding than other locations in the region. Marton has a number of detention dams and reservoir upstream from the urban area, Tuteanui Stream is currently full capacity. So any development should meet stormwater neutrality. Stormwater Management Plan should be prepared prior to zoning the area for development to demonstrate that there will be no increased flood risk due to the development. In addition, River Managers and relevant sectors are currently discussing the idea of giving more room to our awa.

Turakina Township - as part of Hazard Mapping Group, Makirikiri Stream catchment has been modelled. The final report is being reviewed at the moment. Once the model result is available, Catchment Operations (or District Advice team) will share it with RDC so we can work better together.

Catchment Operations – Investigations and Design including the Scheme Engineer

Michael Patterson, Senior Environmental Scientist Freshwater, Science and Innovation has reviewed the plans and advised it is difficult at this stage of the process to provide specific feedback, however, Michael has provided the following initial high level feedback:

- RDC have considered stormwater, wastewater and water supply needs at a high level. There is not a lot of detail in this document although it wouldn't necessarily expect there to be at this spatial plan level. This includes reference to stormwater management plans, and the needs for future proofed consents for wastewater and drinking water supplies. Michael very much supports consideration of these matters at this spatial plan stage.
- Michael notes that RDC are proposing that they will require new developments to be stormwater neutral (in the overview document). Michael doesn't know exactly what that means in this context, but assuming it means managing stormwater onsite, to some standard, which Michael certainly thinks is a good idea.
- RDC also discuss the need for a stormwater catchment management plan for Marton. Something like that would be really helpful, and could possibly form the basis for a consent, if it is deemed they require one (they may consider they are able to meet the permitted activity requirements at this stage).
- RDC have made reference to a number of relevant pieces of legislation like the NPS-Freshwater Management etc.
- As usual, RDC will need to have consideration for the relevant pieces of legislation/policy, and get the relevant consents for anything to do with wastewater, drinking water and potentially stormwater etc.

Policy and Strategy – Senior Policy Planner

Leana Shirley, Senior Policy Planner, has briefly reviewed the plans and provided initial high level feedback. The following feedback at this stage are overarching, except where Leana has noticed something specific as she has made her way through the documents:

- Leana would like to commend RDC on the amount of work that has gone into preparing the spatial strategy
- NPS-HPL (protecting class 1, 2 and 3 soils from development) and One Plan Objective 3-4 and Policy 3-5 require Territorial Authorities to consider the benefits of retaining Class 1 and 2 versatile soils for use as production land when assessing applications for rural-residential subdivision. The NPS-HPL will still have an impact on how highly productive land is developed in the Rangitikei.
- NPS-UD: while there are no cities or Tier 2 areas in the Rangitikei, the concepts and direction of the NPS-UD will impact how urban areas grow within the Rangitikei District. Of note is Proposed Plan Change 3 for Horizons One Plan which is in response to the NPS-UD. Horizons PPC3 is due to be heard later this year.
- NPS-FM and freshwater: there is a significant work programme underway to review the One Plan in light of the NPS-FM 2020. As this project progresses, there may be elements of relevance to the spatial strategy.
- One Plan

There are a number of One Plan objectives and policies relevant to this strategy. The following listed key chapters are included below but not limited to:

- Chapter 2 Te Ao Maori
- Chapter 3 (energy, infrastructure and waste)
- Chapter 5 – water quality

- Chapter 6 – biodiversity
- Chapter 8 – coast (for those small coastal communities)
- Chapter 9 – natural hazards.

Healthy natural environment (page 18 of overview document):

- Of note it is limited to urban infrastructure, a suggestion is that transport infrastructure should also be incorporated.
- Suggest that the goal of protecting our most important ecosystems from inappropriate land use should be extended to include development i.e. ...land use and development.

Climate Action Coordinator – Andrew Watt (Policy and Strategy team)

Andrew has had a brief look through the spatial plan and provided the following feedback on Whangaehu and Scott's Ferry only.

These locations have the same issue with increased flooding risk with severe consequences. District Advice has also advised this is also an issue for Hunterville, Marton, Bulls, Koitiata and perhaps parts of Turakina.

For the rural villages, we support stopping any further development for Whangaehu and Scott's Ferry (not limited to as more hazard and climate change information is been gathered). We recommend noting that the risk of future flooding likely getting worst due to the effects of climate change. Currently that fails to explain why flooding is likely to get worse.

The plan mentions emissions reduction but does not seem to include much detail or rationale of how the plan would encourage or achieve reduction beyond some examples of potential cycle-ways etc. Focussing on and detailing safe, accessible and connected active transport for urban communities would stipulate actions to reduce emissions within those communities.

Transport – Senior Policy Planner

Leana Shirley, Senior Policy Planner, has briefly reviewed the plans and provided initial high level feedback. The following feedback at this stage are overarching, except where Leana has noticed something specific as she has made her way through the documents:

The spatial strategy recognises and talks about the importance of good transport connections for the Rangitikei District. It is good to see consideration of the transport network and how people may move within district as part of the spatial strategy.

- RLTP - [Regional Land Transport Plan 2021](#) – sets strategic direction for transport in the region
 - Urban development should be mindful of this document with a focus on providing multi-modal travel in urban areas and safe and efficient connections between communities and in rural areas.
 - The language used in the Objectives and Strategic Investment Priorities of the RLTP may be useful to incorporate into the spatial strategy. If nothing else the RLTP should guide some of the direction for the spatial strategy in relation to transport.
 - There are some key transport projects underway or proposed for the Rangitikei District e.g. the Marton Rail Hub and the North Island Passenger Rail connector investigations) which if completed will impact how people and freight move around the district – see the [transport initiatives](#) page for more info.
- RPTP - [Regional Public Transport Plan 2022](#) – sets the strategic direction for Public Transport in the region:
 - For urban development and planning: the need to consider future public transport requirements (good street and urban design) and importance of giving people the ability to choose alternative travel modes is important. It is weaved into parts of the strategy but could be made stronger.
 - The RPTP includes information on the current PT services and proposed investigations or new services (tables 8 and 12 of the [RPTP](#)). This information may be useful to reference in the strategy.

- Setting of speed limits and Speed Management Plans. Aimed to improve safety and schools will see reduced speed limits sooner rather than later. This will change how the urban environment functions and the safety of the transport network. Acknowledgment of this work may be helpful in the strategy.
- Specific comments on Overview document:
 - Page 16 (diverse rural economy) suggest that the last bullet point “*provide a safe and efficient transport system and freight network that supports rural economic activity*”, would sit better under the “how we get there” heading. It could also be expanded to include tourism as an element of economic activity that is supported by the transport system.
 - Page 17 (vibrant town centres) suggest that provision for alternative transport modes (walking, cycling, scootering etc.) be incorporated into the “how we get there” section – possible under “*lead streetscape design*”. This could also incorporate some of the wording from the NPS-UD policy 1 – (improve accessibility for all people between housing, jobs, opportunities for social interaction, services, and public open space, including by way of public and active transport).
 - Emissions reduction (page 19):
 - Suggest reference to specific emission reduction technology e.g. hydrogen, E.V etc.
 - Suggest development of the climate impact strategy and plan should also be incorporated under “climate resilience”.
 - Suggest there is likely wording incorporated in the Emissions Reduction Plan that may assist with development of this focus area.

District Advice

District Advice has reviewed the draft working plan and appreciates the amount of hard work it has taken to prepare this and is pleased that RDC approached Horizons to provide initial feedback.

District Advice supports the feedback from individuals above and looks forward to the opportunity to meet with RDC on Thursday 9 February.

District Advice has attached Horizons General Considerations document for future growth area. There are regional and national matters discussed in this document may need to be considered for any potential or proposed growth areas. The general considerations are usually accompanied with any site specific comments on potential growth areas, however, as the spatial plan is high level, District Advice hasn’t provided specific comments. If RDC would like comments on potential or future growth areas, we can discuss these at our on 9 February or please log these via our [District Advice Enquiry Form](#).

Some relevant information can be self-sourced on [Horizons Maps | Public Viewer](#) as outlined below.

The following listed information (including but not limited to) can be found on [Horizons Maps | Public Viewer](#) by selecting the relevant map profile and clicking on the 'Layer' icon to list and tick the relevant map features*

- Natural Hazards e.g. flooding, faults, liquefaction, tsunamis, coastal and volcanic hazards (select the Regional Natural Hazard Viewer Map Profile)
- Land Use Capability (LUC) classes shown as Land Resource Inventory (LRI 2) (select District Advice Map profile)
- Fundamental soil information e.g. classification and drainage class (District Advice Map)
- Ground water bores or drinking supply information (District Advice Map)
- Waterways / streams with One Plan Schedule B Values (One Plan Map)
- Horizons Resource Consent information (Regulatory Activity Map).

**To find more information on the feature/layer please click on the map at the location of interest or on the relevant map feature, once the “Details” box appears on the right hand side of the screen, click on the small black arrows to view all land parcel and feature details.*

Consents and Compliance Monitoring

Unfortunately due to reduced staffing, Consents and Compliance were not able to provide District Advice with a comment.

On behalf of Consents District Advice have provided the following comments on stormwater:

Due to an increasing number of enquiries for stormwater discharges in the Tutaenui Stream catchment any stormwater discharges to the Tutaenui Stream catchment may require a hydrological assessment to determine if resource consent is required.

Stormwater within the residential area of Marton is managed by the RDC, however, the stormwater discharge to the Tutaenui catchment is managed by Horizons. Horizons Consents team have advised Horizons District Advice team that due to an increasing number of enquiries for stormwater discharges in the Tutaenui Stream catchment any stormwater discharges to the Tutaenui Stream catchment may require a hydrological assessment to determine if resource consent is required. RDC needs to ensure that the development on the property does not divert stormwater flows onto other properties and does not cause or exacerbate flooding elsewhere.

Horizons [One Plan](#) Rule 14-18 permits the discharge of stormwater to surface water and land, subject to compliance with conditions. The conditions include ensuring that the discharge does not cause or exacerbate the flooding of any other property and there is no erosion beyond the point of discharge unless this is not practicably avoidable, in which case any erosion that occurs as a result of discharge must be remedied as soon as possible. Care will need to be taken if stormwater is to be discharged across sloping land due to the potential for this to cause erosion. Any on-site stormwater discharges should be directed away from wastewater land application areas as this can reduce the efficiency of the wastewater system to treat wastewater.

For more information about the discharge of stormwater and the [One Plan](#) rules visit our website: <http://www.horizons.govt.nz/publications-feedback/one-plan/part-2-regional-plan/chapter-14/14-6-rules-stormwater> “

District Advice also assumes that the regulatory team would be interested in providing feedback on wastewater and water supply. This feedback may be given in person on the 9 February.

For other consenting matters, please refer to the attached General Considerations document.

Closing Comment

If you have any questions, please let me know, otherwise we can discuss further when we meet on 9 February.

Ngā mihi

SARAH CARSWELL | Coordinator District Advice
T 0508 800 800 | E district.advice@horizons.govt.nz

To log any new District Advice requests please use our online request form: <http://www.horizons.govt.nz/managing-natural-resources/district-advice/enquiry-form> Search the property details by slowly typing the residential street address e.g. 11 Victoria (exclude the town/city) or search by the valuation number e.g. 12345 678 00. Please provide the purpose of your request and attach any relevant documents. We aim to get back to you within ten working days.

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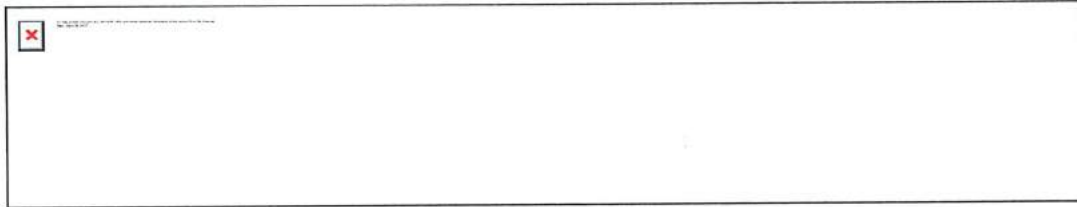
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From: Katrina Gray <Katrina.Gray@rangitikei.govt.nz>

Sent: Wednesday, 21 December 2022 1:02 PM

To: Charlotte Almond <Charlotte.Almond@horizons.govt.nz>; Wayne Spencer <Wayne.Spencer@horizons.govt.nz>; Sarah Carswell <sarah.carswell@horizons.govt.nz>

Subject: Draft - Rangitikei Community Spatial Plan



Good afternoon,

I am emailing you a full draft of Pae Tawhiti Rangitikei Beyond – the Rangitikei Community Spatial Plan (working draft) for feedback (if you wish to input). I note that I could have done a better job at collaborating in the development of the document, and there are likely quite a few areas that Horizons input could add value to the document. I'm happy to meet in the new year and discuss key areas of interest and how they could be incorporated into the document. Please forward this email onto anyone internal that you think may wish to feed in.

It is almost 300 pages so you may wish to just refer to specific sections. For ease the document has been split into:

- Overview – contains the introductory information and district-wide directions.
- Rural/growth – rural environments and our growth towns (Marton, Taihape, Bulls, Hunterville, Mangaweka).
- Villages/coastal – the rest of our settlements.
- Details – context information/greater detail on the residential growth strategy.

The link to the documents is here - https://www.dropbox.com/sh/bgjgrubdm5ym6ka/AACJDUIXS--Mpyos_sepV-lva?dl=0

Next steps

I'm aiming to get the document onto the agenda for the end of February Council meeting to adopt for community consultation during March/April 2023.

I am happy to meet with you in the New Year to discuss any feedback you have.

Ngā mihi,
Katrina

Katrina Gray	Kaiwhakamahere Rautaki Matua	Senior Strategic Planner
46 High Street, Private Bag 1102, Marton 4741	www.rangitikei.govt.nz	
P 06 327 0099 or 0800 422 522	M 027 287 3148	



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HORIZONS REGIONAL COUNCIL GENERAL CONSIDERATIONS FOR PROPOSED RESIDENTIAL OR LAND DEVELOPMENTS AS WELL AS FUTURE GROWTH AREAS

Updated 15.03.2022 by Horizons District Advice Service

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The regional and national matters discussed in this document may need to be considered for proposed residential or land developments e.g. land use consents, subdivisions, building consents, future or proposed plan changes including potential growth area.

This document is generally accompanied with any property specific comments that are prepared by [Horizons District Advice service](#).

The local district / city council are the consenting authority for proposed plan changes, subdivision and building consents (except for [dams](#) which is regional authorities).

For information on the national policy statement on urban development: www.environment.govt.nz/acts-and-regulations/national-policy-statements/national-policy-statement-urban-development/

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1. Horizons Maps – Public Viewer <https://maps.horizons.govt.nz/Gallery/>

The following listed information (including but not limited to) can be found on [Horizons Maps | Public Viewer](#) by selecting the relevant map profile and clicking on the 'Layer' icon to list and tick the relevant map features or layers*:

- Regional Natural Hazards e.g. flooding, faults, liquefaction, tsunami, coastal and volcanic hazards (select the Regional Natural Hazard Viewer Map)
- Land Use Capability (LUC) classes shown as LRI 2 – Landuse Class (select the District Advice Map)
- Fundamental soil information e.g. classification and drainage class (District Advice Map)
- Ground water bores or drinking supply information (District Advice Map)
- Waterways / streams with One Plan Schedule B Values (One Plan Map)
- Horizons Resource Consent information (Regulatory Activity Map).

**To find more information on the feature/layer click on the map at the location of interest or on the relevant map feature, once the "Details" box appears on the right hand side of the screen, click on the small black arrows to view all land parcel and feature details.*

To view 1 in 200 year (0.5% Annual Exceedance Probability (AEP)) modelled wet extents visit the Regional Natural Hazard Viewer or our webpage on flood plain mapping at www.horizons.govt.nz/flood-emergency-management/flood-plain-mapping. Important to note that not all catchments and floodplains are modelled.

2. Natural Hazards and the One Plan

Horizons [One Plan](#) Policy for Natural Hazards:

- **Objective 9-1:** of the One Plan sets the overarching approach towards managing the effects of natural hazard events in the Region, as follows:

The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of communities are avoided or mitigated.

- **Policy 9-4:** (Other types of natural hazards) states that:

the Regional Council and Territorial Authorities must manage future development and activities in areas susceptible to natural hazard events (excluding flooding) in a manner which:

- Ensures that any increase in risk to human life, property or infrastructure from natural hazard events is avoided where practicable, or mitigated where the risk cannot be practicably avoided,*
- Is unlikely to reduce the effectiveness of existing works, structures, natural landforms or other measures which serve to mitigate the effects of natural hazard events, and*
- Is unlikely to cause a significant increase in the scale or intensity of natural hazard events.*

For more information read [Horizons Flood Hazards and the One Plan Fact Sheet](#). The purpose of this fact sheet is to support staff at the Region's Territorial Authorities (TAs), agents and land owners to give effect to the natural hazards policies in the [One Plan](#). It assumes that the you have already read [Chapter 9 of the One Plan](#) and provides additional information on the [One Plan](#) provisions relating to natural hazards, in particular flooding and development in areas prone to flooding (Policy 9-2). This is relevant for areas that have flood modelling completed. For more information refer to [Chapter 9 of the One Plan](#).

For specific property information or for indicative flooding information for areas that don't have flood modelling, online property requests can be made with [Horizons District Advice service](#).

3. Climate Change

Climate change is likely to influence the frequency, scale or intensity of atmospherically influenced natural hazards such as flooding. The Region can expect sea level rise, increased atmospheric temperatures, possibly more rainfall / wind and more extreme weather events e.g. floods, droughts and high winds. Due to limited knowledge of the influence climate change may have on some natural hazard events, a precautionary approach to establishing or intensifying land use activities in areas potentially subject to natural hazards, including consideration of sea level rise and climate change implications.

Consider [One Plan](#) Policy 9-5: Climate change which seeks to ensure that the implications of climate change are considered as appropriate which states:

The Regional Council and Territorial Authorities must take a precautionary approach when assessing the effects of climate change and sea level rise on the scale and frequency of natural hazards with regard to decisions on:

- (a) stormwater discharges and effluent disposal,*
- (b) coastal development and coastal land use*
- (c) activities adjacent to rivers,*
- (d) water allocation and water takes,*
- (e) activities in a Hill Country Erosion Management Area,*
- (f) flood mitigation activities, and*
- (g) managing storm surge.*

The Regional Council's primary focus is to help the Region adapt to the effects of climate change by:

- *Promoting resilient land-management practices under the Sustainable Land Use Initiative (SLUI), which will reduce the effects of climate change and provide carbon sinks at the same time;*
- *Managing water quality within a values framework responsive to climate change;*
- *Managing water quantity according to minimum flows and a core allocation framework responsive; to climate change; and*
- *Planning for changes to the scale and frequency of natural hazards.*

Objectives, policies and methods that directly or indirectly address climate change in Chapters 3, 4, 5 and 9 of the [One Plan](#).

Worsening coastal and flooding hazards are not yet fully reflected in homeowners' decisions to purchase, develop or renovate coastal property. New Zealand is also still building new residential developments in climate-risky locations.

For information read the infosheet on House Insurance and Climate Change:

www.deepsouthchallenge.co.nz/wp-content/uploads/2021/01/Your-Questions-Answered-House-Insurance-Climate-Change.pdf

For information on climate change and the withdrawal of insurance:

www.deepsouthchallenge.co.nz/research-project/climate-change-and-the-withdrawal-of-insurance/

For more information about climate change, sea level rise and coastal vertical land movement:

<http://www.searise.nz/>

www.niwa.co.nz/natural-hazards/hazards/sea-levels-and-sea-level-rise

<https://environment.govt.nz/publications/interim-guidance-on-the-use-of-new-sea-level-rise-projections/>

4. Stormwater Management (Quantity and Quality)

Horizons [One Plan](#) Rule 14-18 permits the discharge of stormwater to surface water and land, subject to compliance with conditions. The conditions include ensuring that the discharge does not cause or exacerbate the flooding of any other property and there is no erosion beyond the point of discharge unless this is not practicably avoidable, in which case any erosion that occurs as a result of discharge must be remedied as soon as possible. Care will need to be taken if stormwater is to be discharged across sloping land due to the potential for this to cause erosion. If stormwater is to be discharged via a reticulated network a consent may be required from Horizons.

Any on-site stormwater discharges should be directed away from wastewater land application areas as this can reduce the efficiency of the wastewater system to treat wastewater. If the site has poorly drained soils, stormwater management will need to be carefully considered because poorly drained soils have a water table that are close to the surface or a compact subsurface layer that limits the rate that water can drain through the soil.

Urban stormwater can collect a variety of contaminants as rainwater runs over impermeable surfaces. The levels and types of contaminants vary depending on land uses.

Contaminants can include:

- sediment;
- trace metals such as copper, lead and zinc;
- hydrocarbons from petrol and oil;
- pathogenic bacteria and viruses;
- pesticides; and
- trace organics such as phthalates and surfactants.

For information to improve the quality of stormwater runoff visit NIWA's website on stormwater management: www.niwa.co.nz/freshwater-and-estuaries/our-services/stormwater-management

Horizons Catchment Operations Group encourages the use of on-site mitigation measures to control the rates of run-off from any development. Increased run-off from any developments has the potential to exacerbate downstream flooding issues, whether this is localised stormwater issues, or flooding from rivers, streams or other water courses.

For more information about the discharge of stormwater and the [One Plan](#) rules visit our website: www.horizons.govt.nz/publications-feedback/one-plan/part-2-regional-plan/chapter-14/14-6-rules-stormwater. If these rules cannot be achieved a consent will be required in order for this to be controlled.

Local District / City Councils will also need to consider stormwater in terms of the National Policy Statement for Freshwater Management (NPS-FM).

5. National Policy Statement for Freshwater Management (NPS-FM) & National Environmental Standards for Freshwater (NES-FW)

Assessment of any future growth area or site will need to be completed in relation to the NPS-FM and NES-FW. There are sections within NPS-FM and NES-FW that relate to the loss of waterway / wetland extent or quality, and fish passage considerations around any proposed culverts, piping of waterways or divisions. These are best considered early in the process, as the consenting pathways for these have in some cases become considerably more difficult, depending on what is proposed. For more information please refer to the [National Works in Waterways Guideline](#).

The NPS-FM and NES-FW has a wider definition of wetland than [One Plan](#). Putative wetland areas would need to be assessed against the NPS-FM / NES-FW definition in addition to the [One Plan](#).

NES-FW Freshwater regulates activities in and within 100m of 'natural inland wetlands' which may include areas not described in [One Plan](#) Schedule F, which may require consent for additional activities. Please also consider Horizons [One Plan](#) Policy 13-3A for regional policy on 'natural inland wetlands' which is also discussed in paragraph 7 of this document.

Local District / City Councils will also need to consider stormwater in terms of the NPS-FM.

For more information visit the Ministry for the Environment's (MfE) website: www.mfe.govt.nz/fresh-water/npsfm/documents-incorporated-by-reference or contact our Biodiversity Team on 0508 800 800 or email Biodiversity@horizons.govt.nz

6. Horizons One Plan Schedule B Values (Surface Water Management Values)

In the regional plan of the [One Plan](#) there are Schedule B values that apply to waterways. These are called surface water management values or waterways with Schedule B values and they can be viewed on [Horizons Maps | Public Viewer](#) by selecting the 'One Plan' map profile.

Drainage channels that are managed by Horizons, as part of Horizons Drainage Schemes, have Flood Control and Drainage values under Schedule B of the [One Plan](#). As a result, resource consent is required from Horizons for certain activities within 10 metres of the bed of these Horizons scheme drains or waterways (valued for Flood Control and Drainage) that could adversely affect the function of the flood control scheme. Activities that may require resource consent include: the planting of trees / shrubs, new buildings and structures (including access-ways), some new fencing, depositing cleanfill and any land disturbance that impedes access for maintenance purposes. Please note that there are waterways that aren't scheme drains but have Flood Control and Drainage values.

Resource consent may also be obtained from Horizons for a range of activities occurring within 8 metres of the landward toe of a Horizons stopbank, or between the stopbank and the waterway.

Should anyone wish to carry out any activities (including any new access-ways) within 10 metres of the bed of drains and waterways valued for Flood Control and Drainage or near a stopbank, they will need to first contact the relevant Area Scheme Engineer on 0508 800 800 to confirm any resource consent requirements or conditions of work. Or alternatively contact the Horizons Duty Planner on 0508 800 800. Please refer to relevant [One Plan](#) Rule 17-14 and 17-15 for more information.

Other Schedule B values may include but are not limited to: Trout Fishery / Spawning, Water Supply, Domestic Food Supply, Site of Significance, White Bait Migration etc. Please refer to the [One Plan](#) about the 10 metre set back rules and conditions for some Schedule B values (rule 13-1 to 13-6). These conditions include ensuring that erosion and sediment control methods are installed prior to and maintained during any proposed land disturbance activity.

Consider Horizons [One Plan](#) Table 17.2 for general conditions for permitted activities and controlled activities involving the beds of rivers and lakes. For more information refer to Horizons factsheet called [Structures in the Beds of Rivers and Lakes](#).

River and Drainage Scheme Information on our website: www.horizons.govt.nz/flood-emergency-management/flood-protection/river-drainage-schemes

Horizons [District Advice service](#) or a Horizons duty planner on 0508 800 800 can provide specific comments for waterways with Schedule B Values. For information on consents please contact our Consents Team on consents.enquiries@horizons.govt.nz or ask for the Horizons Duty Planner on 0508 800 800. Alternatively visit our website: www.horizons.govt.nz/managing-natural-resources/apply-for-consents

7. Indigenous Biodiversity & Natural Inland Wetlands (Rare, Threatened or At-Risk Habitats)

Rare habitats, threatened habitats or at-risk habitats (as determined in accordance with Schedule F of the [One Plan](#)) are recognised as being an area of significant indigenous vegetation or a significant habitat of indigenous fauna. These habitats will be given a high level of protection, through rules, from activities likely to cause any further loss or modification.

If there are plans on clearing indigenous vegetation (scrub or trees) or any proposed land use activities near or within indigenous or potentially indigenous biodiversity sites or wetlands, please contact Horizons Biodiversity Team for more information.

It is important to note that there may be additional sites that are not included in our records but still trigger rules under the [One Plan](#).

Please consider [Schedule F](#) and Chapter 13 of the [One Plan](#) which include rules around land use activities and indigenous biological diversity.

Please consider [One Plan](#) Policy [13-3A](#) Natural Inland Wetlands which states: "*The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...*". Policy [13-3A](#) lists the land use activity exceptions to this statement and describes when the Regional Council is satisfied.

Consider [One Plan](#) Rule 13-3A for non-plantation forestry in [One Plan Chapter 13](#).

If you have any further questions about this information contact our Biodiversity Team on freephone 0508 800 800 or email Biodiversity@horizons.govt.nz

8. Faults (Known and Active)

Horizons has commissioned GNS to complete active fault and fault avoidance zone mapping for the Region. You can view the mapping and download the reports from the Regional Natural Hazard Viewer on our website: <https://maps.horizons.govt.nz/Gallery/>

The Ministry for the Environment (MfE) has produced the following guideline for active faults:

www.environment.govt.nz/publications/planning-for-development-of-land-on-or-close-to-active-faults-a-guideline-to-assist-resource-management-planners-in-new-zealand/

9. Liquefaction Susceptibility

GNS Science has completed regional scale liquefaction susceptibility mapping. There may be areas within the growth area or development site that have susceptibility to liquefaction. You can view the liquefaction mapping on the Regional Natural Hazard Viewer accessed from our website: <https://maps.horizons.govt.nz/Gallery/>

Please note: *The liquefaction hazard map supplied is a regional scale map that identifies areas where liquefaction might be damaging to buildings and infrastructure. It is not suitable for use as a site-specific analysis of liquefaction, but it may be used to identify and prioritise areas where a site-specific analysis of liquefaction hazard is warranted.*

For more information about planning and engineering guidance for potentially liquefaction-prone land: www.building.govt.nz/assets/Uploads/building-code-compliance/b-stability/b1-structure/planning-engineering-liquefaction.pdf

Changes have been made to the Building Code to require robust foundations for liquefaction-prone ground. This change already exists in the Canterbury region, and has been extended to all of New Zealand in November 2021, ensuring new buildings are being built safely and strongly enough to withstand liquefaction risks. For more information on building on liquefaction-prone ground: www.building.govt.nz/building-code-compliance/geotechnical-education/ensuring-new-buildings-can-withstand-liquefaction-risks

Palmerston North City Council holds the best liquefaction information within Palmerston North and surrounding areas: www.pncc.govt.nz/rates-building-property/property-housing/palmerston-north-and-liquefaction/

Tararua District Council holds the best liquefaction information for Tararua District: <https://storymaps.arcgis.com/stories/10c701e0659249ee87cf81e4d7a4c6e3>

Other District Councils in the Region may hold more site specific or district scale liquefaction information.

The [New Zealand Geotechnical Database](#) has been developed for the use of professional geotechnical and structural engineers to access geotechnical data shared by other engineers and their clients, and to share their own data in return. You will need to apply for a [user account](#) to access this information.

If you have any seismic questions, contact GNS Science.

10. Tsunami Evacuation Zones

For information on Tsunami evacuation zones visit Horizons website: www.horizons.govt.nz/flood-emergency-management/civil-defence-in-our-region or view the zones on the Regional Natural Hazard Viewer accessed from our website: <https://maps.horizons.govt.nz/Gallery/>

11. Wastewater Management (Domestic On-site Wastewater and Town Reticulated Systems)

If the site cannot connect to a town reticulated system (most rural properties), please consider Horizons [One Plan](#) Rule 14-14 for new and upgraded discharges of domestic on-site wastewater requires in Condition (e)(i) that: *“the property must cover an area of at least either 5,000m² for properties created by subdivision after this rule becomes operative, or 2,500m² for properties that existed at the date that this rule becomes operative.”* The domestic wastewater Rules under the One Plan have been treated as operative (as they were beyond appeal) from the 31 August 2012. For more information refer [One Plan](#) Rules 14-13 and 14-14.

For any proposed subdivisions, **Horizons District Advice strongly discourages** any lot sizes that are under 5,000m², due to on-site wastewater disposal environmental effects which is contrary to the intent of the [One Plan](#). Note: The 5,000m² minimum lot size rule was created to mitigate environmental effects of the domestic onsite wastewater systems from smaller lots.

The wastewater application area is required to be located at **least 20 metres from** any waterway, including ephemeral waterways, drains, lakes / ponds and bores used for drinking water. NES-Freshwater regulates activities and this includes wastewater discharge **within 100 metres** a natural wetland. Land application areas should avoid areas that are prone to flooding / ponding or modelled flood inundation. Steep slope is a major design constraint because of the potential for runoff to cause adverse effects beyond the site boundaries.

Extreme care is recommended where proposed application areas have **poorly drained soils**. Poorly drained soils either have a water table close to the surface or a compact subsurface layer that limits the rate that water can drain through the soil. In poorly draining soils, soakage commonly becomes blocked and fails.

Care is also recommended where proposed application areas have *free / well drained soils* (gravels and sandy soils), where ground water is high and there is a higher risk of contamination. These drainage limitations will need to be carefully considered when designing suitable on-site wastewater disposal systems.

Proposed papakāinga housing developments that cannot connect to a town wastewater network, will need to demonstrate that all properties can sustain on-site wastewater disposal and that they comply with the [One Plan](#).

The Manual for On-site Wastewater Systems can be found on Horizons website: www.horizons.govt.nz/HRC/media/Media/One%20Plan%20Documents/Manual-for-On-site-Wastewater-Design-and-Management-2010.pdf

To view Horizons On-site Wastewater Treatment factsheet: www.horizons.govt.nz/CMSPages/GetFile.aspx?guid=aeb489c6-9b1e-4a7e-829e-10a57f6c694b

It is assumed that if a potential growth area is rezoned to residential, that wastewater disposal will be connected to the town reticulated system. It is also assumed that proposed developments within residential zones are connected to the town reticulated system. If the developments are proposed to be connected into reticulated services then Local District / City Councils will still need to ensure they are able to comply with their existing wastewater consent and water permits. Consider Horizons [One Plan](#) Rule 14-16 Human effluent storage and treatment facilities.

For information on discharges to land and water visit [One Plan Chapter 14](#). For more information on discharge resource consents contact our Consents Team on consents.enquiries@horizons.govt.nz or ask for a Horizons Duty Planner on 0508 800 800. Alternatively visit our website: www.horizons.govt.nz/managing-natural-resources/apply-for-consents

12. Land Disturbance (Includes Earthworks)

Horizons [One Plan](#) Rule 13-1 permits up to 2,500m² of land disturbance per property per 12 month period, subject to compliance with conditions. These conditions include ensuring that erosion and sediment control methods are installed prior to and maintained during the land disturbance activity and ensuring that the works do not occur on land within 5 metres of the bed of a river that is permanently flowing, an ephemeral waterway within an active bed width greater than 1 metre, or a lake. Please note that if the waterway or drain has values under Schedule B of the [One Plan](#), then it will need to be ensured that the works do not occur on land within 10 metres of the bed of the river.

Land with a pre-existing slope of 20 degrees or more is classified under the [One Plan](#) as “hill country erosion management area.” The [One Plan](#) permits up to 100m² of land disturbance per property per 12 month period in hill country erosion management areas, subject to compliance with conditions.

For land disturbance greater than 2,500m² refer to [One Plan](#) Rule 13-2.

For any proposed structures within or near waterways, consider [One Plan](#) Rules 17-10 for culverts and [One Plan](#) Rules 17-11 for other structures (including bridges, fords and other access structures).

For information on resource consents contact our Consents Team on consents.enquiries@horizons.govt.nz or ask for a Horizons Duty Planner on 0508 800 800. Alternatively visit our website: www.horizons.govt.nz/managing-natural-resources/apply-for-consents

13. Surface Water Use

Horizons [One Plan](#) Rule 16-1 permits the take and use of surface water, subject to compliance with conditions. These conditions include a maximum rate of take of 400l/ha per day for animal farming up to a maximum of 30 m³/day per property; or 15 m³ where the water is for any other use. The rates of take cannot be added, that is, the maximum allowable rate of take under this rule is 30m³/day per property. Water takes in excess of permitted activity limits require a water permit from Horizons Regional Council. The rate of take must not exceed 2.0 litres per second.

14. Groundwater Bores

There may be groundwater bores registered to this property. To view groundwater bores visit Horizons District Advice Map on [Horizons Maps | Public viewer](#). Horizons [One Plan](#) Rule 16-2 permits the take and use of groundwater, subject to compliance with conditions. These conditions include a maximum rate of take of 400l/ha per day for animal farming, up to a maximum of 50m³/day per property; or 50m³ where the water is for any other use. The rates of take cannot be added, that is, the maximum allowable rate of take under this rule is 50m³/day per property. Water takes in excess of permitted activity limits require a water permit from Horizons.

Any bore enquiries can be directed to groundwater@horizons.govt.nz or visit our website: www.horizons.govt.nz/managing-natural-resources/water/groundwater

15. Horizons Resource Consents

There may be active Horizons resource consents registered to properties and sites within the potential growth area or the land development area. If there are proposed changes to current resource consents, it is the holders responsible to advise Horizons Consents Team and apply for a variation.

Please view [Horizons Maps | Public Viewer](#) to locate Horizons resource consent information. Select the 'Regulatory Activity' map which provides geospatial and consent activity information.

For information on resource consents contact our Consents Team on consents.enquiries@horizons.govt.nz or ask for a Horizons Duty Planner on 0508 800 800. Alternatively visit our website: www.horizons.govt.nz/managing-natural-resources/apply-for-consents

16. Sites Associated with Hazardous Substances (SAHS) or Contaminated Land Info

Unless stated within Horizons District Advice property comments - this site / property is not listed on Horizons database of potentially contaminated sites. There may be sites of potential contamination that we are not aware of. Horizons recommend that the local or city council's database is checked as Horizons does not hold all of the contaminated and potentially contaminated land information.

17. Versatile Soils or Highly Productive Land or Land Use Capability (LUC) Class 1, 2 or 3

Allowing urban expansion, and the development of rural residential 'lifestyle blocks', onto the more versatile soils may result in a reduction of options for their future productive use. This may adversely affect the ability of future generations to meet their reasonably foreseeable needs.

Horizons [One Plan](#) Objective 3-4 and Policy 3-5 require Territorial Authorities to consider the benefits of retaining Class 1 and 2 versatile soils for use as production land when assessing applications for rural-residential subdivision.

The National Policy Statement for Highly Productive Land (NPS-HPL) provides for the protection of LUC Class 1, 2 and 3 soils. The NPS-HPL will enhance protection for our most productive land, providing security for both our domestic food supply and primary exports. The policy provides direction to improve the way highly productive land is managed under the Resource Management Act 1991 (RMA) which is achieved through clear and consistent guidance to councils on how to map and zone highly productive land, and manage the subdivision, use and development. More information visit Minister for the Environment's (MfE) webpage: www.mfe.govt.nz/consultation/proposed-nps-highly-productive-land

LUC and soil information may be discussed in more detail with specific area or site comments from the Horizons District Advice service.

Select the 'Property - District Advice' map at <https://maps.horizons.govt.nz/Gallery/> for soil information and Land Use Capability (LUC) classes as shown in the Land Resource Inventory (LRI2 Landuse Class) or visit Manaaki Whenua - Landcare Research website: <https://lris.scinfo.org.nz/layer/48076-nzlri-land-use-capability-2021/>

18. Strategic Integration of Infrastructure with Land Use

Territorial Authorities must proactively develop and implement appropriate land use strategies to manage urban growth, and they should align their infrastructure asset management planning with those strategies, to ensure the efficient and effective provision of associated infrastructure. Consider Horizons [One Plan](#) Policy 3-4 to ensure any proposed changes give effect to this policy.

19. Infrastructure, Energy and Transport

Chapter 3 of the [One Plan](#) outlines regionally significant issues for infrastructure, energy and waste and sets out the objectives, policies and methods that derive from these issues.

Objectives [3-1](#) to [3-4](#) and Policies [3-1](#) to [3-7](#) have been adopted to recognise the benefits of infrastructure and having it well integrated with other land uses, and to recognise and provide for renewable energy and energy efficiency measures.

Consider Horizons [One Plan](#) Objective [3-1](#) and Policies [3-1](#) and [3-2](#), which recognise and provide guidance on addressing adverse effects of other activities on regionally or nationally important infrastructure.

Horizons [One Plan](#) Policy 3-7 energy efficiency states:

- (a) *The Regional Council and Territorial Authorities must have particular regard to the efficient end use of energy in consent decision-making processes for large users of energy.*
- (b) *Territorial authority decisions and controls on subdivision and housing including layout of the site and layout of the lots in relation to other houses/subdivisions, must encourage energy-efficient house design and access to solar energy.*
- (c) *Territorial Authority decisions and controls on subdivision and land use must ensure that sustainable transport options such as public transport, walking and cycling can be integrated into land use development.*

The proposed plans will need to align with [One Plan](#) provisions in policy 3-7 relating to energy efficiency.

Parts of these Policies in chapter 3 give effect to parts of the Regional Land Transport Strategy, which seeks to protect the strategic transport network and create opportunity for the uptake of public transport options in the future. Proposals will need to align with the strategic direction of the [Regional Land Transport Plan](#) (2021-2031) and the [Regional Public Transport Plan](#) (2022-2032).

The core focus of the Regional Land Transport Plan is to provide a safe, connected and efficient land transport system that offers plenty of choice in transport modes.

Horizons Transport Team asks that development of the roading network be designed in such a way that enables development of the public transport infrastructure so that growth of the network is not restricted by inadequate road layout or design. The Transport Team are keen to continue to work with officers and provide guidance on the infrastructure needs of a public transport network and future networks.

For information on transport visit our website www.horizons.govt.nz/buses-transport/transport-planning. You can contact our Transport Team on transport@horizons.govt.nz or talk to a Transport Planner on Freephone 0508 800 800.

20. Te Ao Māori – The Māori World

Consider [Chapter 2](#) of the [One Plan](#) for regional policy information on Te Ao Māori which describes the resource management issues and environmental outcomes sought by tangata whenua, and provides links to provisions in other chapters of the Plan that seek to deliver on these outcomes. Horizons [One Plan](#) acknowledges Hapu and Iwi interest in environment outcomes and resource management issues.

21. Buying a Property

Horizons strongly recommend that if anyone is considering purchasing a property they should obtain a Land Information Memorandum (LIM) from the local district / city council. This will provide any other relevant information that they may have on record for the individual property including how the land may be used and any conditions that apply and any notices. Further information can be found on settled.govt.nz website: www.settled.govt.nz/buying-a-home/

22. Horizons District Advice Service and Other Useful Contacts / Information

For information about the Horizons District Advice service please visit their webpage: www.horizons.govt.nz/managing-natural-resources/district-advice

If you require specific property comments from District Advice please log these on the online form: www.horizons.govt.nz/managing-natural-resources/district-advice/enquiry-form

You may wish to contact the local district or city council as they may hold additional information on their records. They are the consenting authority for proposed plans changes and for building / subdivision consent applications. District and city websites including contact details can be found here: www.lgnz.co.nz/local-government-in-nz/new-zealands-councils/

For more information about who manages our resources: www.environment.govt.nz/publications/applying-for-a-resource-consent/applying-for-a-resource-consent-2/

For more information about building consent authorities: www.building.govt.nz/building-officials/roles-and-responsibilities-of-councils/

To find your local building consent authority (BCA): www.building.govt.nz/building-officials/find-a-bca/

You can contact the District Advice Team by email: district.advice@horizons.govt.nz or other enquires please visit our website: www.horizons.govt.nz/contact-us



New Zealand Defence Force
Defence Estate and Infrastructure
NZDF Headquarters
Private Bag 39997
Wellington 6045

Submission on Pae Tawhiti Rangitīkei Beyond (Spatial Strategy & Plan)

To: Rangitikei District Council Feedback
Attention: Spatial Strategy & Plan Review – Team Leader

Email: info@rangitikei.govt.nz

Feedback provided by: New Zealand Defence Force
Contact Person: Lucy Edwards, Senior Statutory Planner

Address for Service: New Zealand Defence Force
C/- Tonkin & Taylor Ltd
PO Box 5271
Auckland 1142

Mobile: +64 21 934 270
Email: Lucy.Edwards@nzdf.mil.nz / TGhanim@tonkintaylor.co.nz

1. Introduction

This is a submission on the Pae Tawhiti Rangitīkei Beyond (Spatial Strategy & Plan). The intention is for the Spatial Strategy and Plan to lay the groundwork for the District Plan review.

The New Zealand Defence Force (NZDF) has military interests throughout New Zealand. While NZDF does not currently operate any facilities within the Rangitīkei District, this does not preclude the potential for NZDF to need to establish new facilities in the district in the future. NZDF also operates Royal New Zealand Air Force (RNZAF) Base Ōhakea (Base Ōhakea) located in close proximity to the Rangitīkei District.

2. Background

Base Ōhakea is a significant defence facility located approximately 3 km South of Bulls. It is designated for Defence Purposes under the Manawatu District Plan and is of strategic importance both nationally and internationally. It is one of three Air Force Bases in New Zealand and home to New Zealand's third longest runway. It is the permanent operating and training base for several RNZAF squadrons and is used as a base to provide wider core capabilities such as maritime patrol and maritime search and rescue. Continued operation of Base Ōhakea into the future is essential to achieving NZDF obligations under the Defence Act 1990.

Aircraft operations are effects-producing activities. This means that effects are unable to be fully internalised and can extend beyond the boundaries of the designation into the surrounding environment. As a result, Base Ōhakea is particularly sensitive to reverse sensitivity effects. Noise from the base could be perceived by sensitive land uses, such as residential dwellings, as an adverse effect. This is particularly relevant where residents are

new to the area and may not be aware of noise effects from the Base. While NZDF takes measures to minimise the impact of noise on the surrounding environment, it is important to acknowledge the potential for noise effects to extend beyond the immediate vicinity of the base.

Accordingly, although Base Ōhakea is located in the neighbouring Manawatu District, the associated effects may extend beyond the Ōhakea air base and across District Council boundaries into the Rangitikei District.

As regionally and nationally significant infrastructure, Base Ōhakea needs to be protected from reverse sensitivity effects including through relevant Spatial Plan and subsequent District Plan provisions. Rangitikei District Council is required to give effect to the Regional Policy Statement (incl. Objective 3-1 and associated Policies 3-1 and 3-2) when preparing district plan provisions, which the current Spatial Planning process will inform.

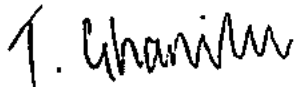
3. NZDF Submission

NZDF seeks the recognition of Base Ōhakea in the Rangitikei Spatial Strategy and Plan as nationally significant infrastructure that is critical to achieving New Zealand's obligations under the Defence Act 1990. To support the continued operation of the base, NZDF seeks provisions to protect it against reverse sensitivity effects.

NZDF seeks that the feedback provided is considered as the Council proceeds through the spatial plan review process.

NZDF would welcome the opportunity to discuss any of the matters raised in its feedback with Council officers.

NZDF **wishes to be heard** in support of this submission.

p.p. 

Lucy Edwards, Senior Statutory Planner

Date 21 April 2022

Person authorised to sign
on behalf of New Zealand Defence Force



Dear Katrina Gray

Pae Tawhiti Rangitīkei Beyond (Rangitīkei Spatial Strategy and Plan)

Waka Kotahi welcomes the opportunity to submit on Pae Tawhiti Rangitīkei Beyond. Waka Kotahi supports spatial planning processes as an important tool to integrate land use and infrastructure planning and we appreciate Rangitīkei District Council engagement with Waka Kotahi in the development of this plan.

In summary, Waka Kotahi is supportive of the content and direction Pae Tawhiti Rangitīkei Beyond. It provides a clear spatial view for the future of the District and will help align decision making around land-use and infrastructure provision.

To assist Rangitīkei Council in finalising this plan, Waka Kotahi would like to provide the following high level feedback:

- Provide more detail on implementation for infrastructure, including transport related projects. This should include alignment with the RLTP and acknowledgment that any State Highway improvements will need to follow Waka Kotahi processes, which may include point of entry and business case(s).
- Alignment with key transport outcomes in the Government Policy Statement on Land Transport and Transport Outcomes Framework / Te Anga Whakatakoto Hua mō ngā Waka.
- Alignment with Arataki – 30 Year Plan, in particular the content for Manawatu-Whanganui region. Further information can be found here:
<https://www.nzta.govt.nz/assets/planning-and-investment/arataki/arataki-30-year-plan/docs/manawatu-whanganui-regional-direction-arataki-our-30-year-plan.pdf>
- Alignment with government strategic policy direction including in relation to climate adaptation and resilience for development and associated infrastructure.
- Provide greater direction and detail on the yield and timing of new development areas and prioritise redevelopment/infill development in existing settlements. Further consideration and information could be included in the spatial plan on:
 - Whether all of the greenfield areas are needed to meet demand for houses and jobs
 - The timing / sequencing of development in those areas and including prioritisation of urban redevelopment/infill opportunities.
 - Information on the infrastructure needs for the greenfield areas and any constraints such as natural hazards
 - Potential yield of development in each area
- Waka Kotahi appreciates that a District Plan change would be required to enable development, however the spatial plan can be a useful to signal when development is anticipated and when infrastructure provision would be needed. Therefore, this information would be useful for Waka Kotahi and other infrastructure providers.

Waka Kotahi welcome any further opportunity to support the development of Pae Tawhiti Rangitīkei Beyond.

Please note that this letter expresses Waka Kotahi's current view based on the information available at the time. If the plan or any identified actions are put on hold for any length of time, then Waka Kotahi may need to review its comments in light of any change to traffic, safety, planning or policy considerations. Our feedback to this plan does not predetermine outcomes for any future business cases or investment decision making.

Yours sincerely

Adrienne Duffy

Lead Strategic Planner

Strategic System Planning, System Leadership

Waka Kotahi

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E adrienne.duffy@nzta.govt.nz



**ARA POUTAMA AOTEAROA THE DEPARTMENT OF CORRECTIONS:
FEEDBACK ON THE 'PAE TAWHITI RANGITIKEI BEYOND: DRAFT
COMMUNITY SPATIAL PLAN'**

To: Rangitikei District Council
Private Bag 1102
Marton 4741

Attention: Katrina Gray – Senior Strategic Planner
Email: Katrina.Gray@rangitikei.govt.nz | info@rangitikei.govt.nz

From: Ara Poutama Aotearoa the Department of Corrections
Private Box 1206
Wellington 6140

Attention: Andrea Millar – Manager, Resource Management and Land Management
Phone: 027 216 7741
Email: Andrea.Millar@corrections.govt.nz

Ara Poutama Aotearoa the Department of Corrections (**Ara Poutama**) appreciates the opportunity to provide feedback on the 'Pae Tawhiti Rangitikei Beyond: Draft Community Spatial Plan' (**Spatial Plan**).

Ara Poutama's feedback is provided in the **attached** document.

Ara Poutama welcomes the opportunity to discuss the matters raised further with Council.

A handwritten signature in blue ink, appearing to read 'Andrea Millar', is written over a horizontal yellow line.

Andrea Millar – Manager, Resource Management and Land Management

For and on behalf of Ara Poutama Aotearoa, the Department of Corrections

Dated this 25th day of April 2023

Introduction: Ara Poutama's Role

Ara Poutama is responsible under the Corrections Act 2004 for enforcing sentences and orders of the criminal court and the New Zealand parole board. In meeting this responsibility, Ara Poutama establishes and operates custodial and non-custodial corrections facilities, monitors people in the care of the Ara Poutama serving their sentences in the community, and provides residential accommodation and other rehabilitation, reintegration or health support for some people to assist with their transition and integration into the community, rehabilitation needs, and to accommodate those on bail or community-based sentences.

Within the Rangiātekei District Ara Poutama does not operate any existing custodial assets. However, Ara Poutama does manage non-custodial community corrections sites and residential accommodation facilities within the District.

Non-Custodial Community Corrections Sites

Background

Non-custodial community corrections sites include service centres and community work facilities and are essential social infrastructure. There are more than 100 non-custodial community corrections sites nationwide, which monitor and support people managed by Ara Poutama in the community¹. Non-custodial services and their associated infrastructure play a valuable role in reducing reoffending. Community work helps offenders learn vital skills and to give back to their community, and in return the community benefits from improved amenities. Ara Poutama considers that its services enable people and communities to provide for their social and cultural well-being and for their health and safety, and therefore those activities and services contribute to the sustainable management purpose of the Resource Management Act 1991 (RMA).

The service centres provide for probation, rehabilitation and reintegration services. Offenders report to probation officers as required by the courts or as conditions of parole. Ara Poutama's staff use service centres to undertake assessments and compile reports for the courts, police and probation officers. Service centres may also be used as administrative bases for staff involved in community-based activities or used as a place for therapeutic services (e.g. psychological assessments and rehabilitation programmes). The overall activity is effectively one of an office where the generic activities involved are meetings and workshop type sessions, activities which are common in other office environments.

In addition to these service centres, Ara Poutama operates community work facilities. Community work is a sentence where offenders are required to undertake unpaid work for non-profit organisations and community projects. Offenders will report to a community work facility where they subsequently travel to their community work project under the supervision of a Community Work Supervisor. The community work facilities can be large sites with yard-based activities and large equipment and/or vehicle storage. Service centres and community work facilities may also be co-located on the same site.

Community corrections sites support offenders living in that community. Ara Poutama therefore looks to locate its sites in areas accessible to offenders, and near other supporting government agencies. Commonly, sites are therefore located in commercial or business areas, but may also be located in industrial areas, where large lots and accessibility suit the yard-based nature of some community work operations. As community corrections facilities are not sensitive to the effects of an industrial environment (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.

¹ Approximately three-quarters of people managed by Ara Poutama are in the community. As at 30 June 2021, there were approximately 29,000 people serving just under 35,000 sentences and orders in the community.

Feedback

The Spatial Plan identifies four priority areas that apply across the whole of Rangitikei, these are: thriving communities, healthy communities, connected communities, and unique communities. Under each of these headings, the following objectives / actions are relevant in relation to non-custodial community corrections activities:

- Enable a diverse mix of activities to establish in our town centres, while ensuring different uses are located appropriately to achieve a dynamic environment – e.g. retail/hospitality/health services directly fronting the street, residential activities above, commercial activities on the periphery.
- Our communities have access to high quality public spaces and community facilities that support social interaction, inclusion, learning and recreation.

Ara Poutama supports these high-level objectives and actions. Ara Poutama also seeks that the Spatial Plan includes specific reference to essential social services and infrastructure. Intensification and population growth in urban areas creates more demand for these types of facilities. Specifically with the higher population, the proportion of those people needing community corrections services will correspondingly increase. It is therefore proposed that a new action is created under the heading “access to community facilities”:

- Enable the development of essential social services and infrastructure.

These outcomes need to also be considered when drafting the Proposed District Plan. That is, providing permitted activity status for the establishment, use and upgrading of community corrections sites in commercial and industrial zones (subject to appropriate development standards).

Residential Activities

Background

Ara Poutama operates residential units in the community throughout New Zealand. While there is a range of housing, rehabilitation and reintegration support provided in these facilities (depending on the needs of the residents), the activity is residential housing. This service provides housing and other rehabilitation, reintegration or health support for some people in the care of Ara Poutama, to assist with their transition and integration back into the community; rehabilitation needs; and can also be used to accommodate those on bail or community-based sentences (such as home detention).

This residential accommodation provides necessary facilities, such as sleeping, cooking, bathing and toilet facilities, which encompass a typical household living scenario; and a typical residential dwelling is utilised for such purposes.

People living in this residential environment are not detained on-site and are free to come and go out into the community, the same as anyone else living in the community, and some people may be electronically monitored. Staff are present on-site in various capacities; in some instances staff are present on-site to provide support or supervision on a 24 hour a day, seven day a week basis, but do not reside there. In other instances, supervisory staff will provide support on a part-time basis. A range of rehabilitation, reintegration and support services may also be provided on-site.

In summary, Ara Poutama is responsible for a range of residential activities with associated reintegration or rehabilitation support services, much in the same way as the wider health and mental health sector.

Feedback

The Spatial Plan includes the following objectives / actions in relation to housing:

- Our people have access to high quality housing that meets their needs throughout their lifetime.
- Recognise and provide for the needs of multigeneration households.
- Partner with housing providers and central government to support the delivery of social and community housing.

Ara Poutama supports these high-level objectives and actions. Ara Poutama also submits that the Spatial Plan should recognise that there are a range of residential activities that are undertaken in residential environments, including those with associated rehabilitation, reintegration and support services (provided by Ara Poutama and other housing providers). The Spatial Plan therefore needs to enable the full range of residential activities in residential environments, including other environments where residential activities are also provided for (e.g. commercial and rural areas). It is therefore proposed that a new action is created under the heading "housing that meets a variety of needs":

- *Enable a range of residential activities to be undertaken to meet the needs of the community.*

These outcomes need to also be considered when drafting the Proposed District Plan. That is, providing permitted activity status for a range of residential activities (including those with associated rehabilitation, reintegration and support services)² to be undertaken in residential zones, and also in commercial and rural zones (subject to appropriate development standards).

² N.B. in Ara Poutama's view the National Planning Standards' definition of "residential activity" is applicable to residential accommodation that includes associated rehabilitation, reintegration and support services:

residential activity means the use of land and building(s) for people's living accommodation.

21 April 2023

COMMENTS ON A DRAFT COMMUNITY SPATIAL PLAN FOR THE RANGITIKEI DISTRICT UNDER, CLAUSE 6, OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: **Rangitikei District Council (RDC)**

Comments on behalf of: **National Public Health Service, (MidCentral)**

PAE TAWHITI – RANGITIKEI BEYOND (SPATIAL STRATEGY AND PLAN)

1. Public Health Services, (MidCentral) is part of the National Public Health Service, which in turn is part of Te Whatu Ora | Health New Zealand, an entity established under s 11 of the Pae Ora (Healthy Futures) Act 2022, and “representing a relevant aspect of the public interest” pursuant to Schedule 1 s.8(1) (a) of the Resource Management Act 1991. It has statutory obligations for public health under the Pae Ora (Healthy Futures) Act 2022, the Health Act 1956 and various other pieces of legislation.
2. The National Public Health Service is required to protect, promote and improve health, including by collaborating with other agencies, organisations, and individuals to address the determinants of health. The notified planning process includes matters with the potential to impact on the health of people and communities.
3. Spatial plans allow for integrated planning with high quality housing, public and active transport options, community amenities, and high quality communal and accessible open/green space, all of which contribute to building healthy communities and neighbourhoods. The WHO defines the Social Determinants of Health as “the conditions in which people are born, grow, live, work and age”. This holistic definition recognises that urban environments can directly influence health and wellbeing because urban settings are where, for the majority of the population, we spend most of our time. As stated in the spatial plan, the Council is aspiring to a population growth scenario where the region’s population will grow from 16,050 in 2021 to 25,000 by 2050. It is essential, both for our community at present, and for our community in the future that we think about how we can grow our towns in a way that promotes health and wellbeing for residents. Health and wellbeing should be considered alongside the existing priorities identified in the spatial plan: compact, resilient, vibrant and prosperous, inclusive, connected, and greener.

Comments on draft Rangitikei Strategy and Spatial Plan by
National Public Health Service, Te Whatu Ora, Central Region

4.

General comments

A number of themes identified in the Spatial Plan align with National Public Health Service (NPHS) focus on improving health outcomes by addressing the Social Determinants of Health. Given the small rating base of the Rangitikei District Council, an important factor will be prioritising action. Public Health Services, (MidCentral) would like to make the following comments:

Housing affordability and supply:

- It is important that we ensure there is an adequate supply of healthy, safe and affordable homes available to house the future population of Rangitikei. Opportunities to build new houses are generally supported by NPHS, provided that any new housing stock is health promoting (well-insulated, mould free, warm, and dry etc.) and that access to housing is equitable across all members of society.
- Historically, priority populations such as Māori and Pacific peoples, have not been included in the growth of home ownership in the community. Housing must be affordable for all but especially for Māori and Pacific whānau. Housing should be appropriate for community needs, for example comprise a mix of housing types that is accessible for people living with disability and for different whānau configurations. It is essential that there is a sufficient quantity of affordable housing to meet demand at different price levels. Strategies such as inclusionary zoning may be of assistance in enhancing affordability in new developments.

Public Transport

- Reducing dependency on cars and motorised transport is good for the environment as it reduces carbon emissions. In the 2022 community consultation, 7 of your communities asked for better transport networks, linkages, improvements and options.
- Horizons Regional Council will be consulting on their Regional Public Transport Plan after Kings Birthday. They have described to us their aspiration to meet the needs of the region's communities and would very much like the people of the region to feed their desires for public transport services into this process. We encourage the RDC to take part in this process.

Resilience/preparedness:

- Climate change, natural disasters, pandemics and other hazards can significantly impact communities. There may be damage to infrastructure and buildings, loss of access to essential services such as power and water. There may also be threats to health and wellbeing, both from the acute effects of the hazard, and from the stress and trauma of the recovery. It is important that our communities are well prepared to meet these threats, through managing natural hazard risk, land use planning, well designed buildings and infrastructure that is resistant to damage. Places and spaces should support communities to develop networks of collaboration and support both during and outside of an emergency. Some opportunities for resilience built

Comments on draft Rangitikei Strategy and Spatial Plan by
National Public Health Service, Te Whatu Ora, Central Region

into new developments include the use of low-damage designed buildings, installation of emergency rainwater tanks and solar power units on houses. The resilience of existing buildings may also be addressed through retrofitting and strengthening strategies as well as managed retreat processes in areas repeatedly impacted by weather events.

Equity

Working closely with Iwi in the region may help the council to further identify opportunities to improve equity in access to housing for Māori whānau in the towns. It is important that Council look to support affordable accommodation across the region that will facilitate more Māori, Pacific and low income families into housing. These areas of housing should have access to the same community amenities - public transport, green space and parks, community facilities - as other neighbourhoods in the region.

Dated this 21st day of April 2023

Paula Snowdon

Regional Director, Central Region,
National Public Health Service

Address for service

National Public Health Service | MidCentral Private Bag 11036 PALMERSTON NORTH 4442

Contact person: Dr Robert Holdaway Email: PublicHealthops@midcentraldhub.govt.nz

Telephone: 06-3509110

Submission to the Rangitikei District Council:

Pae Tawhiti- Rangitikei Beyond Draft Community Spatial Plan.

Te Araroa Trust wishes to make the following submission to the Rangitikei District Council on the draft Pae Tawhiti-Rangitikei Beyond document that is currently out for consultation.

1. Introduction.

The purpose of Te Araroa Trust is to maintain, sustain and promote Te Araroa; an inspiring iconic trail that spans the length and diversity of Aotearoa/New Zealand and to ensure the Trail is challenging yet achievable for through-walkers and section walkers alike.

Te Araroa Trail stretches from Cape Reinga in the North, to Bluff in the South covering some 3,000 continuous kilometres. Pre Covid saw approximately 2,000 through-walkers complete the trail yearly and at present there are approximately 4,000 who have, or are due to complete the current season. Section walkers considerably boost trail numbers with some 80,000 individuals walking the Paekakariki to Pukerua Bay Escarpment section of the Trail annually.

The Trail at present crosses into the Rangitikei District from Whanganui along State Highway 3, across the Whangaehu River Bridge, then down to the coast via the Whangaehu Beach Road. The Trail then follows the coast down and over the Turakina River to Koitiata. From there the Trail continues along the coast, heads off through Santoft forest and exits the District crossing the Rangitikei River via the Bulls bridge.

The Trust is currently investigating a proposal that would see the Trail follow the coast from Whanganui through to Koitiata crossing both the Whangaehu and Turakina Rivers, with bridges.

2. Pae Tawhiti-Rangitikei Beyond Draft Spatial Strategy and Plan.

Te Araroa Trust would like to take the opportunity to congratulate the Rangitikei District Council on producing the draft Spatial Plan and supports the four priority areas identified by the Council that apply across the whole of the Rangitikei. The Trust believes that Te Araroa can support all four priority areas:

Thriving Communities

The Trail can contribute to “a strong boutique tourism economy”. At present the road section of the Trail from Whanganui to Koitiata is one of the least attractive sections of the Trail. The proposed change of route is designed to improve that. Through the Rangitikei District, the Trail provides tourism opportunities to “leverage off an existing asset (the Trail)” and definitely provides access to a wide variety of sites. Further interpretive developments along the Trail have the potential to help tell stories relevant to the places it passes by.

Healthy Communities.

The Trail provides an important and established pathway that connects with the coast, waterways and open spaces. As part of the new route project consultation, discussions with communities have indicated that the Trail has the potential to provide local and regional active transport opportunities in addition to it being regarded as a nationally significant walking trail. Loop track options and the ability to visit adjacent culturally significant sites have been suggested in consultation meetings.

Connected Communities.

The Trail fits best within this priority area. Linking with the wider world, providing active transport opportunities, and providing opportunities for social interaction and connection. The Trust also understands that the coastal section of the Trail follows a significant Māori pathway that runs along the coast historically providing a link between Whanganui-a-Tara (Wellington) and Taranaki.

Unique Communities.

The Trail helps strengthen the connection to particularly the coastal area and provides another opportunity to work in partnership with iwi and hapū to access and protect cultural sites of significance and to explore storytelling opportunities.

3. Changes sought.

General.

The Te Araroa Trust would like to see Te Araroa mentioned early in the document as a significant pathway in the Rangitikei District. This may be best located in the introduction section or shown on one of the early maps.

Koitiata Settlement Plan.

Although the Trail is mentioned in the discussion part of the Koitiata Plan, the Trust requests that the Trail itself should be depicted on the map.

Bulls Township Plan.

The Trail is not mentioned in this Plan and is not shown on the maps. It does appear that the Trail is partially marked as an active mobility pathway. The Trust requests that the Trail be mentioned in the discussion part of the Bulls Township Plan and be depicted on the relevant map.

Te Araroa Trust appreciates the opportunity to make this submission to the Rangitikei District Council.





Herenga ā Nuku, Te Araroa, Corax, LINZ, DOC, RefILINZ., LINZ, DOC, WCC, CCC., Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri



27/04/2023

Ref: Pae Tawhiti Rangitikei Beyond (Spatial Strategy & Plan)

Thank you for the opportunity to provide feedback on Rangitikei District Council's Spatial Strategy & Plan, specifically in relation to the management of future land use and growth throughout Rangitikei and investment decisions in relation to infrastructure.

The principle objective of Fire and Emergency is to reduce the incidence of unwanted fire and the associated risk to life and property. In relation to its main functions, Fire and Emergency seek to:

- protect and preserve life; and
- prevent or limit injury; and
- prevent or limit damage to property and land; and
- prevent or limit damage to the environment¹.

Fire and Emergency's main functions are -

- a) to promote fire safety, including providing guidance on the safe use of fire as a land management tool; and
- b) to provide fire prevention, response, and suppression services; and
- c) to stabilise or render safe incidents that involve hazardous substances; and
- d) to provide for the safety of persons and property endangered by incidents involving hazardous substances; and
- e) to rescue persons who are trapped as a result of transport accidents or other incidents; and
- f) to provide urban search and rescue services².

Fire and Emergency also has additional functions including responding to medical events, rescues and public assists, including extreme weather events and other natural hazards³.

With the wider mandate and changing nature of Fire and Emergency response, the volume of incidents that Fire and Emergency responds to has grown, as has the range of incident types. This increases our presence in the community, on the roads, and our need for adequate supporting infrastructure such as access to adequate firefighting water supplies.

Across the Rangitikei district, urban growth and intensification coupled with environmental and demographic changes across our communities as anticipated by the Pae Tawhiti Rangitikei Beyond (Spatial Strategy & Plan) is likely to result in a greater demand on emergency services and if not well planned, can impact community safety.

¹ Fire and Emergency New Zealand Act 2017 section 10(a)(b)

² Fire and Emergency New Zealand Act 2017 section 11(2)

³ Fire and Emergency New Zealand Act 2017 section 12(3)

Key matters of interest for Fire and Emergency in relation to the urban growth and development of Rangitikei include:

- ensuring efficient and effective access to the roading network to respond to emergencies.
- ensuring new development, including infill development, is adequately serviced by firefighting water supply.
- ensuring emergency services appliances and personnel can adequately access both built and natural environments across the region in the event of an emergency.
- maintaining and developing our property estate (e.g. fire stations) in strategic locations and at appropriate times to enable us to continue to meet the demands and expectations of communities as they grow and change.

Fire and Emergency considers that spatial planning and staging programmes to align with infrastructure upgrades will be essential to ensure that urban development does not occur out of sequence with the delivery of key strategic infrastructure (network extensions or upgrades), such as transportation links and water supply.

Fire and Emergency would like to be part of these planning processes through direct engagement to enable us to anticipate urban change and to plan our own activities in response.

We welcome the opportunity to engage more with Council's as they continue to plan for growth across Rangitikei in the development of the future spatial plans and strategies.

Kind regards,



Nigel Dravitzki

District Manager

Manawatū - Whanganui

Pae Tawhiti Rangitīkei Beyond (Spatial Strategy & Plan)

Submission

Sally Patrick
Marton, Rangitīkei

Tēnā koutou katoa.

Thank you for the opportunity to provide comment to our Draft Spatial Plan Pae Tawhiti Rangitīkei Beyond.

Introduction

The drafting of our Spatial Plan is an immediate outcome from the recent wide-reaching Resource Management Act Review, and as such demonstrates how we as Rangitikei (as part of a greater geographic region) will grow, adapt and change over time and how land, infrastructure and other resources will be used to promote the wellbeing of our people, our environment and our future regional economy. The new spatial plans rolling out across the country aim to provide certainty and enable change and adaptation in regions with positive outcomes for the environment, community wellbeing and resilience.

We're encouraged in this significant exercise to look beyond current land use, transport, water infrastructure and housing supply; to provide opportunities to delve more seriously into other big challenges – climate change adaptation, the placemaking function of our communities, social and economic inequities in our communities and other support for well-being.

Central to this process is Identifying major disrupters and risks to any long-term desired District development. At a high level, analysis of climate change and amplification of natural disasters not only disrupt homes, roads and livelihoods, they take a toll on our local, regional and national economies. So it's crucial for us as a community that firstly any plan is high level, focusing on how our particular geographic area will grow, adapt and change over time, and how land, infrastructure and other resources such as community social capital and connectivity will be used and integrated to promote future wellbeing.

Most important, the Plan should act as a powerful integrative measure which locks in seamlessly to wider regional and national plans, clearly showing how all key strategies are aligned: those of Council, Mana Whenua, government agencies and other organisations to enable successful collaboration

I submit that

<p>Pae Tawhiti needs to identify sufficiently the hefty issues we have ahead, and provide more detailed supplementary material for our Rangitikei community. These spatial plans are - in the words of the Ministry of Environment - required to provide certainty, enable adaptation, promote resilience within our community.</p>	
<p>Our plan would benefit from detailed supplementary material that describes terrain, natural hazards, earth science/soil quality and areas of outstanding productivity. It needs careful analysis of what the deep issues and disrupters are: faultlines, flood-prone areas, erosion predictions, pollution (eg old & current landfills/ dumping grounds); the health of our rivers/waterways; the sale of land on floodplains), and so much more, eg where our maturing forestry intensification is, and its proximity to waterways.</p>	
<p>To integrate the LTP development wish-list without adequate risk analysis and adaptive mitigation measures to achieve desired outcomes is not enough. The current Draft Pae Tawhiti Plan supports the (at this stage unmandated or sufficiently consulted upon) desire for population growth and to promote industrial hubs in each of the larger urban areas, while also appearing to focus predominately on the future built environment. This focus obscures the far reach of a spatial plan, which should beg the question whether residential development is more important to a community than secure access to local and regional food sources.</p>	
<p>On page 209, draft Pae Tawhiti states “The topography and soil classes of the Rangitikei create challenges for future growth. Towns such as Marton and Bulls are surrounded by Class 2 land, while towns such as Taihape and Hunterville are surrounded by hills which can be challenging to build on.” Seeing Class 2 lands as “challenges for development” is missing a major opportunity for development. Pae Tawhiti could encourage us instead to do what the Wellington Regional Leadership forum is doing with its Regional Foods Strategy: create an actionable plan that prioritises food security, food sovereignty, economic opportunities and community wellbeing through sustainable and local methods that benefit all aspects of health. Aimed to strengthen community, iwi and council partnerships across the region, it will deliver a number of regional complementary initiatives and approaches including increased supply and demand for local, seasonal, affordable and low carbon food and reducing/preventing food waste. https://wrlc.org.nz/introducing-the-regional-food-systems-strategy-project</p>	

<p>While on waste, our District - although it doesn't amplify it - is becoming the waste basket of the lower North Island. Bonny Glen Landfill is consented and set up to take many millions of tonnes of waste, with local authorities across the lower North Island deciding it's cheaper to send their waste our way. We have been known in the past to take toxic waste from elsewhere in New Zealand, such as the 2019 Haast 1080 disposal. Identifying all the risks of a large landfill in our immediately environment - and how well its consents are being monitored are of prime importance to Rangitikei's future healthy development and wellbeing.</p>	
<p>What opportunity does having a large landfill on our back doorstep offer? Becoming passionate about zero waste, transforming our waste transfer stations and adopting a Para Kore approach which so many communities across the motu are doing right now. https://www.parakore.maori.nz/</p>	
<p>The emphasis draft Pae Tawhiti places on extended residential development requires further analysis. A new report (2023) from the Parliamentary Commissioner for the Environment looks closely at how denser housing affects flood risk. The report <i>Are we building harder, hotter cities? The vital importance of urban green spaces</i> finds that, in the push for housing intensification and massive hard infrastructure projects for transport and water, the importance of green space risks being overlooked or even ignored. Recent massive flooding events "have demonstrated the perils of creating large, hardened and impermeable surfaces that simply cannot cope with the sort of precipitation a warmer atmosphere is delivering". Denser infill housing within the pre-existing boundaries of cities often reduces the remaining amount of private urban green space. This loss of green space is often accompanied by a changed composition, with more lawns and fewer shrubs. Together, the report says, the two changes can result in a 33% increase in rainwater run-off from a site. This can make urban flooding problems worse. https://pce.parliament.nz/publications/are-we-building-harder-hotter-cities-the-vital-importance-of-urban-green-spaces/</p>	
<p>I acknowledge the significance to Rangitikei that Pae Tawhiti has attributed to Treaty Settlements and tribal economies; digital connectivity, passenger transport (particularly rail) and regenerate tourism.</p>	
<p>To conclude, I reiterate the need for Pae Tawhiti to be an integrative, unifying document that adopts a full district approach first and foremost - it's our terrain that identifies us and connects us.</p>	

I wish to present this submission in person.

Ngā mihi

Sally