

MINUTES

UNCONFIRMED: POLICY/PLANNING COMMITTEE MEETING

Date: Thursday, 12 June 2025
Time: 1.00pm
Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Present

- Cr Piki Te Ora Hiroa
- Cr Gill Duncan
- Cr Dave Wilson
- Cr Jeff Wong
- Cr Paul Sharland
- Cr Richard Lambert
- HWTM Andy Watson

In attendance

- Mr Arno Benadie, Deputy Chief Executive
- Ms Katrina Gray, Group Manager – Strategy, Community and Democracy
- Ms Tiffany Gower, Strategy Manager
- Mr Jarrod Calkin, Economic Wellbeing Lead
- Mrs Janna Harris, Corporate Planner
- Ms Kezia Spence, Governance Advisor

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1 Welcome / Prayer

The Chair opened the meeting at 12.59pm.

2 Apologies

Resolved minute number **25/PPL/029**

That the apologies be received from Cr Loudon.

Cr P Hiroa/Cr G Duncan. Carried

Resolved minute number **25/PPL/030**

That the apologies be received from Cr Maughan.

HWTM A Watson/Cr P Sharland. Carried

3 Public Forum

Adam Decker and Jody Clements - KPA Properties

Spoke about property development in Bulls and supported the growth of the Bulls community, specifically in BUL03 being rezoned too residential. This will allow KPA properties to build 130 new homes in Bulls which is an increase of almost 15% of homes, this includes the current resource consent with council. They have already completed a variety of feasibility studies for the area including the viability of homes on this land.

Cr Sharland asked about access, the response was that at this stage access is from Flower Street.

Cr Wilson asked if there was an opinion on BUL01 and BUL02, or if this was focus on the land owned. The response was that they are okay bits of land but would struggle to fill that land in a short period of time, noting the costs associated to develop with infrastructure as well.

4 Conflict of Interest Declarations

There were no conflicts of interest declared.

5 Confirmation of Order of Business

There was no change to the order of business.

6 Confirmation of Minutes

Resolved minute number **25/PPL/031**

That the minutes of Policy/Planning Committee Meeting held on 10 April 2025 **without amendment** be taken as read and verified as an accurate and correct record of the meeting, and that the

electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

HWTM A Watson/Cr D Wilson. Carried

7 Follow-up Actions

7.1 Follow-up Action Items from Policy/Planning Committee Meetings

Item 1 – Mokai Bridge Bungy

The Mayor raised that the signage for the attraction has been covered but ideally the sign should be removed.

Resolved minute number 25/PPL/032

That the report 'Follow-up Action Items from Policy/Planning Committee Meetings' be received.

Cr G Duncan/Cr R Lambert. Carried

8 Chair's Report

8.1 Chair's Report- June 2025

The Chair read her report.

Resolved minute number 25/PPL/033

That the Chair's Report- June 2025 be received.

Cr P Hiroa/Cr P Sharland. Carried

9 Reports for Decision

9.1 Proposed Plan Change 3 - Urban Growth - Direction on growth areas to propose to rezone

Ms Gower introduced the report highlighting that this is to provide direction around what growth areas should be continued to be pursued by officers.

Marton growth areas

Ms Gower responded that the growth areas that have been identified are an excess amount of land for the housing required in Marton.

There is potential to investigate this land but as assessments continue land may no longer be suitable for housing.

Bulls growth areas

Officers advised that there should be a flood assessment completed for BUL03 as part of the rezoning.

Officers commented that there is a significant land to be considered in the initial motion and therefore councillors revised this decision. It was noted that BUL01 may be better suited for commercial or industrial in the future.

Mangaweka growth areas

Officers commented that Mangaweka is an alternative to finding further land in Taihape and that the land area of MAN01 and MAN02 area more than the land required for urban growth.

Resolved minute number 25/PPL/034

That the report 'Proposed Plan Change 3 - Urban Growth - Direction on growth areas to propose to rezone' be received.

HWTM A Watson/Cr R Lambert. Carried

Resolved minute number 25/PPL/035

That the Committee identifies the following growth areas to continue to be assessed by officers, with the intention of proposing them to be rezoned to Residential as part of Proposed Plan Change 3 as being Part MAR01 and Part MAR02 and Part MAR03 and Part MAR04 and Part MAR07. Noting that if the finalisation of technical assessments raises any new issues that could influence the Committee's decision-making, then officers will bring this back for further consideration.

Cr D Wilson/HWTM A Watson. Carried

Resolved minute number 25/PPL/036

That the Committee identifies the following growth areas to continue to be assessed by officers, with the intention of proposing them to be rezoned to Residential as part of Proposed Plan Change 3 as being BUL01 and BUL02 and BUL03. Noting that if the finalisation of technical assessments raises any new issues that could influence the Committee's decision-making, then officers will bring this back for further consideration.

Cr P Sharland/Cr G Duncan. Withdrawn

Resolved minute number 25/PPL/037

That the Committee identifies the following growth areas to continue to be assessed by officers, with the intention of proposing them to be rezoned to Residential as part of Proposed Plan Change 3 as being Part BUL02 and BUL03. Noting that if the finalisation of technical assessments raises any new issues that could influence the Committee's decision-making, then officers will bring this back for further consideration.

HWTM A Watson/Cr P Sharland. Carried

Resolved minute number 25/PPL/038

That the Committee identifies the following growth areas to continue to be assessed by officers, with the intention of proposing them to be rezoned to Residential or Rural Lifestyle as part of Proposed Plan Change 3 as being MAN02.

Cr D Wilson/HWTM A Watson. Carried

Resolved minute number 25/PPL/039

That where the Committee has indicated a growth area is no longer to be assessed for inclusion in Proposed Plan Change 3, officers are to inform the landowners within the growth area of this decision.

HWTM A Watson/Cr D Wilson. Carried

10 Reports for Information

10.1 Rangitikei Tomorrow - Economic Strategy Draft

Officers advised that this is not a statutory document and would recommend that the strategy does not go out for community consultation.

The committee recommended stressing the significance of the agriculture sector in the district.

Resolved minute number 25/PPL/040

That the report 'Rangitikei Tomorrow – Economic Strategy Draft' report is received.

Cr G Duncan/Cr P Sharland. Carried

The meeting adjourned at 2.55pm and returned at 3.08pm.

10.2 Economic Update

Mayor's Taskforce for Jobs

Officers advised of the changes to this programme including that the focus is changed to beneficiaries instead of NEETS. The Mayor noted that some councils have withdrawn from the programme due to these changes as they were unlikely to comply to the new standards.

Resolved minute number 25/PPL/041

That the report 'Economic Update' is received.

HWTM A Watson/Cr G Duncan. Carried

10.3 Regulatory Update

Impacts/Changes in Building Team environment

Officers highlighted that New Zealand is experiencing a downturn on new home builds; however, the district is experiencing a steady number of building consents. In 2024 the district had 31 new builds so far for 2025 13 have been issued, therefore looking to end the year on par.

Resolved minute number 25/PPL/042

That the Regulatory Update report be received.

Cr R Lambert/Cr P Sharland. Carried

10.4 Strategy/Plan Development and Review Update

The report was taken as read.

Resolved minute number 25/PPL/043

That the report 'Strategy/Plan Development and Review Update' be received.

Cr J Wong/Cr P Sharland. Carried

10.5 Policy and Bylaw Work Programme Update

The report was taken as read.

Resolved minute number 25/PPL/044

That the report 'Policy and Bylaw Work Programme Update' be received.

Cr R Lambert/Cr G Duncan. Carried

11 Discussion Items

11.1 Proposed Changes to National Direction under the Resource Management Act 1991

Ms Gower provided a tabled presentation on this item.

The committee acknowledged that there were several councillors that were not in attendance who might be interested in the working group. The Mayor will receive expressions of interest from councillors directly.

Resolved minute number 25/PPL/045

That the report 'Proposed Changes to National Direction under the Resource Management Act 1991' be received.

Cr G Duncan/Cr P Sharland. Carried

The meeting closed at 3.47pm.

The minutes of this meeting were confirmed at the Policy/Planning Committee held on 14 August 2025.

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Chairperson

Unconfirmed