



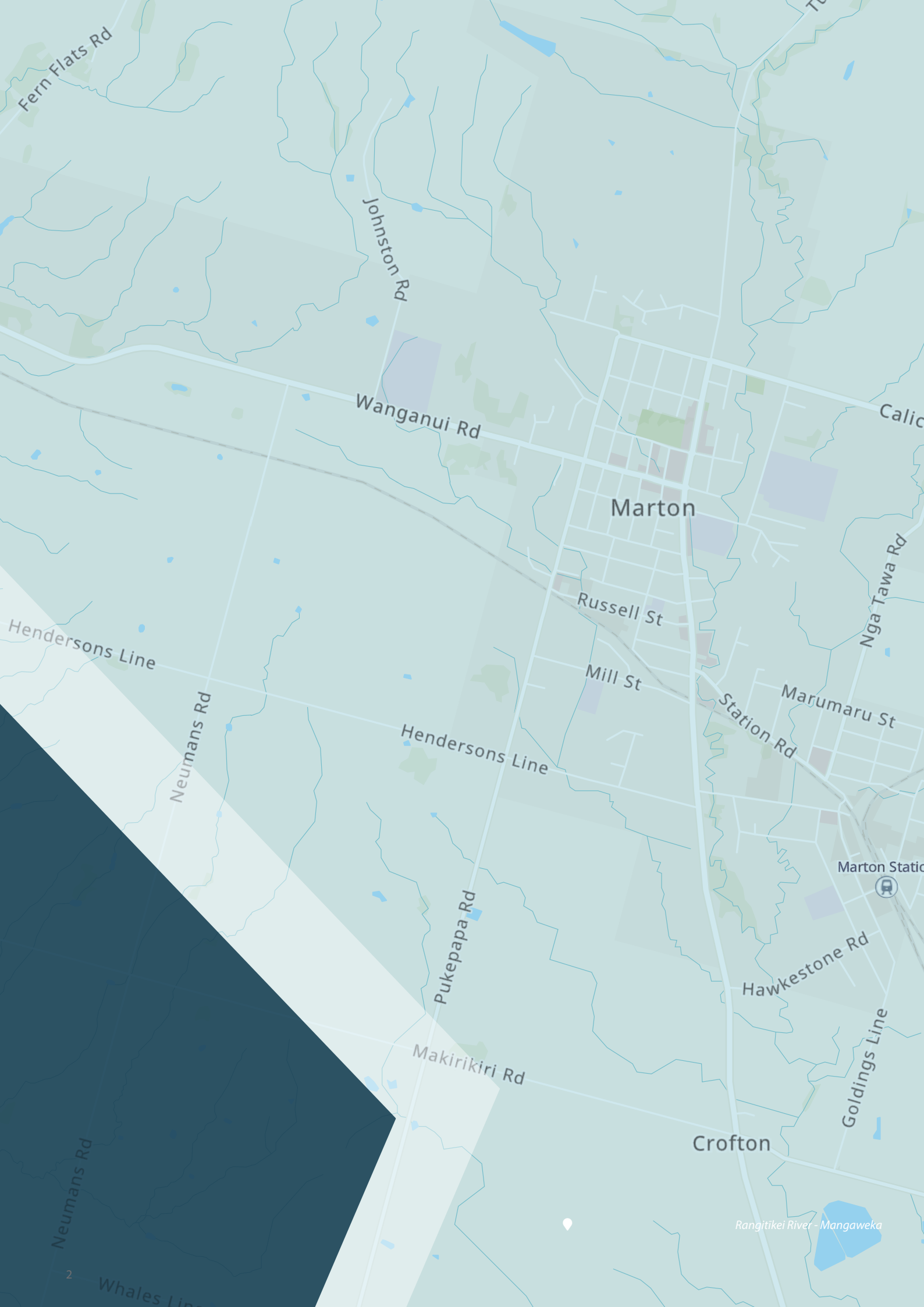
RANGITĪKEI DISTRICT PLAN
**Efficiency and
Effectiveness
Monitoring Report**
for the Residential and Rural Living Zones

Report complete in May 2024

make this place home



RANGITĪKEI
DISTRICT COUNCIL



Fern Flats Rd

Johnston Rd

Wanganui Rd

Marton

Russell St

Mill St

Marumaru St

Calico

Nga Tawa Rd

Hendersons Line

Neumans Rd

Hendersons Line

Station Rd

Marton Station

Pukepapa Rd

Makirikiri Rd

Hawkestone Rd

Goldings Line

Crofton

Rangitikei River - Mangaweka

Neumans Rd

Whales Line

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Hunterville - Photo credit Horizons

1. INTRODUCTION

Rangitikei District Council (Council) has commenced Proposed Plan Change 3 - Urban Growth (known from here as PPC3). PPC3 focuses on the Residential and Rural Living zones of the Rangitikei District Plan (District Plan).



PPC3 will look at whether or not the District Plan's current provisions for subdivision and development are working well for these zones, as well as how to better provide for intensification of urban development (where appropriate), and will look to rezone land to provide for greenfield urban growth where there is an identified need.

Part of the research phase of this plan change includes efficiency and effectiveness monitoring under section 35(2)(b) of the Resource Management Act 1991 (RMA).

“Section 35 duty to gather information, monitor, and keep records

(2) Every local authority shall monitor –

(b) the efficiency and effectiveness of policies, rules, or other methods in its policy statement or its plan.”

The Council last undertook efficiency and effectiveness monitoring in 2019 and produced the “State of the Environment Report: A Review of the District Plan Efficiency and Effectiveness” which looked at the entire of the Rangitikei District Plan 2013. This report was prepared by Tony Thomas on behalf of the Council and contains a number of recommendations for the Residential and Rural Living zones.

This current report covers the previous five (5) years, roughly the period since the last efficiency and effectiveness report was produced. This report identifies and analyses appropriate indicators for the Residential and Rural Living zones only rather than the entire District Plan. The final version of this report has been made publicly available in accordance with section 35(2A) of the RMA. The efficiency and effectiveness of other parts of the District Plan (such as the Rural zone's provisions) will be assessed as part of a separate report (or reports).

2. PURPOSE

The primary purpose of the Rangitikei District Plan Efficiency and Effectiveness Monitoring for the Residential and Rural Living Zones is to help inform the development of PPC3. The report includes an overview of key legislative and local context.



The report outlines key indicators which have been assessed to illustrate how the current District Plan provisions (including subdivision and bulk and location provisions) are performing for the Residential and Rural Living zones, and what provisions may need to be amended to achieve Council's desired future state and the purpose of PPC3. Some of the key matters that Council is trying to understand by undertaking this monitoring are:

- Are the current District Plan provisions for the Residential and Rural Living zones achieving the relevant objectives and policies?
- Are these provisions still the most appropriate to achieving Council's desired environmental outcomes for our communities?
- Do the provisions still cover the most important things? Are there emerging issues that are not being addressed?

3. LEGISLATIVE CONTEXT



3.1. National Context

3.1.1. Resource Management Act 1991

The RMA is currently the main piece of legislation that sets out how New Zealand will manage its environment and resources. Part II of the RMA sets out the purpose and principles of the Act.

District Plans, including plan changes, must give effect to Part II of the RMA. Part II includes:

Section 5 of the RMA states the purpose of this Act as being "to promote the sustainable management of natural and physical resources".

Sustainable management means "the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

Land and other resources (including soil and water) required for residential development are finite resources. As such, it is important to safeguard these for future generations, whilst ensuring there is sufficient residential land supply available to enable people and communities to meet their own needs.

Section 6 of the RMA identifies eight (8) matters of national importance that need to be "recognised and provided for" in local authorities policies and plans. Of these, sections 6(a), 6(b) and 6(h) are the most relevant to PPC3 as they require:

Section 6(a) "the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development",

Section 6(b) "the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development" and

Section 6(h) "the management of significant risks from natural hazards."



Section 7 of the RMA requires “particular regard” to be given to a range of “other matters”. Of the matters identified, the most relevant to PPC3 are the following:

Section 7(b) “the efficient use and development of natural and physical resources”,

Section 7(c) “the maintenance and enhancement of amenity values”,

Section 7(f) “maintenance and enhancement of the quality of the environment”,

Section 7(g) “any finite characteristics of natural and physical resources” and

Section 7(i) “the effects of climate change.”

Section 8 of the RMA requires that in managing the use, development, and protection of natural and physical resources the principles of the Treaty of Waitangi are to be “taken into account”.

In addition to the above sections of the RMA Council must, in preparing a District Plan (or Plan Change), fulfil a number of additional statutory requirements set down in the RMA, including:

- Section 31 - Functions of Territorial Authorities;
- Section 32 - Duty to consider alternatives, assess benefits and costs;
- Section 72 - Purpose of district plans;
- Section 73 - Preparation and change of district plans;
- Section 74 - Matters to be considered by territorial authorities; and
- Section 75 - Contents of district plans.

Also of particular note is the functional requirement under section 31(1)(aa) for Council to establish, implement, and review objectives, policies, and methods to ensure there is sufficient land for residential and business development capacity to meet expected demand.

3.1.2. National Direction

There is a range of instruments under the RMA that the Government can use to develop a nationally consistent approach to resource management issues including National Environmental Standards, National Policy Statements, and National Planning Standards.

In the last decade the Government has increased its use of national direction, although this has still been relatively piecemeal.

National Environmental Standards

A National Environmental Standard (NES) is a regulation issued under section 43 of the RMA. NESs prescribe technical and non-technical standards, methods, or other requirements for various matters including land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges, and noise.

Each local authority must enforce NESs, although some NESs specify where a council can impose stricter or more lenient standards.

The following NESs are currently in place:

- National Environmental Standard for Air Quality
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
- National Environmental Standard for Electricity Transmission Activities
- National Environmental Standard for Freshwater Management
- National Environmental Standard for Marine Aquaculture
- National Environmental Standard for Plantation Forestry
- National Environmental Standard for Sources of Drinking Water
- National Environmental Standard for Storing Tyres Outdoors
- National Environmental Standard for Telecommunications Facilities

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) and the National Environmental Standard for Freshwater Management (NES-FM) will be most relevant to PPC3, although other NESs may be relevant depending on the site or area being assessed.



National Policy Statements

A National Policy Statement (NPS) is an instrument issued under section 52(2) of the RMA. NPSs enable the Government to prescribe objectives and policies for matters of 'national significance' which are relevant to achieving the sustainable management purpose of the RMA. A NPS may also give particular direction to local authorities as to how they need to give effect to the policies and objectives of the NPS.

The following NPSs are currently in place:

- New Zealand Coastal Policy Statement (this is a mandatory policy statement)
- National Policy Statement on Electricity Transmission
- National Policy Statement for Freshwater Management
- National Policy Statement for Greenhouse Gas Emission from Industrial Process Heat
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Urban Development

The previous Government also released a Proposed National Policy Statement for Natural Hazards Decision-making which was consulted on in October-November 2023.

The most relevant NPSs for PPC3 will be the National Policy Statement for Highly Productive Land (NPS-HPL), the National Policy Statement for Freshwater Management (NPS-FM), and the National Policy Statement for Urban Development (NPS-UD).

The NPS-HPL came into effect in October 2022 and aims to improve the way highly productive land (defined as LUC Classes I, II, and III land) is managed under the RMA. This is achieved through "clear and consistent" guidance to councils on how to map and zone HPL, and how to manage the subdivision, use, and development of HPL.

It is noted that the Government has signalled changes to the NPS-HPL which are likely to enable more flexibility around how to provide for greenfield development on HPL in certain circumstances. These changes could have a significant effect on PPC3 and Council will work to understand and respond to any changes as they come through.

The NPS-FM came into effect in September 2020 and requires that local authorities manage freshwater in a way that 'gives effect' to Te Mana o te Wai. The Government has signalled its intention to begin work to replace the current NPS-FM. In preparation for this, the repeal legislation extends the date that councils are required to notify freshwater plan changes, by three years to 31 December 2027. The Government has also announced it will amend the RMA to change how councils apply Te Mana o te Wai to individual consent applications in the meantime and these changes are in progress. Council will keep up to date with any changes to this NPS as more becomes known.

The NPS-UD came into effect in August 2020 and provides guidance and includes requirements for councils to plan for growth with an aim to ensure well functioning urban environments for all people, communities, and future generations. The NPS-UD has specific requirements for Tier 1, 2 and 3 authorities. Rangitikei District Council is not an identified Tier 1, 2 or 3 authority, however, many of the objectives and policies of this NPS will still be useful for Council in developing PPC3.

National Planning Standards

National Planning Standards were introduced as part of the 2017 amendments to the RMA. Their development is enabled by sections 58B–58J of the RMA.

The first set of National Planning Standards were published in May 2019 and aimed to provide "national consistency for the structure, form, definitions, and electronic accessibility of RMA plans and policy statements to make them more efficient and easier to prepare and use."

Council is currently working to implement the first set of National Planning Standards, including updating the District Plan to be consistent with the form and structure required by the standards and updating the definitions to those prescribed in the standards. Of note in relation to PPC3 the Rural Living zone will need to be relabelled to be consistent with the National Planning Standards Zone Framework Standard and will become the Rural Lifestyle zone.

3.1.3. Resource Management Act Reform

The previous Government commenced reform of the RMA. The Resource Management Review Panel (the Panel) produced the 'Randerson Report' in June 2020 which recommended the repeal of the RMA and its replacement with the Natural and Built Environments Act (NBEA) and the Strategic Planning Act (SPA). The Panel also recommended the development of a new piece of legislation called the Managed Retreat and Climate Change Adaptation Act.

The NBEA drew on many of the principles of the RMA in terms of sustainable management of land, water, and air, and was meant to be the key piece of legislation to replace the RMA, with the purpose of enhancing the quality of the environment to support wellbeing. The NBEA was meant to put in place outcomes focused planning system rather than the effects based system of the RMA.

The SPA aimed to promote the strategic integration of legislative functions across the whole of the resource management system, primarily via a spatial planning approach, with stronger national and regional coordination of development.

The NBEA and SPA were both enacted in August 2023, with the transition to the new system proposed to occur over a 10 year period. The Climate Change Adaptation Act was still under development at the time the NBEA and SPA were enacted.

However, the Coalition Government (established following the 2023 election), repealed the NBEA and SPA in December 2023 as part of their first 100-days in office commitments and as 'phase one' of their reform of the RMA.

Phase two has seen the Government introduce legislation for a fast-track approvals regime (to make it easier to consent new infrastructure and other developments of regional and national significance). The Government also intends to make other amendments to the RMA and will provide national direction on the 'Going for Housing Growth' package.

The third phase of the reform will be the replacement of the RMA with new legislation, but at this time Council has no clear indication of what this may look like. The Government has indicated that RMA reform is a priority and new legislation could be introduced as early as mid-2025.





3.2. Regional Context

The Rangitikei District falls largely within the Manawatū-Whanganui Region (Horizons Region), with a portion of the north-east of the District being part of the Hawke's Bay Region.

The area within the Hawke's Bay Region is rural and is largely made up of hill country stations, forestry, and reserve land. As this report focuses on residential and rural lifestyle development, only the relevant plans/strategies of Horizons Regional Council have been included below, as all of the District's main towns and settlements are within this region.

3.2.1. Horizons Regional Council's One Plan

Under Section 75(3)(c) of the RMA, a District Plan must give effect to any Regional Policy Statement which, in this instance, is the Horizons Regional Council's 'One Plan' (which comprises of a combined Regional Policy Statement and Regional Plan).

The One Plan sets objectives, policies, and rules for the natural resources of the Manawatū-Whanganui Region. The One Plan identifies the "Big Four Issues" for the Region as surface water quality degradation, increasing water demand, unsustainable hill country land use, and threatened biological diversity. Two of the Big Four Issues are of particular relevance to PPC3, being increasing water demand and biological diversity. However, any of the Big Four Issues and their associated objective and policy frameworks, may be relevant and will need to be considered in the development of PPC3.

The One Plan is highly influential in the provision of local infrastructure for Three Waters as well as for natural hazard management. Many of the resource consents that Council holds with the Regional Council for the taking or damming of water for our municipal water supplies or for the discharge of treated wastewater are due for renewal. These consents can have implications for growth within the District.



♥ Kiwirail



♥ Taihape Main Street



♥ Rural Rangitikei

3.2.2. Regional Land Transport Plan

The Regional Land Transport Plan (RLTP) 2021-2031 is the guiding strategic document for land transport within our region and identifies the region's key land transport issues, the objectives the region wants to achieve, and the strategic priorities that will be the immediate focus of agencies responsible for land transport planning through capital and maintenance projects for the region.

Development and review of an RLTP is a requirement under the Land Transport Management Act 2003. Regional transport committees are required to develop a RLTP, in consultation with their community and stakeholders, every six years. The Regional Council has recently completed a "mid-term" review of the RLTP 2021-2031, with the next full review to be in 2027.

Of particular relevance to this District through the mid-term review funding was sought for State Highway 1 (SH1) Utiku Slip resilience improvements and State Highway 3 (SH3) Whanganui to Bulls installation of median barriers as part of safety improvements.

The RLTP also identifies the following projects for the Rangitikei District: State Highway 1 Bulls to Sanson improvements 2021-2027, Kakariki Road/State Highway 1 intersection improvements (first stage intersection speed zone in 2024 and second stage investigation of roundabout in 2030), and regional speed management. Significant activities not funded for the Rangitikei District include the Taihape to Napier Road, Marton Rail Hub, and the North Island (connector) Passenger Rail service.

3.2.3. Horizons Regional Council - Climate Action Plan

The Climate Action Plan (June 2023) was developed by the Regional Climate Action Joint Committee and outlines the region's initial short-term response and sets a pathway for future action. The Climate Action Plan sets a vision, objectives, and outlines specific climate change projects and work programmes that Horizons Regional Council is either already doing or planning to do.

The programmes/projects in the Climate Action Plan range from region wide to district or even place specific. The programmes/projects vary between being led and implemented solely by Horizons Regional Council to being done in conjunction with other authorities/agencies (including Rangitikei District Council).

An example of a project specific to the Rangitikei District is the Lower Rangitikei flood protection project which will involve (according to the Climate Action Plan) a naturalised channel management approach that includes creating a mobility corridor to facilitate normal dynamic river change and planting native trees to establish a riparian corridor.

3.3. District Context

3.3.1. Strategic Framework

Council's "Strategic Framework" identifies its purpose, vision, community outcomes, strategies, and plans.

The Strategic Framework is hierarchical, with Council's vision/purpose at the top guiding everything Council does, with everything that is below working towards achieving that purpose.

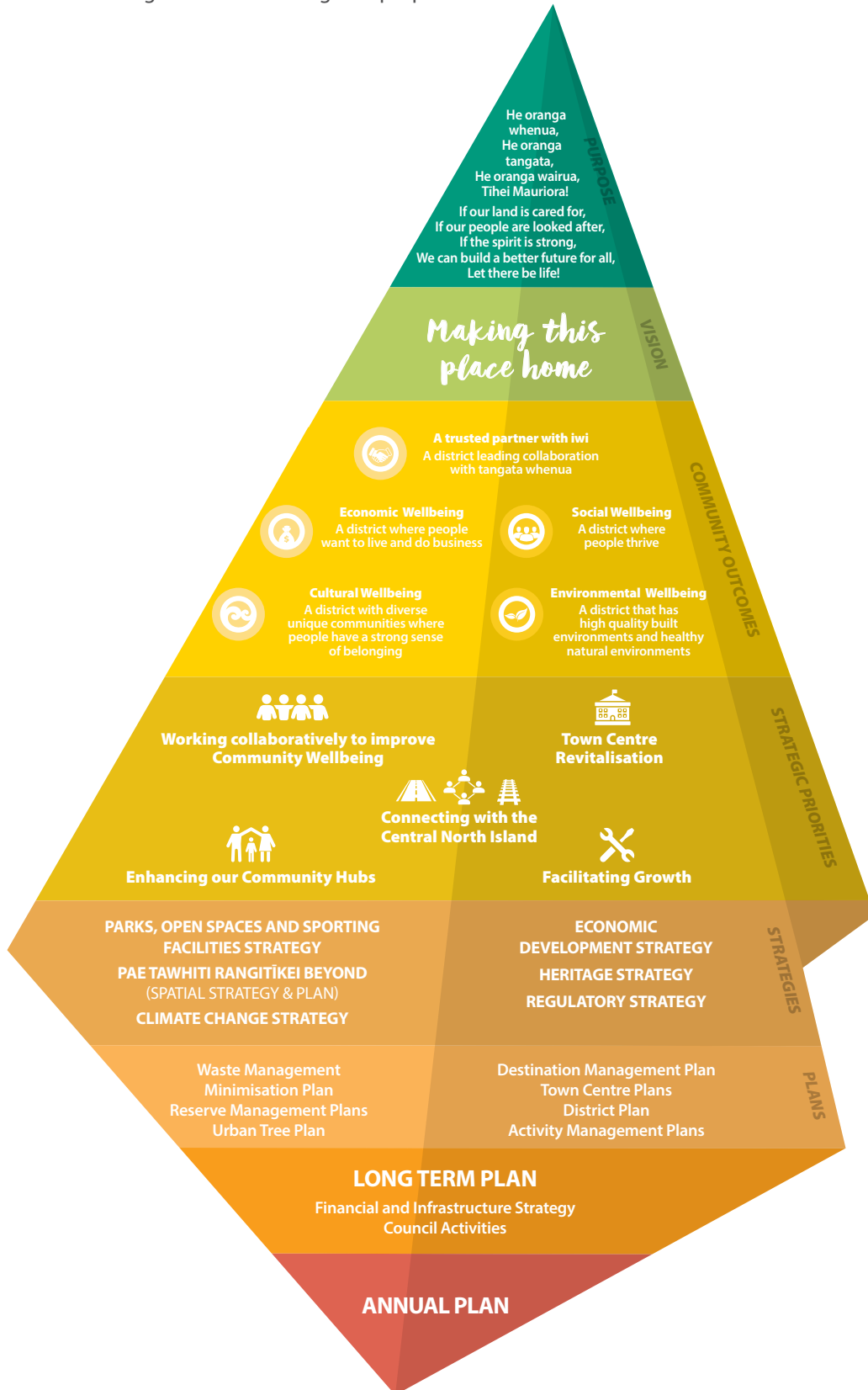


Figure 1: Council's Strategic Framework

3.3.2. Pae Tawhiti Rangitikei Beyond - Community Spatial Plan

Pae Tawhiti Rangitikei Beyond, Council's Community Spatial Plan was developed between 2021 and 2023. This is a non-statutory (or voluntary) document that is future focused and was developed by Council with good engagement with the community. This plan identifies the community's aspirations for how the District will grow over the next 25+ years.

Pae Tawhiti Rangitikei Beyond identifies the four (4) following concepts for managing growth within the Rangitikei District which are:

- Ensure sufficient land supply,
- Focus urban growth in Marton, Bulls, Taihape, Hunterville and Mangaweka,
- Enable papakāinga to be developed by iwi and hapū, and
- Plan for expansion and intensification.

Pae Tawhiti Rangitikei Beyond will help shape PPC3 and other plan changes (such as the rural plan change).

3.3.3. Long Term Plan 2024-34

The Rangitikei Long Term Plan sets out the activities Council plans on delivering over the next 10 years and how they will be funded. Council has almost completed the Long Term Plan 2024-34, this will be adopted before 30 June 2024.

3.3.4. Rangitikei District Plan

The Rangitikei District Plan sets out the issues, objectives, policies, and rules for managing land use throughout the Rangitikei District. It sets the policy framework for the identification of a range of zones and the types of activities provided for in each zone.

3.3.5. Parks, Open Space and Sporting Facilities Strategy

The Parks, Open Spaces and Sporting Facilities Strategy provides a framework to guide decisions on parks, open-spaces and sporting facilities within the Rangitikei District. It is focused on future provision and future communities through to 2050.

3.3.6. Town Centre Plans

Town Centre Plans for the development and revitalisation of Taihape, Mangaweka, Hunterville, Marton, Turakina, and Bulls have been developed. They identify the key action areas for each of the individual town centres.

4. DISTRICT PROFILE

The purpose of this section is to provide a 'snapshot' of some key population and demographic information for the Rangitikei District which is important to consider and understand as Council plans for growth.



This information includes projected population growth, an overview of dwelling type and size of households, dwelling sales and rent information, the ethnicity of the District's residents, as well as iwi and hapū whose rohe extends within the District.

4.1. Population

The 2023 Census identified the population of the Rangitikei District as 15,663 (source: Stats NZ 2023-Census-national-and-subnational-usually-resident-population-counts-and-dwelling-counts.xlsx (live.com)). This is an increase of 636 people since the 2018 Census, which is a 4.2% increase. In recent years the District has been experiencing a period of population growth after of long period of little or no growth.

For the 2024-2034 Long Term Plan the Council is assuming a population increase of 0.7% which is based on the 'high' scenario produced by Infometrics in the Manawatu-Whanganui Regional population projections they produced in May 2023 (source: [Population Projections | Rangitikei District \(infometrics.co.nz\)](#)). This assumption is lower than what Council used in developing its community spatial plan.

Pae Tawhiti Rangitikei Beyond, Council's Community Spatial Plan includes three (3) population growth scenarios of 0.8%, 1.2% and 1.5%. These were each used to project the District's population out to 2050 and included a breakdown of growth by people and dwellings needed per year. For each scenario Council also made assumptions about how the growth would be dispersed across the District.

Pae Tawhiti Rangitikei Beyond assumes that the majority of growth within the District will occur in the southern portion, largely concentrated in or around Marton and Bulls.

The below table includes the 3 different population growth scenarios identified in Pae Tawhiti Rangitikei Beyond and the projected population increase for each town/settlement within the District, based on the assumptions made in the community spatial plan on how growth will be dispersed.

		Growth Scenarios					
		0.80%		1.20%		1.50%	
Population 2050		20,740		22,527		24,988	
Number of residents per year		163		234		311	
Total additional dwellings		2,162		2,941		4,013	
Number of dwellings needed per year		75		101		138	
Distribution	Percent	Number per year	Total 2050	Number per year	Total 2050	Number per year	Total 2050
Mokai Patea Total	2%	2	44	2	59	3	80
Rest Mokai Patea		1	29	1	29	1	29
Mangaweka		1	29	1	29	3	87
Ngamatea	0%	-	-	-	-	-	-
Turakina Total	6%	5	131	6	176	8	240
Rātana		2	58	2	58	3	87
Koitiata		-	-	-	-	-	-
Turakina		1	29	2	58	2	58
Rural		1	29	2	58	3	87
Otairi Total	6%	5	131	6	176	8	240
Hunterville		2	58	3	87	4	116
Rural		2	58	3	87	4	116
Taihape	5%	4	109	5	146	7	200
Marton Rural	7%	5	152	7	205	10	280
Marton North / South	44%	33	957	44	1,289	61	1,761
Parewanui	5%	4	109	5	146	7	200
Bulls	25%	19	544	25	732	35	1,001
	100%	75	2,175	101	2,929	138	4,002






4.2. Number of dwellings and household composition

Infometrics (May 2023) project that in 2024 there will be 6,651 households in the Rangitikei District.

The makeup of households is 1,728 one-person households, 4,716 family households, and 207 'other' multi-person households. The average household size is 2.4 occupants per household. Infometrics (May 2023) projects that by 2033 there will be 6,994 households in the Rangitikei District and that the average household occupancy composition will be 2.5 occupants per household.

The 2018 Census (Source: Stats NZ Place Summaries | Rangitikei District | Stats NZ) indicated that the majority of dwellings in the Rangitikei District are occupied. Note: 2023 Census occupancy rates were not available at the time this report was prepared.

The makeup of the housing stock in 2018 in the District is shown in the below table. In 2018, 82% of houses in the District had three (3) or more bedrooms. Given that the average occupancy rate in the District is 2.4 occupants per household, there are likely many 1-2 person households occupying 3 or more bedroom dwellings.

Number of bedrooms	Percentage of houses in the District	
	One bedroom houses	4%
	Two bedroom houses	14%
	Three bedroom houses	49%
	Four bedroom houses	26%
	Five or more bedroom houses	7%



 Scotts Ferry

4.3. Median Dwelling Sale Prices

The below tables show the nominal median prices of dwellings sold in the last five (5) years throughout the District and then more specifically for the following Area Units; Marton, Bulls, Taihape, Hunterville and Mangaweka.

There appears to be a trend across the District and in Marton, Bulls, and Taihape of dwelling sale prices increasing (to varying degrees between the Area Units) from 2019 until 2022 and then decreasing in 2023. The Mangaweka and Hunterville Area Units do not follow this trend, however, the number of dwellings sold in these settlements is small (between 1-4 a year over 5 years).

Information source: Ministry for Housing and Urban Development and Ministry for the Environment Market Indicators [Urban Development \(shinyapps.io\)](https://shinyapps.io/UrbanDevelopment)

District Wide

District wide: Dwelling sales prices (actual)	
Year (last quarter of each year)	Median price
2019	\$271,168
2020	\$338,625
2021	\$476,250
2022	\$507,375
2023	\$459,042

Marton Area Unit

Marton Area Unit: Dwelling sales prices (actual)	
Year (last quarter of each year)	Median price
2019	\$263,750
2020	\$337,375
2021	\$476,438
2022	\$488,625
2023	\$394,417

Bulls Area Unit

Bulls Area Unit: Dwelling sales prices (actual)	
Year (last quarter of each year)	Median price
2019	\$323,875
2020	\$419,063
2021	\$526,625
2022	\$576,625
2023	\$500,750

Taihape Area Unit

Taihape Area Unit: Dwelling sales prices (actual)	
Year (last quarter of each year)	Median price
2019	\$212,163
2020	\$231,250
2021	\$379,375
2022	\$395,375
2023	\$351,667

Huntermville Area Unit

Huntermville Area Unit: Dwelling sales prices (actual)	
Year (last quarter of each year)	Median price
2019	\$193,533
2020	\$287,625
2021	\$360,750
2022	\$335,250
2023 (third quarter)	\$410,000

Mangaweka Area Unit

Mangaweka Area Unit: Dwelling sales prices (actual)	
Year (last quarter of each year)	Median price
2019 (last quarter)	\$210,667
2020 (second quarter)	\$270,000
2021	No data available
2022 (last quarter)	\$400,000
2023 (first quarter)	\$400,000

4.4. Rental Prices

The below tables illustrate the nominal geometric mean rents as reported in new private rental bonds of houses, apartments, and flats (but not single rooms or boarding houses) that are lodged with Tenancy Services.

This information was available for the District and then the Area Units for Marton, Bulls, and Taihape.

There is a general trend of rents across the District, and in the identified Area Units, increasing (to varying degrees) over the 5 year time period, with the exception that the Taihape Area Unit had a decrease from 2022 to 2023.

Information source: Ministry for Housing and Urban Development and Ministry for the Environment Market Indicators [Urban Development \(shinyapps.io\)](https://shinyapps.io)

District Wide

District wide: Mean Rental Price	
Year (last quarter of each year)	Median price
2019	\$256
2020	\$296
2021	\$355
2022	\$419
2023	\$453

Marton Area Unit

Marton Area Unit: Mean Rental Price	
Year (last quarter of each year)	Median price
2019	\$265
2020	\$333
2021	\$396
2022	\$463
2023	\$478

Bulls Area Unit

Bulls: Mean Rental Price	
Year (last quarter of each year)	Median price
2019	\$255
2020	\$320
2021	\$374
2022	\$430
2023	\$476





Taihape Area Unit

Taihape: Mean Rental Price	
Year (last quarter of each year)	Median price
2019	\$261
2020	\$270
2021	\$346
2022	\$434
2023	\$403

4.5. Ethnicity

In the 2023 Census 79.6% or 12,468 people within the Rangitikei District identified as European and 28.2% or 4,422 people identified as Māori.

Infometrics (May 2023) project that Māori, Pacific Peoples, and Asian ethnic groups will all grow at a much high rate than the European ethnic group over the next decade and beyond, as shown in the below table.

Ethnicity	Projected average % of population growth between 2024-34
 Māori	2.2%
 Pacific Peoples	4.2%
 Asian	4.5%
 European	0.5%

4.6. Iwi and Hapū

The Rangitikei District is home to 14 marae and historic marae sites.

The Rātana Pā community is unique. This is a Māori community founded as a settlement for followers of T.W. Rātana's religious and political movement.

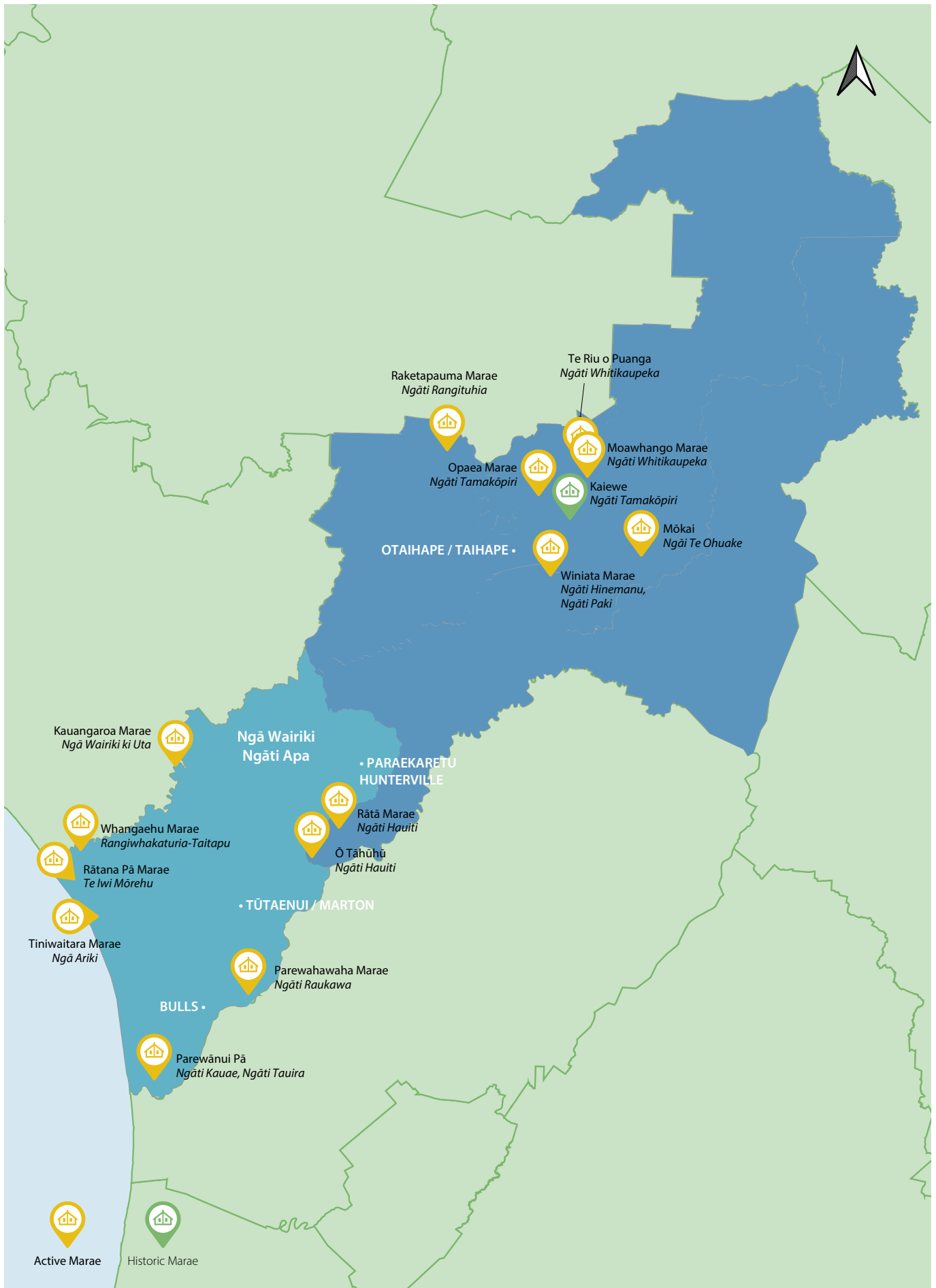
The following iwi are connected to the Rangitikei:

- Ngāti Rangī
- Ngāi Te Ohuake
- Ngāti Whitikaupeka
- Ngāti Tamakōpiri
- Ngāti Hinemanu | Ngāti Paki
- Ngāti Hauti
- Ngā Wairiki Ngāti Apa
- Ngāti Raukawa

Currently, two (2) of these iwi have settled Te Tiriti o Waitangi (Treaty of Waitangi) claims, which are Ngā Wairiki Ngāti Apa and Ngāti Rangī. The remaining iwi are all in the claim settlement process.

Council is committed to working with and supporting iwi and hapū to achieve shared aspirations for the future. This may include working collaboratively on shared topics of interest such as housing and community development and reviewing the District Plan to better provide for Māori aspirations, such as for papakāinga development.

The below map shows the locations of marae throughout the District.



5. RANGITĪKEI DISTRICT PLAN: PLAN CHANGES AND PROVISIONS



The Rangitikei District Plan was made operative in November 2013 and is this District's 'second generation' plan produced under the framework of the Resource Management Act 1991. This District Plan was developed at a time when the District was experiencing no or low growth and was intended to be a 'comparatively light' regulatory approach.

Since the District Plan was made operative two (2) plan changes have been undertaken. A brief overview of these 2 plan changes is provided below.

5.1. Plan Change 1

Plan Change 1 was undertaken in 2016 and is operative. It was effectively a "miscellaneous" plan change that aimed to address some unintended consequences of provisions introduced as part of the last full review of the District Plan as well as some other minor amendments.

The key changes included:

- Removal of the liquefaction, ground shaking, landslide and active fault hazard maps
- Refinement of the flood map for Hunterville
- Refinement of the West Taihape Slip zone provisions
- Amendments to the heritage provisions for Marton town centre
- Commercial zoning provisions in the district's rural settlements
- Signage provisions and building boundary setbacks in the Rural zone

5.2. Plan Change 2

Plan Change 2 was undertaken to rezone Rural land at 1165, 1151 and 1091 State Highway 1, Marton.

This plan change proposed to rezone an area of 216.6ha on the southern edge of Marton from Rural to Industrial zoning. The purpose of this plan change was to facilitate industrial development of a scale that could not be accommodated by the existing vacant industrially zoned land within Marton. The Proposed Plan Change, as notified, did not propose to amend or add any provisions to the District Plan.

The decision and subsequent Environment Court Hearing have resulted in significant changes to the plan change from what was originally notified, including a major reduction in the area of land being rezoned (to 65ha) and the addition of specific objectives, policies, and rules into the District Plan. The plan change is yet to be made operative.

5.3. Relevant District Plan Provisions for Monitoring

This efficiency and effectiveness monitoring report focuses on the Residential and Rural Living Zones.

The Rangitikei District Plan does not currently identify "methods", "principal reasons", or "anticipated environmental results". These can be useful tools for plan users to help them better understand the purpose/intended outcomes of the plan's provisions. They can also be useful for Council in the implementation, monitoring, and amendment of the District Plan.

The District Plan's objectives, policies, and rules will be used to help assess/analyse the efficiency and effectiveness of the provisions for the Residential and Rural Living zones.

The relevant objectives, policies, and rules for the Residential and Rural Living Zones have been included in Appendix A of this report.



6. KEY INDICATORS, ANALYSIS AND RECOMMENDATIONS

6.1. Key Indicators



The indicators below have been identified to provide a basis of the efficiency and effectiveness analysis for this report.

Information gathered for these indicators (with the exception of available land) has only been gathered for properties within the Residential and Rural Living zones and for a period of five (5) years between 1 January 2019 until 31 December 2023.

The indicators measured are as follows:

- Available land zoned for development for key towns/settlements (source: Pae Tawhiti Rangitikei Beyond - Community Spatial Plan)
- Number of building consents granted for dwellings
- Consented dwellings by location
- Number of subdivision consents granted
- Number of lots consented
- Size and shape factor of new residential lots
- Number of land use consents granted
- Type of non-compliances/activities consented
- Approved Deemed Permitted Boundary Activities

The source of the consent data/information was taken from Council's records system.

6.1.1. Indicator: Available land zoned for development for key towns/settlements

The key towns and settlements being assessed for this indicator are Marton, Bulls, Taihape, Hunterville, Mangaweka, and Turakina. These are the urban places within the District where growth is anticipated in Pae Tawhiti Rangitikei Beyond, and therefore, it is important to ensure there is a sufficient supply of land available for residential development going forward.

Land has been assessed as being "available land" in Pae Tawhiti Rangitikei Beyond if it met certain criteria including being zoned (either Residential or Rural Living), being of a sufficient size to be developed (this size was dependent on the zone), being vacant or being considered to be "underdeveloped", and not being affected or subject to a significant constraint (e.g. a natural hazard).

Marlon

Pae Tawhiti Rangitikei Beyond assessed there as being 69 hectares of 'available land' in the Residential zone and 149 hectares of 'available land' in the Rural Living zone for Marlon.

Pae Tawhiti Rangitikei Beyond indicates that the current Residential zoned land in Marlon is estimated to be sufficient for the next 12 to 22 years, depending on the growth rate of Marlon and provided all land identified as being available land is developed or redeveloped. However, there is an under supply of Residential Zone land (between 22 to 98 hectares) in the medium to longer term.

There is a sufficient supply (or an oversupply) of Rural Living zoned land available for Marlon.

Residential Zone Land Availability	Hectares
Vacant land	17
Underdeveloped land	48
Infill provision	4
Total Residentially Zoned 'Available Land'	69
Rural Living Zone Land Availability	Hectares
Vacant land	80
Underdeveloped land	69
Total Rural Living Zoned 'Available Land'	149

Bulls

Pae Tawhiti Rangitikei Beyond assessed there as being 34 hectares of available land in the Residential zone and 0 hectares of available land in the Rural Living zone for Bulls.

While there is approximately 35 hectares of Rural Living land zoned for Bulls, none of this has been assessed as being available due to the significant flood hazard that affects much of land zoned for Rural Living purposes.

Pae Tawhiti Rangitikei Beyond indicates that there is an undersupply of Residential and Rural Living zoned land in Bulls. Depending on the population growth scenario adopted it is estimated that between 18 to 61 hectares of residential land is required to meet projected growth out to 2050 and between 27 to 50 hectares of rural living land is required.

Residential Zone Land Availability	Hectares
Vacant land	15
Underdeveloped land	16
Infill provision	3
Total Residentially Zoned 'Available Land'	34
Rural Living Zone Land Availability	Hectares
Vacant land	0
Underdeveloped land	0
Total Rural Living Zoned 'Available Land'	0

Taihape

Pae Tawhiti Rangitikei Beyond assessed there as being 8 hectares of available land in the Residential zone and 42 hectares of available land in the Rural Living zone for Taihape.

Pae Tawhiti Rangitikei Beyond indicates that the current Residential zoned land is estimated to be sufficient for the next 13 to 26 years, depending on the growth rate of Taihape and provided all land identified as being available is developed or redeveloped. However, there is an undersupply of residential land (2 to 11 hectares) in the medium to long term.

There is a sufficient supply (or an oversupply) of Rural Living zoned land available for Taihape.

Residential Zone Land Availability	Hectares
Vacant land	0
Underdeveloped land	6
Infill provision	2
Total Residentially Zoned 'Available Land'	8
Rural Living Zone Land Availability	Hectares
Vacant land	0
Underdeveloped land	42
Total Rural Living Zoned 'Available Land'	42

Huntermville

Pae Tawhiti Rangitikei Beyond assessed there as being 4 hectares of available land in the Residential zone and 20 hectares of available land in the Rural Living zone for Huntermville.

Pae Tawhiti Rangitikei Beyond indicates that there is an undersupply of Residential zoned land in Huntermville and an oversupply Rural Living zoned land. Depending on the population growth scenario it is estimated that between 2 to 7 hectares of residential land is required to meet projected growth out to 2050.

Residential Zone Land Availability	Hectares
Vacant land	2
Underdeveloped land	1
Infill provision	1
Total Residentially Zoned 'Available Land'	4
Rural Living Zone Land Availability	Hectares
Vacant land	7
Underdeveloped land	13
Total Rural Living Zoned 'Available Land'	20

Mangaweka

Pae Tawhiti Rangitikei Beyond assessed there as being 1 hectare of available land in the Residential zone for Mangaweka. There is no land zoned Rural Living in Mangaweka currently.

As such there is a small undersupply of Residential zoned land and Rural Living zoned land for Mangaweka. Depending on the population growth scenario it is estimated that between 2 to 7 hectares of residential land is required to meet projected growth out to 2050 and between 1 to 4 hectares of Rural Living zoned land is required.

Residential Zone Land Availability	Hectares
Vacant land	0
Underdeveloped land	0
Infill provision	1
Total Residentially Zoned 'Available Land'	1
Rural Living Zone Land Availability	Hectares
Vacant land	0
Underdeveloped land	0
Total Rural Living Zoned 'Available Land'	0

Turakina

Pae Tawhiti Rangitikei Beyond has assessed there as being 0.4 hectare of available land in the Residential zone for Turakina. However, as there is no reticulated wastewater service available in Turakina it is uncertain how "developable" this land is for residential purposes.

There is no land zoned Rural Living in Turakina currently. Pae Tawhiti Rangitikei Beyond indicates that between 29 to 58 hectares of Rural Living zoned land may be required depending on the population growth scenario.

Residential Zone Land Availability	Hectares
Vacant land	0
Underdeveloped land	0
Infill provision	0.4
Total Residentially Zoned 'Available Land'	0.4
Rural Living Zone Land Availability	Hectares
Vacant land	0
Underdeveloped land	0
Total Rural Living Zoned 'Available Land'	0

6.1.2. Analysis of available land zoned for development for key towns/settlements indicator

The following District Plan objective and policies have been considered in this analysis:

- **Policy A1-1.2** Identify the following geographic zones in recognition of the characteristic amenities and landscapes of different areas:
 - Residential;
 - Education;
 - Commercial;
 - Industrial;
 - Rural Living; and
 - Rural.
- **Objective 9** Rural lifestyle living is provided for in specified areas.
- **Policy A2-2.1** Establish two zones called the Rural Living Zone and the Rural Zone.
- **Policy A2-2.2** Provide a Rural Living Zone around the settlements of Marton, Bulls, Taihape and Hunterville that:
 - a) enables rural residential scale allotments;
 - b) requires a minimum lot size to minimise the loss of versatile soils;
 - c) enables a range of rural and residential activities; and
 - d) preserves aspects of rural amenity while providing a transition to the urban environment.

Objective 9 and Policies A2-2.1, A2-2.2 and A1-1.2 of the District Plan provide for the identification of the Residential and Rural Living zones (as well as other zones). These objective and policies do not require sufficient land supply for these zones which would be beneficial and would better align with the NPS-UD.

Based on the projected growth and how this growth is anticipated to be divided between the key towns/settlements in Pae Tawhiti Rangitikei Beyond, additional land is required for Residential and Rural Living purposes in several of the identified towns/settlements.

Marton and Bulls are the largest settlements in the southern Rangitikei, and they are currently the fastest growing. Both are projected to continue to grow. These two towns are in a reasonable commuter distance to Whanganui and Palmerston North. Marton and Bulls are projected to have a shortfall of zoned land for residential purposes in the medium to long term.

Marton has sufficient Rural Living zoned land. **Bulls** has a shortfall of Rural Living zoned land, based on much of the currently zoned land being significantly impacted by flood hazard. Rezoning land for rural living purposes may not be possible under the current NPS-HPL, as the land surrounding Bulls is LUC Class 2 or 3. However, the Government has signalled changes to the NPS-HPL are a priority and this may make it more feasible to rezone land for rural living/lifestyle purposes.

Taihape is the largest settlement in the northern portion of the Rangitikei. It is an important service town for the northern part of the District. Taihape is projected to have a small shortfall of residentially zoned land in the medium to long term. Rural Living zoned land supply is sufficient. The topography and serviceability of the land surrounding Taihape may make zoning additional land for residential purposes challenging.

Hunterville is predicted to have a small shortfall of residentially zoned land, with an oversupply of Rural Living zoned land. The topography and potentially serviceability of the land surrounding Hunterville may make zoning additional land for residential purposes challenging.

Mangaweka is projected to have a small shortfall of both Residential and Rural Living zoned land. Mangaweka is surrounded by LUC Class 3 land which means that under the current NPS-HPL it may not be possible to rezone land for rural lifestyle purposes. If the NPS-HPL is amended to remove LUC Class 3 land then rural lifestyle could be considered for this settlement.





State Highway 3, Turakina



Old Coach House - Turakina



St Andrew's Presbyterian Church, Turakina

Turakina is projected to have a small shortfall of both Residential and Rural Living zoned land. Turakina does not have reticulated wastewater services which means zoning additional land as standard Residential is not feasible. This is because the Regional Council has a minimum requirement of 5000sqm area for an onsite wastewater system. As such this is, in principle, the minimum lot size for new dwellings in Turakina. A 5000sqm minimum lot size is not consistent with a standard residential minimum lot size (which is currently 400sqm in the District Plan for residentially zoned properties). However, alternatives such as rural lifestyle or a non-standard residential zone should be explored, especially if the NPS-HPL is amended.

In accordance with policy A2-2.2 of the District Plan, rural lifestyle development is provided for in the following settlements: Marton, Bulls, Taihape, and Hunterville. However, given that the nature of development in un-serviced settlements is more consistent with rural lifestyle development (e.g. the minimum lot size of 5000sqm for an onsite wastewater system), Council should consider whether a rural lifestyle or non-standard residential zone may be more appropriate for the un-serviced settlements in the District. This could be done as part of PPC3 or as a standalone plan change depending on what is proposed and whether it fits with the scope of PPC3 or not.

6.1.3. Recommendations for available land zoned for development for key towns/settlements indicator

It is recommended that the objectives and policies for the Residential and Rural Living zones are amended to capture the need to zone sufficient land to provide development capacity to meet expected demand for housing over the short, medium, and long term, aligning with the NPS-UD.

It is recommended that Council explore opportunities to zone additional land for residential purposes for Marton, Bulls, Taihape, Hunterville, and Mangaweka.

It is recommended that Council explore opportunities to zone additional land for rural living purposes for Bulls, Mangaweka, and Turakina.

It is recommended that Council consider rezoning existing Rural Living zoned land in Bulls that is subject to significant flood hazard back to Rural.

It is recommended that Council explore revising the zoning and/or provisions of residential land in settlements (such as Turakina) that do not have reticulated wastewater services available. This should ensure that the level of subdivision and development anticipated and provided for under the District Plan for un-serviced settlements is consistent with Horizons One Plan.

6.1.4. Indicator: Number of building consents granted for dwellings

The below tables lists the number of building consents for dwellings (broken down into new builds and relocates) granted by Council each year for the 5 year period between 1 January 2019 and 31 December 2023.

Residential Zone - Building consents granted for dwellings

Year	Type	Number
2019	New builds	33
2019	Relocates	14
2020	New builds	41
2020	Relocates	20
2021	New builds	55
2021	Relocates	19
2022	New builds	44
2022	Relocates	9
2023	New builds	21
2023	Relocates	12
Total	New builds	194
Total	Relocates	74

Rural Living Zone - Building consents granted for dwellings

Year	Type	Number
2019	New build	1
2020	New builds	2






6.1.5. Indicator: Consented dwellings by location

The below table identifies where the consented dwellings were located. It includes all new builds and relocated dwellings (in both Residential and Rural Living Zones) that were granted building consent between the 5 year period evaluated.

Year	2019	2020	2021	2022	2023	Total
Bulls	12	20	18	7	4	61
Huntermville	1	-	-	-	-	1
Marton	33	45	52	43	25	195
Ōhingaiti	-	-	2	-	2	4
Taihape	3	-	2	1	-	6
Turakina	-	-	-	2	2	4

6.1.6. Indicator: Number of bedrooms for new builds

This table lists the number of bedrooms that each consented new build in the Residential and Rural Living zones had over the 5 year period assessed.

Number of bedrooms		Number of dwellings
 5 bedrooms	5 bedrooms	1
 4 bedrooms	4 bedrooms	52
 3 bedrooms	3 bedrooms	121
 2 bedrooms	2 bedrooms	22
 1 bedroom	1 bedroom	1

6.1.7. Analysis of building consents granted for dwellings, their location, and number of bedrooms indicators

The objective and policy most relevant for the analysis of these indicators are:

- **Objective 2** Enable a variety of housing that reflects the aspirations and identity of people and communities while achieving good urban amenity and design. This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.
- **Policy A1-2.5** Enable a range of housing densities.

Over the 5 year period evaluated 268 dwellings were granted building consent within the Residential and Rural Living zones of the Rangitikei District. The vast majority of these (253) were in either Bulls or Marton. Only 15 dwellings were consented to be built in other towns/settlements across the District. This supports the prediction in Pae Tawhiti Rangitikei Beyond that most of the District’s urban growth will occur in Bulls and Marton. Therefore, it is important that Council ensures that there is sufficient residentially zoned land available in these two towns.

A total of only three dwellings were constructed in the Rural Living zone over the 5 year period covered in this report. All of these were new builds, and they were all located in Marton. Council should explore whether there are barriers to developing in this zone and, if there are, how these can be addressed.

The majority (173 out of 197) of the new dwellings consented for construction were three and four bedroom dwellings. Although it is noted that 11% of new consented dwellings are two bedroom which does provide some variety in the type of dwellings being constructed. The 2018 Census identified 75% of the housing stock in the District as being either 3 or 4 bedroom dwellings. The dwellings consented in the last 5 years have increased the percentage share of 3 and 4 bedroom dwellings, effectively reducing variety. The average household size is 2.4 occupants per household in the District and our population is aging. A relatively high portion of households are made up of either single person or couples. Having a sufficient number of smaller dwellings for couples or single people is important, as well as having larger houses that are able to accommodate bigger or multi-generation families/households.

6.1.8. Recommendations for building consents granted for dwellings, their location, and number of bedrooms indicators

It is recommended that Council explore opportunities to zone additional land for residential purposes for Bulls and Marton as a priority.

It is also recommended that Council explore ways to amend the District Plan to encourage a greater variation of the type of dwellings that are being constructed to ensure that the housing stock available in the District is able to meet a variety of needs.

6.1.9. Indicator: Number of subdivision consents granted and activity status

Residential Subdivision Consents

The first table below shows how many subdivision consent applications were granted for properties within the Residential Zone in the Rangitikei District each year for the 5 year period assessed. The second table identifies the location (by town/settlement) of the residential subdivision consents granted over the period assessed.

Year	Number of subdivision consents granted
2019	13
2020	24
2021	15
2022	22
2023	18
Total	92

Location of residential subdivisions	
Marton	58
Bulls	25
Taihape	7
Huntermville	2

Rural Living Subdivision Consents

The below table shows how many subdivision consent applications were granted for properties within the Rural Living Zone in the Rangitikei District each year for the 5 year period evaluated. These subdivisions were both in Marton.

Number of subdivision consents granted	
2019	1
2020	1
Total	2

Activity Status of Subdivision Consents

This table shows the “activity status” of subdivision consents for both the Residential and Rural Living zones over the 5 year period assessed.

The RMA classifies activities into six (6) different statuses being: permitted, controlled, restricted discretionary, discretionary, non-complying, and prohibited. These different statuses determine whether a resource consent is required before carrying out an activity. If consent is required, then the activity status helps determine what can be considered when a local authority processes the consent and whether any additional tests are required as part of this process (e.g. non-complying activities have a ‘gateway test’ under section 104D of the RMA that other activities do not have).

The Rangitikei District Plan only has two activity statuses for subdivision which are Restricted Discretionary and Discretionary. Restricted Discretionary consents can be granted or declined by Council but on the matters that Council has ‘restricted its discretion’ to can be considered by an officer when processing a consent. Discretionary consents can be granted or declined by Council and the processing officer can consider any matters that they consider appropriate.

Activity status of subdivision consents	
Restricted Discretionary	56
Discretionary	36

6.1.10. Indicator: Number of lots consented

Number of Residential Lots Consented

The below table includes the number of lots that were consented in the Residential Zone through subdivision consents that were granted in the Rangitikei District each year for the 5 year period that was assessed for this report.

For clarity “lots consented” means the lots that were approved at the granting of the subdivision consent. While these applications have been approved by Council the below information does not capture whether these applications have progressed to section 223 or section 224 certification under the Resource Management Act 1991.

Year	Number of lots consented
2019	58
2020	162
2021	70
2022	217
2023	45
Total	552

Number of Rural Living Lots Consented

The below table includes the number of lots that were consented in the Rural Living Zone through subdivision consents that were granted in the Rangitikei District each year for the 5 year period assessed. The table also identifies the size of the lots that were consented.

Year	Number of lots consented	Size of lots
2019	1	1.34ha
2020	2	2ha and 2.15ha

6.1.11. Indicator: Size and shape factor of new residential lots

Size of Residential Lots

The below table shows the average, median, and mode of the size of lots that were consented in the Residential Zone for the 5 year period evaluated. This table **includes** all lots that were approved in the Residential Zone and as such captures “balance lots”. Balance lots are sometimes created when a large residentially zoned property is subdivided creating a number of more typically sized residential lots and then leaving one larger lot (the balance lot) that can either continue to be used for rural lifestyle or rural purposes and/or can be subdivided further at some point in the future.

Note: Mean is the average number (lot size) when all numbers (lot sizes) are added up, the Median is the middle number when all numbers are put in order from smallest to largest, and Mode is the number that occurs the most in a data set.

All Residential lots	
Average/Mean lots size	1902sqm
Median lots size	595sqm
Mode lot size	585sqm

The below table shows the average, median, and mode of the size of lots that were consented in the Residential Zone for the 5 year period evaluated. This table **excludes** balance lots to show more accurately the size of the “true” residential lots being consented. Balance lots were classed as anything over 5000sqm in area and as such any lots 5000sqm in size or greater were excluded when the calculations for the below table were done.

Residential Lots excluding lots over 5000sqm	
Average/Mean lots size	733sqm
Median lots size	585sqm
Mode lot size	585sqm

Undersized Lots Consented

The below table shows the number of “undersized lots” that were consented in the Residential Zone by year during the 5 year period assessed.

“Undersized lots” are the lots that were consented that are less than the District Plan’s minimum lot size, which is 400sqm for the majority of the Residential Zone. Noting that the Taihape West Area has a minimum lot size of 800sqm but that no subdivision of land was applied for or approved within the Taihape West Area between the period evaluated.

Consented lots under 400sqm	
Year	Number of lots
2019	1
2020	1
2021	11
2022	15
2023	9
Total	37



The below table illustrates the number of undersized lots that were approved by four size ranges. This provides an indication of how large the undersized lots are that were approved over the 5 year period evaluated.

Number of consented undersized lots by size	
350-400sqm	16
300-349sqm	8
250-299sqm	10
200-249sqm	3

Shape Factor of Lots Consented

The below table indicates the number of consented lots that were compliant with the District Plan’s “shape factor” requirement for the Residential Zone over the 5 year period assessed for this report.

The Rangitikei District Plan specifies a minimum shape factor for new residential allotments that requires each lot to be able to accommodate a circle with a minimum diameter of 15 metres.

The purpose of a minimum shape factor is to ensure that each new lot created by a subdivision is of a sufficient size and regular enough shape to be able to be developed for the purpose it is intended for (e.g. that residential lots can accommodate a standard dwelling and accessory buildings). This provision is important because often dwellings are not designed for lots as part of the subdivision process and instead lots are often sold vacant and developed at a later date.

Consented Lot Shape Factor Compliance	
Compliant lots	521
Non-compliant lots	31

6.1.12. Analysis of subdivision consents, lot numbers, size, and shape factor indicators

The objectives and policies relevant for assessing these indicators are:

- **Objective 1** Promote urban areas with highly regarded amenity values that reflect the character of each township and provide nice places to live.
- **Objective 2** Enable a variety of housing that reflects the aspirations and identity of people and communities while achieving good urban amenity and design. This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.
- **Policy A1-2.5** Enable a range of housing densities.
- **Objective 9** Rural lifestyle living is provided for in specified areas.
- **Policy A2-2.2** Provide a Rural Living Zone around the settlements of Marton, Bulls, Taihape and Hunterville that:
 - a) enables rural residential scale allotments;
 - b) requires a minimum lot size to minimise the loss of versatile soils;
 - c) enables a range of rural and residential activities; and
 - d) preserves aspects of rural amenity while providing a transition to the urban environment.
- **Special Assessment Policy A6-1.2** Infill subdivision in the Residential Zone that meets the standards for restricted discretionary activities will generally be granted consent subject only to conditions where the allotment:
 - a) is to be connected to reticulated essential services;
 - b) allows for each dwelling to be isolated from services for maintenance and repair;
 - c) can accommodate residential development in accordance with the requirements of the District Plan;
 - d) can provide connection to the roading network that is safe and efficient; and
 - e) is capable of being adequately serviced with electricity.
- **Special Assessment Policy A6-1.3** Greenfield subdivision in the Residential Zone should be designed in a manner that ensures:
 - a) that the size and shape and arrangement of lots meets the standards for restricted discretionary activities and generally provides for good pedestrian and vehicular access, and sunlight;
 - b) the development is fully serviced and connected to the Council's reticulated essential services, and is connected in a manner that allows for the services to be isolated for maintenance and repair;
 - c) that connection to the roading network is safe and efficient in a manner that provides for sufficient network connectivity;
 - d) that development is designed, located and managed in such a way as to avoid, remedy or mitigate conflicts with existing network utilities;
 - e) that development in proximity to an electricity transmission corridor ensures the safe and efficient use and development of the electricity transmission network and the safety and amenity values of the subdivision; and
 - f) that all sites created by subdivision demonstrate that they are capable of being adequately serviced with electricity.
- **Special Assessment Policy A6-1.4** While residential density requirements in the District Plan express a minimum lot size which is known to be sufficient to provide for residential amenity, smaller lot sizes may be allowed where it can be shown by an accompanying application for the construction of a dwelling(s) that the higher density makes sufficient provision for the amenity of future residents and adjoining neighbours.

Subdivision is generally provided for in the District Plan as a Restricted Discretionary activity in the Rural Living and Residential zones in accordance with rule B11.1-1 of the District Plan, subject to the subdivision meeting the associated Activity Standards (standards B11.2 to B11.8). Where a proposed subdivision cannot meet the Restricted Discretionary Activity Standards the subdivision becomes a Discretionary Activity.

Of the subdivisions assessed by Council over the 5 year period, there was a mix of both Restricted Discretionary and Discretionary Activities, with 61% of consents being Restricted Discretionary Activities and 39% being Discretionary Activities. Regardless of activity status similar matters were assessed by the processing planner and no applications were limited or publicly notified.

Only having two activity statuses for subdivision provides for the relatively streamlined implementation of the subdivision provisions, which was the intent when the provisions were introduced in the last full review of the District Plan. This is largely still appropriate for our local context, with an exception being subdivision within the Taihape West Area.

Subdivision within the Taihape West Area (which has been identified as a landslip area) is provided for as a Restricted Discretionary Activity under the District Plan, subject to the same standards as other residential subdivision with the exception of having a minimum lot size of 800sqm instead of the standard 400sqm minimum lot size for other residential properties. It is recommended that subdivision within the Taihape West Area and whether Restricted Discretionary is the most suitable activity status is further considered by Council. This could be done as part of PPC3, however, it would be more appropriate to look at it holistically as part of a review of the Natural Hazards Chapter of the District Plan.

For other residential and rural living subdivision, Council could consider introducing a Controlled Activity status, which would mean a compliant subdivision would be guaranteed to be granted subject to conditions. However, this restricts Council's ability to decline a consent if there were genuine reasons that the application was not appropriate. Given that the current two activity statuses for subdivision consents in the District Plan appear to be working well it would not be recommended that Council explore the introduction of a Controlled Activity status at this time.

Further it is noted that any Restricted Discretionary Activity subdivision is precluded from public notification under provision B1.1-6 of the District Plan which does provide applicants with certainty around the notification process of their application.

The Restricted Discretionary Activity Standards and the associated "Matters of Discretion" are the same across zones with only Activity Standard B11.6 stating specific requirements for different zones. Matters of Discretion are specified matters that Council has discretion to consider when processing a Restricted Discretionary Activity.

It may be beneficial for Council to consider whether zone specific Activity Standards and Matters of Discretion would be a more appropriate way of ensuring that the relevant environmental effects are being considered and addressed through a consent process, and that the zone specific desired outcomes are being achieved.

The total number of subdivision consents that were granted between 1 January 2019 and 31 December 2023 for properties within the Residential and Rural Living zones was 94. Only two of these subdivision consents were for properties in the Rural Living zone and this resulted in the consented creation of just three new lots within this zone. Consideration should be given to why subdivision uptake in this zone is so low.

The minimum lot size for the Rural Living zone is 2ha (or 20,000sqm) which is the same minimum lot size specified in the District Plan for rurally zoned properties of 10ha or more that do not contain LUC Class 1 or 2 land. Given that Policy A2-2.2 focuses on minimising the loss of versatile soils (i.e. LUC Class 1 and 2 land), aiming to provide for a range of rural and residential activities, and providing a transition between the rural and urban environments, 2ha is a large minimum lot size for a rural living zone.

The large minimum lot size may also be contributing to why so few subdivisions have occurred in the Rural Living zone during a period of relatively high growth for the District. Council should consider whether a smaller lot size would be more appropriate for this zone, and also whether minimum lot size should be affected by whether a property has the ability to connect to Council's reticulated services in comparison to where connection is not possible.

Council may also want to assess whether the Rural Living zone can be established in other towns/settlements in the District. Relevant objectives and policies would need to be updated accordingly.

Of the 92 subdivision consents granted for properties in the Residential zone during the 5 year period that was evaluated, 2020 and 2022 were the years where the most consents were granted and the most new lots were consented. In 2020 a total of 24 subdivision consents were granted by Council and 162 residential lots were consented. In 2022 a total of 22 subdivision consents were granted and 217 residential lots were consented. Combined 379 lots were consented in 2020 and 2022 out of the total 552 lots that were consented over the entire 5 year period, which is 69% of all the lots that were consented.

Most of the 92 residential subdivision consents granted were located in either Marton or Bulls, with only seven (7) being located in Taihape and 2 in Hunterville. This is largely reflective of what is anticipated by Pae Tawhiti Rangitikei Beyond which indicates that Marton and Bulls would be by far the fastest growing towns in the District and Taihape would provide for around 5% of the District's growth. However, Pae Tawhiti Rangitikei Beyond does project other towns and settlements experiencing more residential growth than they currently are. Council should consider how to encourage/better facilitate this growth in these other towns/settlements.



📍 New laneway - Marton

The average/mean lot size (excluding balance lots) over the 5 year period assessed, was 733sqm and the median and mode lot size was 585sqm. Out of the 552 residential lots consented only 37 lots (7%) were less than the 400sqm minimum lot size specified in the District Plan for Residential properties (excluding the Taihape West Area). Given that Special Assessment Policy A6-1.4 provides a pathway for undersized lots and that the average, mean, and mode lot sizes are substantially greater than the 400sqm minimum lot size it is considered that this minimum lot size is largely still sufficient for most infill and greenfield subdivisions occurring in the District.

As 93% of consented residential lots were greater than the 400sqm minimum lot size, which is arguably a generous minimum lot size compared to many other District Plans, Council should consider whether the residential lots being consented are meeting Objective 2 and Policy A1-2.5 of the District Plan, which aim to provide for variety and a range of housing densities.

It is noted that most of the 37 consented lots that were less than 400sqm were consented between 2021 and 2023 which does indicate that the desire for smaller lot sizes may be increasing, and Council should consider how best to provide for these. Of these undersized lots 34 were between 250sqm and 399sqm in size, with just 3 lots being between 200sqm and 249sqm in size. This provides a good indication of the smaller residential lot sizes considered to be appropriate for this District. Facilitating intensification should especially be considered for the larger urban areas.

New residential lots are each required to meet a minimum shape factor requirement of being able to accommodate a 15 metre diameter circle. Of the 552 residential lots consented over the 5 year period, 521 lots met the minimum required shape factor. As only 31 lots did not comply with this requirement it is considered that this shape factor requirement is still appropriate. However, if Council explores providing for smaller lots in certain areas then the shape factor should be adjusted for the smaller lots.

6.1.13. Recommendations for subdivision consents, lot numbers, size and shape factor indicators

It is recommended that Council consider amending the minimum lot size for properties within the Rural Living zone to provide for lots more typical of this type of zone, to provide for the better utilisation of this land resource, and to better facilitate a transition between rural and urban environments.

Council should also explore different minimum lot sizes for serviced versus un-serviced rural living lots (i.e. lots that can connect to Council’s reticulated wastewater system could have a smaller minimum lot size than those that cannot).

It is recommended that Council look at introducing the Rural Living zone for other towns and settlements as currently only Marton, Bulls, Taihape and Hunterville have Rural Living zoned properties.

It is recommended that subdivision within the Taihape West Area and whether Restricted Discretionary is the most suitable activity status is further considered by Council. This could be done as part of PPC3, however, it would be more appropriate to look at it holistically as part of a review of the Natural Hazards Chapter of the District Plan.

It is recommended that Council consider specifically providing for the creation of smaller residential lots in appropriate locations (e.g. central Marton, Bulls, and Taihape) to better provide for variety of housing and intensification.

This may require subsequent consideration of introducing a special zone (e.g. a Medium Density zone) and amendment/introduction of appropriate objectives, policies, and rules.

6.1.14. Indicator: Land use consents granted

The below table identifies how many land use consent applications were granted for properties within the Residential Zone in the Rangitikei District each year for the 5 year period evaluated.

Year	Number of lots consented
2019	12
2020	16
2021	23
2022	25
2023	20
Total	96

6.1.15. Indicator: Type of non-compliances/activities consented

The below tables breakdown the land use consents granted over the assessment period by the non-compliance and/or activities being consented.

Note: The number of non-compliances and/or activities identified in the tables below may exceed the total number of land use consents by year (see the table above), this is because a single land use consent may cover more than one non-compliance/activity.

Land Use Consents for 2019

Non-compliance and/or Activity Consented	Number of consents granted
Building within 5m of a road boundary	7
Daylight setback non-compliance	3
Building in Natural Hazard Area (NHA) 1 (Flooding)	3
Habitable room window within 3m of a boundary	2
Construct public toilets on residentially zoned reserve land	2
Extension of an existing retirement village	1

Land Use Consents for 2020

Non-compliance and/or Activity Consented	Number of consents issued
Building within 5m of a road boundary	6*
Habitable room window within 3m of a boundary	5*
Relocate non residential building	4
Daylight setback non-compliance	2
Building in NHA 1 (Flooding)	1
Construct a building on a heritage site	1
Construct a dwelling on a site with less than 400sqm exclusive area	1
Dwelling within 1m of a side or rear yard	1
Establish a Community Activity	1
Signage	1

* Includes a "bulk" land use consent for the Hereford Heights Subdivision. Therefore, while only one land use consent was granted (and therefore only one has been counted in the table) but this consent covers 76 residential lots.

Land Use Consents for 2021

Non-compliance and/or Activity Consented	Number of consents issued
Habitable room window within 3m of a boundary	7
Daylight setback non-compliance	6
Construct a dwelling on a site with less than 400sqm exclusive area	5
Building within 5m of a road boundary	4
Building in NHA 1 (Flooding)	3
Maximum site coverage non-compliance	3
Earthworks	2
Relocate non residential building	2
Building within 3m of an adjoining commercially zoned site	1
Establish a Commercial Activity	1
Extension of an existing retirement village	1
Outdoor space non-compliance	1

Land Use Consents for 2022

Non-compliance and/or Activity Consented	Number of consents issued
Earthworks	11
Daylight setback non-compliance	9
Habitable room window within 3m of a boundary	9**
Building within 5m of a road boundary	7**
Construct a dwelling on a site with less than 400sqm exclusive area	3
Establish a Commercial Activity	3
Establish a Community Activity	2
Relocate non residential building	2
Building in NHA 1 (Flooding)	1
Demolition of buildings on a heritage site	1
Extension of dwelling that will not meet floor level requirement in NHA 2 (Flooding)	1
Maximum building height non-compliance	1
Outdoor space non-compliance	1
Signage	1

** Includes two bulk land use consents for the Hendersons Line, Marton subdivision and the Johnson Street, Bulls subdivision. Therefore, while only one land use consent was issued for each of these developments (and therefore only one has been counted for each in the table) Hendersons Line consent covered 68 lots and Johnson Street consent covered 89 lots.

Land Use Consents for 2023

Non-compliance and/or Activity Consented	Number of consents issued
Earthworks	8
Dwelling within 1m of side or rear yard	6
Daylight setback non-compliance	5
Habitable room window within 3m of a boundary	5
Building within 5m of a road boundary	4
Construct a dwelling on a site with less than 400sqm exclusive area	4
Maximum site coverage non-compliance	3
Building in NHA 1 (Flooding)	1
Construct dwellings within NHA 1 and 2 (Flooding) that will not have 500mm freeboard	1
Earthworks within in NHA 1 (Flooding)	1

6.1.16. Indicator: Approved Deemed Permitted Boundary Activities

The below tables illustrate the Deemed Permitted Boundary Activity Applications that have been approved by Council over the 5 year period assessed.

The tables list the type of activities that have been approved by year and the number of each activity that was approved via this process.

Note: The Deemed Permitted Boundary Activity Approval process was introduced into the RMA as part of the 2017 Amendments. A Boundary Activity is defined in section 87AAB of the RMA and the applications are processed in accordance with section 87BA.

Residential Zone Deemed Permitted Boundary Activities

Year	Activity	Number approved
2019	Daylight setback breach	5
2019	Habitable room window breach	7
2019	Side/rear yard setback breach	1
2020	Daylight setback breach	6
2020	Habitable room window breach	2
2021	Daylight setback breach	2
2021	Habitable room window breach	2
2022	Daylight setback breach	10
2022	Habitable room window breach	5
2022	Side/rear yard setback breach	2
2023	Daylight setback breach	3
2023	Habitable room window breach	2

Rural Living Zone Deemed Permitted Boundary Activities

Year	Activity	Number approved
2021	Daylight setback breach	1
2021	Side/rear yard setback breach	1
2022	Side/rear yard setback breach	1

6.1.17. Analysis of land use consent and deemed permitted boundary activity indicators

The objectives and policies relevant for assessing these indicators are:

- **Objective 1** Promote urban areas with highly regarded amenity values that reflect the character of each township and provide nice places to live.
- **Policy A1-1.1** Enable a wide range of activities, appropriate to the character and amenity of each settlement and neighbourhood.
- **Policy A1.1-8** Minimise the amount of signage in the Residential Zone and avoid the display of signs that do not relate to the site.
- **Objective 2** Enable a variety of housing that reflects the aspirations and identity of people and communities while achieving good urban amenity and design. This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.
- **Policy A1-2.1** Contain residential activities principally within the Residential Zone.
- **Policy A1-2.3** Provide for non-residential activities in the Residential Zone where this will not compromise either the character of the area or the amenity of the neighbourhood.
- **Policy A1-2.4** Control the height and location of buildings in the Residential Zone to maintain amenity.
- **Policy A1-2.5** Enable a range of housing densities.
- **Objective 9** Rural lifestyle living is provided for in specified areas.
- **Policy A2-2.2** Provide a Rural Living Zone around the settlements of Marton, Bulls, Taihape and Hunterville that:
 - a) enables rural residential scale allotments;
 - b) requires a minimum lot size to minimise the loss of versatile soils;
 - c) enables a range of rural and residential activities; and
 - d) preserves aspects of rural amenity while providing a transition to the urban environment.

There are several permitted activity standards in the Residential zone that consistently over the 5 year period assessed seem to be triggering land use consents and/or Deemed Permitted Boundary Activity Approvals regularly. The most notable are the 5 metre road setback requirement, the 3 metre setback requirement for facades containing a habitable room window, and the daylight setback requirement.

It would be appropriate for Council to review the yard setback standards and associated matters of discretion for the Residential zone (and possibly the Rural Living zone) to ensure that these still align with desired character and amenity outcomes for the towns/settlements in the District, as part of developing PPC3.

Council should also consider how modern households typically use space on their residential properties and especially how to ensure that where smaller lots sizes are being facilitated that setbacks enable the best utilisation of space on a site whilst maintaining the desired residential character.

The daylight setback permitted activity standard varies between District Plans and the Rangitikei District Plan's standard is relatively straightforward from an implementation perspective. However, Council should consider whether this standard is still appropriate for our local context and whether it is achieving the character and amenity outcomes intended.

Many of the consents for non-compliances with the daylight setback standard over the 5 year evaluation period were for relatively minimum infringements (200mm-300mm encroachments). This standard should be assessed in conjunction with any potential changes that may be made to the yard setback standards, as well as how the implementation of the National Planning Standards definitions may affect the application of these standards.

The District Plan earthworks standards (rule reference B1.8 of the District Plan) were also one of the most common permitted activity standards breached over the 5 year period assessed, triggering the need for land use consent.



Council should investigate whether the earthworks standards are still the most effective for our local context. Council should also assess whether the District Plan's objectives and policy framework need to be amended to specifically include one or more policies relating to earthworks and what these standards are trying to achieve. Currently only generic amenity policies or broader interpretation of natural hazard policies provide guidance for plan users considering an earthworks land use consent against the District Plan's objectives and policies.

Construction of a building within Natural Hazard Area 1 (Flooding) was also a relatively common land use consent over the 5 years assessed. The District Plan contains fairly comprehensive matters of discretion for assessing new buildings within Natural Hazard Area 1 (Flooding), although it is noted that these matters could likely be streamlined to provide greater clarity and to remove repetition. Council should explore whether the construction of buildings on land that is highly susceptible to a flood hazard should continue to be provided for as a Restricted Discretionary Activity or whether a more stringent activity status would be appropriate given the significant nature of the activity (and the potential adverse effects being considered) requiring consent.

The Rangitikei District Plan does not have an open space (or similar) zone. Open space, recreational, and sporting activities are instead provided for as permitted activities across all zones. Many of Council's recreational reserves are zoned Residential or Rural Living. Over the 5 year period evaluated a number of community activities and public toilets have required land use consent. The introduction of an open space zone may be a more appropriate way of providing for reserves and their associated activities in the District.

6.1.18. Recommendations for land use consent and deemed permitted boundary activity indicators

It is recommended that Council tests the yard setback and daylight setback standards for the Residential and Rural Living zones to ensure that these are still achieving the desired outcome for the character and amenity values of the District's urban environments.

It is recommended that the efficiency and effectiveness of the earthworks permitted activity standards, objectives, and policies should be further evaluated. These standards are currently within B1 General Standards and Rules Chapter of the District Plan and as such the assessment and possible amendment of the standards and policy framework would be more appropriately done as part of a separate plan change, rather than as part of Proposed Plan Change 3.

The provisions relating to the construction of buildings within Natural Hazard Area 1 (Flooding) should be further assessed including whether a more stringent activity status would be more appropriate for these activities. These provisions are within B8 Natural Hazards Chapter of the District Plan, and therefore, it is recommended that this is done as part of a separate plan change.

It is recommended that Council explore the introduction of an open space (or similar) zone to the District Plan. This would also be beyond the scope of the urban growth plan change and if introducing such a zone was considered to be desirable by Council then this could be done through a separate plan change.

7. CONCLUSION AND RECOMMENDATIONS



The primary purpose of the Rangitikei District Plan Efficiency and Effectiveness Monitoring for the Residential and Rural Living Zones is to help inform the development of PPC3. The report provided an overview of key legislative and local context.

It identified key indicators which have been assessed to illustrate how the current District Plan provisions (including subdivision, and bulk and location provisions) are performing for the Residential and Rural Living zones.

The assessment of the key indicators identified a number of recommendations for Council to explore as part of the development of PPC3, which are:

1. That the objectives and policies for the Residential and Rural Living zones be amended to capture the need to zone sufficient land to provide development capacity to meet expected demand for housing over the short, medium, and long term, aligning with the NPS-UD.
2. That Council explore opportunities to zone additional land for residential purposes for Marton, Bulls, Taihape, Hunterville, and Mangaweka.
 - a) *That zoning additional land for residential purposes in Bulls and Marton is the priority as these towns are experiencing (and projected to continue to experience) by far the highest residential growth.*
3. That Council explore opportunities to zone additional land for rural living purposes for Bulls, Mangaweka, and Turakina.
4. That Council consider rezoning existing Rural Living zoned land in Bulls that is subject to significant flood hazard back to Rural.
5. That Council explore revising the zoning and/or provisions of Residential land for settlements (such as Turakina) that do not have reticulated wastewater services available. To ensure that the level of subdivision and development anticipated and provided for by the District Plan for un-serviced settlements is consistent with Horizons One Plan.
6. That Council explore ways to amend the District Plan to encourage a greater variation of the type of dwellings that are being constructed to ensure that the housing stock available in the District is able to meet a variety of needs.
7. That Council consider amending the minimum lot size for properties within the Rural Living zone to provide lot sizes more typical of this type of zone, to provide for the better utilisation of this land resource, and to better facilitate a transition between rural and urban environments.
8. That Council should explore introducing different minimum lots sizes for serviced versus un-serviced rural living lots (i.e. lots that can connect to Council's reticulated wastewater system could have a smaller minimum lot size than those that cannot).
9. That Council look at introducing the Rural Living zone for other towns and settlements as currently only Marton, Bulls, Taihape, and Hunterville have Rural Living zoned properties.
10. That Council consider specifically providing for the creation of smaller residential lots in appropriate locations (e.g. central Marton, Bulls, and Taihape). This may require subsequent consideration of introducing a special zone (e.g. a Medium Density zone) and amendment/introduction of appropriate objectives, policies, and rules.
11. That Council tests the yard setback and daylight setback standards for the Residential and Rural Living zones to ensure that these are still achieving the desired outcome for the character and amenity values of the District's urban environments.

The assessment of the key indicators also identified the following recommendations that Council could further assess and/or include in a future plan change (or plan changes), as they would not be consistent with the intended scope of PPC3.

These recommendations are:

1. That the efficiency and effectiveness of the earthworks permitted activity standards, objectives, and policies should be further evaluated.
2. That the provisions relating to the construction of buildings within Natural Hazard Area 1 (Flooding) should be further assessed including whether a more stringent activity status would be more appropriate for these activities.
3. That Council explore the introduction of an open space (or similar) zone to the District Plan.
4. That subdivision within the Taihape West Area and whether Restricted Discretionary is the most suitable activity status is further considered by Council. This should be looked at as part of a review of the Natural Hazards Chapter of the District Plan.



Appendix A: Relevant Objectives, Policies, and Rules for Residential and Rural Living zones

Note: Only the Objectives, Policies, and Rules most relevant to the Residential and Rural Living zones and to this monitoring report have been included in this appendix. To view all of the Objectives, Policies, and Rules please refer to the Rangitikei District Plan.

OBJECTIVES

A1 Built Environment - Urban Amenity

OBJECTIVE 1

Promote urban areas with highly regarded amenity values that reflect the character of each township and provide nice places to live.

A1 Built Environment - Residential Zone

OBJECTIVE 2

Enable a variety of housing that reflects the aspirations and identity of people and communities while achieving good urban amenity and design. This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.

A2 Natural Environment - Rural Zone

OBJECTIVE 9

Rural lifestyle living is provided for in specified areas.

POLICIES

A1 Built Environment - Urban Amenity

Policies

A1-1.1 Enable a wide range of activities, appropriate to the character and amenity of each settlement and neighbourhood.

A1-1.2 Identify the following geographic zones in recognition of the characteristic amenities and landscapes of different areas:

- Residential;
- Education;
- Commercial;
- Industrial;
- Rural Living; and
- Rural.

A1-1.3 Require provision of on-site car parking and loading spaces to meet the predicted demand for each activity.

A1.1-8 Minimise the amount of signage in the Residential Zone and avoid the display of signs that do not relate to the site.

A1-1.10 Avoid development of sensitive land that compromises the safety and efficiency of the District's Strategic and Arterial land transport networks, including the rail network.

A1 Built Environment - Residential Zone

Policies

- A1-2.1 Contain residential activities principally within the Residential Zone.
- A1-2.2 Enable iwi and hapu to develop Papakainga housing.
- A1-2.3 Provide for non-residential activities in the Residential Zone where this will not compromise either the character of the area or the amenity of the neighbourhood.
- A1-2.4 Control the height and location of building in the Residential Zone to maintain amenity.
- A1-2.5 Enable a range of housing densities.

A2 Natural Environment - Rural Zone

Policies

- A2-2.1 Establish two zones called the Rural Living Zone and the Rural Zone.
- A2-2.2 Provide a Rural Living Zone around the settlements of Marton, Bulls, Taihape and Hunterville that:
- enables rural residential scale allotments;*
 - requires a minimum lot size to minimise the loss of versatile soils;*
 - enables a range of rural and residential activities; and*
 - preserves aspects of rural amenity while providing a transition to the urban environment.*

A6 Special Assessment Policies - Residential Subdivisions

- A6-1.2 Infill subdivision[^] in the Residential Zone that meets the standards for restricted discretionary activities will generally be granted consent subject only to conditions where the allotment:
- is to be connected to reticulated essential services;*
 - allows for each dwelling to be isolated from services for maintenance and repair;*
 - can accommodate residential development in accordance with the requirements of the District Plan;*
 - can provide connection to the roading network that is safe and efficient; and*
 - is capable of being adequately serviced with electricity.*
- A6-1.3 Greenfield subdivision in the Residential Zone should be designed in a manner that ensures:
- that the size and shape and arrangement of lots meets the standards for restricted discretionary activities and generally provides for good pedestrian and vehicular access, and sunlight;*
 - the development* is fully serviced and connected to the Council's reticulated essential services, and is connected in a manner that allows for the services to be isolated for maintenance and repair;*
 - that connection to the roading network is safe and efficient in a manner that provides for sufficient network connectivity;*
 - that development is designed, located and managed in such a way as to avoid, remedy or mitigate conflicts with existing network utilities;*
 - that development in proximity to an electricity transmission corridor ensures the safe and efficient use and development of the electricity transmission network and the safety and amenity values of the subdivision; and*
 - that all sites created by subdivision demonstrate that they are capable of being adequately serviced with electricity.*
- A6-1.4 While residential density requirements in the District Plan express a minimum lot size which is known to be sufficient to provide for residential amenity, smaller lot sizes may be allowed where it can be shown by an accompanying application for the construction of a dwelling(s) that the higher density makes sufficient provision for the amenity of future residents and adjoining neighbours.

CHAPTER B1: GENERAL RULES AND STANDARDS

Permitted Activity Standards

B1.3 Water Supply and Waste Disposal

B1.3-1 Every habitable building must have a potable water supply and waste water treatment system unless the building is on an allotment where there is a reticulated water and sewage system within 50 metres of the boundary, in which case the habitable building must be connected to a reticulated water and sewage system.

B1.4 Surface Water Disposal

B1.4-1 There must be no increase in the volume, velocity, or redirection, of surface water run-off to adjoining land.

B1.5 Building Height

B1.5-1 A building (excluding network utilities) must not exceed a height of:

- a) Residential Zone: 8 metres
- b) All other Zones: 10 metres.

B1.5-2 Chimneys, ventilation shafts, water storage tanks, lift towers, machinery rooms must not measure more than 2 metres in a horizontal plane or project more than 1.5 metres above the maximum permitted height of the building in any Zone.

B1.5-3 Ornamental turrets, steeples, finials and other decorative features must not measure more than 2 metres in a horizontal plane or project more than 1.5 metres above the maximum permitted height of the building in any Zone.

B1.5-4 Television aerials and associated receiving equipment must not measure more than 2 metres in a horizontal plane or project more than 3 metres above the maximum permitted height of the building in any Zone.

B1.8 Earthworks

B1.8-1 In all zones, all earthworks, other than for critical infrastructure must comply with the following limits:

Zone	Maximum volume per site per year	Maximum change in vertical height/ depth between existing and finished ground level	Minimum setback from boundaries	Minimum setback from wetland as identified in schedule e of the HRC one plan
Rural Living	1000m ³	1.5m	3m	10m
Residential	500m ³	1m	3m	10m

B1.11 Signage

B1.11-1 The following rules apply to all signs, except official signs, letterbox signs and standard residential warning signs:

Zone	Purpose/type of sign	Total number of signs per property	Maximum sign face area (per sign)
Residential	Must relate to activity or service provided on-site	1	1m ²
	Real estate sign or temporary sign	2	1m ²
Rural Living	Must relate to activity or service provided on-site	1	2m ²
	Real estate sign or temporary sign	4	2m ²

- B1.11-2 Signs must not be revolving, flashing, animated, or reflective, and must not contain moving lights, lasers or images.
- B1.11-3 Signs affixed to any building must not protrude above the roofline or beyond the outer edges of the façade to which they are affixed.
- B1.11-4 Signs shall not adversely affect traffic safety by creating a visual obstruction or by causing confusion to motorists.
- B1.11-5 A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign.
- B1.11-6 A sign must not prevent the driver of a vehicle from having a clear, unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.
- B1.11-7 The owner of a sign shall be responsible for ensuring it is maintained to a near new standard.

B1.12 Network Utilities

B1.12-6 No mast is to exceed a height of:

Zone	Maximum mast height from existing ground level
Residential	15m
Rural Living	25m

B1.12-7 The Residential Zone rules in relation to height, daylight setback and building setback apply to network utilities (except masts) on residentially zoned land and on any site directly adjoining residentially zoned land.

B1.17 Removal of Buildings and Dwellings

- B1.17-1 Where a building or dwelling is being removed, the site must be remediated to an unbuilt state. This includes the removal of concrete building platforms, stairs and remnants of buildings, accessory buildings or associated structures.
- B1.17-2 Where an accessory building is expected to remain onsite once the principal building or dwelling is removed, it must be able to be connected and serviced independently of the principal building or dwelling in accordance with the relevant rules and standards of that zone.

CHAPTER B2: RESIDENTIAL ZONE

Permitted Activities

The following are permitted activities in the Residential Zone:

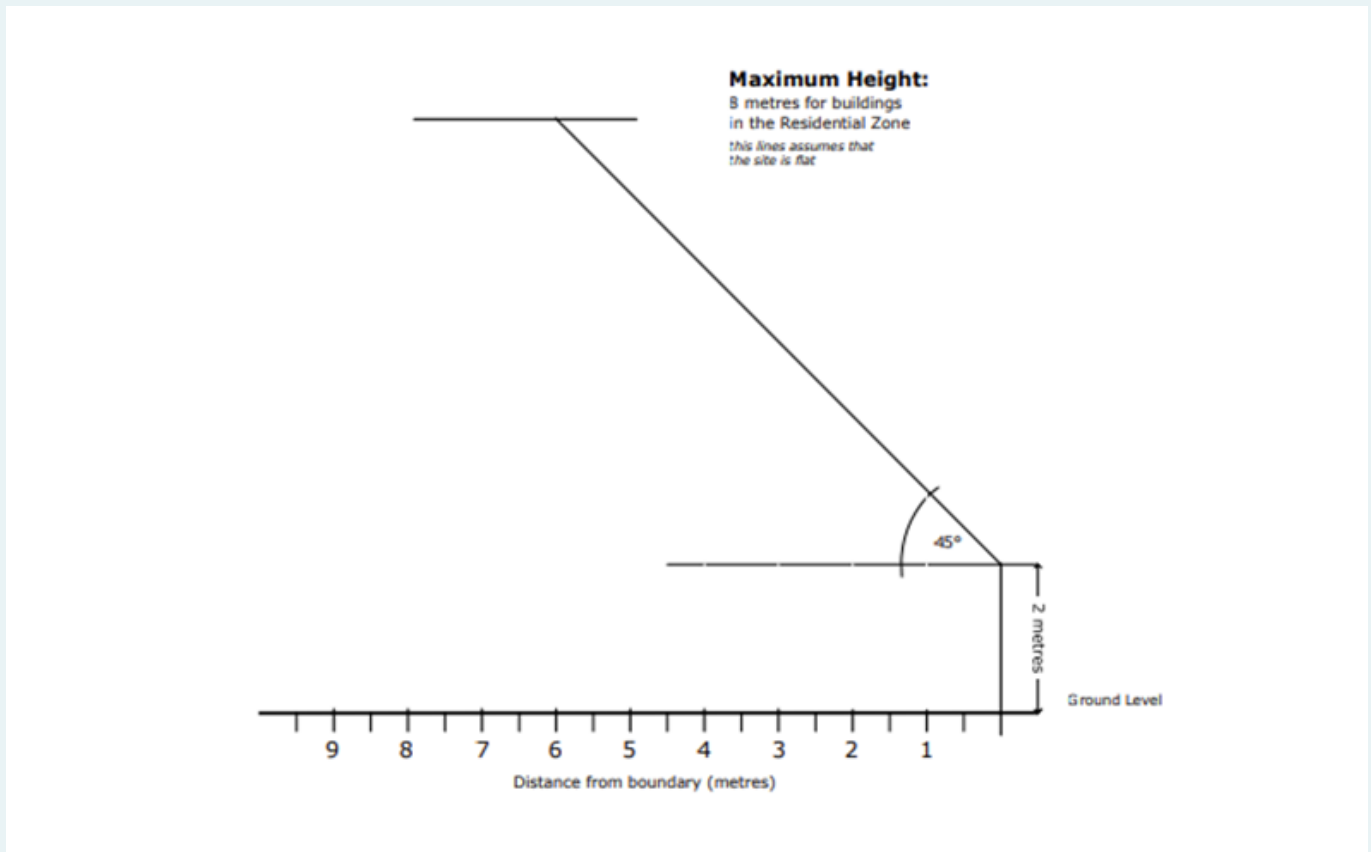
- a) Residential activities;
- b) visitor accommodation for up to 10 visitors;
- c) home occupations;
- d) primary produce sales;
- e) network utility activities, associated buildings, and any minor upgrading of buildings;
- f) buildings and ancillary activities associated with any permitted activity;
- g) pastoral grazing by dry stock and sheep, and horticulture; and
- h) earthworks;
- i) relocated dwellings;
- j) removal of any dwelling or building not listed in schedule C3.
- k) Retail activities in properties in Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa.

Permitted Activity Standards for the Residential Zone

B2.1 Daylight Setback

B2.1-1 Buildings, parts of buildings and structures (excluding chimneys, antennae and support structures of less than 8 metres height above ground level) must be contained within a recession plane starting 2 metres above the existing ground level at each site boundary and then projecting inwards at a 45 degree angle.

This rule does not apply to network utilities having a maximum wall height of 2.4 metres and/or a maximum overall height of 3.5 metres and a maximum building length of 9 metres.



B2.2 Building Setback

B2.2-1 Any building (excluding masts and poles of less than 8 metres height) must not be located closer than:

- a) 5 metres from any road boundary;
- b) 1 metre from any other site boundary, or 3m where the site adjoins any Commercial Zone or Industrial Zone boundary. Note accessory buildings are excluded from this rule;
- c) 3 metres from any boundary for that part of the façade of a dwelling* containing a window to a habitable room;
- d) 10 metres from any state highway boundary, where the posted speed is 100km/h; and
- e) 30 metres of any existing plantation forestry activity.

B2.3 Maximum Building Coverage

B2.3-1 The proportion of any site covered by buildings must not exceed 40%.

B2.4 Maximum Floor Area

B2.4-1 The maximum gross floor area for any retail activity is 60 square metres.

B2.5 Site Area

B2.5-1 The minimum exclusive site area is 400 square metres per dwelling unit.

B2.6 Outdoor Space

B2.6-1 Each dwelling site must be provided with a private and exclusive outdoor area formed in the shape of a rectangle, with a minimum area of 55 square metres and a minimum width of 4.5 metres.

B2.7 Exterior storage

B2.7-1 Exterior storage must meet the following requirements:

- a) no vehicle which is unwarranted for a period of more than 12 months under the Land Transportation Act 1998 can be stored on-site unless it is contained within a building;
- b) the area used for exterior storage must not exceed 20 square metres;
- c) separation distance from adjoining boundaries must be at least 2 metres;
- d) storage must not exceed a height of 3 metres.

B2.8 Glasshouses, Polytunnels or Shadehouses

B2.8-1 Glasshouses, polytunnels or shadehouses must not exceed:

- a) 10 percent of the total area of the site for a site under 1000 square metres; or
- b) 100 square metres in total area per site, where the total area of the site is over 1000 square metres;
- c) 3 metres in height.

B2.9 Relocated Dwellings

B2.9-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.

B2.9-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.

B2.9-3 All exterior reinstatement work identified in either the building pre-inspection report or the building consent must be completed within twelve months of delivery of the relocated dwelling to the site.

B2.9-4 The relocated dwelling must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.

B2.9-5 All relocated dwellings must comply with the necessary requirements relating to natural hazards, parking and loading and any other relevant standards as set out in this Plan.

B2.10 Primary Produce Sales

B2.10-1 The display area of goods for sale must not exceed 10 square metres and must be contained wholly within the site.

B2.10-2 All goods available for sale must have been grown on the site at which they are offered for sale.

B2.10-3 The type of goods available for sale must not be available for sale for more than:

- a) *A continuous period of three months; or*
- b) *A cumulative period of six months in any 12 month period.*

B2.11 Home Occupation

B2.11-1 Home occupation must:

- a) *be ancillary activities to the residential use of the building;*
- b) *be undertaken or operated by a member of the household residing on the property on which the home occupation occurs.*
- c) *not involve exterior storage, display, or other indication of the home occupation (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site or neighbourhood;*
- d) *not involve delivery or collection of goods, materials, or wastes or visits by clients of the home occupation outside the hours of 8.00 am to 8.00pm;*
- e) *not occupy an area larger than 60 square metres gross floor area;*
- f) *not generate more than 24 vehicle movements per day.*

Controlled Activities

There are no controlled activities in the Residential Zone.

Restricted Discretionary Activities

The following are restricted discretionary activities in the Residential Zone:

- a) *any activity that would otherwise be a permitted activity, but which fails to comply with any one or more of the standards for that rule in the Residential Zone or the general rules and standards as stated above;*
- b) *any building which does not comply with the building setback from a road boundary, provided that the building does not exceed:*
 - i. *maximum wall height of 2.4 metres;*
 - ii. *maximum overall building height of 3.5 metres; or*
 - iii. *maximum building length of 9 metres.*
- c) *community facilities;*
- d) *marae;*
- e) *relocated buildings;*
- f) *co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard;*
- g) *masts used for amateur radio communications activities, exceeding 15 metres but less than 20 metres mast height.*

The matters over which the Council will exercise its discretion are:

- a) *the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances;*
- b) *in relation to buildings that do not comply with building setback from a road boundary:*
 - i. *the effect of the proposal on the safety, efficiency, or convenience of any adjoining road or footpath; and*
 - ii. *the effect of the building's location on opportunities for access to the rear of the site.*
- c) *in relation to contaminated or potentially contaminated sites:*
 - i. *the nature of the activities known by Council to have previously been carried out on that site;*
 - ii. *the nature of the proposed activity and its potential impact on the hazard; and*
 - iii. *human health and safety.*
- d) *in relation to activities on land subject to natural hazards, this will be assessed with reference to the hazards section of this Plan.*

- e) *in relation to relocated buildings:*
 - i. *the design and appearance of the exterior of the building having regard to the quality and character of buildings and amenity in the immediate locality;*
 - ii. *the location of the building on land subject to natural hazards which will be assessed with reference to the hazards section of this Plan;*
 - iii. *the resultant end use of the relocated building.*
- f) *n relation to co-location of masts, radio and telecommunications equipment:*
 - i. *The effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.*
- g) *In relation to masts used for amateur radio communication activities:*
 - i. *whether the Applicant is a licensed amateur radio operator;*
 - ii. *the effect on the amenity of directly adjoining neighbours, in relation to the increase in mast height above 15 metres;*
 - iii. *the effect of the location of that section of the mast above 15 metres on the amenity of habitable rooms on adjoining neighbouring properties.*
- h) *in the case of any new marae or community facility:*
 - i. *visual impacts;*
 - ii. *transportation effects, including the safety and efficiency on the transportation networks;*
 - iii. *noise; and*
 - iv. *site coverage.*

Discretionary Activities

The following are discretionary activities in the Residential Zone:

- a) *Any activity that is not a permitted or restricted discretionary activity[^] in the Residential Zone, and any activity that is not specifically provided for in this Plan.*

CHAPTER B6: RURAL LIVING ZONE

Permitted Activities

The following are permitted activities in the Rural Living Zone:

- a) *primary production activities, except intensive farming activities*
- b) *residential activities;*
- c) *home occupation;*
- d) *network utility activities, associated structures, and any minor upgrading of structures;*
- e) *buildings and ancillary activities associated with any permitted activity;*
- f) *earthworks;*
- g) *roadside sales activities located on strategic roads or arterial roads;*
- h) *domestic scale wind turbines;*
- i) *relocated dwellings;*
- j) *removal of any dwelling or building not listed in schedule C3*

Permitted Activity Standards for the Rural Living Zone

B6.1 Building Setback

B6.1-1 All buildings must not be located any closer than:

- a) *5 metres from any side or rear boundary;*
- b) *5 metres from any road[^] boundary;*
- c) *10 metres from a boundary with an existing state highway.*

B6.2 Dwelling Setback

B6.2-1 On sites less than 5,000m² all dwellings must not be located any closer than:

- a) *5 metres from any side and rear boundary;*
- b) *5 metres from any road boundary;*
- c) *10 metres from a boundary with an existing state highway.*

B6.2-2 On sites 5,000m² or more all dwellings must not be located any closer than:

- a) *20 metres from any side and rear boundary;*
- b) *5 metres from any road[^] boundary;*
- c) *10 metres from a boundary* with an existing state highway.*

B6.3 Daylight Setback

B6.3-1 All buildings must be contained within a recession plane starting at the existing ground level at each site boundary and then projecting inwards at a 45 degree angle.

B6.4 Maximum Number of Dwellings per Site

B6.4-1 On sites that contain 5,000m² or more the number of dwellings must not exceed a maximum of two dwellings per site.

B6.4-2 On sites that contain less than 5,000m² the number of dwellings must not exceed a maximum of one dwelling per site.

B6.5 Location of Effluent Storage Activities

B6.5-1 All areas used for the storage of effluent generated from primary production activities must meet the following separation distances:

- a) *a) 300 metres from any dwelling, marae or places of assembly located on a property under separate ownership;*
- b) *b) 55 metres from any road boundary;*
- c) *c) 50 metres from any river, lake or wetland; and*
- d) *d) 80 metres from any other boundary.*

B6.52 Rule B6.5-1 does not apply to septic tanks.

B6.6 Domestic Scale Wind Turbines

B6.6-1 Domestic scale wind turbines must be located at least 200 metres away from neighbouring dwellings in all zones.

B6.6-2 The maximum height of turbines must not exceed 25 metres.

B6.6-3 The maximum number of turbines per site must not exceed four.

B6.7 Home Occupation

B6.7-1 Home occupation must:

- a) *be an ancillary activity to the residential use of the building;*
- b) *be undertaken or operated by a member of the household residing on the property in which the home occupation occurs;*
- c) *not involve exterior storage, display, or other indication of the home occupation (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site or neighbouring;*
- d) *not involve delivery or collection of goods, materials, or wastes, or visits by clients of the home occupation outside the hours of 8.00 am to 8.00 pm;*
- e) *not occupy an area larger than 60 square metres gross floor area; and*
- f) *not generate more than 24 vehicle movements per day.*

B6.8 Roadside sales

- B6.8-1 The display area of goods for sale must not exceed 20 square metres and must be contained wholly within the site.
- B6.8-2 All goods available for sale must have been grown, produced or manufactured on the site at which they are offered for sale.
- B6.8-3 No roadside sales activity may take place adjacent to a State Highway where the posted speed limit is 100km/h.

B6.9 Relocated Dwellings

- B6.9-1 Any relocated structure intended for use as a dwelling must have previously been designed, built and used as a dwelling.
- B6.9-2 Applications for building consent relating to the relocated dwelling and the destination site must be accompanied by a building pre-inspection report.
- B6.9-3 All exterior reinstatement work identified in either the building pre-inspection report or the building consent must be completed within twelve months of delivery of the relocated dwelling to the site.
- B6.9-4 The relocated dwelling must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.
- B6.9-5 All relocated dwellings must comply with the necessary requirements relating to natural hazards, parking and loading and any other relevant standards as set out in this Plan

Controlled Activities

The following activities are controlled in the Rural Living Zone.

B6.10 Signs

- B6.10-1 Any sign that does not meet the permitted activity standards for the Rural Living Zone or the permitted activity rules and standards for signs in B1.11.
- B6.10-2 The matters over which the Council will exercise control are:

- a) *Size*
- b) *Location – where the sign is placed with regard to the location of the business or event.*
- c) *Maintenance*
- d) *Design*
- e) *Safety*

Controlled Activity Standards

- B6.11-3 The sign must relate to a business that is located, or an event that will take place, within the Rangitikei District.
- B6.11-4 A sign advertising a local business must not be located before a town or village other than the one from which the business operates.

Restricted Discretionary Activities

The following activities are restricted discretionary activities in the Rural Living Zone:

- a) *any activity that would otherwise be a permitted activity[^], but which fails to comply with any one or more of the standards for that rule in the Rural Living Zone or the general rules and standards as stated above, and is not otherwise provided for as a controlled activity;*
- b) *new marae or community activities;*
- c) *relocated buildings;*
- d) *co-location of masts, radio and telecommunications equipment where the height exceeds the permitted activity standard.*

The matters over which the Council will exercise its discretion are:

- a) *the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances;*

- b) *in the case of any new marae* or community facility:*
 - i. *visual impacts;*
 - ii. *transportation effects, including the safety and efficiency on the transportation networks;*
 - iii. *noise; and*
 - iv. *site coverage.*
- c) *in relation to relocated buildings:*
 - i. *the design and appearance of the exterior of the building having regard to the quality and character of buildings and amenity in the immediate locality;*
 - ii. *the location of the building on land subject to natural hazards which will be assessed with reference to the hazards section of this Plan;*
 - iii. *the resultant end use of the relocated building.*
- d) *In relation to co-location of masts, radio and telecommunications equipment:*
 - i. *the effects of the height of the structure on the amenity values of the area adjacent to the proposed location of the activity.*

Discretionary Activities

The following are discretionary activities in the Rural Living Zone:

- a) *any activity that is not a permitted, controlled or restricted discretionary activity[^] in the Rural Living Zone, and any activity that is not specifically provided for in this Plan;*
- b) *intensive farming;*
- c) *any renewable electricity generation, other than domestic scale wind turbines.*

CHAPTER B11: SUBDIVISION AND DEVELOPMENT

Permitted Activities

There are no Permitted Activities for Subdivision and Development.

Controlled Activities

There are no Controlled Activities for Subdivision and Development.

Restricted Discretionary Activities

B11.1-1 Any subdivision of land, and all associated earthworks and construction are Restricted Discretionary Activities in all zones except where proposed within an outstanding natural feature or landscape (ONFL) as identified in Schedule C4.

B11.1-2 The Council's discretion is restricted to the following matters:

- a) *the size, shape and arrangement of lots, cross lease areas, company lease areas, units and access;*
- b) *the imposition of conditions of the type described in Sections 108 and 220 of the Resource Management Act 1991;*
- c) *minimum road[^] frontage areas along strategic roads* and arterial roads;*
- d) *the suitability of lots for the construction of buildings* for permitted activities within the zone, or other non-permitted activities where there is an accompanying land use application;*
- e) *the provision of road access, including protection of land for future road[^] access, to new areas for subdivision, compatible with Council's roading hierarchy and the extent of required pedestrian and vehicular connectivity;*
- f) *the extent of any upgrading work to existing roads;*
- g) *the extent to which there is capacity for connection to existing reticulated essential services and the sufficiency of the proposed water supply, sewage disposal and stormwater services;*
- h) *provision of esplanade reserves or esplanade strips;*
- i) *effects on indigenous vegetation;*
- j) *effects on lakes, rivers and wetlands;*
- k) *effects on the following from earthworks associated with subdivision:*
 - i. *landscape and visual impacts;*

- ii. adjoining properties (including amenity values);
 - iii. hazard risks, flood flows and land stability;
 - iv. erosion and sedimentation;
 - v. overland flow paths; and
 - vi. the national grid.
- l) avoidance or mitigation of hazards;
 - m) reverse sensitivity effects, including minimum setback distances for any subsequent residential activity in the Rural Zone;
 - n) the location and design of access onto the state highway network or limited access road[^] or over a railway level crossing for those subdivisions that seek such access;
 - o) the extent to which the subdivision provides appropriate public access to and along rivers, lakes, wetlands, and the coast;
 - p) the extent to which the subdivision achieves good design outcomes, having regard to the intended end use of the allotment;
 - q) where any existing building is to be subdivided, the extent to which each new allotment* is appropriately serviced and can be utilised as a stand-alone facility;
 - r) The size, shape, location and arrangements of lots, cross lease areas, company lease areas, units and access to avoid reverse sensitivity effects;
 - s) Reverse sensitivity effects arising from subdivision adjoining a consented or existing renewable electricity generation activity including:
 - i. The frequency, character and intensity of the relevant adverse effect;
 - ii. The degree of effect on the relevant consented activity or existing activity in its particular environment having regard to such factors as noise and visual amenity;
 - iii. Whether the potential reverse sensitivity effects can be mitigated by way of design, house orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the relevant consented or existing activity, or by changing the orientation to the relevant consented or existing activity);
 - iv. Whether the owner/operator of the relevant consented or existing activity has been consulted with, and the outcome of the consultation.

Restricted Discretionary Activity Standards

Restricted Discretionary Activities must meet the requirements of the standards detailed below.

B11.2 Earthworks

B11.2-1 Earthworks associated with subdivision and development must be in accordance with the requirements of the Council's Subdivision and Development Code of Practice.

B11.3 Essential Services

B11.3-1 The development must provide the following connections for each allotment:

- a) a potable water supply, including connection to a reticulated supply of potable water where this is available within 50 metres of the allotment;
- a) a system for the collection, treatment and disposal of all sewage wastes, including connection to a public sanitary drainage system where this is available within 50 metres of the allotment;
- a) a system for the collection and disposal of surface water from all activities, buildings, allotments, roads, accessways, private ways, private roads and upstream catchments. Such provisions must not create any ponding or inundation, or exacerbate any existing ponding or inundation effects.

B11.4 State Highway and Railway Access

B11.4-1 For those subdivisions[^] that require access to a state highway, the approval of the New Zealand Transport Authority must be obtained.

B11.4-2 For those subdivisions that require access via a railway level crossing, the approval of the New Zealand Railways Corporation must be obtained.

B11.5 Esplanade Reserves or Esplanade Strips

B11.5-1 For lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide must be set aside from such lots along each bank of any river whose bed has an average width of 3 metres or more, where the river flows through or adjoins the lot concerned.

B11.6 Minimum Lot Size

The following minimum lot sizes apply:

B11.6-1 Residential Zone:

- a) 400 square metres (excluding access), where the allotment shape must be able to accommodate a circle with a minimum diameter of 15 metres.
- a) 800 square metres (Taihape West Area), where the allotment shape must be able to accommodate a circle with a minimum diameter of 15 metres.

B11.6-2 Rural Living Zone: 2 hectares.

B11.7 Energy

B11.7-1 It must be demonstrated that any new allotment that is intended to contain a dwelling* can be serviced by an adequate supply of energy. Where reliance is via connection to an existing network, confirmation will be required from the relevant supplier.

B11.8 Outdoor Space

B11.8-1 Each dwelling* site* must be provided with a private and exclusive outdoor area formed in the shape of a rectangle with a minimum area of 55 square metres and a minimum width of 4.5 metres.

B11.9 Activities within Electricity Transmission Corridors

B11.9-1 Where a proposed subdivision identifies an indicative building platform (being a 20 metre diameter circle exclusive of any yard requirements) entirely beyond 12 metres from the outer edge of a National Grid support structure and beyond 12 metres from the centreline of a National Grid transmission line for each lot created.

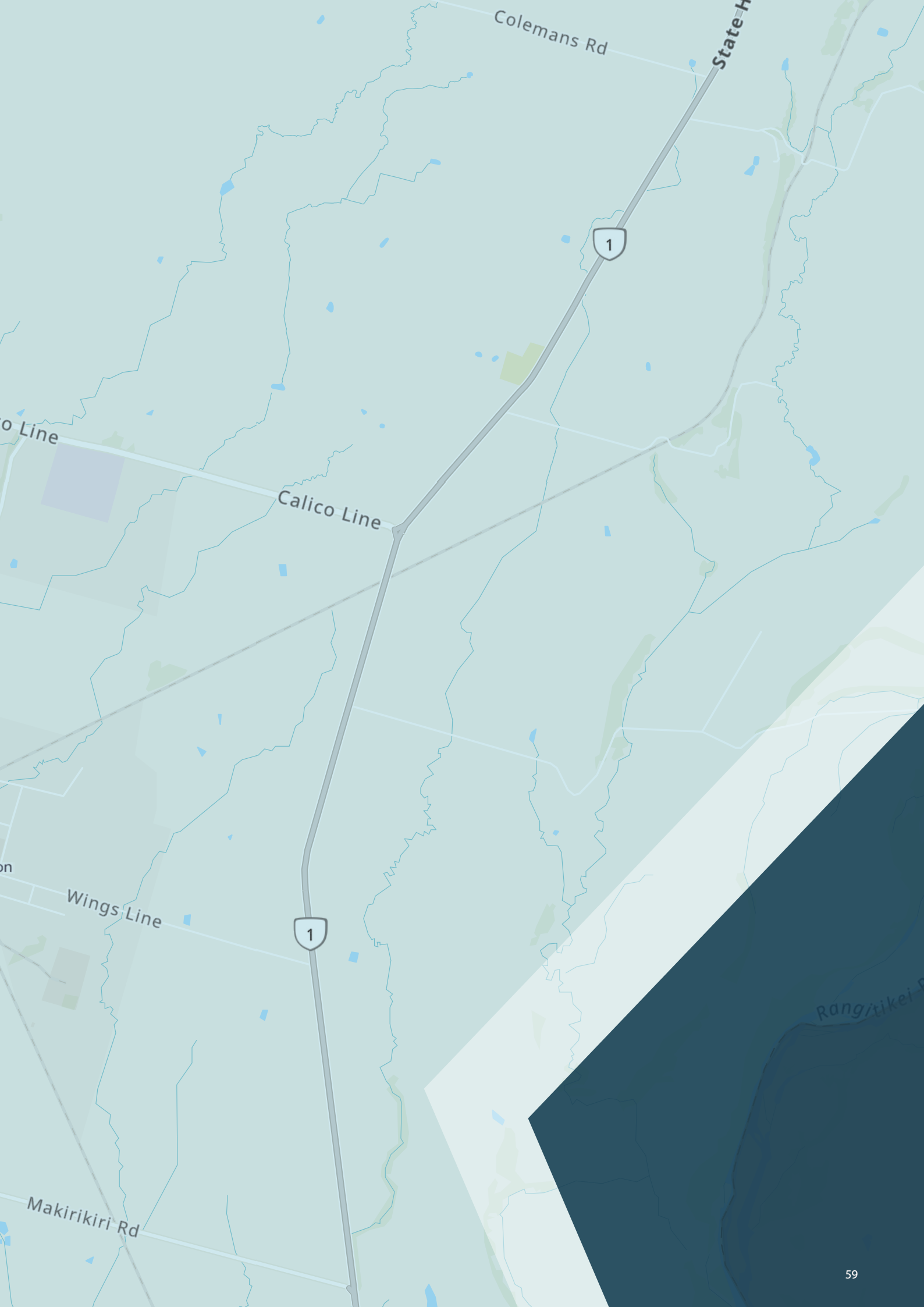
Discretionary Activities

B11.10 The following are Discretionary Activities:

B11.10-1 Any subdivision and all associated earthworks and construction are a discretionary activity within an Outstanding Natural Feature or Landscape (ONFL) contained in Schedule C4.

B11.10-2 Any subdivision and associated earthworks and construction that does not meet the standards for a restricted discretionary activity[^] under this plan is a discretionary activity.

B11.10-3 Where the proposed subdivision is a discretionary activity[^] because it does not comply with the standards for activities (Rule 11.8-1), then that application need not be publicly notified and need not be served on any affected party other than the transmission line owner.





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