



David & Joy Dean

Talk to Commissioner Schofield based on TPG report August 2019

Thank you for the opportunity to speak.

First we would like to start with an apology. Our submissions today refer to several reports provided to us during the last few months concerning the rezoning. We have therefore repeated ourselves several times in this talk to you. However we would ask you to remember that since these reports address common issues there is inevitably repartition in them and therefore repartition in what we say.

In November, last year, we attended a candidates meeting for the local body elections. These are a few of the comments of those candidates:

"I can't think of a better place to live."

"Great place to live and enjoy a fantastic lifestyle."

"Keep it a great place to live."

"Lifestyle we get to enjoy." (And that from our deputy Mayor)

"A clean and enjoyable environment."

The Rangitikei District Council logo says: "Making this our home", also "Rangitikei Unspoilt" and in the past "Rangitikei a great place to live". (See attached)

Our concern is that the lifestyle that is cherished by the candidates, The Council and many other people that we have spoken to, or who have chosen Marton as a place to live will change forever if an Industrial Development of this scale goes ahead.

217.6 hectares doesn't give a good impression of the size of "the site" to many people so we travelled the boundary of the proposed rezoning. Its approximately 1.3 kms, on each side, and within 1/4 km. of residential housing. That is a much better indicator of the size of "the site", we suggest.

Unemployment in the Rangitikei is 411 (2013). Unemployment in NZ is so low we have to look overseas to fill jobs, especially low paid ones. It's not difficult to imagine that a significant proportion of construction and post construction workers will be from overseas or out of our district and thus the economic value to the district would be diminished compared with the optimistic picture in the TPG report.

Our Mayor has travelled overseas, on council business, 5 times in the last 3 years including visits to Malaysia, China and Taiwan. Also 2 visits to Melbourne to attend business forums with Chinese delegations. We therefore assume that a future developer of the site will be from overseas and therefore most economic benefits from the site would flow mainly overseas and not benefit the people of Marton as suggested in the TPG report.

The TPG report compares the proposed development of the site to Waingawa Industrial Park in Masterton. We visited this site in September 2019 and saw that apart from a small woodchip plant most of the rest of the site was concerned with retail showrooms, timber milling and loading logs to go by rail to Wellington thus avoiding logging trucks negotiating the Rimutaka hill road and driving through Upper and Lower Hutt etc. We wouldn't call that bio-forestry as proposed in the TPG report. The population of Marton is 4950, that's a 1/5th of the population of Masterton (25700). We also saw no evidence of a 24/7 operation which maybe the case with bio-forestry in Marton. So where is the comparison?

You may feel that we are being unduly negative about the rezoning, and the probable developing of a bio forestry plant, but because the TPG report is vague, repetitive and lacking in back-up information we have to assume the worst case scenario.

One example of this lack of back-up information is; where are the trees? They have been growing for 20 or 30 years, for goodness sake, surly ratepayers could be told where these trees are so that they can identify which roads are expected to have significant increases in heavy traffic and how they would be affected.

In the TPG report there is only a vague reference to the construction phase of "large-scale industrial activities". From experience the construction phase can be more disruptive in terms of noise, traffic, worker accommodation etc. than the production phase.

And again just vague acknowledgement of new infrastructure that the ratepayers of Marton will have to pay for, at least in part. Also it is common for developers to receive incentives to develop industrial land will that be considered by Council and what would be the cost to rate payers?

Two points we would like to make at a personal level.

1. To those who think that this is a "nimby" (not in my back yard) moan. We are less than 1/2km. from the Main Trunk line, but I am 76 so if this industrial expansion goes ahead, in the next 10 to 20 years, I will either be dead or in a rest home for the bewildered.
2. A large increase in Martons population will create a demand for housing and therefore increase the value of our property. So hooray! We could benefit financially. (that us being optimistic!)

To sum up: The proposed rezoning of 1165, 1151 and 1091 SH1 is not in the best interests of Marton and the Rangitikei. We get the impression that this is an opportunist attempt to deal with a problem that we haven't got! We suggest that it would be sensible to put whatever is proposed to a meeting of ratepayers and have an open and frank debate in which the implications of "large-scale industrial

activities in Marton" is on the agenda. In the meantime all work and negotiations should be put on hold

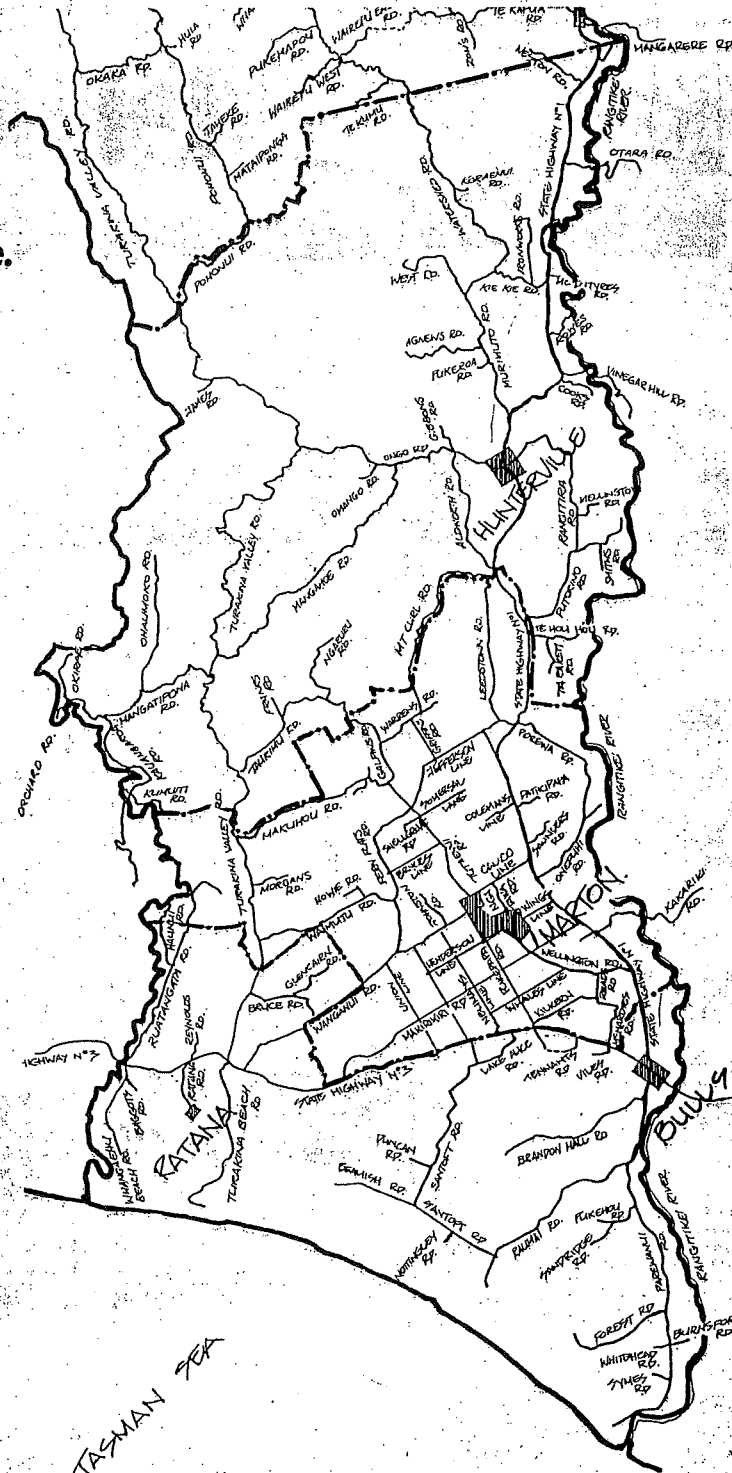
Referring back to that candidates meeting that we mentioned earlier. Several candidates mentioned the lack of communications between the council and ratepayers; this has certainly been the case in this instance. A small article in the District Monitor on the 4th July, which had several factual errors, and Public notices (a legal obligation) again in the Monitor are the only indications, to the majority of ratepayers, that rezoning, on a large scale, was planned. We are told in the TPG report that articles appeared in the Whanganui Chronicle of the 29th June and the 6th July but most households in Marton don't get this paper, partly because of cost and partly because it's out of our District. Wouldn't it have been more sensible to use the Feilding-Rangitikei Herald? A free paper delivered to all households in the area. It seems to us to be a case of The Mushroom system of communication: Keep them in the dark etc.etc.

The RANGITIKEI

A GREAT PLACE TO LIVE

Find your ideal Rangitikei home.
Call the real estate agents listed in this guide

**MARTON
HUNTERVILLE
BULLS**



**Lower
Rangitikei**

The Rangitikei District offers the best of both worlds. The area provides a rural lifestyle in close proximity to two cities. Picturesque scenery abounds and Rangitikei gardens are renowned for their beauty. Marton is the largest Rangitikei town and offers excellent educational and sporting facilities. Hunterville and Bulls are smaller towns on State Highway One serving the surrounding rural areas.

Talk to Commissioner Schofield based on wsp OPUS Traffic Impact Assessment
November 2019

27th March 2020

Commissioner,

We would like to make further comments on our submission of 31st January 2020
regarding The Traffic Impact Assessment by wsp Opus dated November 2019.

P.15 3.1 the Assessment states that NZTA requires a noise restriction buffer zone at the eastern edge of the proposed site. No mention in the Assessment of noise buffer zones for the other boundaries of the site adjacent to the local population. Why not?

P.17 3.3 note 12 states that the potential number of employees on the site at 100% development is 4000, a significant increase from the TPG report, dated October 2019, of 1800 to 2400. (Note. The present population of Marton is 4995) Table 3.5 makes staggering reading when we divided the "all day" totals by the number of minutes in a 9hr. day (we have assumed a 9hr. day based on peak hour periods stated on page 11 para 2.7 of this report): At 25% development- light vehicles – 12 per min. and heavy vehicles - 3 per min. At 50% development- light vehicles 22 per min. and heavy vehicles – 5 per min. At 100% development – light vehicles 48 per min. and heavy vehicles 10 per min. That's an "all day" total for both light and heavy vehicles of 15 per min. at 25%, 27 per min. at 50% and 58 per min. at 100% (nearly 1 per second).

P.18 table 3.8 States that 78% of staff will come from out of the Rangitikei District. What economic value is that to The Rangitikei, its people and its retailers? And will existing infrastructure cope with the increased pressure put on it?

P.20 para. 4.11 Level of service is not clearly defined.

P.25 "Acceptable operability" is used 4 times in the report. The dictionary definition states that operability means: the ability to keep a piece of equipment, a system or a whole industrial installation in a safe and reliable functioning condition, according to pre-defined operational requirements. These operational requirements are not defined. We think it important that operability and pre-defined operational requirements are more clearly stated.

P.25 states that at Makirikiri Road/SH1 there will be a peak time delay of 60 mins. Surely not acceptable operability!! Wouldn't there be a similar delay, in the morning rush hour, at the junction of Kakariki Road and SH1 with large volumes of traffic coming from Feilding meeting those travelling on SH1? Similarly at the SH1/SH3 junction in Sanson and that would be made worse if it coincided with Ohakea traffic to the Airforce base. Also at the end of this paragraph there is the term "seagull type treatment". What is "seagull type treatment"? It further refers to a roundabout or

signals. Wouldn't this also mean a speed restriction below 100kph on SH1? Probably not popular with NZTA or SH1 road users!!

P.25&28 The Wararapa AGE in 2008 had a report asking if a roundabout should be provided for traffic turning into the Waingawa Industrial Park off SH2. This was refused by NZTA, and still hasn't happened, so why would they consider the roundabouts mentioned in the Opus Assessment? And on our rural roads who would pay? The ratepayers, the tax payers or the Developers?

P.29 4.3.5 In our opinion the use of rail is pivotal to this rezoning going ahead, but the Assessment has assumed that the railway sidings won't go ahead. Surely the Assessment should have considered the effect if the railway sidings did go ahead on reducing the numbers of heavy vehicles and thus reducing damage to rural roads that the ratepayers of The Rangitikei have to pay for and the danger to other road users.

P.32 Crash Analysis predicts a threefold increase in injury crashes at Wings Line/SH1, twelvefold at Makirikiri Road/SH1, eightfold at Pukepapa Road/SH3 and a significant increase in the injury crash rate at Makirikiri Road/SH3. We feel that many of these crashes will involve heavy trucks so the accidents are likely to cause serious injury or death. In our opinion, if these predictions are accepted, it would be a case of money before people and we find that unacceptable and another reason why the proposed rezoning should either not go ahead or at least be significantly downsized.

P.36 6.3 it is not made clear in the OPUS Assessment, that from day one of the start of construction, construction traffic will also be part of the traffic issues in the Rangitikei and a large area of the Lower North Island. Another reason to reconsider the size of the proposed rezoning.

On a personal level.

We have lived in Marton for over 30 years after choosing to escape from Wellington. Our two children received most of their education in Marton schools and, after studying at university, are now settled into their chosen careers.

We are retired, as are 22% of the population of Marton, so we won't receive any economic benefit if this rezoning goes ahead. In fact we believe that, retirees will see dramatic negative changes in lifestyle in the next few years based on the reports that council has commissioned.

Marton over the last few years has had a boom in new house building, existing homes sell within a week of being advertised, rental properties are almost impossible to find and new small businesses are choosing Marton all the time. The new residents, like us, chose Marton and the Rangitikei for a quiet, rural lifestyle.

Why then should we have to accept all that an Industrial development of this size would bring?

We can't finish this talk without mentioning some of the errors we found when reading the OPUS Traffic Assessment:

1. P. 10 the public transport service to Whanganui does not go down Goldings Line or King St.
2. P.4 the list of schools is not complete particularly since it does not include South Makirikiri School or Nga Tawa School. South Makirikiri School is adjacent to Makirikiri Road and would therefore have a significant increase in light and heavy traffic before, during and after school hours. A case for traffic management changes, but, not mentioned in the Opus Assessment. As we said in our submission Nga Tawa School sees increased traffic already if the railway underpass on SH1 is closed due to flooding. This traffic would meet site traffic on Wings Line. Result: chaos and large queues at peak times!
3. P. 15 should refer to SH1 not 3.
4. P. 17 table 3.5 the total for AM peak should be 780 not 790.
5. P.19 Bad English in table 3.10.

In summary we would hope that our submissions have persuaded you that the proposed rezoning is inappropriate relative to the size of Marton, its people and its infrastructure.

Thank you for taking the time to listen.

David

Talk to Commissioner Schofield based on Greg Carlyon Executive Summary 6th March 2020

27th March

P6 para. 10 to 13. We agree with Mr. Carlyon's comments regarding the lack of good information from our Council. We are particularly disappointed by the conspicuous absence of Councillors whom we voted for in November 2019 to represent our interests.

P12 para. 48(d). Again a lack of Council information concerning noise.

P12 para. 48(e). The unnamed tributary referred to has a 1.1 metre pipe under Wings Line to take water through the proposed site from a catchment bounded by higher ground on which the old racecourse sits on one side and SH1 on the other. There are also 6 other culverts along Wings Line. When this unnamed tributary leaves the proposed site there is a 1.4 by 3.0 metre culvert under Makirikiri Road and within 50metres, two 600mm pipes taking water away at the western boundary adjacent to the Rail line There are also 6 other culverts along Makirikiri Road. We would suggest that this represents a considerable flow of rain water during adverse weather. We have discussed drainage issues in more detail in our talk referring to Mr. Carlyon's Statement of Evidence to follow.

P14 para.59: Another lack of information from Council.

P21 section ref.5; The meeting called by Council on 26/11/19 was not a Community meeting - only submitters got an invite (see copy of email from Mr. Hodder dated 1-11-19 and Agenda from Mr. Carlyon 25-11-19). We have been asking for a Community/Town meeting for months but to no avail. When we speak to people in Marton some think that a decision has already been made about the rezoning, some haven't heard about the rezoning, some think that the rezoning would be a good thing for Marton but when we discuss with them some of our fears they admit that they have not read the reports commissioned by the Council, and some think that it doesn't matter what is said as the Council will go ahead with the rezoning anyway. Based on these observations we feel that it's about time the Council and bureaucrats walked the walk and talked the talk.

P25 para. 68F and P36 P41 para. 38C: One rezoning area discussed on these pages was to reduce the proposed rezoning to 100ha. Yet this has not been considered by Mr. Carlyon in his list of options (P42 to 44). Why?

P47para. 155: Another call for more information from our Council.

A point we feel hasn't been addressed so far, is the need to confirm that developers and operators are conforming to the environmental limitations etc. set out by the RMA and the consents process. We would like to see an undertaking from the Council and

Horizons that they will recruit sufficient compliance officers to monitor all works on the proposed site both during construction and operation.

Mr. Carlyon's negative comments about the Council's performance only underlines, to us, the lack of information and the positive spin put on everything given so far. For instance the remarks reported in The District Monitor of 28th November last year in which The Mayor refers to NZ Bio Forestry and their interest in 30 to 40 ha of the site but no mention of the rest of the 217ha. proposed for rezoning. If Bio Forestry did build on the site proposed for rezoning it would only occupy a fifth of the site. Many people in Marton feel that what was said in the article was about the whole site. The Mayor referred to the impact on our rates by saying that "it could take pressure off rates by significantly increasing our rating base." No mention of the cost of providing infrastructure for the proposed development and, according to the OPUS report, housing that would be needed for the 22% of workers who would live in Marton (that's almost 900 homes and we would suggest that most of them would be low cost, affordable homes). Tauranga, on the 4th March this year increased rates by 12.6% to fund infrastructure caused by increased industrial and housing growth. Similarly Queenstown has been mentioned in the media, recently, as needing a significant increase in rates to cover spending on infrastructure caused by housing/ hotel development etc. We are afraid that this could also be the situation in The Rangitikei if this development goes ahead especially since the infrastructure in Marton is nearing its limits already.

The Council has not got a mandate from the population of The Rangitikei for a development of this size. From what Mr. Calyon says on page 14 para. 61 of his Summary this site for rezoning was as a result of a "discrete proposal" after the Thomas (2019) report we wonder if this is a way of saying: "an opportunist reaction" which has resulted in the proposed rezoning rather than a considered and planned attempt to provide work for the unemployed in The Rangitikei. Another example of the behaviour of our Council. We attended a Policy and Planning committee meeting on the 8th August last year in which we asked if the proposed rezoning would have an "adverse effect on the value of our property". We didn't get a reply to that question at the meeting nor at any time since. We are approx. 250 meters from the western boundary of the proposed rezoning, along with other residents, yet we feel ignored by the people who are supposed to represent our interests.

Infrastructure for the site would also include Electrical power and Gas. We have seen comments by Powerco referring to electricity for the proposed site but nothing about gas. There is, according to warning signs down Makirikiri Rd., a high pressure gas main on the northern side of that road which could be used by developers.

We feel that the Option 4 scenario discussed on P.43 para. 147 has a lot to recommend it, however on a smaller site to avoid significant changes in lifestyle for our Town.

Rangitikei District Plan Change - rural to industrial

2 messages

Michael Hodder <Michael.Hodder@rangitikei.govt.nz>
To: Michael Hodder <Michael.Hodder@rangitikei.govt.nz>

Fri, Nov 1, 2019 at 2:43 PM

Good afternoon

One issue which a number of submissions raised was the lack of detail about the nature of the likely development which would take place on the site.

New Zealand Bio Forestry submitted in support of the proposed new industrial zone. Kim von Lanthen has offered to talk about that organisation's intentions, **on a confidential basis, with everyone who made a submission.**

The meeting will be held on Wednesday, 6 November 2019, from 2.00 pm, in the Council Chamber, 46 High Street, Marton, but otherwise Council will have no involvement. An independent facilitator will run the meeting.

To help with setting up the room and catering, please let me know whether you are coming or not by 5.00 pm on Tuesday 5 November 2019.

Regards

Michael

Michael Hodder	Community & Regulatory Services Group Manager	
Rangitikei District Council	46 High Street, Private Bag 1102, Marton 4741	
P 06 327 0085	F 06 327 6970	www.rangitikei.govt.nz

If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

 **191010 resource consent submission (1).pdf**
84K

Joy Bowra-Dean <j.d.beedee@gmail.com>
To: Michael Hodder <Michael.Hodder@rangitikei.govt.nz>

Fri, Nov 1, 2019 at 6:41 PM

Sorry Michael but we have paid accommodation arranged in Wellington for the 5th and 6th of November as we are visiting our family there.

You have given us very short notice of the meeting.

We would appreciate a written transcript of the meeting so that we can understand all the ramifications of the proposal.

If the company can provide us with this via email that would be appreciated.

David and Joy Bowra-Dean

[Quoted text hidden]

Received 25-11-19 4-47pm.

Industrial Land Use Proposed Plan Change – Rangitikei District Council

Rangitikei District Council advanced a plan change, which would allow for large-scale re-zoning of rural land to industrial status. This programme of work was initiated in early 2019, with the proposed change notified, and submissions received. Council has subsequently reviewed its approach and undertaken limited engagement with submitters to the process.

This meeting is an opportunity to further understand the Council and potential developer interest in the re-zoning and development of the site. Equally it will allow Council reporting officers to better understand the interests and concerns expressed by submitters.

Any hearing on this matter will not be occurring until February/March 2020.

Agenda

Meeting open: 5.30pm, Council Chambers, Rangitikei District Council, 46 High Street, Marton

1. Welcome and introductions (meeting facilitator and consultant to RDC, Greg Carlyon)
2. Clarification of Council proposal (Michael Hodder, Group Manager, RDC)
3. Clarification of developer interest and general scope of proposals for the site (Kim von Lanthen, NZ Bio Forests)
4. Discussion and opportunity for **submitters** to respond and identify key matters for further assessment.
5. Determination in relation to process ahead and responses from RDC.

Meeting close: 7.30pm

The meeting is open to submitters and Council staff.

Greg Carlyon
Meeting Facilitator
021 327774

Talk to Commissioner Schofield based on Greg Carlyon's Statement of Evidence 2-6-2020.

8th June 2020

We are in general agreement with this Statement and Mr. Carlyon's previous section 42A Executive Summary. It is refreshing to read the better balanced and informed way that this Statement has been presented. All that we have seen previously has only had a positive spin on the rezoning.

However the following comments should be clarified or amended.

1. Page 5 para 25d. Does this refer to the whole of Makirikiri rd?
2. Para 25e. What speed limit is being suggested and does it refer to the whole of Makirikiri rd.?
3. Para 25g. Crofton is at the junction of Makirikiri rd. and Wellington rd., so how can heavy traffic avoid entering or exiting Crofton?
4. The three site plans attached to this Statement show Stage 1 development totally blocking access to the NIMT for Stage 2 and Light Industrial developers. Also the unnamed tributary of the Tutaenui Stream that is adjacent to and crosses the Stage 1 development is a Stream that carries a significant volume of water during heavy rain events (see attached photos). Photo 1 shows 1.1metre dia. culvert carrying storm water onto the proposed rezoning site. Photo 2 shows a 3 metre wide x 1.4 metre high culvert which takes the storm water from the Stream off the site and under Makirikiri rd. Photo 3 shows two 600mm dia. culverts within 50 metres of the 3m. X 1.4m culvert. We suggest moving the boundary of the Stage 1 development to the other side of this Stream thus avoiding significant onsite culverting. Part of this area could then become the site of the 6.5ha Stormwater Wetland thus avoiding the reduction in area of the Stage 2 development. We have attached our revised plan for the rezoning. If our plan were to be accepted it would also have the following benefits:
 - (a) Move the Stage 1 development away from properties on Goldings Line, King St., Alexandra St. etc (note: this would make a significant difference to our property on Goldings Line which is within 250 metres of the proposed development).
 - (b) Create a Car parking area, Administration building, Retail outlet for products produced on site, plant nurseries etc. etc.
 - (c) If the existing, mature trees alongside the Stream were retained this would create a visual barrier (see photos 4 & 5) and with the planting of Manuka it would provide an opportunity for Honey production.

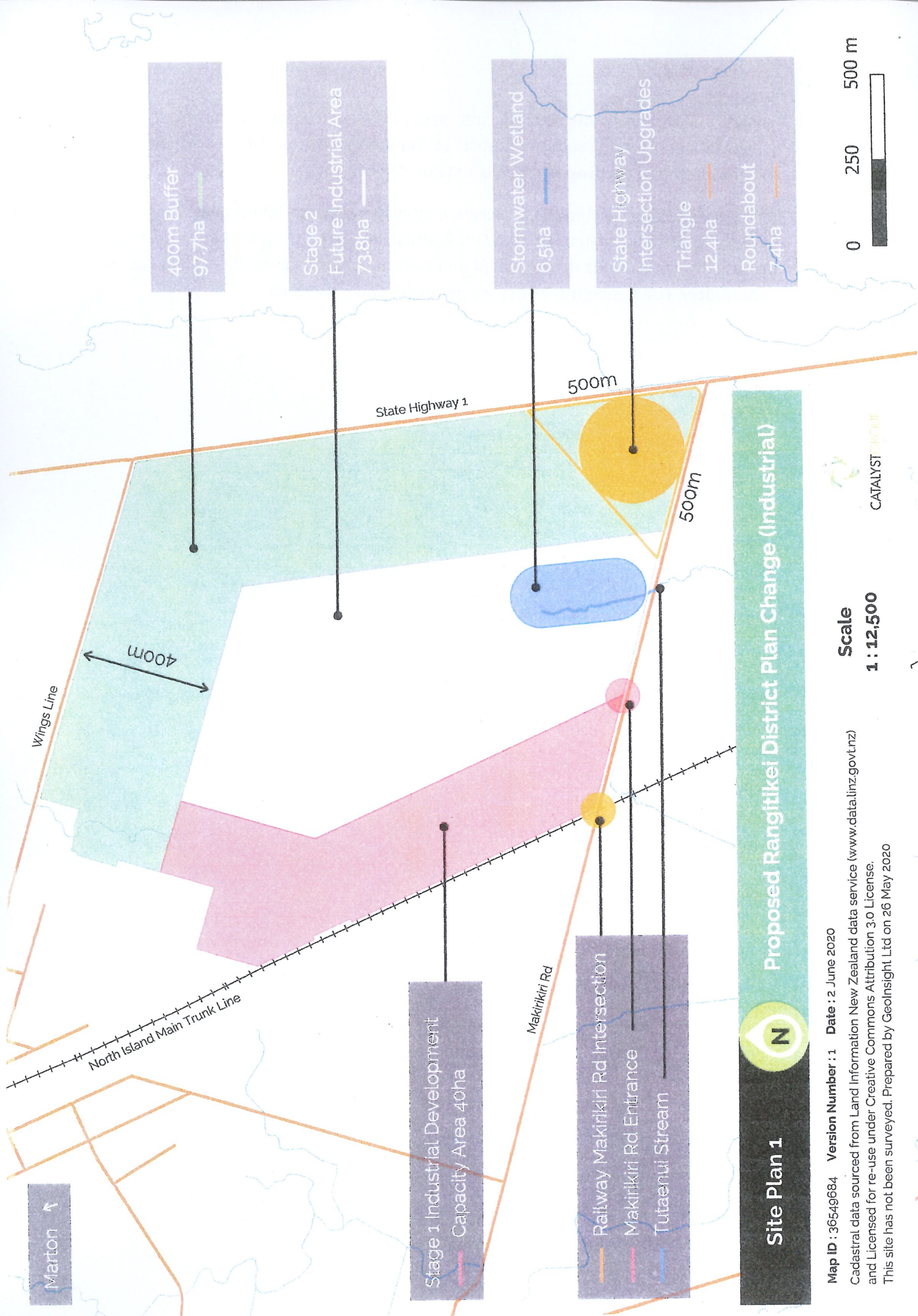
We accept that our proposal would reduce the area for the Stage 2 development but by reducing the buffer adjacent to SH1 to 100m. some of that reduction could be recovered and yet still comply with LTNZ requirements. We would also suggest that if rail sidings are still being proposed they could run diagonally across the site from the junction of

NIMT and the proposed rezoning to a point near the junction of SH1 and Makirikiri rd. this would give a siding over 1km. long and provide access to both Stage1 and Stage 2 Developers.

Having said all of the above we are still not convinced that the proposed rezoning site is the only/best option for The Rangitikei. We suggest that alternative sites are investigated particularly if Kiwi Rail doesn't consider railway sidings in Marton. They are, after all, at planning stage for a Regional Freight Hub South East of Feilding. Not that far away so why a new siding in Marton? Also there is land alongside Whanganui rd. and the New Plymouth Rail line, at the Turakina end which would be sufficient for log loading and Industry without the impact of the present rezoning proposal on the lifestyle, roading and infrastructure of Marton.

To complete these talks of ours we feel we should comment on some of the products being discussed for production on the NZ Bio Forestry site.

1. In our Mayor's comments in The District Monitor of 28th November 2019 he focused on bio plastics. NZ Bio Forestry Ltd. has made it clear that the first stage of their development would be a timber mill and a structural plywood plant. The timber mill if it treated the timber would probably use toxic chemicals. The production of structural ply uses phenol formaldehyde as a waterproof adhesive. This chemical is toxic and a known carcinogen.
2. Later stages of the proposed 40ha development would use woody biomass in a process called Torrefaction this is a process that heats biomass to 204 to 300°C to produce toffified pellets with similar properties to sub-bituminous coal. No you couldn't use it in a conventional wood burner, it burns too hot so mainly for commercial boilers etc. We wonder if during manufacture there would be a release of the familiar wood smoke smell but on an industrial scale. Not good if you're down wind! Also de-barking and chipping of bio mass has the potential to be very noisy, although Bio Forestry does say that they could reduce the noise by putting the machinery in a bunker (note "could").
3. And the final development of Bio Forestry's site, again using woody biomass, is bioplastics or Polylactic Acid (PLA) according to the four references to it in Our Mayors article in the Monitor. PLA like all plastics releases toxic fumes, during manufacture, which could get into our environment. And what's so good about PLA? Well forget coffee cups or any hot drinks because it starts to liquefy at 50°C. and that also means cold drinks or food wrapping left in a car on a summer's day would start to melt. Not an appetising thought! PLA is a health risk if burnt and although it decomposes, it has to be separated from normal plastics and requires special, controlled composting conditions (at extra cost). If it's put in a land fill, as most of it will be, it takes between 100 and 1000 years to break down. In Mr. Carlyon's Statement of Evidence he refers in para. 36 to NZ Bio Forestry producing PHA plastic. This is quite different to PLA. PHA is stable at 180°C. so it can be used for hot drinks, takeaway food containers, disposable cutlery, coffee



Marton ↑

Stage 1 Industrial Development
Capacity Area 40ha

Railway Makirikiri Rd Intersection
Makirikiri Rd Entrance
Tutaenui Stream

400m Buffer
97.7ha

Stage 2
Future Industrial Area
73.8ha

Stormwater Wetland
6.5ha

State Highway
Intersection Upgrades
Triangle 12.4ha
Roundabout 7.4ha

Site Plan 1



Proposed Rangitikei District Plan Change (Industrial)

Map ID : 36549684 Version Number : 1 Date : 2 June 2020

Cadastral data sourced from Land Information New Zealand data service (www.data.linz.govt.nz) and Licensed for re-use under Creative Commons Attribution 3.0 License.

This site has not been surveyed. Prepared by Geolinsight Ltd on 26 May 2020

Scale

1 : 12,500

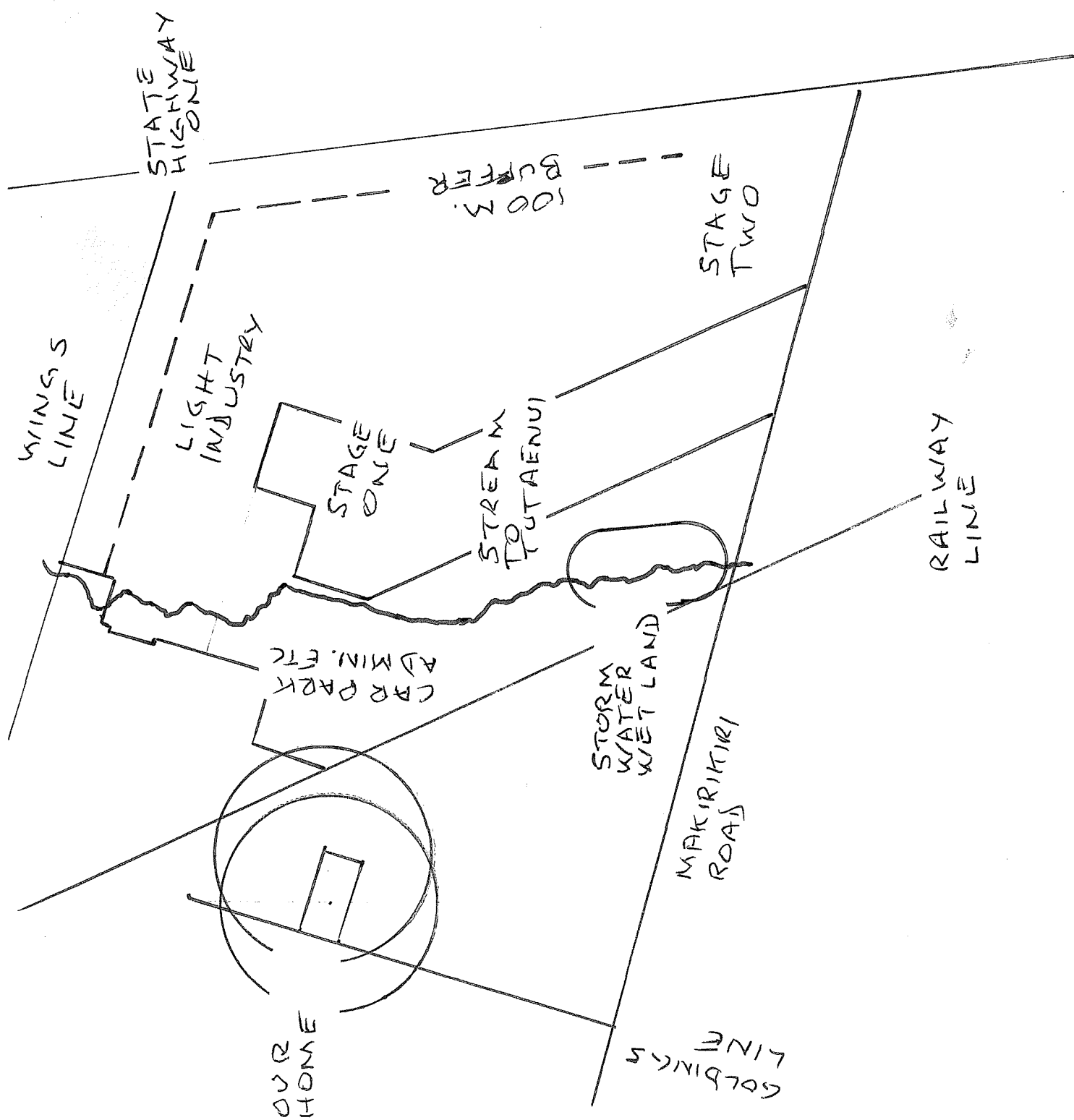


0 250 500 m



Pods, medical implants etc. It decomposes in the environment to harmless waste, in a short time, and readily composts in commercial composting. So which plastic is NZ Bio Forestry proposing? We just don't know.

Don't get us wrong we think that there are many good points about what NZ Bio Forestry is offering we just feel that Our Council should investigate, at an early stage, the pros and cons of this development and communicate with the Rangitikei via a Community/ Town meeting before we get too far down the track.





TWO

MAKIRIKIRI
ROAD.

ONE

WINGS LINE

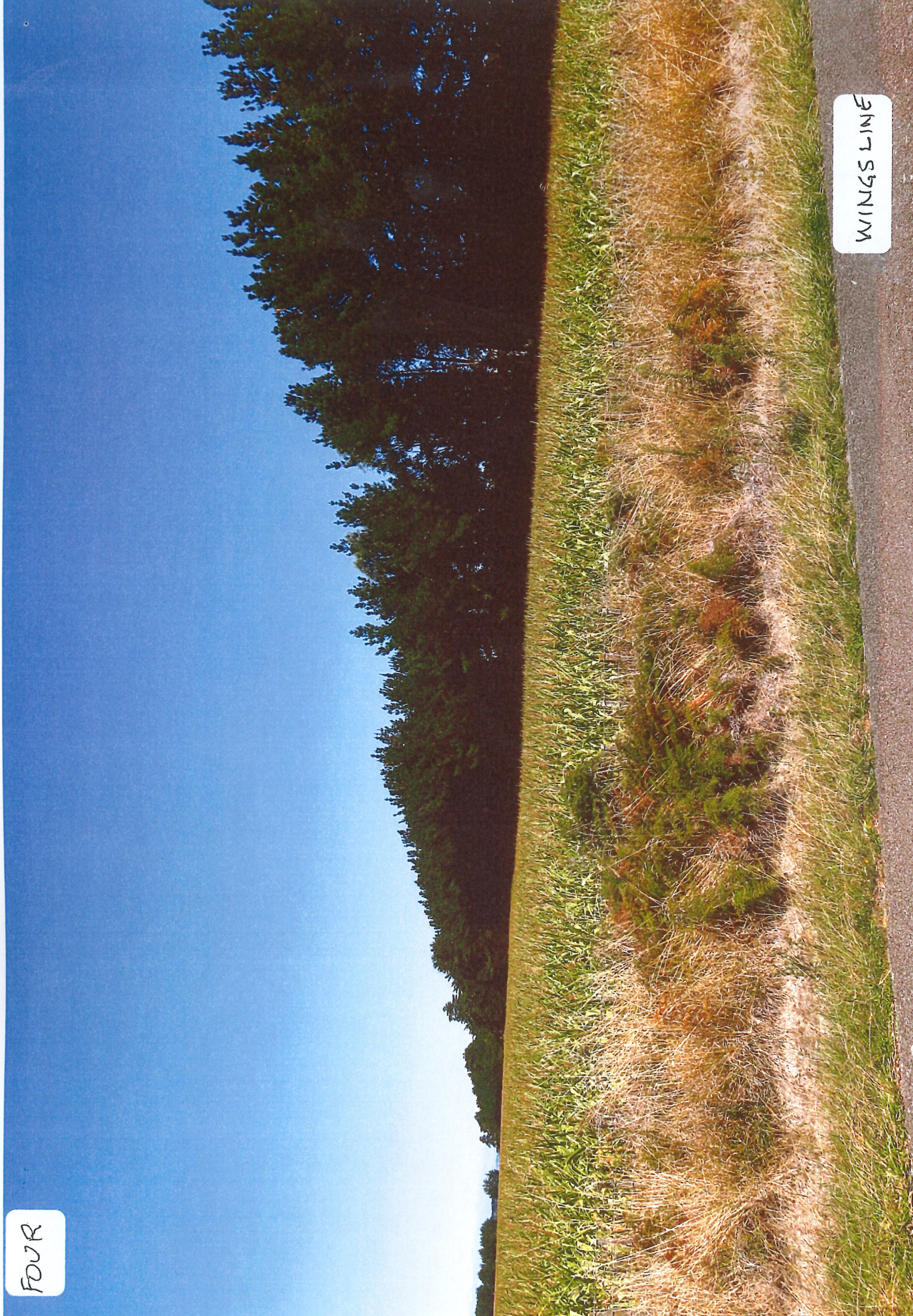


THREE

MAKIRIKIRI
ROAD

FOUR

WINGS LINE





FWIN

Marton • Taihape • Bulls • Ohakea • Hunterville • Mangaweka • Turakina

District Monitor

A Merry Night in Marton
Tonight - Thursday See page 2

Taihape Christmas Parade and
Christmas in the Park
Saturday November 30 - see page 7.

Vol 28 No 46

www.districtmonitor.co.nz

REACHING RANGITIKEI READERS

06 327 7881

November 28, 2019

Exciting new high tech industry for Marton

Marton is set to become a world leader in plastic alternatives and get a big economic boost from a proposal to establish a bio-plastic manufacturing facility, turning waste from the timber industry into bio-plastic.

In the first stage of the project, NZ Bio Forestry Ltd and its Taiwan-based research and technology partners are planning to build a high-tech commercial pilot plant. This will produce polymers from residual forestry biomass, which can be used to make a range of bio plastic products, such as containers, packaging, and food service items. Unlike petroleum-based plastics, products made in this way will be fully biodegradable and compostable and made from a renewable forestry resource. The pilot plant is expected to be fully operational by early 2022.

The idea of turning natural materials, like timber waste, into plastic has been around for a while, but researchers in Taiwan have got the technology to the stage where it can be produced commercially. The product, known as PLA, has all the properties of plastic but breaks down completely naturally and can be composted.

Mayor Andy Watson met a Malaysian businessman, who was looking for a site in New Zealand to establish a PLA plant and suggested he look at Marton.

"This county appealed because it has no corruption and plenty of trees and the proposed site at Marton, near the Maltetup matting plant, gives them access to road and rail transport and a lot of forestry. There are also a number of local companies, iwi and other

NZ organisations involved in the project," says Andy Watson.

"The plan is to establish a conventional timber mill, then a plywood mill and then a PLA plant taking the waste from the first two mills and manufacturing the raw plastic. The complex will create up to 500 jobs, ranging from science and technology roles, to factory work.

"That would almost certainly mean bringing many more people into Marton and could put a strain on housing and infrastructure. However, it would also boost the local economy, reduce unemployment and get the town moving.

"The long-term rating impact of a \$20 million complex will be substantial for the district and could take the pressure off rates by significantly increasing our rating base," he added. "It's such a huge opportunity for us," he says. "It's employment, it's capital investment, it's an environmentally solid product and it will put us on the world stage."

This week, the government announced a commitment of \$380,000 from the provincial growth fund for ground-breaking research on whether radiata pine could be used in developing a bio-degradable alternative to single-use plastics. Under memoranda of understanding signed late last year, NZ Bio Forestry Ltd has exclusive NZ and Australian rights to use technology developed in Taiwan, which is already in use there to produce bio fuels and bio plastics for commercial use. The intention is to scale up to full production in Marton, before expanding to other key sites elsewhere across regional NZ.



Mayor Andy Watson with examples of PLA plastic products. The cup has travelled the world and is starting to show its age, but the cutlery is still solid. Photo belinda Howard.

FARMERS

GK SKOU



OPEN
FRIDAY

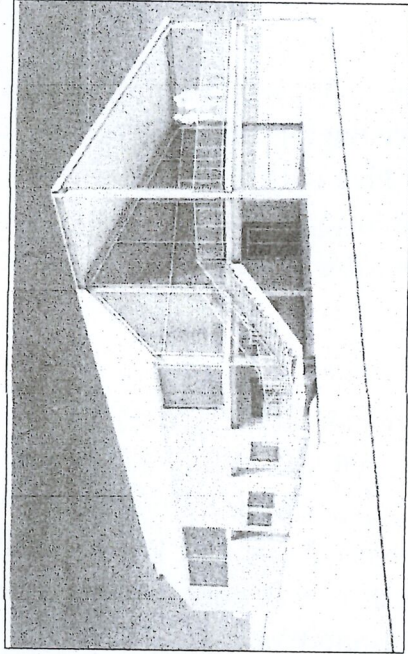
AT THE COUNCIL

Council commits to new Taihape park building

Taihape's Memorial Park will see a new two storey amenities block and community space after the RDC voted to complete the project, subject to a funding commitment from the Taihape Club and the community.

Cr Hamish Gordon indicated to the council meeting last Thursday that the Taihape Club was willing to fund \$500,000 towards the project. Council had four costed plans to choose from. Two were for a single storey, with room to add a second storey. Two were for a two storey building, with one needing the community to pay to complete the second storey and came in at higher price. Councillors chose the option to complete the project with community support.

Council's next step is to draw up a Memorandum of Understanding (MOU) with Taihape groups involved and add timelines for the project which has been under discussion for well over a year. A final plan of the building is yet to be drawn up and put before Taihape but a professional estimate of the overall cost is expected to be about \$2.935M.



A concept-only plan, looking from the north, of a new amenities and community building for Taihape Memorial Park.

Major industrial re zone plan in Marton

Council is proposing to rezone an area south of Marton, from rural to industrial to address a shortage of vacant industrial land in the Marton area. It is a change to the District Plan and requires consultation.

The area, indicated in the photo left, in yellow, has boundaries on Wings Line, SH 1, Makirikiri Rd and the NI Main Trunk Railway.

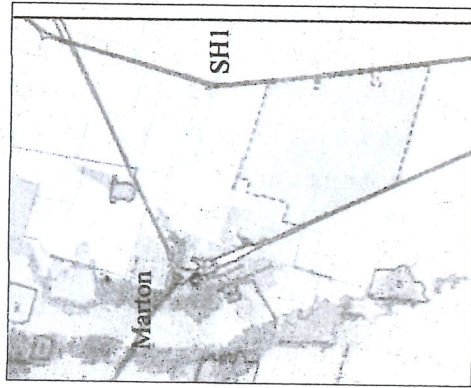
Maps indicating the area in question and a report outlining the purpose of the zone change and potential implications, are available on the Rangitikei District Council's website.

The report indicates a need for industrial land in the region identified by Accelerate 25 regional growth study.

Six growth areas were identified in Rangitikei. They include tourism, sheep and beef farming and processing, land use intensification, manuka honey, fresh vegetables, poultry and grain processing and forestry harvesting. Rezoning the land could allow the Marton area to capitalise on the development, as a major freight hub, due to its location and the confluence of SH1 and SH2.

RDC invites written feedback on the proposal until 21 July 2019. You can send a letter (addressed to the Council at Private Bag 1102, Marton 4741) or email to Council info@rangitikei.govt.nz.

All feedback will be considered at Council's Policy/Planning Committee meeting on 8 August 2019 and the outcome considered at Council's meeting on 29 August 2019. Formal public notification of the proposed zone change (if approved) will follow, as required by the Resource Management Act, with an opportunity for people to make submissions.



RANGITIKEI WHEELIE BINS

- Kerbside collection
- Weekly or fortnightly
- Commercial pickups

Locally owned and operated

Phone 06 327 8336 or 021 477 814

BIN HIRE

With New Zealand owned and locally operated

Bin Hire Specials

Various sizes from 1.8m³ - 9m³

Prices may vary beyond Marton boundary
Weight limits apply

Please contact us now to discuss your requirements
Phone 06 324 0693
0800 424 990

www.smartenvironmental.co.nz

David & Joy Bowra-Dean
19 Goldings Line
RD1
Marton 4787

17th July, 2019

Policy & Planning Committee
Rangitikei District Council
Marton

LETTER DELIVERED
BY HAND TO COUNCIL OFFICE
AND ADDRESSED TO POLICY
& PLANNING COMMITTEE
BUT NOT RECEIVED BY
THEM

Dear Committee

We would like to make a few points concerning the news item in the District Monitor of the 4th July headed "Major Industrial Rezone Plan in Marton".

But first a few comments on that news item itself.

The map shown was very small and not very clear. The statement that the location was at the confluence of SH1 and SH2 is wrong. SH2 is the road between Wellington and Napier. We think they are referring to SH3 between Wellington and Hamilton via New Plymouth. Also the confluence of these roads is in Bulls. At least the heading caught our eye, the information about feedback was clear and when we asked for information the ladies in the front office were very helpful, as always.

Now concerning the TPG Planning report of June 2019.

1. We think it would be better to describe the land under consideration as at the junction of SH1, the main trunk and New Plymouth railway lines, Makirikiri Rd. and Wings Line. Referring to page 13 - The report states that Makirikiri Rd. has been "upgraded as a connector between SH1 and SH3". It doesn't even have a sign on SH1 or SH3 to advise of that use. We use Makirikiri Rd. often when we are going to Whanganui and have seen little or no evidence of improvements to this road over the years. The junctions with Pukepapa Rd. and Wellington Rd. would need to be considered for safety improvements if an increased number of heavy trucks used Makirikiri Rd. Also, what are the improvements done on Wings Line? Again nothing is evident to us.
2. Timber processing is mentioned 3 times in the report (p.8, 29 and 35). The timber processing Mill at Kinleith is mentioned twice in the report (p.6 and 35). Kinleith and the other timber processing plant at Kawerau are located in areas remote from centres of population. Even so, we understand there are problems with odours coming from these sites. Yet only once is reference made specifically to smell (p.18) in the report.
3. Bio-forestry is mentioned 6 times (p.6 (twice), 8, 19 (twice) and 29). From what we have found, biochemical processing from woody biomass is in its early stages and may be a risky option for large scale development. The Scion conclusion, in 2014, was that "The global economic and energy outlook at the time made the commercial viability of "Stump to Pump" marginal and the risk too high." The AA has also got reservations concerning 10% bioethanol blends as it would mean you consume 3% more fuel. Also, isn't the future electric vehicles?
4. The report states that warehousing and bio-forestry could result in approximately (our underline) 1,800 to 2,400 FTE jobs. Where is the evidence of these jobs? Warehousing these days is a highly mechanised operation using robot technology. We would expect the same with

bio-fuel processing. However if the job predictions are correct it would mean a very significant increase in the number of affordable homes needed in Marton and its surrounding area with an increased strain on infrastructure. Since the MTFJ identified the number of unemployed as 441 and the number of youth unemployed as 165 (in 2013), why do we need an industrial site to provide 1800 to 2400 new jobs? On p.34 it states that "if industrial activities are not possible, there will be a loss of employment". We feel that this is scare-mongering since if the industrial activity does not go ahead the status quo will continue. On pages 33, 34 and 35 it states that industrial activities would mean "higher average household incomes". What proof is there that this would be the case or is it just conjecture?

5. Why the need to provide warehousing, in Marton? Palmerston North has, in the last few years, developed large warehousing and industrial sites on Railway Rd. and Napier Rd.
6. The term "reduces the potential for reverse sensitivity by reducing the interface with sensitive activities" is used 8 times in this report (p. 18, 24, 27 (twice), 30, 33 and 34 (twice)). We do not understand what this phrase means. However, we feel it is important that it is understandable. Is this gobbledegook or a smoke screen? Plain English please!!
7. Referring to p. 6 of the TPG report. To mention the "One Billion Trees" Programme is misleading and in our opinion, clutching at straws. If pines were planted it would be 30years, at the earliest, before they would be harvested. Also the governments announced program is that a percentage of the trees would be NZ native trees which would not be harvested at all.

To sum up, we don't see too much acknowledgment in this report of the wants and needs of the present population of Marton. In recent years the population has changed significantly with new people making their homes in Marton - both from overseas and from more crowded cities in NZ (witness the lack of rental accommodation and the increase in new builds, prices of existing homes and sections also the fact that property usually sells in days rather than months as it did in the past). As one of those families who chose Marton to escape Wellington to a life more rural (we bought property here in 1990), we are happy with Marton. It's also worth remembering that a lot of the new arrivals are retired people who chose Marton as it is. We do have employment opportunities in Marton. We have counted over 20 businesses in an area of Marton roughly equivalent to the same area as 1165 State Highway 1 and apart from odour issues with TUX, these businesses sit in with residential properties. How's that for clustering!!

Thank you for the opportunity to give feedback,

David and Joy Bowra-Dean

TALK TO POLICY & PLANNING
COMMITTEE MEETING

8th August 2019

First we would like to thank you for the opportunity to speak to this meeting of the policy/planning committee.

We believe that in our letter of the 17th July we have shown that the TPG draft report is flawed in many ways. We would therefore suggest that, because of these flaws, you cannot judge the merits of changing the proposed rezoning.

We would also like to seek assurance that if the rezoning goes ahead it will not adversely affect the value of property in the area or the environmental issues such as noise, odour or loss of visual amenity. By the way, we consider that the area should be at least 2km. from every boundary of the land at 1165 State Highway 1 and even greater if odour or noise is a problem. We also feel that rate payers on Makirikiri Rd. and Wings Line should be considered if heavy traffic in the area is to significantly increase.

Lastly, does anyone here know what "reduces the potential for reverse sensitivity by reducing the interface with sensitive activities" means? That phrase is used 8 times in the report and we have no idea what it means.

Thank you again for your time and patience.

David & Joy Bowra-Dean
19, Goldings Line RD 1
Marton 4787

OUR MAYOR
VISITED US AFTER
HE RECEIVED OUR
LETTER BUT DID NOT
ADDRESS OUR CONCERNS

13th August 2019

Your Worship (Andy),

We feel that we need to comment on our feelings concerning the Policy/Planning Committee meeting of the 8th August.

As we entered the committee room we were greeted warmly by Mr. Gordon and a lady who we believe was the meeting secretary. Mr. Gordon was surprised to see that we had a copy of the draft report produced by TPG Planning. We explained that it we downloaded it from the Council website and that we had also sent a letter to the Policy/Planning Committee dated 17th July, (as invited by the article in the District Monitor dated 4th July). Mr Gordon again expressed surprise as the Committee had not received our letter. He asked how we had sent the letter and we explained that it had been delivered by hand to the Council office. He then asked if we would like to speak to the committee and we gave him a written copy of our talk, copies of which were taken and distributed to all present. Mr Gordon then opened the meeting and very kindly brought item 12 on the order paper forward so that we could say our piece and leave.

I (David) then gave our talk and answered your questions concerning the lack of an acknowledgment of our letter.

We left the meeting and outside received an apology from Mr. Hodder concerning our letter not being acknowledged. He also stated that the TPG report contained a resume of our letter of the 17th July. This was news to us until Mr Hodder showed us p. 13 of the TPG report dated August 2019. So that was the end of a fairly unsatisfactory afternoon for us.

We have since read this report and it begs the following questions to us.

1. We addressed the envelope and letter to the Policy/Planning Committee. Why was it not given to the committee rather than being given to Mr. Martin Visser to whom the letter was not addressed?
2. Why was I not informed, before I spoke, that a revised report was in existence?
I felt humiliated and ignored by the behaviour that we had to endure.

In conclusion we acknowledge your invitation to talk further. We are retired and therefore any time is convenient to us. It may be helpful to all parties if you came to Goldings Line but that is not saying that we would be averse to a meeting at council offices

Thank you for taking the time to read this letter.

We are:

NOT ACKNOWLEDGED
NO REPLY RECEIVED
DELIVERED BY HAND TO COUNCIL
OFFICES

David and Joy Bowra-Dean, 19 Goldings Line, RD1, Marton 4787.

17th December 2019

Dear Greg, *CARLYON*

We are writing to you concerning the meeting on 26th November with submitters to the rezoning 1165 SH1.

Firstly, thank you for the way you conducted the meeting, although the agenda wasn't followed you struck the right balance between allowing us to talk but kept us on subject. However we can't understand why, at the end of the meeting, you asked for a show of hands from submitters who felt that they would withdraw their submissions in view of what they had heard? Wayne and Kim were obviously honest and passionate in their talk but they made it clear that phase 1 of what they proposed would account for only 40 ha. (or 1/5th) of the site. We are concerned about the whole 217ha. and the effect on the present population of Marton if there is a significant increase in population in the next 5 to 10 years. Also environmental issues such as noise, odour, light pollution etc.

We were disappointed that not a single councillor was at the meeting. These people have recently been elected or re-elected to represent us and yet not one of them was there.

So that they can hear what is being proposed and how it would affect them isn't it time to include the whole population of Marton, by inviting them to an evening meeting (say at the Memorial Hall). Up until now, apart from council ads in the Monitor (who reads them?) and a brief summary in the papers, it feels like we are being kept in the dark. It's called the Mushroom system of communication!! That's not to say that we believe that we are not being told the truth it's just that we get the impression that it isn't the whole truth, and we always seems to be given a positive spin.

We have spoken to a number of people, in Marton, over recent weeks. Some think that a decision has already been made about the rezoning. Some haven't heard about the rezoning. Some think that the rezoning would be a good thing for Marton but when we discuss with them some of our fears they admit that they have not read the property group report. And some think that it doesn't matter what is said as the council will go ahead with the rezoning anyway. So we feel that it's about time the council and bureaucrats walked the walk and talked the talk.

Thank you for taking the time to read this we hope that it helps, in the future.

E-MAILED TO 6 CENTRAL WARD
COUNCILLORS
NOT ACKNOWLEDGED
NO REPLY RECEIVED

Dear Councillor,

26th May 2020

We are writing to express our concern about the proposal to change the zoning of 1165, 1151 and 1091 SH1 from Rural to Industrial. Our property is within ½ km. of the boundary of this land. We have attended all meetings called to discuss this proposed rezoning yet in all these meetings we have only seen Councillors at the Policy and Planning meeting of the 17th July 2019.

At a Meet the Candidates meeting in the Marton School hall, before the November 2019 elections prospective Councillors used these phrases: "The Rangitikei is a great place to live and enjoy a fantastic lifestyle" "keep the district the way we want it" "I can't think of a better place to live" "enjoyable environment" "I wanted to be your voice on a lifestyle we enjoy" "an efficient and transparent Council is essential to safeguard wise spending of all ratepayers money" and don't forget our Council banner says "Making this Place Home". The proposed rezoning, according to reports commissioned by the Council, clearly shows that our enviable lifestyle will be changed very significantly by this rezoning yet we have not heard one dissenting voice from Councillors. Our questions then are:

1. Have you, as a Councillor, represented the interests of the ratepayers of the Rangitikei concerning the rezoning?
2. Have you read the following reports: Economic Impact Assessment by Mr. Visser (undated), TPG Report (August 2019), OPUS Traffic Impact Assessment (November 2019) and Section 42A report by Mr. Carlyon (March 2020)?
3. Would you be prepared to attend and talk to a Community Meeting to discuss this proposed rezoning?
4. The above reports give estimates of the workers on site as being 1800 to 2400 in the TPG report, 4000 in the OPUS report and 400 to 500 in the Bio forestry development of 30 to 40ha. Do you have an opinion on the effects on the infrastructure caused by such a large increase in working population of Marton (the Opus report states that 78% of these workers will come from outside the Rangitikei but they will still use the 3 waters and our roading etc. etc.)?
5. Are you comfortable with increased Light and Heavy traffic on our rural roading system and the extra cost to ratepayers of up grading and maintaining these roads?
6. Are you comfortable with the forecast in the Opus report of increased injury accidents on these roads remembering that the logging trucks could be involved?

There are, of course, many other questions that need answers. Read these reports if you haven't done already and be prepared to give answers if you truly want to be a Councillor who represents the people of The Rangitikei.

Thank you for taking the time to read this. We look forward to your early reply.

David and Joy Bowra-Dean, 19 Goldings Line, RD1 Marton 4787. j.d.beedee@gmail.com

Rangitikei District Council - Local Body Elections

Who is standing in the Central Ward (9 standing with 5 vacancies)

Ash, Cath



Email: cr.cath.ash@gmail.com

Mobile: 021 524 585

Address: 2 Ngahina Street, Marton

I'm really looking forward to continuing to be your voice in Council. While managing Project I closely with many residents and organisations within the Rangitikei district, and I'm fortunate understanding of the community's aspirations, and needs. As a councillor I will continue to take a role to ensure our future is positive, through advocating for Council to be economically and environmentally sustainable and responsible, and lobbying central government and regional council for better representation for our community's needs. Given the opportunity I will continue to work towards rates efficiency; Supporting business development; Encouraging resilient, connected communities; Ensuring easily accessible and transparent information; Creating a sustainable future; Advocating for services; Engagement with the community. I passionately believe in this town and district. I see the opportunities and challenges we face and will continue to actively work to implement strategies that address them.

Belsham, Nigel



Email: nigel.leighann@xtra.co.nz

Home Phone: 06 327 7005

Mobile: 027 419 1024

Address: 76 Bredins Line, Marton

JP

Having lived in Marton for the past 35 years, I have learnt a lot about our area, the great people, our community and the fantastic opportunities we all have. I'm very proud of the diverse educational facilities we have, the strong employment opportunities from our industries and rural sectors and the lifestyle we get to enjoy. This is why I stood for Council 6 years ago. I wanted to be your voice on Council and ensure that decisions made would continue to build a strong and resilient area. I have strived to be a strong representative for all the people of Marton and it's surrounding rural area. I have enjoyed the interaction with a large cross-section of our community, gained a huge amount of knowledge and experience along the way and am committed to continuing to be your voice on your Council.

Dalgety, Fiona (Fi)



Affiliation: Strong Voice For Our District

Email: fidalgety@xtra.co.nz

Home Phone: 06 322 8460

Mobile: 021 222 8460

Address: 282 Murimotu Road, RD 5, Hunterville 4785

Born in the Rangitikei, I passionately advocate for thriving rural communities. I aim to listen to your strong voice for our district. I care. My husband, Alex and I have farmed sheep and beef in Hunterville for the past 30 years. Earlier in my career, I practised locally as a registered property valuer. Today I am a member of the Agri-Women's Development Trust and Beef and Lamb Farmer Council. My role is enabling you to connect with knowledge and skills to grow their businesses and as individuals. I have also served on School Boards and in other community roles. I recognise the need for considerable asset uplift for our district, so an efficient and transparent Council is essential to safeguard wise spending of our money. I am prepared to listen, make bold decisions and work hard so that your vote will ensure a progressive future for our District.

Field, Sandra



Email: sasafrati@gmail.com

Mobile: 027 592 7966

Address: 26 Harris Street, Marton

I am Sandra Field and have lived in Marton since I was 4 years old, went to school locally and have been working for and serving the community from a young age. I am a mother to three adult children and have lived in Marton. I have supported my children in the activities they did. I currently live in Marton.

Hamerton, Bryan

Email: bryanhamerton@gmail.com
Home Phone: 06 327 5424
Mobile: 027 328 6735
Address: 552 Porewa Road, RD 1, Marton



I live on a property midway between Marton and Hunterville with my wife Sally. I have a strong farming background in dairying and dry stock. Although my principal interests lie within the rural sector, I do have a keen interest with the urban and local body affairs. It is my belief that with integrity and hard work our region with all its differing cultures and communities can prosper. I have a strong passion for sports and local recreational activities. The Rangitikei is a great place to live and to enjoy a fantastic lifestyle. I know my past experiences and approachability will be valuable to the new council.

Lambert, Richard

Email: rjlambert@inspire.net.nz
Home Phone: 06 322 8096
Mobile: 027 879 2221



Address: 428 Murimotu Road, Hunterville 4785

I am a 5th generation Rangitikei Farmer, married to Judith with 3 adult children. I am very interested in representing the rural voters on Council. I was born and raised in the Hunterville area and I farm here and near Crofton. I understand how vital the interconnection between rural and urban communities is. Rural and Urban Rangitikei must work together to keep the District the way we want it. I have served on number of committees in the region and have a very good understanding of how important working with others for the better can be achieved. I am Passionate about the Rangitikei and I am confident I can deal with the challenges to keep it a great place to live.

Raukawa-Manuel,
Coral

Email: coral@corairaukawamanuel.co.nz
Home Phone: 06 327 6087
Mobile: 021 023 52448
Address: 44 Mill Street, Marton 4710



Kia ora, Greetings, Talofa lava, Malo e lelei, Kia orana!

I have lived and worked in Marton most of my life and I can't think of a better place to be. I know and understand the opportunities and issues we face, and the drive, ability, experience and common sense needed to guide better, smarter economic and community decisions for the future of the Rangitikei. We need to have a more open, honest and positive culture. Having a Council that is more visibly accountable for progress, robust decision making and using rates wisely is one step to achieving this. I will help bring a "future focus" to moving forward collaboratively. I believe the Council should be accountable to and serve the community. I have the energy, imagination and ability to be an effective Councillor. With the Council and Community working together we can make the Rangitikei a great place to live.

Wilson, Dave

Email: davewilsonrdc@gmail.com
Home Phone: 06 327 7082
Mobile: 027 223 4279
Address: 26 Milne Street, Marton 4710



Having lived and worked in Marton & the Rangitikei for more than 40 years I am passionate about our town and our district. I am a current serving Rangitikei District Councillor, having completed my first term.

I am involved with many local clubs, schools and businesses, giving me a broad understanding of the many complex issues facing small rural towns like Marton, Bulls, Hunterville and Taihape.

I am very keen to see the Council invest in the rejuvenation of our town centres as indicated in the long term District Council plan, in particular the civic heritage development, in Broadway Marton.

Over the last 3 years the Rangitikei District Council and the people of the Rangitikei have invested in me as a first term Councillor. Our district is growing and I want to see this continue.

Woolston, Peter

Affiliation: Independent
Email: None
Mobile: 027 667 7712
Address: 105 Tutaenui Road, Marton



I'm a 58 year old Ag-farmworker and fencer, and have been around this district for many years. I'm separated and have two adult/teens in the last years of High School. I was an elected Councillor in the 1990's and after one term I shifted out of the area for work and family reasons, returning to Marton and repurchasing property a few years ago. I am well known in the sporting arena, having played Rugby and Cricket locally with some success, and have been a member of a local band for many years. I'm a bit conservative in my approach to things, 'If it aint broke - please dont fix it policy'. My concerns are for minimum rates increases, a clean and enjoyable environment for our rivers and playgrounds, future relevance for our towns as well as our districts dynamics and affordability.