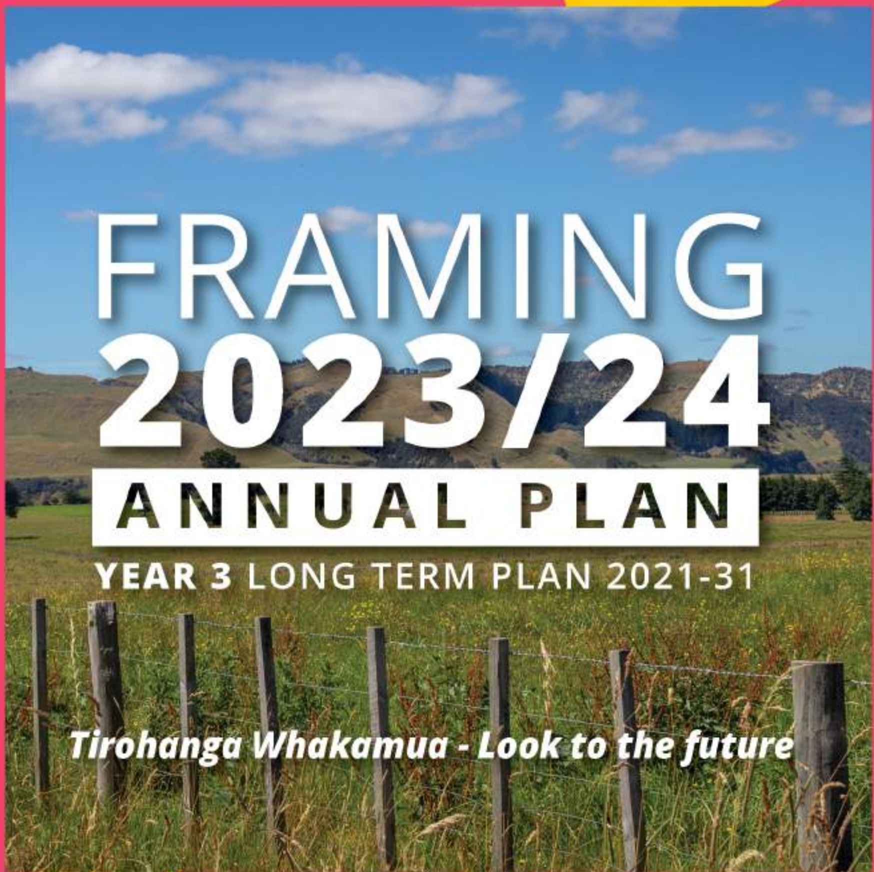
Volume 4



FRAMING 2023/24 ANNUAL PLAN

YEAR 3 LONG TERM PLAN 2021-31

Tirohanga Whakamua - Look to the future

RANGITĪKEI DISTRICT COUNCIL

Annual Plan Submissions 2023-24 Volume Four: 254-271

TIM MATTHEWS

SUBMISSION on 2023-2024 ANNUAL PLAN

RANGITIKEI DISTRICT COUNCIL

DATE: 25 April 2023

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SUBMISSION

1. Thank you for the opportunity to comment on this year's Annual Plan document. This is my personal submission and may not represent the views of other organisations I may represent from time to time.

2. The Annual Plan summary document outlines the issues the Council and District are facing in terms of the Covid environment, the current very high construction and supplier costs that are being experienced, and the challenges facing District businesses and farmers, despite historically good returns. The climate this past year has delivered about a third more rainfall than average and often in very heavy intensity, which has damaged a lot of farm and roading infrastructure. The Council has been forced to make hard choices in terms of what it can afford, and the unprecedented level of rate rises proposed for the next year. Added to this is the Three Waters Saga and its ongoing implications for Council.

3. I support an approach similar to that outlined in the Consultation document. In essence Council needs to cut nice-to-have expenditure and spend where delaying work would significantly increase final costs. I expect the economic outlook will be different in a year's time. The supply demand in the construction sector should have eased, except for possibly Cyclone Gabrielle repair projects, and upgrades for Taihape and Marton Civic buildings may be more affordable, and desirable from a local business angle, as recession bites. However central government largesse may reverse, cutting financial help to regions, as its own financial position has deteriorated in the past 2 years.

4. In such a situation delaying funding for the town upgrades, may work in the District's favour if interest rates fall quickly. Once a contract is locked in and funding committed that becomes the actual cost to the ratepayers, always subject to project management upsets and cost over-runs, as has occurred in the past.

SPECIFIC SUBMISSION POINTS

5. **Taihape Town Hall / Grandstand and Marton Civic Centre Choices.**

6. That these be **delayed** a year except for design and consenting processes. I note that Heritage processes threaten to delay and cost the Council, just as they do private individual developers. While the architectural merit of a new Option 1 building as illustrated may be inferior to the "grandure" of the existing earthquake risk site, surely the designers can come up with something less "industrial" in terms of "form following function".

7. **Active Mobility Pathway-Calico Line.** It is difficult to justify unsubsidised funding for this project without co-funding from the school or some other outside source. If the traffic counts and vehicle composition are such that there is significant danger to pedestrians and cyclists, that should trigger NZTA funding. This is particularly accentuated when oversize vehicles are forced to use those roads to bypass the rail overbridge restrictions on S H 1, which NZTA has failed to remove.

8. **Introduction of a Forestry Differential.** I believe the 1.5 times differential is insufficient to remediate or fully acknowledge the damage that loaded forestry traffic is imposing on the District's ratepayers. Most of the District's roads which provide access to the larger forests have not been designed, constructed or up-graded to carry the same loads or volumes of traffic as State Highways are required to handle. The Wairoa District Council court decision last year justified the imposition of a 4.0 times Roading Rate differential and being familiar with many of the Wairoa District's roads, they have very similar roading construction materials, costs and geology compared to Rangitikei's roads.

9. The Rangitikei DC needs to re-examine its roading rate differential as part of the lead up to the 2024 LTP. As a part of the same process it could also examine how commercial and industrial ratepayers pay a fair share of roading expenditure, particularly where heavy or frequent loads contribute to a higher road load capacity. This may become important with the Rail Hub development proposed for Marton, but all so other District developments such as forestry to rail sidings, etc.

10. I was invited to attend a forest roading differential meeting in Hunterville last year, but was unable to be present as I was shearing at that time. When putting in my apology I asked to be included in any further consultation and receive any minutes from that meeting. I have heard nothing further and was surprised and disappointed to hear that further engagement had occurred in early 2023.

11. **I request that Council investigate and review its current Roading Rate Differential from a first principles basis, to more fairly rate the District based on users and exacerbaters actual use and benefits from the roading network.**

12. **Roading Service Decline.** I view with concern the apparent decline in roading service we have received in the past 14 months. Apart from the roadside mower and the remetalling of the unsealed 8.5 km Ohaumoko Road, the maintenance and slip removal has been less than satisfactory. Admittedly a one-third increase in precipitation over that period including 6 or 7 heavy rainfall events has been unusual, but the contractor response has been poor. We have reopened the road half a dozen times using our tractor to clear slips, fallen trees, open culverts and regrade parts of the road. On several occasions I have requested metal be spread over the slip remnants to make the road safe for non-4WD vehicles, but have yet to see any metal applied. The absence of a Higgins grader for much of that time due to staff issues

has exacerbated the poor running surface that residents must deal with. Culverts are now being hit by the grader because metal loss is lowering the cover over some culverts.

13. The second to last corrugated steel culvert (50) was replaced in late 2021 with 3 2.5m concrete pipes by Higgins, but they failed to place a "sock ' over the outlet which discharges into very soft unconsolidated sand. Throwing the dented and rusty steel culvert under the outlet failed to control the discharged water, whereupon the 3rd new pipe dropped into the 6m deep hole along with the cone and culvert peg in the middle of 2022, and road width has been restricted ever since. A repair was promised by early March, which is still yet to eventuate.

14. Other culverts have been replaced, and or the protection sump alone replaced, but the manually cut water entrances are too small. A nominal 400 mm dia culvert will have a 600 mm or bigger sump covering its entrance but only a 200mm x200mm square entrance cut into the sump which provides only 8 % of the culvert's capacity. Not only does the entrance block easily with poplar leaves and sticks (although the culvert never blocks), but the storm water then overflows down to the next culvert, overloading it too.

15. There is an underslip about halfway up the road on a slight bend (50 m from culvert 34), which drops vertically about 25 m into the Mangatipona Stream, which occurred in Feb 2022.On a slight left hand bend, the carriageway and water table now have an effective width of 3 m, which means a 20 m long stock truck with a 5 axle trailer has about 150 mm before the outer tyres overhang the drop. Apart from 3 marker posts being rammed into the surface75 mm from the edge in mid-2022, nothing else has been done. At the very least a digger could have removed a metre of the roadside bank to enable trucks to pass safely.

16. Poplar trees planted about 1990 by the Council, to stabilise banks above the road are now maturing and starting to cause issues. They were planted mainly on the road reserve and have stabilised a number of banks, but were never managed or pruned. They are now threatening fences, culverts, power and telephone lines, and there appears to be no plan to actively manage them. They are large enough now to require large machinery to prune or pollard them, and will need to be budgeted for in the near future.

17. There appears to be limited oversight, management or supervision of the contractor's performance on this road, and no willingness to engage with land owners or ratepayers regarding roading issues locally. The culvert in clause 13 above is to be repaired sometime. Will the contractor or roading manager foot the bill to properly replace the culvert and control the water exiting into the environment? It is certainly not the ratepayers who should pay, but they could have advised the supervisors of the original job that water control was specific in that location, and that a "sock' was necessary.

18. It appears the balance of Mangatipona Road is not to be reconstructed but resealed. The reconstruction of the Okirae Rd intersection and transport of thousands of tonnes of spoil to near Birdgrove, to improve road alignment took its toll on the rest of Mangatipona Road, and there are probably 5 or 6 sites where area-wide pavement rehabilitation is needed, before it is resealed. The construction methods in the late

sixties did not achieve the subsurface compaction that modern roads require and those areas are needing dig-outs and recompaction before resealing.

19. Some thought needs to be given to integrating cycle traffic more safely on popular cycle routes such as Kauangaroa, Mangatipona, Mangahoe and Onga Roads. NZTA and Council need to develop a design that allows more room and better sightlines to protect cyclists, presumably by providing a hard paved surface on one or both sides of the carriageway. This would also have benefits for over-dimension vehicles and pedestrians. In most cases the beneficiaries are likely not to be ratepayers but the wider national public and out of district transporters, and funding should be provided nationally. This may be an issue for the District's Spatial Plan, but planning needs to start soon.

20. I have not seen or heard if the Council is penalising its roading contractor for less than optimal service delivery in the past 12 months, but if Ohaumoko Road's experience is more general there would appear to be a case for penalties to be applied under the maintenance contract. Our roading rates have certainly not reduced and I hope Fletcher's are not profiting at Rangitikei's expense. Alternatively, Council's Roading management team are not enforcing the contractor's obligations to observe the contract terms.

21. **Can Council management assure ratepayers that there is no decline in roading services, and that all parts of the District are being serviced fully in terms of the maintenance contract obligations, including areas described as flood damage repair?**

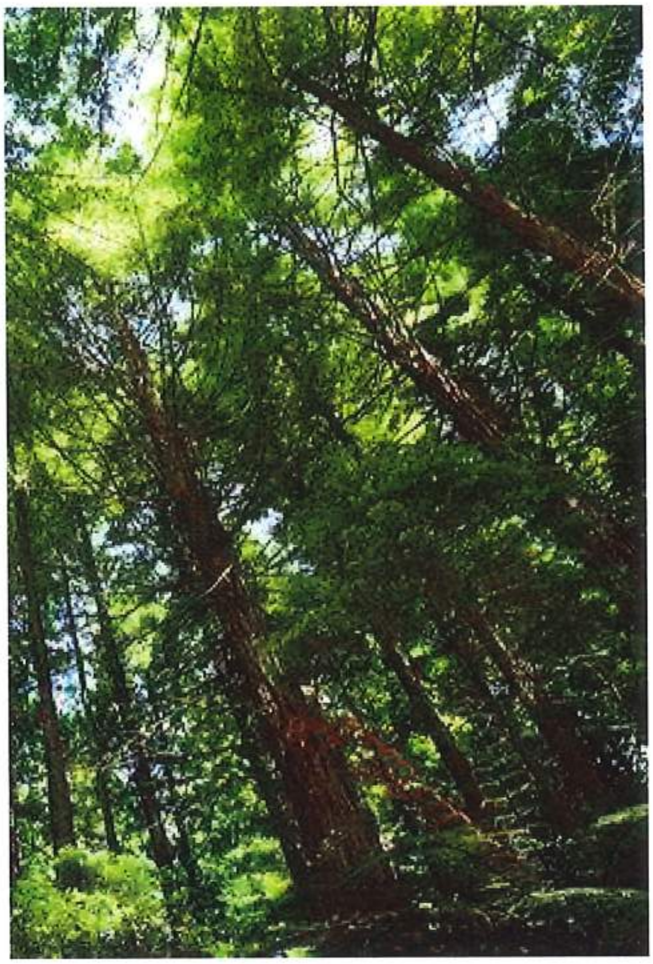
I have concerns regarding the Council's debt position, including using borrowings to finance roading expenditure (not including bridges and other major infrastructure improvements). I have asked for further information from the Council's finance team, and awaiting their reply.

SUBMISSION ENDS

Managing Forestry Land-Use under the influence of Carbon

The Issues and Options

A Green Paper



February 2022

Yule Alexander Limited
Authored by: Lawrence Yule

Introduction

The rapidly rising price of carbon in the New Zealand Emissions Trading Scheme (ETS) has added a new market driver for land-use change and value. Carbon sequestration coupled with plantation forestry is at present yielding returns significantly greater than sheep and beef cattle farming can provide to farmers. The consequences that are flowing from these economic drivers could fundamentally change the makeup of rural communities and impact medium and long-term export returns.

This Green Paper looks to explain the drivers of this change, explore what, if anything, can or should be done to control these changes, and if so how. It is written as a discussion document for an online meeting of key stakeholders on 2 March 2022, and to inform interested parties.

New Zealand's introduction of the ETS through the Climate Change Response Act 2002 and the Climate Change Response (Zero-Carbon) Amendment Act 2019 follow global agreements reached in 2016 under the 'Paris Agreement'. The Paris Agreement sets the framework and targets for agreed global emission reductions. This agreement has been further refined at COP26 in Glasgow.

The pathway for meeting these obligations is multifaceted but includes incentivisation of technology to reduce emissions; changes to the energy production, transport and agricultural sectors; and offsetting regimes to manage the transition to a lower-carbon economy. In early November 2021, the Government announced further policies to buy international credits and plant forests overseas.

New Zealand has been slow at reducing gross emissions and has relied heavily on carbon sequestration through plantation forestry to meet its obligations.

In March 2021 the Climate Change Commission provided its final advice to the Government on the first three emissions budgets and direction for its first emissions reduction plan. This includes a list of actions to meet our targets. Included are recommendations for new afforestation targets for planting by 2035.

This new planting target, if adopted, is likely to drive considerable change to the present complexion of rural communities. Coincidentally the price of traded carbon in New Zealand has exceeded the expectations of many and currently sits around $70 per tonne. Carbon prices in September and December 2021 auctions have been higher than the trigger price for the release of Reserve Units. The Reserve Units did not satisfy demand and the price has continued to rise. Commentators believe speculative investment not linked to emissions or liabilities is now a factor. There is likely to be further increases and this will fuel further investment in forestry and offsetting regimes.

The potential to transform significant swathes of sheep, beef and wool producing farmland to production forestry and permanent carbon forestry has associated opportunities and risks. The constrained supply of farms for sale, seedlings, and availability of planting labour is currently limiting the rate of conversion to forestry, but this constraint is unlikely to last.

Production Forestry has a permitted status in the National Environmental Standard for Production Forestry (NESPF) subject to satisfying a small number of conditions and consent requirements for planting on Class 8 land. The NESPF overrides any ability for regional councils or territorial authorities to introduce planning rules to manage forestry. Carbon only forestry is not covered by the NESPF and currently is unconstrained in terms of planning rules.

Concern has been expressed by rural communities, Councils, Beef + LambNZ and lobby groups such as '50 Shades of Green' about the risk of significant permanent land-use change if these factors are not managed appropriately. Before the 2020 General Election, the New Zealand Labour Party made a promise to amend the NESPF to allow Councils to use resource consent mechanisms to manage forestry land use. The policy work to action this commitment is currently underway although formal announcements concerning implementation have yet to be made by the Government.

The Green Paper has been developed from ongoing conversations with, and input from many partners working in collaboration on the issues and opportunities associated with carbon forestry. The funding partners below are Central Hawke's Bay, Gisborne, Hastings, Hurunui, Manawatu, New Plymouth, Rangitikei, Ruapehu, South Taranaki, Southland, Stratford, Tararua, Waimate, Waitomo, Western Bay of Plenty, Wairoa Councils, Local Government New Zealand and Beef + Lamb NZ. The views expressed in this paper are formed after consultation with Government Ministers, Members of Parliament, Mayors, Councillors, Community Board members, Federated Farmers, Maori, Farmers, Forestry and Farming industry groups, Climate Change Commission, Te Uru Rākau, NGO's, consultants and valuers.

Background

New Zealand has a land area of 26.8 million hectares of which 8.0 million hectares is native and indigenous forest (principally in National Parks) and 2.1 million hectares are in exotic forest species (principally in radiata pines). Only 333,000 hectares of post-1989 plantings are registered in the ETS at year-end 2020.

In 2021, the New Zealand Climate Change Commission recommended to the Government the planting of 300,000 hectares of new native and 380,000 hectares of new exotic plantings by 2035 as a pathway to reach New Zealand's emission targets. This equates to a 3.8% increase in native plantings and an 18% increase in exotic plantings over the next 14 years.

Additionally, a recent Ministry of Environment Report including a 'Planting Intentions Survey' estimates between 806,000 and 1.37million new trees will be planted between 2020 and 2050. This survey was taken during a period of recent record-high log prices and the report is qualified by saying 'significant uncertainty remains when predicting land use intention.'

New Zealand's recent history of reducing gross emissions has been poor and there is a risk that the current unconstrained offsetting regime will continue to accelerate land-use change to forestry.

Current work in the partnership 'He Waka Eke Noa' is examining present policy settings and options to manage this change.

While the market will ultimately drive land use, forestry is a more permanent crop than horticulture, cropping or protein production. Whilst forested land can revert to other uses, the carbon liabilities, economics and terrain constraints mean that, in practice, large scale reversion is unlikely to occur. That outcome reinforces the need for policymakers to plan and consider legislation, regulations and national planning frameworks carefully before large-scale land-use change becomes locked in.

During the initial stages of this project, four themes have emerged:

1. Land prices and market forces;
2. The ETS and its settings;
3. Carbon Farming Regimes; and
4. Mechanisms to control both the scale and location of plantings.

Land Prices and Market Forces

Land prices are influenced by productive capacity, profitability of use and expectation of capital gain. New Zealand has an open market for land purchases for New Zealand citizens and corporate entities. Land use is lightly controlled so long as minimum environmental standards are met. Production forestry is a permitted activity and carbon only forestry is unregulated from an environmental perspective. Non-citizens can apply to purchase New Zealand farmland through the Overseas Investment Office (OIO). Land to be developed into forests and existing forests/cutting rights can be purchased through a fast-track OIO process. OIO applicants must plant forestry for harvest but can register the forest in the ETS 'Averaging' regime. This currently represents about 18-20% of the sheep and beef farm sales for conversion into forestry. Limits on the OIO process would therefore take some pressure off, but would not address the entire situation.

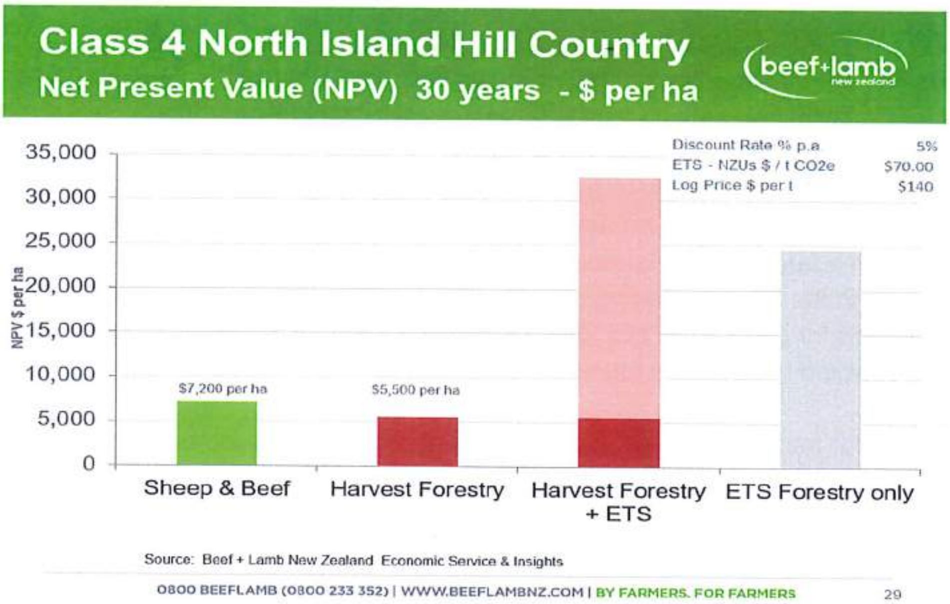
While profitability for traditional sheep and beef land has risen due to increased market prices for meat products, there has also been an increase in input and compliance costs. Nonetheless, the increase in profitability and market confidence has contributed to an increase in pastoral land prices over the last decade.

The introduction of the ETS 'Carbon Averaging Regime' (Appendix1) and the sharp increase in the price of carbon has resulted in strong demand for farmland to be converted to forestry. The addition of carbon and the OIO fast-tracking regimes allows forestry and carbon farming companies to compete strongly against those wanting to purchase farms to continue in livestock farming. A significant percentage of sheep and beef farm sales in 2021 on the East Coast of the North Island have gone to forestry use. This has resulted in a significant lift in prices and farm equity. While some farmers may express concern about a shift to forestry land, all are benefitting from an increase in value and equity. However, a downside to this increase in land value is the intergenerational change in ownership whether that be through succession or through exiting farmers desire to on-sell their farm for continued livestock farming.

Analysis of returns from different land-use through the Benchmarking Tool | Beef + Lamb New Zealand (beeflambnz.com) show the following average annualised Farm Profit before Interest, Tax and Rent for 2019, 2020 and 2021.

Hard Hill Country	\$300 per hectare
Hill Country	\$450 per hectare
Finishing Country	\$700 per hectare

The equivalent analysis for pruned production forest regime incorporating carbon averaging at current prices generate $2000 per hectare/per annum for the first rotation of trees. (Dave Jannet, Forest Management Ltd). This is shown in the following graph:



In addition, production forest companies are targeting better land for purchase to support automation to alleviate labour shortages, minimise harvesting costs, and reduce health and safety risks. The addition of Carbon Averaging Income has made these companies very competitive in the marketplace when bidding for all land types.

Questions:

1. **Can or should any extra intervention take place to regulate landuse? Should this override the best and most profitable longterm use of land?**

2. **Should the OIO Approval and Forestry Fast Tracking process be reviewed?**

3. **Should the ETS settings for 'Averaging' be amended or abolished?**

The Climate Change Commission, ETS and settings

The ETS settings are well documented but are subject to change as New Zealand adapts to its obligations under the Kyoto Agreement, Paris Agreement and revisions made at COP26. Several decisions are yet to be made regarding agricultural emissions including on-farm accounting policies, offsetting and qualifying sequestration regimes.

The New Zealand ETS allows for unconstrained offsetting of emissions liabilities including through the planting of trees. With carbon currently trading at $70 per tonne, there appears little change in domestic emissions behaviour while forestry looks like an attractive offsetting approach. If the price of carbon increases further this practice will be even more compelling.

New Zealand is the only country with an ETS that allows 100% of an emitter's emissions to be offset by forestry. The Parliamentary Commissioner for the Environment and Climate Change Commission has recommended that limits be investigated; this is because the ability to totally offset, risks slowing companies urgent action to reduce their gross emissions.

Further work needs to be done to look at what options there could be to place limits on emitters' ability to offset, rather than reduce, their emissions and what economic impacts this could have. For example, the Parliamentary Commissioner for the Environment has suggested exotic forestry as a more suitable option for offsetting short-lived gases due to its similar sequestration lifecycle.

Changes to the ETS accounting rules will be made on 1 January 2023 with the removal of the saw tooth accounting methodology for new entrants to the ETS. Only the 'Averaging' and a new 'Permanent Post-1989 Forest' (PPF) categories will be available. The PPF category is for post-1989 forests that will not be clear-felled for at least 50 years after they are registered in the ETS. Permanent forests will be on the stock change accounting approach. They will earn units for as long as the forest is in the ground and the carbon stock is increasing. The units earned from the forest will be tagged in the register as coming from a permanent forest.

There is significant concern around the definition of species that can be included in the PPF including what is commonly referred to as the 'plant and leave' regime. This predicted regime effectively means that fast-growing species like pinus radiata are planted at high stocking densities for carbon only yield. No silviculture is undertaken, and the credits are collected for 50 years by what could be absentee owners. When the trees reach a certain age and begin to fall over there is speculation that owners will walk away via a limited liability company and the resulting emissions liability (and pest, disease and fire risk) is left with the land resulting in a reducing or negative land value.

Sections 134D, 138 and 140 of the ETS legislation do impose significant penalties for breaches of the ETS and do allow for liability to be sheeted back to directors or employees who knew the action or decision giving rise to the breach. It is unclear what would happen if the company was wound up before the liability was established or on the death of a liable individual.

Enforcement regimes are generally only effective if the risk of enforcement action is deemed credible by the regulated community. If it is credible then a strong incentive to comply is created.

For the ETS regime, it remains an open question given that the regime is still quite young, whether the enforcement regime meets the credibility test. If it were not to be credible then undesirable market behaviour may be incentivised to the detriment of the wider community. That said, all participants in the project to date support an effective and enforced regulatory regime to prevent such an outcome. The PPF is targeted at slower-growing permanent species (particularly natives) that will not be harvested. However, the current definition allows faster-growing varieties to be included in the PPF if they are not harvested for 50 years from the time of planting. Because of this, the majority of project participants support a ban on fast-growing trees such as pinus radiata being accepted into the PPF.

In contrast, NZ Carbon Farming and Ngati Porou wish to use pinus radiata on Class 6,7,8 land to prevent erosion, manage a transition to permanent native forest and improve environmental outcomes.

Questions:

4. **Should the ETS PPF category include fast-growing trees such as Pinus Radiata?**
5. **Should the ETS PPF category be limited to certain land classes?**
6. **Should limits be imposed on the quantity of emissions emitters are able to offset through ETS forestry?**
7. **Is a legislative or regulatory change required to link future carbon liabilities back to individuals? What happens on that individual's death?**
8. **Should extra responsibilities be put on forests solely for carbon farming? (eg pest, fire and disease management)**

Carbon Farming Regimes

Carbon farming regimes are in early development but the articulated targets for planting are aggressive. Technology advancement will help and is being supported by central and local government grants. Knowledge of New Zealand's dominant exotic species Pinus Radiata is high, but this is not replicated with natives, slower-growing exotics and erosion control species such as poplar and willow. The latter groups will play a major part in the forest mosaic of the future but some of the experimental work will be slow and can be risky for investors and landowners.

New technology is rapidly developing which can accurately measure on-farm carbon levels without the need for individual inspection or MPI 'Lookup' tables. Drone use, including artificial intelligence, appears to add a new level of accuracy to this process.

The Climate Change Commission target of planting or retiring 300,000 hectares of native vegetation by 2035 is ambitious. Natives are difficult and expensive to establish, are prone to pest damage for decades and sequester carbon at approximately a third of the rate of exotics. Equally many native species require an initial cover crop of Kanuka, Manuka or Gorse while they are getting established. On the East Coast of the North Island goats, deer, hares and drought can cause significant mortality in young seedlings.

Carbon management in production forestry adds new complexity. Revenue from this type of forest needs to manage the timber product and market requirements but also the fluctuating carbon price over the rotation of the forest. While this only applies to the forests registered in the ETS there is already evidence that, as the carbon/timber value ratio changes, planned harvesting dates and decisions are being amended. This could mean that normal 28-year pinus radiata forest harvest regimes are significantly extended. The rotation length for pinus radiata is largely determined by economics. Historic rotation lengths for this species have been up to 50 years.

Environmental NGOs, including the environment defence society, Fish and Game and Pure Advantage have also raised environmental concerns about the speed and scale of farms being sold to convert into exotic pines, including loss of biodiversity, sediment, and fire control and have called for a review of the policies. They would like to see a greater focus on native plantings.

Questions:

9. **Should the measurement rules in ETS/ 'He Waka Eke Noa' allow for advances in measurement technology?**

10. **Should the 'Carbon Averaging' regime be amended to allow for longer rotation lengths?**

Mechanisms to control scale and location of plantings

The management of land use in New Zealand is done principally via the Resource Management Act 1992 including the use of National Environmental Standards (NES), National Policy Statements (NPS), regional policy statements, regional plans, district plans and resource consents. The market determines land use within these regimes.

Currently this environmental management framework is the only option available to manage both the strategic and individual property rules. While there are many calls to manage land use brought about by ETS market changes, the principal way of managing land-use change brought about by this change is done through an environmental lens and resource management legislation.

The NESPF was promoted by the forestry industry to get more national planning consistency and is the overriding regulation around production forestry. Councils are unable to impose more stringent conditions than the NESPF unless the rule gives effect to the following:

- National Policy Freshwater Management;
- New Zealand Coastal Policy Statement;
- Matters of National Importance including outstanding natural features, landscapes and significant natural areas; and
- Management of unique and sensitive environments including separation point granite soils, geothermal areas, upstream of drinking water abstraction points, forestry quarrying over a shallow water table or aquifer.

Regional and unitary councils have a consenting role in the NESPF and are required to consider consents for Class 8 (highly erodible) land and require and manage planting and harvesting consents.

While there are environmental issues to be managed with forestry and carbon only farming these are not unique to this type of land use. Territorial authorities control land use activities under district plans and make decisions following a significant public consultation. Examples of this include defining residential zones, housing density, industrial and commercial zones, landscape area and minimum lot sizes. Rural zones are generally less controlled and typically focus on subdivision lot sizes, intensive rural production, noise limits and controls on non-farming commercial activity. Territorial authorities do not regulate the type of farming or land-use i.e. dairy/ sheep and beef/ forestry.

More recently some unitary and regional councils have taken a more aggressive approach in managing land use by requiring consent for some types of farming. This has generally been done to manage water quality issues. Once again this has required public involvement, expense and time.

In summary, the current RMA is limited to managing the environmental effects of an activity. It is not well-positioned nor is it intended to manage community vibrancy, employment, or the flow-on economic impacts of significant land-use change.

In February 2021 the Government announced significant reform to the resource management system. The Government is proposing to repeal the RMA and replace it with three new pieces of legislation;

- Natural and Built Environments Act (NBA);
- Strategic Planning Act (SPA); and
- Climate Adaptation Act (CAA).

Strategic Planning Act (SPA)

The SPA will provide a strategic and long-term approach to how we plan for using land and the coastal marine area.

Long-term spatial strategies in each region will be developed to identify areas that:

- will be suitable for development;
- need to be protected or improved;
- will need new infrastructure; or
- are vulnerable to climate change effects and natural hazards such as earthquakes.

The regional spatial strategies will enable more efficient land and development markets to improve housing supply, affordability and choice, and climate change mitigation and adaptation.

Climate Adaptation Act (CAA)

This Act will support New Zealand's response to the effects of climate change. It will address the complex legal and technical issues associated with managed retreat and the funding and financing of adaptation efforts.

Both these pieces of legislation, if enacted, will be more useful in managing strategic land use and will shift the focus away from a pure environmental lens. Managing the regional balance of land use is likely to be better addressed by this legislation than the current RMA. This should allow for the implementation of concepts such as 'right tree right place', the consideration of log supply for processing facilities, and for the geographic spread of planting to be considered.

The 2020 election promise by the New Zealand Labour Party would require a resource consent for forestry on Class 1-5 land on areas over 50 hectares. It is unclear if consent decisions are to rest with territorial authorities or regional councils. The NESPF would have to be consequentially amended to reflect such a regime.

This proposed policy follows significant concern in rural communities about the growth in whole-farm forestry conversions. Subsequently, the increase in the price of carbon has resulted in a significant number of farmers now actively investigating forestry and carbon as part of their farm systems.

While these concerns remain, the challenge is to manage compelling market dynamics with land-use flexibility, property rights and community vibrancy.

The current RMA appears poorly equipped to manage such complexity. The Government does have the ability to amend the NESPF which will effectively rewrite district and regional planning rules without the requirement for plan changes.

Carbon-only forestry is not covered by the NESPF. This allows local authorities to promulgate plan changes to manage this land-use type. Because of the number of councils and the cost involved in developing plan changes, it would be cost-efficient to consider developing an NES for carbon-only forestry or amending the NESPF to incorporate carbon forestry. This amendment option is strongly opposed by the forestry sector.

The market returns offered by forestry and carbon also provide a significant incentive for farmers to plant poorer performing parts of their farms in native or exotic forestry.

If a consenting regime for farm forestry is developed it should enable such planting. Farm Plans that include rules for forestry as a permitted or controlled activity (within a certain land area or percentage of land area) will be enabling. Facilitation of this type of planting will stimulate much of the 680,000-hectare target of new planting by 2035 and reduce the demand for whole-farm conversions.

The concentration of forestry in certain parts of New Zealand has been historically driven by growth rates, land price, road quality, sawmill and port location. There is a concern in Gisborne, Wairoa, Tararua, Masterton and Ruapehu districts particularly, that these areas are the focus for future carbon forestry investment and that these areas will receive a disproportionate share of the 680,000 hectares of new plantings.

Under both the proposed SPA and CAA it may be possible to spread the new planting areas around New Zealand to support processed timber supply, processing jobs and climate change planting regimes. The planting targets could be split between regions and incorporated into Regional Spatial Strategies and Farm Plans.

Questions:

9. **Should the NESPF be amended to allow for resource consents for forestry?**

10. **Should a new NES be developed for carbon only forestry?**

11. **Should Farm Plans be required to incorporate forestry land-use under a permissive regime?**

12. **Should the Climate Change Commission planting targets be broken down by region to allow for a geographic spread of forestry development?**

Conclusion

In essence, the land-use changes considered in this paper are being driven by a new market activity based around carbon. This ought not to be a surprise as the purpose of the ETS is to provide a price signal that will drive changes in the wider economy by allowing an active market to operate between emitters and the owners of credits and sequestration regimes. Having said that, the ramifications for particular communities from an increased level of whole-farm conversions may not have been front of mind to policy-makers. However, any attempt to manage or restrict that activity for non-climate change reasons risks a price response in the carbon markets that would in itself drive wider economic concerns as costs of mitigation rise. The issue is complex and simple solutions do not exist.

Undoubtedly New Zealand needs to use forestry (both native and indigenous) as a fundamental part of our climate change mitigation strategy. Equally, New Zealand farmers are some of the most efficient in the world and can usually export high-quality food with a lower carbon footprint than the destination country's domestic product.

If forestry/carbon is not considered in a strategic sense there is a real risk that short-term land-use decisions will be made to the detriment of long-term land-use flexibility. The long-run price of carbon is uncertain, log exports are heavily reliant on China and several commentators believe China will be self-sufficient in timber in 20 years. Additionally, the domestic sawmilling industry is operating in a very challenging commercial environment. While the current forestry/carbon returns look very appealing that may not always be the case.

Decisions on land use will always be made by individual landowners as a basic property right. This is not completely unconstrained; the RMA is the legislation used to manage the environmental effects of land use. The current RMA lacks a strategic framework and focus on environmental outcomes (for the built and natural environments) but this will likely be rectified if the NBA and SPA are passed by Parliament.

In the short term, there are no available tools to place controls on the planting of trees. Any change to the NESPF to allow Councils to have more control will be difficult to implement at a council level without a national strategic framework.

This paper does not look at the science around climate change, measurement methodology and qualifying sequestration regimes. It is however obvious that New Zealand has a highly permissive offsetting regime which is masking poor gross emission reductions. This will continue to fuel demand for the conversion of farmland to forestry unless the Government signals a clear pathway for a reduction in offsetting. To our knowledge, no political party has signalled such a pathway.

All participants in this work believe changes are needed to maximise the potential opportunities for New Zealand as we move to a zero-carbon economy. This does not mean that we can plant our way out of our obligations. Participants in the work want to collaborate to find a long-term solution to managing this change.

Given the scale and pace of current land-use change, participants agree that urgent policy and legislative action is needed. This paper and the questions raised in it is the beginning of a process to narrow down, prioritise, further develop potential mechanisms, and garner Government and Parliamentary support for change. We invite your feedback and input.

Next Steps

1. We invite views from interested parties on this discussion paper.
   This can be done at greenpaper@yulealexander.com

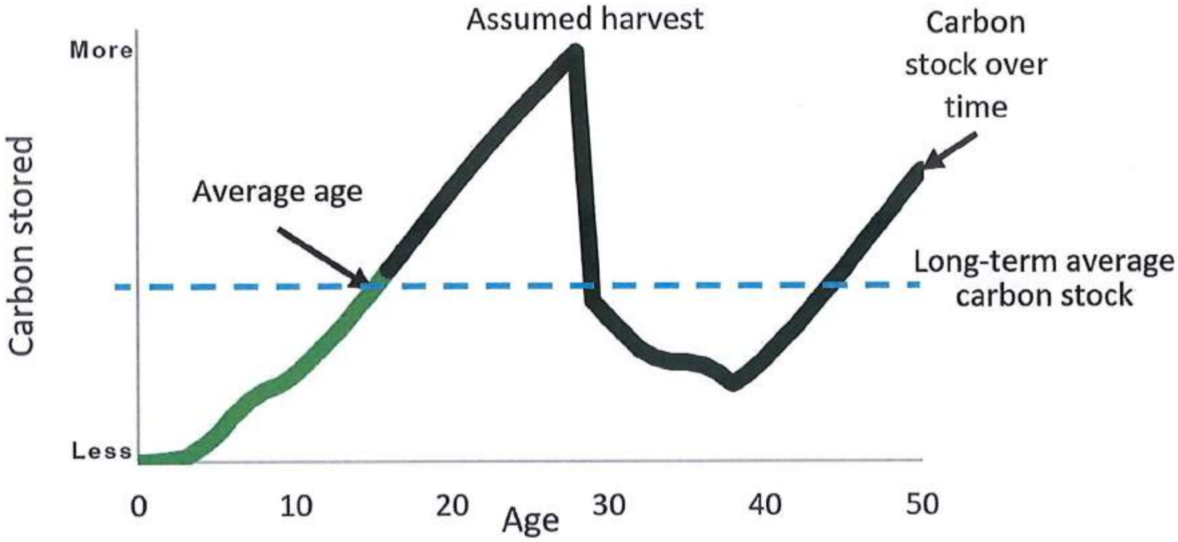
2. Funding participants will continue to investigate policy and legislative options for government consideration.

3. On 2 March 2022, a workshop of key stakeholders and officials will be held to canvass and discuss options and develop a plan for formal legislative change.

Appendix 1

Averaging accounting is a new method to account for carbon storage in forests registered in the New Zealand Emissions Trading Scheme (ETS). From 2023 all newly registered post-1989 forests must use averaging accounting unless they are registered as a permanent forest. This fact sheet covers the basics of averaging accounting.

Currently, all forests in the ETS use the stock change method to account for carbon storage. Averaging accounting works very differently to stock change accounting and there are several new concepts.



An example radiata pine forest over time and the average carbon stock of the forest (illustrative only).

A first rotation forest will earn carbon credits up to its long-term average carbon stock

Under averaging accounting, a first rotation forest (that is, a forest that hasn't been harvested before) will earn carbon credits until it reaches its long-term average carbon stock. This is the blue line in the graph above. The long-term average carbon stock is the average amount of carbon stored in the forest over several cycles of growth and harvest. The forest's actual carbon stock is the black line in the graph above.

Ministry of Primary Industries.

Socio-economic impacts of large-scale afforestation on rural communities in the Wairoa District

1st August 2019

BakerAg

Ed Harrison, Hannah Bruce

Client Report

Case Study: Socio-economic impacts of large-scale afforestation on rural communities in the Wairoa District

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Due Date: August 2nd, 2019

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EXECUTIVE SUMMARY

The New Zealand Government has set a goal to plant one billion trees by 2028 with the aim of offering the opportunity to drive integrated land use and build greater resilience for rural communities while reducing New Zealand's Greenhouse Gas (GHG) emission profile. However, there is growing concern from New Zealand sheep and beef farmers arising from the recent trend of converting large areas of pastoral farming land to forestry. It appears that several decisions made by Government have not been informed by analysis of the socio-economic impacts large-scale forest planting will have on rural communities', particularly sheep and beef farming communities.

The purpose of this report is to "ground-truth" the assumption that large-scale afforestation is detrimental to rural farming communities. Our aim is to have a greater understanding of the economic impacts of large-scale forestry development on sheep and beef farms in the Wairoa District, and the direct flow-on impacts for the Wairoa and its communities.

Wairoa district was chosen for this case study as it has great reliance on sheep and beef farming, yet it is currently undergoing substantial land use change. The district covers 411,963 ha, and as of June 2017, there were a total of 189 commercial sheep and beef businesses and 81 commercial forests operating in the region. The area in sheep and beef covered 131,798 ha and the area in forests covered 55,164 ha. Since June 2017, there have been seven sales (totalling 8486 ha) where pastoral farming has or will be converted to forestry (note three of these sales are still to be approved by the Overseas Investment Office).

Our approach for this report was to undertake a case study by comparing an average sheep and beef property with an average pine forest plantation in the Wairoa region. The sheep and beef models were based on four years of average production data from the Beef and Lamb NZ Economic Service database and then scaling this out to 1,000 ha. Economic analysis was taken over 60 years to compare with 2 forestry rotations. The forestry models were based on taking actual and forecast data based on two 30-year pine (60 years) rotations under a clear wood regime in Wairoa. A three-year rolling average for log prices and current carbon prices were used and the area set to 1,000 ha to compare to the sheep and beef model.

Using the sheep and beef and forestry models, we measured the impacts on metrics of net return, direct local expenditure and local employment generated, and extrapolated these impacts across the entire area in pastoral farming in Wairoa. We further investigated what impact would be generated if an integrated land use (10% planting) or wholesale forestry conversion (100% planting) was to occur on the scaled 1,000 ha.

Based on our modelling, carbon farming forestry generated the highest NPV to landowners of all scenarios, while having the lowest contribution to the region. In contrast, sheep and beef farms overall tended to have a greater direct spend and create more jobs. When analysing the forestry and sheep and beef sector contributions to the region, we found that while sheep and beef farms delivered these metrics consistently year-on-year, forestry was much more irregular. This is because within the forestry sector, the majority of spend and employment occurs at harvest, meaning that for the first 29 years of each plantation rotation the contribution to the wider community is much lower. Carbon farming had minimal contribution to the region.

We make one other point related to long-term planning around land use and the concept of Katiakitanga or acting as a guardian and managing the environment. Land use should be considered over the long-term. While the NPV on various land uses provide the economic aspect on land use, other issues such as environmental and societal impacts should also be considered. For example, questions about the long-term ability to change the use of a parcel of land should be factored into decisions over how land should be used now. Many farmers and landowners take an inter-generational view on their properties and the sustainability of their land is a key consideration. This aligns with the concept of Katiakitanga, but the concept it is not only for Maori in the region, it is also for those who work and love the land over many generations.

Taking this longer-term view means that consideration of the, for example, value and restricted ability to use of land post-forestry should be considered as should the issue that gaining carbon credits from planting trees has a finite life.

1. INTRODUCTION

The New Zealand Government has set a goal to plant one billion trees by 2028. The aim of this 'One Billion Trees Programme' is to offer the opportunity to drive integrated land management and build greater resilience for rural communities while reducing New Zealand's Greenhouse Gas (GHG) emission profile.

Reaching the one billion trees target will see 230,000 to 430,000 hectares (ha) planted across New Zealand over 10 years. This will take the total land planted in forestry from 1.7 million ha to about 2 million ha (Collins, 2019). By comparison, farming covers 10.4 million ha.

The Government's stance is that the right species, planted in the right place, and for the right purpose will enhance land management outcomes and build resilience, particularly to environmental shocks and a changing climate (Collins, 2019). The Government has allocated $120 million to build on this. Note, whole farm conversions are not being subsidised by the Government and the target is for two-thirds native plantings. The intended outcomes of planting more trees are: landowners will have diversified income by way of timber, honey and carbon credits; improved land productivity; environmental issues such as erosion addressed; improved water quality; important habitats provided for a range of native species; enhanced natural landscapes; and the creation of jobs and careers (MPI, 2019).

The Government has entered into the Emission Trading Scheme (ETS) to use as its main tool to meet its climate change targets. The ETS puts a price on GHG emissions and is intended to create a financial incentive for businesses who emit GHGs to invest in technologies and practices that reduce emissions. It also encourages forest planting by allowing eligible foresters to earn New Zealand emission units (carbon credits) as their trees grow and absorb carbon dioxide.

As a result of the Government's investment and ETS incentives, there has been a substantial uptake of planting and regenerating forests on farms. However, there is growing concern from New Zealand sheep and beef farmers arising from the recent trend of converting large areas of pastoral farming land to forestry. While the One Billion Trees Initiative cannot be blamed for wholesale conversions of sheep and beef farms to forestry, these concerns are likely to continue to amplify given the policy direction from central Government which would require, and result in, vast areas of pastoral farmland being converted to forestry. This is highly likely to negatively impact sheep and beef farmers, the rural economy, and in turn the national economy. There is already growing evidence of losses of stock units, and concerns around the long-term sustainability of the industry (e.g., from vets, shearers etc).

It appears that several decisions made by Government have not been informed by analyses of the socio-economic impacts large-scale forest planting will have on rural communities', particularly sheep and beef farming communities. Therefore, the purpose of this report is to "ground-truth" the assumption that large-scale afforestation is detrimental to rural farming communities. Our aim is to have a greater understanding of the economic impacts of large-scale forestry development on sheep and beef farms in the Wairoa District, and the direct flow-on impacts for the district and its communities. Wairoa district was chosen for this case study as it is a district that has great reliance on sheep and beef farming, yet it is currently undergoing substantial land use change.

2. METHODOLOGY

To achieve a greater understanding of the economic impacts of large-scale forestry development on sheep and beef farms and the direct flow-on impacts for the district and its communities, a case study modelling approach was taken. The aim was to show the impacts on a district and community whose economy relies heavily on sheep and beef farming. Wairoa District was selected for this case study as it has great reliance on sheep and beef farming, yet it is currently undergoing substantial land use change to forestry.

2.1. WAIROA DISTRICT

Based on population statistics, Wairoa's population has fallen steadily since the 2001 census, with 40% of the total population in paid employment (***Table 1***).

Anecdotally, the Affco Wairoa processing plant employees on average 200-300 full time equivalent employees each year.

Table 1: *Population statistics and employment in Agriculture, Forestry and Fishing for the Wairoa District. Source (Statistics New Zealand, 2001, 2006 and 2013)*

	2001 Census	2006 Census	2013 Census
Population	8,916	8,481	7,890
Number in paid employment	3,522	3,723	3,183

In terms of land use capability, the Wairoa District has a land area of 411,963 ha or 4,120 km² (ID Community, 2018). The Land Use Capability map shown in ***Figure 1*** shows the majority of the land within the Wairoa district can be described as having moderate limitations for use under perennial vegetation such as pasture or forestry. Some land has been classified as having severe to extreme limitations or hazards that make it unsuitable for cropping, pasture or forestry.

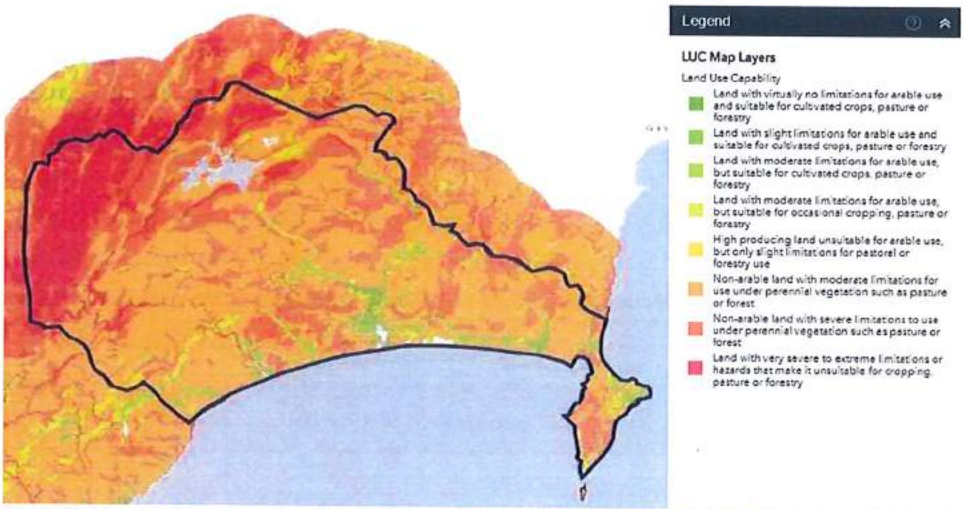

Figure 1: Land Use Capability of the Wairoa District. Source: https://hbmaps.hbrc.govt.nz/mapviewer/?map=67686b47a9dc4def9987143ded8c6f60

Wairoa District's contribution to the farming sector, as at 30th June 2017, was 189 farms over 20 ha in size (Statistics New Zealand, 2017). Of those farms, 81% were sheep and beef businesses, with the remainder being horticulture, cropping or dairy farms. The average size of Wairoa farms (greater than 20 ha, n = 189), as at 30 June 2017, was 697 ha (Statistics New Zealand, 2019). As such, there is an estimated 131,798 ha in agricultural production in the Wairoa District. This area has been used in this report to quantify the potential impacts of wholesale forestry conversion in the Wairoa District.

Wairoa District's contribution to the forestry sector, as at 30th June 2017, was 55,164 ha of forestry (Te Uru Rakau, 2019) spread across 81 forestry blocks (Statistics New Zealand, 2017). The predominate tree species included Pinus Radiata covering 53,846 ha, Douglas Fir 178 ha, Cypress 204 ha, softwoods 433 ha, Eucalypts 403 ha and other hardwoods 100 ha (Te Uru Rakau, 2019). As at 1 April 2018, 23,014 ha of forests were between 21 and 25 years of age, and as such would likely be harvested within the next 7-10 years. A breakdown of the area and age of trees is shown in ***Table 2.***

Overall, we estimate that there is 186,962 ha either in pastoral farming or commercial forestry (45% of the total land area in the Wairoa District).

Table 2: *Age and area of Wairoa forestry stands as at 1 April 2018. Source: (Te Uru Rakau, 2019)*

Age of stand (years)	Area (ha)
1-5	4,892
6-10	8,481
11-15	7,686
16-20	8,399
21-25	23,014
26-30	1,528
31-35	536
36-40	322
41-50	208
51-60	61
61-80	37

Over the last five years, there has been nine forestry sales (forest to forest), 27 pastural sales (farm to farm), and seven forestry conversions (farm to forest) (***Table 3***). Of the seven sales of farm to forestry, the total area covered came to 8,486 ha. Without knowing the quality of properties that transacted, it is difficult to compare the average sale price between pastural and forestry conversion. Anecdotally and based on the closeness of Pastural to Pastural and Forestry Conversion values, the two end land uses appear to be in direct competition.

Table 3: *Recent land sales for the Wairoa District. Source: (Lewis Wright Valuation and Consultancy Ltd)*

Year	Number of sales			Average sale price ($/ha)			Average sale price all land use ($/ha)
	Forestry to forestry	Pastural to pastural	Forestry conversion	Forestry to forestry	Pastural to pastural	Forestry conversion	
2015	0	7	0	0	4,171	0	4,171
2016	3	4	0	3,142	4,925	0	4,161
2017	5	5	0	3,683	6,740	0	5,212
2018	1	8	3	4,621	9,863	10,018	9,465
2019	0	3	4	0	7,767	7,046	7,355

2.2. CASE STUDY MODELLING

Our approach was to undertake a desk top case study by comparing an average sheep and beef property with an average pine forest plantation in the Wairoa region. The sheep and beef models were based on four years of average production data (2014 to 2018) from the Beef and Lamb NZ Economic Service database (Beef + Lamb New Zealand, 2019) and then scaling this out to 1,000 ha. The forestry models were based on taking actual and forecast data (sourced from Forest 360) based on two 30-year pine rotations under a clear wood regime in Wairoa. A three-year rolling average (2017-2019) for log prices was used and the area set to 1,000 ha to compare to the sheep and beef model.

Using the sheep and beef and forestry models, we measured the impacts on metrics of net return, direct local expenditure and employment rate, and extrapolated these impacts across the entire area in pastoral farming in Wairoa (131,798 ha). We further investigated what impact would be generated if an integrated land use (10% planting) or wholesale forestry conversion (100% planting) was to occur on the scaled 1,000 ha.

We choose to use a 60-year time frame for the analysis to include 2 full forestry rotations (at year 30 and year 60), this allows the first rotation to accumulate carbon credits that can be traded. The second rotation accumulates no tradeable carbon.

Because these investment options play out over 60 years or more, we used an NPV formula to compare returns. NPV is the present-day value of a future income stream, and it recognises the fact that income is worth more today than it is tomorrow and there is an opportunity cost of money. This opportunity cost is called a "discount rate". We used a discount rate of 5% to represent the cost of funds required to finance these investment options.

3. RESULTS

3.1. FARMING –ECONOMIC POSITION USING CASE STUDY FARM

A case study farm was made using the weighted average of the Wairoa farms in the Eastern North Island Class 3 (hard Hill Country) and Class 4 (Hill Country) farms (Beef + Lamb New Zealand, 2019). Four years of data (2014 to 2018) was analysed.

To give a clear and straight forward analysis of the data, this average farm was scaled to 1,000 ha. As a result, the four-year average Class 3 and Class 4 total stock units (SU) at open for 1,000 ha effective was 8,173 SU, with 8.2 SU/ha. Based on these numbers, per 1,000 ha, a typical sheep and beef farm carried 8,173 SU, comprising of 4,583 sheep (2,323 mixed age (MA) ewes, 798 two-tooths (2ths), and 977 ewe hoggets) and 912 cattle (355 in-calf cows and 557 trade and young stock) (***Table 4***).

Scaling these figures out over the entire 131,798 ha sheep and beef area of the Wairoa Region gave a total of 1,077,185 SU comprising of 604,040 sheep and 120,201 cattle (***Table 4***).

Table 4: *Stock units (SU) and number of animals modelled for a case study farm using the weighted average (2014 to 2018) of the Wairoa farms in the Eastern North Island Class 3 (hard Hill Country) and Class 4 (Hill Country) farms. Results have been extrapolated to effective areas farmed of either 1,000 ha or for the total Wairoa sheep and beef farming area of 131,798 ha.*

Measure	Per 1,000 ha	Per 131,798 ha
Stock Units	8,173	1,077,185
Number of sheep	4,583	604,040
Number of cattle	912	120,201

3.1.1 Farm performance

The weighted average sheep and beef farm produced 145 kg of product per ha over the 2014 to 2018 period. A breakdown of the production data is shown in **Table 13** in Appendix A.

Taking the weighted average number of animals sold over the last four years and scaling this over 1,000 ha, a typical sheep and beef farm sold to the works 2,777 sheep (466 adult sheep and 2,341 lambs) and 241 cattle (58 manufacturing and 183 prime) (***Table 5***).

When these figures were scaled up to the Wairoa Region's total sheep and beef area, this resulted in animal sales of 365,934 sheep and 31,781 cattle (***Table 5***).

Store stock sales came to 930 sheep and 142 cattle per 1,000 ha. Scaled out over Wairoa Region's total sheep and beef area gave stock sales of 122,507 sheep and 18,727 cattle (***Table 5)***.

Table 5: *Annual sales modelled for a case study farm using the weighted average (2014 to 2018) of the Wairoa farms in the Eastern North Island Class 3 (hard Hill Country) and Class 4 (Hill Country) farms. Results have been extrapolated to effective areas farmed of either 1,000 ha or for the total Wairoa sheep and beef farming area of 131,798 ha.*

Annual Sales (number of animals)	Per 1,000 ha	Per 131,798 ha
Sheep sold to works	2,777	365,934
Cattle sold to works	241	31,781
Sheep sold store	930	122,507
Cattle sold store	142	18,727

Average sale prices for key livestock lines are shown in **Table 14** in Appendix A. Prime lambs were sold for $96.90/hd, store lambs for $74.03/hd and cull ewes for $82.68/hd. Of the lamb sales, 73% were sold prime. Prime steers were sold for $1,556.83/hd while cull cows averaged $1,010.80/hd over the 2014 to 2018 period.

Since the time of these analyses, sheep product prices have increased by 20%, however for analysis purposes we only used actual data.

3.1.2 Economic returns and NPV

Overall, the model farm generated an average Gross Farm Revenue (GFR) of $727/ha and Economic Farm Surplus (EFS) of $212/ha over the four-year period (***Table 6***).

EFS is calculated by taking GFR ($727/ha) and subtracting all farming working expenditure ($450/ha) assumed Wages of Management or drawings ($60/ha) and depreciation ($28/ha).

Returns have shifted more recently due to the lift in product prices; however, for purpose of this analysis, we chose to stay with the four-year average.

An NPV was calculated based on the average EFS of $212/ha for the weighted average Wairoa sheep and beef farm. A discount rate of 5% per annum was used over a 60-year period.

The NPV of the sheep and beef farming operation for the 60-year period was $4,225/ha.

Table 6: *Gross Farm Revenue and Economic Farm Surplus per year for the weighted average of a Class 3 and 4 Wairoa Sheep and Beef farm, according to year.*

Year	Gross Farm Revenue ($/ha)	Economic Farm Surplus ($/ha)
2014/15	749	225
2015/16	637	133
2016/17	673	178
2017/18	848	310
Average 2014-2018	727	212

3.1.3 Direct local expenditure per 1,000ha

Total Expenditure for the case study 1,000ha sheep and beef farm has been broken down in **Table 15** in Appendix B. The total farm expenditure per 1,000 ha came to $552,517. This spend was consistent year-on-year.

Using this actual spend we have used our best judgement in each cost code to allocate the proportion of product (material) vs service (labour), including where the product or service originated from (in or outside the region). A summary of local and external spend is summarised in **Table 15** also.

Using this calculation, of the total direct expenditure per 1,000 ha, approximately $285,988 was spent locally i.e. in the Wairoa District. The remaining spend of $266,529 was comprised of items such as interest, fencing and water materials, fuel, electricity, insurance and the like.

Due to the owner operator nature of the typical sheep and beef business (i.e. the owners reside in the district) we have also assumed that $30,000 of Wages of Management allocation ($60/ha x 1,000ha) is spent with the region.

Sheep and Beef farms in Wairoa had a direct local expenditure of $315,988 per annum per 1,000ha.

3.1.4 Employment per 1,000ha

Local employment generated for the 1,000ha case study sheep and beef farm in the Wairoa District was calculated using the direct local expenditure figures (**Table 15**) and Beef and Lamb Economic Service Data (to extract full time employees and yearly stock transactions).

Excluding wages expenditure came to $202,511. Using our understanding of sheep and beef businesses and their requirement for products and services we have assumed this spend would go towards a mix of physical labour (shearing, fencing, agricultural work) and advisory and technical services (animal health, agronomy, materials and advice). Assuming a New Zealand average of 1,920 h worked per year (48 weeks per year x 40 h weeks) and an hourly rate of $25/h, there would be 4.2 jobs per 1,000ha

In addition to this, as per the Beef and Lamb Economic Service Data the case study 1,000ha sheep and beef farm employees 2.6 full-time labour units per 1,000ha

Stock agents and meat works also operate in the Wairoa community. A 5.5% commission was applied to all store livestock sales, and a killing fee of $2.40/hd for sheep and $36.78/hd for cattle was applied. Using the same logic of a 1,920 h work year and $25/h pay rate, this generated an additional 0.6 jobs per 1,000ha.

Sheep and beef farms in Wairoa are estimated to generate 7.4 local jobs per annum per 1,000 ha.

3.2. FORESTRY –ECONOMIC POSITION USING CASE STUDY FOREST

To ensure fair comparisons could be drawn between forestry and sheep and beef farms, a 1,000ha property with a similar mix of land classes to the Class 3 and Class 4 sheep and beef farm model was used.

We choose to use a 60-year time frame for the analysis to include 2 full forestry rotations (at year 30 and year 60), this allowed the first rotation to accumulate carbon credits that could be traded. The second rotation accumulates no carbon. This gives a longer term and sustainable view on forestry returns.

Using averaging, in a harvesting operation carbon credits can be claimed up to the first 18 years of the first rotation without incurring any liabilities. If the forest is not harvested carbon credits can be claimed for the entire lifespan of the forest (in this case 60 years)

Three different forestry options were investigated to understand what is driving the economic returns and NPV. These were: harvesting with carbon credits (timber plus 18 years of carbon), harvesting without carbon credits (timber only) and no harvesting (carbon farming).

The forestry block under the two harvest models was assumed to be planted at 1,000 stems per ha in a Clearwood regime (this means the forestry is strategically thinned and pruned).

The forestry block under the carbon farming model was assumed to be planted at 300 stems per ha.

3.2.1 Production data

Using actual Wairoa district data supplied by Forest 360, the forest was shown to produce 720 t of wood per ha at harvest. This equated to 400 stems per ha at 1.8 t per stem, with two rotations whereby harvesting occurred at year 30 and 60.

Carbon credits were shown to be generated up until year 18 of the first rotation resulting in 556.7 t of tradable carbon (no liability attached) with returns completed at five-year intervals (year 5, 10, 15, and 20)

If the forest was not harvested, carbon credits were shown to generate 1079t of tradeable carbon (no liability attached) with returns completed at five-year intervals (through to year 60).

3.2.2 Economic returns and NPV

1) 60 Years Harvesting – No Carbon

Assuming a three-year (2017-19) average log price of $128.75/t at port, the revenue per ha generated was $92,700 at harvest (720 t/ha yield). Harvest costs of $93.87/t would be incurred, leaving $34.88/t or $25,113.60/ha net at the time of harvest. An NPV was calculated over two rotations, so the time period was 60 years.

In a Clearwood regime, with no carbon income from the Emissions Trading Scheme (ETS), this gave an **NPV over 60 years at a discount rate of 5% of $659/ha.**

2) 60 Years Harvesting – With Carbon

Baseline assumptions (log price, costs and yields etc) have been carried forward from the Forestry Only option given in 1) above. In this scenario, carbon income using averaging assumptions (first 18 years carbon revenue realised, if the forest is re-planted) was added to the baseline forestry NPV. Carbon has been valued at $25/t as it is the current carbon cap in New Zealand.

In a clear wood regime, with an additional $25/t revenue for the carbon sequestered for the first 18 years, the **NPV over 60 years at a discount rate of 5% was $8,410/ha.**

3) 60 Years Carbon Farming – No Harvest

This scenario assumes the forest will not be harvested, but rather will continue to sequester carbon (carbon farming). Seedlings were planted at 300 stems per hectare with no silviculture once the stand is established. Carbon has been valued at $25/t as it is the current carbon cap in New Zealand.

Carbon only generates an **NPV of $9,386 per ha over 60 years at a discount rate of 5%.**

Important to note that we have looked at economic cash returns and have not included a salvage value of the land at the end of the 60 year. There needs to be further consideration on both the land value and environmental impact a permanent pine forest would have.

The economic returns for the three forestry options are summarised in ***Table 7.*** Carbon revenue is the key driver of the forestry option profitability, especially when using NPV at the metric due to the fact that you are rewarded for early cash returns.

Table 7*: Summary of economic returns for various forest options. Note all values presented are discounted. Revenues and expenditure items highlighted in grey are used to calculate the NPV.*

Measures	Forest options per ha		
	Harvesting – No Carbon	*Harvesting – With Carbon*	*Carbon Farming – No Harvest*
Planting costs, $	1,843	1,843	786
Rates, Insurance, Admin, $	1,217	1,217	1,217
Thinning, $	1,004	1,004	0
Pruning x 3, $	2,368	2,368	0
Discounted Forest Expenses	6,432	6,432	2,003
Harvest revenue, $/ha	92,700	92,700	--
Harvest expenses, $/ha	67,586	67,586	--
Net harvest revenue, $/ha	25,114	25,114	--
Discounted harvest revenue, $	**7,091**	**7,091**	**0**
Discounted carbon revenue, $	--	**7,751**	**11,389**
NPV, $	**659**	**8,410**	**9,386**

3.2.3 Direct local expenditure per 1,000ha

Expenditure for a 1,000 ha forestry block is shown (per ha) in ***Table 7*** as supplied by Forest 360.

With the help of Forest 360 consultants, the same method was applied to each cost code as was in the sheep and beef expenditure around product vs service and in or outside the region. We have assumed that most of the forest expenditure was spent locally leading up to harvest. Once harvest begins crews are expected to be brought in from the wider East Coast region.

The timing of expenditure in the forestry sector was an important factor as it differs from that in sheep and beef. Generally, minor expenditure occurs around planting and thinning, with the majority of expenditure being incurred at harvest (**Table 16**).To fairly represent this, in **Table 8** we broke out the direct spend out to excluding harvest (regular or consistent) and including harvest (irregular or inconsistent). This demonstrated that up until harvest there was a significant reduction in direct local expenditure compared to sheep and beef.

We have assumed the owner (or investors) of the forests don't reside within the region therefore no management wages, drawings or profit have allocated within the region.

Plantation Forestry in the Wairoa District had a regular direct local expenditure (excluding harvest costs) of **$107,283 per year per 1,000 ha.**

Plantation Forestry in Wairoa District had an irregular direct local expenditure (including harvest costs) of **$246,723 per year per 1,000 ha.**

Carbon Farming (planting then ongoing administration costs) in the Wairoa district has little to no direct expenditure at **$27,417 per 1,000 ha**

***Table 8**: Estimated direct local forestry expenditure and likely spend per year. This spend relates to the wages that would be paid into the local Wairoa economy using similar methodology to the Sheep and Beef example presented in **Table 15** in Appendix A*

	Harvest Forestry	Carbon Farming
Year	Total spend per 1,000ha p.a.	Total spend per 1,000ha p.a.
0-29	$107,283	$27,417
30	$4,290,482	$27,417
Average 30 years	$246,723	$27,417

3.2.4 Employment per 1,000ha

Direct local employment from forestry varies depending on the timing in the rotation creating a lack of consistency or regularity.

Excluding harvesting and assuming planting and thinning are constant, $107,283 is spent in the first 29 years (**Table 8, Table 16** and **Table 17**). Assuming an hourly rate of $25/h and 1,920 h per year, 1,000 ha of forest was found to create 2.2 local jobs for the first 29 years. In consultation with Forest 360 we have assumed that the majority of these jobs are centred around physical tasks (silviculture) and would be completed by people in the Wairoa community.

When harvesting occurred and cartage and roading were added into the equation (year 30 only), forestry created 5.1 local jobs per 1,000 ha averaged over 30 years. Harvest time therefore created 89.4 jobs in one year (assuming all harvest is completed in one year). These jobs were more of a mix between labour (logging, trucking) and services (mechanics).

Peer reviewing these numbers with Forest 360, they state that 6.4 jobs are created over a full harvest rotation, therefore we have assumed this variance of 1.3 jobs is meet by travelling forestry gangs that harvest in multiple regions of New Zealand, this does not necessarily support the local Wairoa economy.

When running the carbon farming expenditure through the same calculation, it was found to create 0.6 local jobs. However, as the majority of this labour is centred round planting, once forests were planted the jobs would cease.

Forestry in Wairoa District (excluding harvest) generated 2.2 local jobs per annum per 1,000 ha.

Forestry in Wairoa District (including harvest) generated 5.1 local jobs per annum per 1,000 ha.

Carbon farming in the Wairoa District generated 0.6 jobs local per annum per 1,000ha.

3.3. COMPARATIVE ANALYSIS

The comparative analysis was based on comparing the modelled sheep and beef farm to the forest plantation, on key metrics of NPV, direct local expenditure and employment rate.

3.3.1 NPV

The returns show that with the both carbon farming and the combination of carbon sequestration and harvesting of timber the returns are twice that of the typical sheep and beef property operation in the Wairoa District (***Table 9***).

For a sheep and beef farming to compete on an NPV basis, the EFS would have to lift to $422/ha (up from $212/ha). Note these numbers are being achieving by the top 25% of sheep and beef farming businesses in New Zealand, based on BakerAg Financial Analysis Benchmarking (BakerAg, Pers Comm).

3.3.2 Direct local expenditure (per 1,000 ha)

The expenditure analysis for forestry showed that for the regular spend with harvest excluded (i.e. the first 29 years of the rotation), forestry expenditure was only a fraction of the sheep and beef spend (37.5%). However, when we factor in the irregular spend of harvest expenses (logging, roading and trucking), average spend increased significantly up to 87% (***Table 9***).

To harvest 1,000 ha at year 30, it would incur a $4,290,483 or $4,291/ha direct local spend. This highlights irregularity or the lag phase of direct expenditure until a forestry crops reaches steady state harvest profile.

3.3.3 Employment (per 1,000 ha)

Sheep and beef properties generated 7.4 per local jobs consistency each year. Up until harvest (regular), forestry generated significantly less that this at 2.2 local jobs year on year (sliver culture, management etc). When the harvest is included (irregular), the average local employment generated increased to 5.1 (**Table 10**). The roles associated with the harvest process of 1,000 ha created up to 89 jobs.

Table 9: *Comparative analysis of the average Wairoa sheep and beef farm versus varying forest options for economic returns based on NPV*

Metric	Sheep and beef farm	Forest options		
		Harvesting – No Carbon	*Harvesting – With Carbon*	*Carbon Farming – No Harvesting*
NPV, $	4,225	659	8,410	9,386

Table 10: *Comparative analysis of the average Wairoa sheep and beef farm versus varying forest options for direct spend and local employment.*

Metric	Sheep and beef farm	Forest options		
		Excluding Harvest	*Including Harvest*	*Carbon Farming*
Direct spend, $/1,000 ha*	315,988	107,283	246,723	27,417
Employment, no. labour units/1,000 ha*	7.4	2.2	5.1	0.6

* Direct spend for sheep and beef farms is based on year-on-year.

3.4. EXTRAPOLATION

Using the data described above, we have taken the 1,000 ha use case study sheep and beef farm and modelled the flow on impacts for the district and its communities based on an integrated land use (10% planting) and wholesale forestry conversion (100%)

Taking this further, we have then look at these impacts across the entire area in pastoral farming in Wairoa (131,798 ha).

3.4.1 Land area and production data

If 10% of the land area was converted from sheep and beef to forestry it would result in 13,180 ha loss of sheep and beef farming area and a reduction of 107,718 SU (***Table 11***). This would in turn reduce the number of sheep sold by 48,857 and cattle by 5,048.

Wholesale planting (100% planting) would see all animals exit from farmed land and animal sales cease all together (***Table 11***).

Table 11. *Land area and production data for a 1,000 ha typical Wairoa sheep and beef farm when modelled on two scenarios of integrated land use (10% planting) or wholesale forestry conversion (100%).*

Area (ha)	Current position	10% forest planting	100% forest planting
Sheep and beef farmed area (ha)	131,798	118,618	
Forestry (ha)	55,164	68,344	186,962
Total area (ha)	186,962	186,962	186,962
Total Stock Units	1,077,185	969,467	
Sheep numbers	604,029	543,626	
Cattle numbers	120,200	108,180	
Number of sheep sales (all classes)	488,574	439,717	
Number of cattle sales (all classes)	50,479	45,431	

3.4.2 Direct local expenditure (excl. harvest or Regular)

If 10% of the land area was converted from sheep and beef to forestry it would result in \$2,355,289 less direct local expenditure each year up until harvest (***Table 12***).

Wholesale planting would result in \$23,552,893 less direct local expenditure each year up until harvest (***Table 12***).

3.4.3 Direct local expenditure (incl. harvest or Irregular)

If 10% of the land area was converted from sheep and beef to forestry including harvest (and in steady state situation) sees no significant change in direct local expenditure each year (***Table 12***).

Wholesale planting including harvest would result in a decrease of $5,175,021 direct local expenditure each year (***Table 12***).

3.4.4 Employment (excl. harvest or Regular)

If 10% of the land area was converted from sheep and beef to forestry up until harvest would result is a loss of 69 direct jobs (***Table 12***). The equated to 2.2% of the people in paid employment in Wairoa.

Wholesale planting excluding harvest would result in a reduction of 686 jobs (22% of people in paid employment in Wairoa) (***Table 12***).

3.4.5 Employment (incl. harvest or Irregular)

If 10% of the land area was converted from sheep and beef to forestry area, including harvest (and in a steady state situation), there was a reduction of 31 jobs (***Table 12***).

Wholesale planting including harvest would result in a reduction of 303 jobs (***Table 12***).

Table 12. *Metrics of direct expenditure (excluding and including harvest) and employment for a 1,000 ha typical Wairoa sheep and beef farm when modelled on two scenarios of integrated land use (10% planting) or wholesale forestry conversion (100%).*

Metric	Current position	10% forest planting	100% forest planting
Direct local expenditure (excl. harvest), $			
Sheep and beef	37,692,589	33,923,330	
Forestry	5,918,178	7,332,147	20,057,874
Total	**43,610,767**	**41,255,478**	**20,057,874**
Direct local expenditure (incl. harvest), $			
Sheep and beef	37,692,589	33,923,330	
Forestry	13,610,246	16,862,003	46,127.814
Total	**51,302,835**	**50,785,333**	**46,127,814**
Employment (excl. harvest), no. of jobs			
Sheep and beef	980	882	
Forestry	123	153	418
Total	**1,104**	**1,035**	**418**
Employment (incl. harvest), no. of jobs			
Sheep and beef	980	882	
Forestry	284	351	961
Total	**1,264**	**1,233**	**961**

4. OBSERVATIONS

Using the sheep and beef and forestry models, the following observations were made on metrics of net return, direct local expenditure and employment rate.

4.1. ECONOMIC RETURNS AND NPV

Based on current log prices and the value of carbon, the typical sheep and beef farm was found to be unable to complete with forestry returns over a 60-year period.

Forestry returns were under-pinned by the value of carbon and the ability to generate cash flow early (previously had to wait 30 years until harvest for a return).

It is important to note that over a 60-year period, the top 25% of sheep and beef businesses (EFS/ha over $422/ha) were on par with these returns.

For sheep and beef farmers, there are clearly opportunities to tap into these returns on country that may not be as suitable to for pastoral farming or not capable of $422/ha returns. However, they must take a long-term view as once the land use has changed there is no going back.

4.2. DIRECT LOCAL EXPENDITURE

Both the consistency and total of amount direct local expenditure by sheep and beef farms is crucial for local businesses. These businesses that provide the products and services for sheep farm depend on this spend for their livelihood.

While overall, forestry expenditure was comparable (87%), a significant proportion of this spend occurred at harvest – at year 30. This irregularity and lag phase in expenditure before harvest occurs (i.e. little spend occurring prior to harvest) will have a detrimental effect on local communities. It would be worth understanding the multiplier (ripple) effect of the spend through the regional economy.

4.3. EMPLOYMENT

Again, the consistency of employment in the sheep and beef business sets it apart from the forestry sector. Year-on-year the products and services required change very little and a steady local job market can be built around this. Sheep and beef farms appeared to generate a greater mix of job types both in terms of labour and services.

At present, 980 direct jobs come from sheep and beef farms – 30% of the people in paid employment in Wairoa. Employing this number of people flows into other sectors (education, health, retail, entertainment). As with the direct expenditure, the full generation of jobs in forestry did not occur until harvest time – year 30. This irregularity is a weakness of the forestry industry's contribution to the wider communities.

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6. APPENDICES

Appendix A – Weighted Average 1,000ha Farm Performance, Revenue and Expenditure

Table 13: *Wool, sheep meat, beef meat and total meat and wool production for a case study farm using the weighted average (2014 to 2018) of the Wairoa farms in the Eastern North Island Class 3 (hard Hill Country) and Class 4 (Hill Country) farms.*

Year	Wool Sold (kg Greasy)	Sheep Meat Production (kg)	Beef Meat Production (kg)	Total Meat and Wool Production (kg	Total Meat and Wool Production per ha (1,000ha)
2014/15	16840	60310	69693	162077	162
2015/16	19180	61130	64012	144322	144
2016/17	17113	65841	74332	157285	157
2017/18	15702	60416	58322	134441	134
4-year weighted average	**17163**	**61879**	**66339**	**149074**	**149**

Table 14*: Sale prices for wool, sheep and beef cattle for a case study farm using the weighted average (2014 to 2018) of the Wairoa farms in the Eastern North Island Class 3 (hard Hill Country) and Class 4 (Hill Country) farms.*

Year	Store Lamb ($/hd)	Prime Lamb ($/hd)	Prime Hogget ($/hd)	2th Ewe Store ($/hd)	MA Cow Prime ($/hd)	2Yr + Steer Prime ($/hd)
2014/15	$65.69	$84.32	$11.52	$149.81	$986.76	$1535.25
2015/16	$68.11	$84.97	$97.26	$162.37	$1011.74	$1553.22
2016/17	$79.12	$91.20	$109.45	$133.07	$1015.64	$1652.88
2017/18	$105.43	$121.83	$122.98		$1034.40	$1467.67
4-year weighted average	**$74.03**	**$96.90**	**$109.33**	**$147.53**	**$1010.80**	**$1556.83**

Table 15: *Expenditure per year and 4-year weighted average for a case study farm using the weighted average (2014 to 2018) of the Wairoa farms in the Eastern North Island Class 3 (hard Hill Country) and Class 4 (Hill Country) farms. Expenditure has been allocated a weighting as to the % spent locally that would go directly into wages and the total direct local spend derived from that.*

Year	Weighted Average Spend $				4-year weighted average	% direct local expenditure	Total Direct Local spend p.a.
	2014/15	2015/16	2016/17	2017/18			
Wages & Rations	$65,454	$71,552	$88,621	$76,896	$83,477.37	100%	$83,477
Animal Health	$29,748	$34,772	$33,631	$37,642	$37,470.47	25%	$9,368
Weed & Pest	$6,947	$10,435	$5,432	$12,819	$9,832.51	50%	$4,916
Shearing	$22,667	$26,297	$28,229	$26,113	$28,505.69	85%	$24,230
Fertiliser	$73,032	$82,256	$62,880	$74,803	$80,841.69	15%	$12,126
Lime	$3,360	$672	$2,422	$5,289	$3,240.27	15%	$486
Seeds	$2,228	$857	$2,124	$4,234	$2,605.58	20%	$521
Vehicles	$14,813	$11,391	$11,889	$13,652	$14,278.30	90%	$12,850
Fuel	$8,209	$10,849	$9,450	$10,684	$10,814.35		$0
Electricity	$5,228	$5,845	$7,499	$6,713	$6,977.16		$0
Feed & Grazing	$26,782	$22,288	$6,005	$11,636	$18,407.93	50%	$9,204
Cultivation & Sowing	$2,051	$7,304	$1,283	$3,085	$3,786.42	90%	$3,408
Cash Crop Expenses	$4,869	$0	$0	$0	$1,343.54	90%	$1,209
R&M	$43,498	$50,394	$51,021	$59,535	$56,414.80	50%	$28,207
Cartage	$5,809	$7,294	$9,193	$8,213	$8,418.34	50%	$4,209
Admin	$14,893	$13,481	$12,717	$15,097	$15,504.48	75%	$11,628
ACC Levy	$3,588	$4,016	$4,864	$4,314	$4,630.46		$0
Insurance	$7,280	$8,274	$9,181	$8,483	$9,165.75	5%	$458
Rates	$17,632	$18,641	$20,548	$20,627	$21,370.81	100%	$21,371
Interest	$70,732	$87,064	$67,214	$69,155	$81,170.99	5%	$4,059
Rent	$56,225	$42,742	$52,915	$44,755	$54,259.75	100%	$54,260
Total Cash Expenditure	**$485,042**	**$516,419**	**$487,115**	**$513,745**	**$552,517**		**$285,988**

Appendix B –1,000ha Forest Expenditure

Table 16: *Forestry Expenditure by item spent locally in Wairoa. Note in the analysis completed all costs up until harvest were averaged over the first 29 years with the harvest costs being added at year 30.*

Expenditure item	Total Spend for 1,000ha	Incurred	% direct local expenditure	$ Spent Locally p.a.
Rates	19,200	Annually	100%	19,200
R&M and Admin	35,000	Annually	75%	26,250
Insurance fire	5,000	Annually from yr 5	0%	
Insurance wind	10,000	Annually from yr 10	0%	
Planting (seedlings, spot spray & labour)	1,510,000	Yr 0	42%	21,233
Thinning	525,000	At yr 5	80%	14,000
Prune 1st lift	367,500	At yr 7	80%	9,800
Prune 2nd lift	367,500	At yr 8	80%	9,800
Prune 3rd lift	262,500	At yr 9	80%	7,000
Harvest (logging, roading & cartage)	59,760,000	At yr 30	7%	4,183,200
Average Year 0-29				107,283
Average Year 30				4,290,483
Average for 30 years				246,723

Table 17: *Forestry expenditure for carbon farming. Note for Carbon Farming R&M and Admin are assumed to be lower given the minimal maintenance. Planting costs are also lower as 300 stems rather than 1,000 stems per hectare are planted. As such, the annual direct spend in Wairoa is $21,075. At planting the direct Wairoa spend is $190,260 or if averaged over 30 years this is an additional $6,342, so $27,417 spend annually over 30 years.*

Expenditure item	Total Spend for 1,000ha	Incurred	% direct local expenditure	$ Spent Locally p.a.
Rates	19,200	Annually	100%	19,200
R&M and Admin	2,500	Annually	75%	1,875
Insurance fire	5,000	Annually from yr 5	0%	
Insurance wind	10,000	Annually from yr 10	0%	
Planting (seedlings, spot spray & labour)	453,000	Yr 0	42%	6,342
Average for 30 years				27,417

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2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? Have your say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Elizabeth Mortland

Tōpūtanga/Organisation (if applicable): Taihape Older + Bolder Committee

Kāinga noho/Address: 1 Tui Street, PO Box 86, Taihape

Īmēra/Email: elizmortland@gmail.com

Waea/Phone: 021 024 6002

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

◯ **Please tick here if you want your details (but not your name) to remain private.**

PLEASE NOTE:

Submissions on this Annual Plan are public information and your information and submission will be made available to the public as part of deliberations.

Your submission will only be used for the purpose of the Annual Plan process and will be held by Rangitīkei District Council at 46 High St, Marton 4710. You may access the information and request its correction, if required.

Optional Demographic Information *This is kept confidential for analysis only.*

CUT-OUT SUBMISSION FORM

Tape edge together before free posting

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

☑ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre

◯ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

◯ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

◯ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment:

Please include more pages if required.

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: Each of 8 committee members used the Hall complex at least once per week. Attended Shows/musicals. Badminton - 6 mths weekly per year.

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

Rangitīkei District Council
2023/24 Annual Plan Submissions
Att: Democracy and Planning
Private Bag 1102
Marton 4741

FRAMING 2023/24 ANNUAL PLAN
YEAR 3 LONG TERM PLAN 2021-31

We need to receive your feedback by 5pm on Tuesday 25 April 2023

ReplyPaid Authority Number 172050

RANGITĪKEI DISTRICT COUNCIL

Reply

#256

2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? *Have your say on our 2023/24 Annual Plan*

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Elizabeth Morthand

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address: 1 Titi Street, Taihape 4720

Īmēra/Email: elizmorthand@gmail.com

Waea/Phone: 021 0261 6009

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

◯ **Please tick here if you want your details (but not your name) to remain private.**

PLEASE NOTE:

Submissions on this Annual Plan are public information and your information and submission will be made available to the public as part of deliberations.

Your submission will only be used for the purpose of the Annual Plan process and will be held by Rangitīkei District Council at 46 High St, Marton 4710. You may access the information and request its correction, if required.

Optional Demographic Information *This is kept confidential for analysis only.*

Tape edge together before free posting

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

✓ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre

◯ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment: I hope Council seriously looks at what is offered by Arthur Morgenstern regarding earthquake strengthening. His costs + past work indicates excellence + realistic charges.

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

◯ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

◯ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

☛ Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more pages if required.

☛ Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: Shows/musicals/farewells, Gumboot Jam 2011, toilets, Info Centre, Library, Youth group (Supper Room), African drumming workshop, meetings - Very regular use - copying

Please include more pages if required.

Any + all major occasions in the Hall + very frequent use of Council Chamber, Info Centre + Library.

Anything else?

Council to support St John's new building in Taihape by contributing towards the cost.

Council to support the NZ Rural Games to promote Rangitikei by a financial contribution.

Ensure parking in the Outback is not taken up by a local business - keep the car parks for visitors to town + motorhomes.

Develop safe walkway Taihape to Dixon Way

Council to retain as much heritage as possible with our buildings

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

We need to receive your feedback by 5pm on Tuesday 25 April 2023

FRAMING 2023/24 ANNUAL PLAN
YEAR 3 LONG TERM PLAN 2021-31

Rangitīkei District Council
2023/24 Annual Plan Submissions
Att: Democracy and Planning
Private Bag 1102
Marton 4741

RANGITĪKEI DISTRICT COUNCIL

ReplyPaid Authority Number 172050

Reply

#257

2023/24 Annual Plan Consultation Document

RANGITĪKEI DISTRICT COUNCIL

Puka Tāpaetanga Submission Form

He aha tō tirohanga whakamua mō Rangitīkei? Have your say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Elizabeth Morttand

Tōpūtanga/Organisation (if applicable): Taihape Neighbourhood Support Committee

Kāinga noho/Address: C/- Police, 6 Tui St, Taihape 4720

Īmēra/Email: elizmortland@gmail.com

Waea/Phone: 021 0261 6002

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

◯ **Please tick here if you want your details (but not your name) to remain private.**

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Tape edge together before free posting

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

☑ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre

◯ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

◯ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

◯ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: Each of 6 Committee members were frequent users of Library + Info Centre - + attended most shows/musicals

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

FRAMING 2023/24 ANNUAL PLAN

We need to receive your feedback by 5pm on Tuesday 25 April 2023

Rangitīkei District Council
2023/24 Annual Plan Submissions
Att: Democracy and Planning
Private Bag 1102
Marton 4741

RANGITĪKEI DISTRICT COUNCIL

ReplyPaid Authority Number 172050

Reply

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2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

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He aha tō tirohanga whakamua mō Rangitīkei? Have your say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Elizabeth Mortland

Tōpūtanga/Organisation (if applicable): Taihape Museum Committee

Kāinga noho/Address: 14 Huia Street, Taihape 4720

Īmēra/Email: taihapemuseum@gmail.com

Waea/Phone: 021 0880 5952

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

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◯ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

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◯ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: Each of 8 committee members used the Hall Complex at least once per week. Members often directed Museum visitors to the Information Centre.

Please include more pages if required.

Anything else?

Attract more doctors to Taihape

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

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FRAMING 2023/24 ANNUAL PLAN
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RANGITĪKEI DISTRICT COUNCIL

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RANGITĪKEI DISTRICT COUNCIL

2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

He aha tō tirohanga whakamua mō Rangitīkei? *Have your say on our 2023/24 Annual Plan*

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Michael Andrews

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address: 2 Whio Street, Taihape

Īmēra/Email: michaelvedamandrews@gmail.co

Waea/Phone: 027 3785418

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

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◯ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

✓ **Something else**

Comment:

demolish Town Hall
Keep facade - build for next 100 years
New building to have info Centre bigger Library, Civic function area plus Hall

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

◯ **Option 1** * - Demolish existing buildings and replace with new purpose built facility

✓ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1** * - Build a new basic pathway
- ✓ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: I have attended many various functions in the hall

Please include more pages if required.

Anything else?

however a new build similar to Bulls but include change room for Performers Actors etc
Learn from the mistakes from Bulls

make the New Taihape Town Hall big enough to have 300 seats because the shows such as Mama Mia would have easily accommodated those numbers
The existing facade could be strenghten with RSJs Similar to those in the new Taihape Volunteer Fire Station

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

Rangitīkei District Council
2023/24 Annual Plan Submissions
Att: Democracy and Planning
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FRAMING 2023/24 ANNUAL PLAN

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TAS

22 Tui Street
Taihape

possible use :

Housing amongst Industry ?

OR

2 Businesses employing

(A) Low cost coffins
-3 employees

(B) Pre-Insulated paneling using
wool as Insulation
4 employees

or

(C) building Transportable cabins
4 employees

Glen Lowridge
Glens Motors
Taihape

Red Business/commercial
Green Housing

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

Both houses either side of Glens Motors
are potential Commercial

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2023/24 Annual Plan *Consultation Document*

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? *Have your say on our 2023/24 Annual Plan*

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Judy Addington

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address:

Īmēra/Email:

Waea/Phone:

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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Tape edge together before free posting

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

○ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre

☑ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

○ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

○ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

○ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

○ **Something else**

Comment:

Please include more pages if required.

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment: ______________________

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: every week

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

FRAMING 2023/24 ANNUAL PLAN YEAR 3 LONG TERM PLAN 2021-31

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ReplyPaid Authority Number 172050

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2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submisn Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? Hyour say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

hgoa/Name: Mark Jones

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address:

Īmēra/Email:

Waea/Phone:

☐ Please tick this box if you would like to speak to your submisn at the Council Hearings on 11 May. Someone will contact you to confirm this.

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Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

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○ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

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○ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

○ **Something else**

Comment:

Please include more pages if required.

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** – Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment: ______________________________

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: ______________________________

Please include more pages if required.

Anything else?

____

Please include more pages if required.

RANGITĪKEI
DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

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FRAMING 2023/24 ANNUAL PLAN

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DISTRICT COUNCIL

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#262

2023/24 Annual Plan *Consultation Document*

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? Have your say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Alison Fargher

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address: 761 Spooners Hill Road

~~Īmēra/Email:~~ RD5 Taihape 4795

~~Waea/Phone:~~ alisonfargher@gmail.com

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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Key Choice 1? (see page 8)

(see page 8)

Taihape Town Hall / Civic Centre

I prefer...

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◯ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

◯ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

◯ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment:

Please include more pages if required.

*Council's preferred option.

Key Choice 3? (see page 12)

New active mobility pathway alo[…] Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: I am not sure of the relevance of this question as I did not live here pre covid.

Please include more pages if required.

Anything else?

However both my parents did. The were regular users but have both passed away.

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

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20 APR 23

#263

2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? *Have your say on our 2023/24 Annual Plan*

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Robyn Woollaston

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address:

Īmēra/Email:

Waea/Phone:

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CUT-OUT SUBMISSION FORM

Tape edge together before free posting

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

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○ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

○ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

○ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

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○ **Something else**

Comment:

Please include more pages if required.

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- [x] **Option 1 *** - Build a new basic pathway
- [ ] **Option 2** - Wait and apply for funding
- [ ] **Something else**

Comment:

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment:

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

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RANGITĪKEI DISTRICT COUNCIL

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FRAMING 2023/24 ANNUAL PLAN
YEAR 3 LONG TERM PLAN 2021-31

We need to receive your feedback by 5pm on Tuesday 25 April 2023

Tirohanga Whakamua - Look to the future

#264

2023/24 Annual Plan Consultation Document

RANGITĪKEI DISTRICT COUNCIL

Puka Tāpaetanga Submission Form

He aha tō tirohanga whakamua mō Rangitīkei? Have your say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Miri Robinson

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address: 183 Hautapu St, Taihape

Īmēra/Email: miri@troutbeat.com

Waea/Phone: 022 6266 043

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

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- [ ] **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand
- [ ] **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

- [ ] **Option 1 *** - Demolish existing buildings and replace with new purpose built facility
- [x] **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible
- [ ] **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment:

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

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YEAR 3 LONG TERM PLAN 2021-31

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Tirohanga Whakamua - Look to the future

#265

2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? Have your say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Judith & Steven Bradley

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address:

Īmēra/Email:

Waea/Phone:

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CUT-OUT SUBMISSION FORM

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Key Choice 1? (see page 8)

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I prefer...

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☐ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

☐ **Something else**

Comment: Important to keep all facilities together - less expense to run 1 facility.
- Stays in public view
- Hall an important assets to the town!

Please include more pages if required.

** Council's preferred option.*

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

☐ **Option 1** * - Demolish existing buildings and replace with new purpose built facility

☐ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

☐ **Something else**

Comment:

Please include more pages if required.

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- [x] **Option 1 *** - Build a new basic pathway
- [ ] **Option 2** - Wait and apply for funding
- [ ] **Something else**

Comment: Do this now but in the future apply for grant if cycleways etc continue to be a government priority

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: Whenever art / cultural / school events were held there.
Library - often.

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

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YEAR 3 LONG TERM PLAN 2021-31

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2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? *Have your say on our 2023/24 Annual Plan*

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Nick Tavangky

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address: 183 Hautapu St, Taihape

Īmēra/Email: nick@tevanskybamboo.com

Waea/Phone: 0226266042

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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Optional Demographic Information *This is kept confidential for analysis only.*

CUT-OUT SUBMISSION FORM

Tape edge together before free posting

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

☑ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre

◯ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

◯ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

☑ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment: ______________________________

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: ______________________________

Please include more pages if required.

Anything else?

____

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tiohunga Whakamua - Look to the future

We need to receive your feedback by 5pm on Tuesday 25 April 2023

FRAMING 2023/24 ANNUAL PLAN
YEAR 3 LONG TERM PLAN 2021-31

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To: ....
File: ....
Doc: ....

Rangitīkei District Council
2023/24 Annual Plan Submissions
Att: Democracy and Planning
Private Bag 1102
Marton 4741

ReplyPaid Authority Number 172050

RANGITĪKEI DISTRICT COUNCIL

Reply

#267

2023/24 Annual Plan Consultation Document

RANGITĪKEI DISTRICT COUNCIL

Puka Tāpaetanga Submission Form

He aha tō tirohanga whakamua mō Rangitīkei? *Have your say on our 2023/24 Annual Plan*

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Teresa Lowry

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address: 28 Goldfinch St Taihape

Īmēra/Email: teresagracem@yahoo.co.nz

Waea/Phone:

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

◯ **Please tick here if you want your details (but not your name) to remain private.**

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I prefer...

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☑ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

◯ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

◯ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment:

Please include more pages if required.

** Council's preferred option.*

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: 40 x's + a year.

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

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2023/24 Annual Plan Submissions
Att: Democracy and Planning
Private Bag 1102
Marton 4741

We need to receive your feedback by 5pm on Tuesday 25 April 2023

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YEAR 3 LONG TERM PLAN 2021-31

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RANGITĪKEI DISTRICT COUNCIL

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2023/24 Annual Plan Consultation Document

RANGITĪKEI DISTRICT COUNCIL

Puka Tāpaetanga Submission Form

He aha tō tirohanga whakamua mō Rangitīkei? *Have your say on our 2023/24 Annual Plan*

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Your Details

Ingoa/Name: Wendy Poananga

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address:

Īmēra/Email:

Waea/Phone:

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I prefer...

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○ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

○ **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

○ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

○ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

○ **Something else**

Comment:

Please include more pages if required.

* *Council's preferred option.*

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ◯ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment:

Please include more p

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: Didn't live here then

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

To:

Rangitīkei District Council File:

2023/24 Annual Plan Submissions

Att: Democracy and Planning

Private Bag 1102

Marton 4741

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We need to receive your feedback by 5pm on Tuesday 25 April 2023

01 MAY 2023

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Reply

ReplyPaid Authority Number 172050

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2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? *Have your say on our 2023/24 Annual Plan*

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Alan Ramsay

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address: 97 Tutaenui Road, Marton

Īmēra/Email: nyal1970@gmail.com

Waea/Phone: 021 29 200 45

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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Optional Demographic Information *This is kept confidential for analysis only.*

Age: **Gender:** **Ethnicity:** **How did you hear about this consultation?**

CUT-OUT SUBMISSION FORM

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Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

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◯ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

☑ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

◯ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment: With heritage buildings there often becomes "hidden extras" not budget for

Please include more pages if required.

** Council's preferred option.*

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ✓ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment: A lot of money for a few.

And of the few not many Rangitikei Rate Payer.

Please include more pages if required.

Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: Never.

I live in Marton and have never been to a function there.

Please include more pages if required.

Anything else?

Please include more pages if required.

RANGITĪKEI DISTRICT COUNCIL

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09 MAY 2023

To: ....

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Doc: ....

Tirohanga Whakamua - Look to the future

FRAMING 2023/24 ANNUAL PLAN

YEAR 3 LONG TERM PLAN 2021-31

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2023/24 Annual Plan Submissions
Att: Democracy and Planning
Private Bag 1102
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RANGITĪKEI DISTRICT COUNCIL

ReplyPaid Authority Number 172050

Reply

RECIEVED 10 MAY

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2023/24 Annual Plan Consultation Document

RANGITĪKEI DISTRICT COUNCIL

Puka Tāpaetanga Submission Form

He aha tō tirohanga whakamua mō Rangitīkei? Have your say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Nyla Ramsay

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address:

Īmēra/Email:

Waea/Phone:

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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To:

File:

Doc:

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

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○ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

○ **Something else**

Comment:

Please include more pages if required.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

☑ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

○ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

○ **Something else**

Comment:

Please include more pages if required.

* *Council's preferred option.*

Tape edge together before free posting

☛ Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

- ◯ **Option 1 *** - Build a new basic pathway
- ✓ **Option 2** - Wait and apply for funding
- ◯ **Something else**

Comment: ______________________________

Please include more pages if required.

☛ Taihape Town Hall

How often did you use the Taihape Town Hall when it was still open and before COVID?

Comment: Never.

Please include more pages if required.

Anything else?

____

Please include more pages if required.

RANGITĪKEI
DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

Rangitīkei District Council
2023/24 Annual Plan Submissions
Att: Democracy and Planning
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DISTRICT COUNCIL

ReplyPaid Authority Number 172050

Reply

4 MAY 23 NZP1

#271

2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

RANGITĪKEI DISTRICT COUNCIL

He aha tō tirohanga whakamua mō Rangitīkei? Have your say on our 2023/24 Annual Plan

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Jarlia Warren.

Tōpūtanga/Organisation (if applicable):

Kāinga noho/Address: 10 TOROA ST TAIHAPE

Īmēra/Email: jarliawarren@hotmail.com

Waea/Phone: 021 2221079

☐ Please tick this box if you would like to speak to your submission at the Council Hearings on 11 May. Someone will contact you to confirm this.

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I prefer...

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✓ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand

◯ **Something else**

Comment: I prefer Both.

Please include more pages if required.

** Council's preferred option.*

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

◯ **Option 1 *** - Demolish existing buildings and replace with new purpose built facility

◯ **Option 2** - Refurbish Existing Buildings, Preserving Some Heritage Features, where possible

◯ **Something else**

Comment:

Please include more pages if required.

RANGITĪKEI YOUTH COUNCIL

making our youth heard

8th May 2023

Rangitīkei Youth Council thanks the Rangitīkei District Council for the opportunity to submit on the Annual Plan 2023/24.

Youth Council has discussed the key choices and would like to submit the following feedback for Council's consideration.

Key Choice 1: Taihape Town Hall

Youth Council support *Option One*: Strengthened Taihape Town Hall

There are too many memories in the grandstand to see it gone or changed to the purpose it has now.

It's still heavily used for sports clubs which are central to our community mana. It's part of growing up in Taihape. The grandstand has more meaning to it than adults realise.

The Town Hall is the best option of the two. To be great jazzed up and made safe, although it is a lot of money.

Key Choice 2: Marton Civic Centre

Youth Council support *Option Two:* Refurbish Existing Buildings

Having these buildings refurbished would boost our morale as a little town.

Youth Council suggests that refurbishing the existing buildings would better fit with other heritage buildings in Marton, unless Council is suggesting that the rest of the town is likewise replaced with modern buildings.

We note costs are very similar for both options.

Youth Council appreciates the availability for carparking out the back of the proposed offices and centre.

Key Choice 3: Pathway Along Calico Line

Youth Council support *Option Two*: Wait and apply for funding

Youth Council suggests that Nga Tawa School, as a substantially richer school with further resources available, should contribute to this project.

Building a footpath is not going to increase or improve connection with community. This is done through relationship, not a footpath. Council should work with students that attend to understand their perspectives on Community Connection.

Council should not take on debt associated with this project for the the community to repay, when only a small number of students would actually use it.

Youth Council notes financial pressures, when rates are already significantly rising, and would prefer Council seeks external funding, including the possibility of local businesses and Nga Tawa parents sponsoring the project.

Thank you again for the opportunity to submit.