

## Portfolio Update Heritage and Tourism - Cr Richard Aslett – June 2019

### 1) Update on the Rangitikei Heritage Group Recent Activity –

**Most recent meeting of RH Group – Tues 18<sup>th</sup> June, 3.30pm Hunters Café, Hunterville.** A bit of low turnout numbers wise of the committee, maybe due to 'burnout' after the recent **Rangitikei Heritage Weekend** in May just gone (which was a thriving success, yet did involve a lot of organising by the various Museums, and all done on a voluntary basis). Some members not attending meant we were unable to do the draw for the sporting theme printed A2 canvas or compile a more comprehensive summery of the event. This is now be planned for the next meeting in August. **Items which were discussed however** included **Heritage Inventories, the original Magaweka Bridge, various local matters, and the Heritage Trail and Signage revamp.** On the latter it was suggested that any printed/on-line material, like a map or a brochure, could work in with any new Tourism/Visitor publications (*see also below*) **Next RH meeting planned for Tues 13<sup>th</sup> August in Hunterville.**

### 2) Update on Tourism :

Had another **meeting with Gioia Damosso** (RDC Tourism/Economic Dev) which took place at the 'Yellow Church' Gallery on **Friday 21<sup>st</sup> of June.** Ideas discussed were a revised **Artists Trail and brochure**, incorporation of the potential **revamped 'Heritage Trail'** into a new district brochure and/or online presence and updates on the promotional tourism videos. As a result of the **email questionnaire "Enhancing the digital profile for businesses in the Rangitikei"** recently sent out by Gioia to local businesses and tourism operators, requesting ideas as to what could be improved on Rangitikei.com; Gioia is planning a **brainstorm session meeting** on user requirements from a business/event/tourism perspective for a overhauled Rangitikei promotional website (with new features like an 'events calendar' and 'featured business/operators' etc) for a digital solution to accessing information on **"where to go and what to do in the Rangitikei"**. This meeting is tentatively planned for **Weds 10<sup>th</sup> of July (TBC).** **Gioia is keen not to miss anyone relevant out, so if anyone has any names of folks with an interest/expertise/good insight in Tourism/District promotion/Web-sites, please send them on to her at <gioia.damosso@rangitikei.govt.nz> .** From this it is hoped to develop putting together a focus group that can meet to promote the Rangitikei District.

### Rangitikei.com Website :

**Website Stats :** Quick view; the number of **hits for May (last month's total) was 109,347 slightly UP on Aprils 102,976, so plenty of online interest in the district** and yet again seeing a summer into autumn/winter average at around the 90K-100K+ monthly hits rate. All that said 'Hits' are only part of the story as to site visits and on-line activity etc, so happy to forward the full stats and comparison charts etc via e-mail to anyone who interested. Just ask at the e-mail below.

**Thanks,** Cr Richard Aslett - e-mail : [mangawekagallery@extra.co.nz](mailto:mangawekagallery@extra.co.nz)

**TABLED DOCUMENT**  
Tabled at Council  
on 27 June 2019  
Item 8

## Portfolio Report. June 2019

Cr Ash.

- Youth Development
- Samoan engagement
- Environment.

### Youth Development

It is exciting to hear of the enthusiasm that our young people engage with community activities – This is testament to the calibre of our young people in town. The latest undertaking from the Youth Council will be the Meet the Candidates events in October. This is a win-win, with the Youth Council getting an up close experience of the whole election process, hopefully encouraging younger people to vote and have their voice heard.

### Environment.

I recently remembered a phrase I read somewhere, at some time -

*“We should treat the environment and planet as we would our grandmother”.*

After reflecting on it, I realised how incredibly apt it was - My grandmother was wise beyond words, she was kind, gentle, always ensured I had everything I needed. I had the utmost love, respect, admiration and awe for her. She rocked, she was giving and generous - yet tough as old boots. If I was ever to behave like a selfish, inconsiderate, disrespectful, ignorant little egg then I would have to endure sacrifice and discomfort until I had entirely apologised, made amends and remediated whatever it was that I had messed up.

It still seems entirely appropriate, and other phrases play well with it, such as “We reap what we sow”!

With that, it is heartening to see the LGNZ remit for further research to be undertaken on the effect nitrate levels in water have on health – If for nothing else than to highlight the issue. - Increased levels of nitrate in water is most certainly our own doing, and the 2018 Danish report certainly indicates a connection between increased colorectal cancer and nitrates (with much lower levels than is currently accepted as approved levels).

Much of our water catchment areas are affected by surrounding land use, so I find myself loudly applauding the work that is being carried on at the B&C dam with large scale planting to mitigate much of the run-off that makes its way into our water reservoirs. But sadly, after decades of intensive farming, nitrates are also finding their way into aquifers. No amount of planting can remediate the harm that has been done already, but it is great to hear of many farmers that are actively engaging in regenerative farming.

Providing a high-quality drinking water is core business, and imperative to the health of our district. To be able to engage with local community members to not only educate on the importance of good/water land care, but to also work on remediating is most certainly a win-win, and a positive way to lead in this space.

**Proposed carry-forwards to 2019/20**

(Included in the budgets in the final drafts of the Annual Plan proposed for adoption)

Tabled at Council  
on 27 June 2019**Community and Leisure**

Project	Budget 2018/19	Approved carry-forward*	Proposed carry-forward		Reason
			2019/20	2020/21	
Taihape Memorial Park Amenities Building	\$600,000	\$600,000	-	-	Final design still to be signed off.
Bulls Community Centre	\$2,595,000	\$97,767	-	-	Cash flow updated post signing of construction contract
Marton Swim Centre - renewals	\$100,000	-	\$70,000	-	Timing of upgrades
Cemeteries – Rangatira and Mt View	\$77,000	-	\$77,000	-	Timing of acquisition of land
Public Toilets (incl Mangaweka Camp and Follett)	\$366,496	-	\$280,570	-	Timing of construction
Feasibility assessment – Taihape Town Hall Upgrade	\$100,000	-	\$100,000	-	Timing of assessment
Ratana Playground Upgrade (Contribution)	\$15,000	-	\$15,000	-	Timing of contribution
Campgrounds UV Water Treatment – Duddings Lake, Koitiata, Scotts Ferry	\$23,000	-	\$23,000	-	Timing of contract
<b>TOTAL</b>	<b>\$3,876,496</b>	<b>\$697,767</b>	<b>\$565,570</b>	<b>-</b>	

\* Carry forward approved 28 March 2019



## Subsidised Roding

Project	Budget 2018/19	Approved carry-forward*	Proposed carry-forward		Reason
			2019/20	2020/21	
Road Improvements (incl Mangaweka Bridge, new footpaths, Te Kapua Bridge)	\$579,600	-	\$370,000	-	Timing of programme
<b>TOTAL</b>	<b>\$579,600</b>	<b>-</b>	<b>\$370,000</b>	<b>-</b>	

\* Carry forward approved 28 March 2019

## Storm Water Drainage

Project	Budget 2018/19	Approved carry-forward*	Proposed carry-forward		Reason
			2019/20	2020/21	
<b>Level of Service</b>					
Storm water Reticulation	\$750,000	\$750,000	-	-	Provision for storm water hot spots
<b>Renewals</b>					
Storm water Reticulation	\$507,977	-	\$400,000	-	Wellington Road construction
<b>TOTAL</b>	<b>\$1,257,977</b>	<b>\$750,000</b>	<b>\$400,000</b>	<b>-</b>	

\* Carry forward approved 28 March 2019

## Water Supply

Project	Budget 2018/19	Approved carry-forward*	Proposed carry-forward		Reason
			2019/20	2020/21	
<b>Renewals</b>					
Bulls / Trickers Reservoir replacement	\$1,375,682	\$1,325,000	-	-	Bulls Water Strategy being completed in 2018/19 which will inform the appropriate capital spend.
Water Treatment Plant critical asset component replacement	\$135,000	\$70,000	-	-	Phased replacement of turbidity meters.
Erewhon Rural – Water Treatment	\$120,000	\$120,000	-	-	Scale of the Mangaohane network replacement resulted in a multi-year project
Marton Water Treatment and Dam	\$1,440,866	-	\$1,440,866	-	Scheduling of repairs of Marton Dam
Taihape -Intention is to replace all pipes installed pre 1980 by 2050	\$350,000	-	\$340,000	-	Paradise walkway water replacement
<b>Level of Service</b>					
Huntermville Urban - Water Treatment New Bore	\$908,511	\$400,000	-	-	Bore development and treatment plant design will be completed in the 2019/20 year.
<b>TOTAL</b>	<b>\$4,330,059</b>	<b>\$1,915,000</b>	<b>\$1,780,866</b>	-	

\* Carry forward approved 28 March 2019

## Sewerage and the Treatment and Disposal of Sewerage

Project	Budget 2018/19	Approved carry-forward*	Proposed carry-forward		Reason
			2019/20	2020/21	
<b>Renewals</b>					
Wastewater Treatment renewals	\$3,919,000	\$2,600,000	-	-	Upgrade to Marton /Bulls / Ratana subject to consent requirements and land purchase.
Pipeline Marton to Bulls	\$1,565,890	\$1,500,000	-	-	Timing of detailed design. Design will be completed by 30 June 2020
Wastewater Treatment - Renewals	\$1,300,000	\$1,200,000	-	-	New Ratana wastewater treatment plant design contingent on land purchase being completed.
Wastewater Reticulation – New Works	\$75,000	-	\$75,000	-	Increased residential development
<b>TOTAL</b>	<b>\$6,859,890</b>	<b>\$5,300,000</b>	<b>\$75,000</b>		

\* Carry forward approved 28 March 2019

## Rubbish and Recycling

Project	Budget 2018/19	Approved carry-forward*	Proposed carry-forward		Reason
			2019/20	2020/21	
Kerbside Rubbish and Recycling	\$567,630	\$567,630	-	-	Awaiting Government Policy and direction on recycling.
<b>TOTAL</b>	<b>\$567,630</b>	<b>\$567,630</b>	<b>-</b>	<b>-</b>	

\* Carry forward approved 28 March 2019

## Miscellaneous

Project	Budget 2018/19	Approved carry-forward*	Proposed carry-forward		Reason
			2019/20	2020/21	
Business Units (incl Fleet and Information Technology)	\$452,800	\$20,000	\$100,000	-	Timing of procurement
<b>TOTAL</b>	<b>\$452,800</b>	<b>\$20,000</b>	<b>\$100,000</b>	<b>-</b>	

\* Carry forward approved 28 March 2019

## Proposed carry-forwards to 2019/20

(Not included in the budgets in the final drafts of the Annual Plan proposed for adoption)

### Community Boards and Community Committees

	Budget 2018/19	Approved carry-forward*	Proposed carry-forward 2019/20      2020/21		Reason
Bulls Community Committee			\$1,254		
Huntermville Community Committee			\$816		
Marton Community Committee			\$797		
Turakina Community Committee			\$710		
Taihapa Community Board			\$5,000		

\* Carry forward approved 28 March 2019



## **Rangitikei District Council Rates Resolution**

### **For the Financial Year 1 July 2019 to 30 June 2020**

**1. That the Rangitikei District Council, under the Local Government (Rating) Act 2002, sets the following rates for the 2019/2020 financial year:**

- (a) a uniform annual general charge under section 15(1)(b) of the Local Government (Rating) Act 2002 on all rateable land of \$619.09 (inc GST) per separately used or inhabited part of a rating unit.
- (b) a general rate under sections 13(2)(a) and 22 of the Local Government (Rating) Act 2002 for all rateable land, as follows:

Land subject to rate	Rateable Value	Rate in the dollar of Rateable Value (inc GST)
All rating units (excluding Defence land)	Capital Value	\$0.000818
Defence land	Land Value	\$0.001253

- (c) Community services targeted rates under sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 per rateable rating unit as follows:

Land subject to rate	Basis for Liability	Charge (inc GST)
Taihape Community Board area	Per rating unit	\$37.97
Ratana Community Board area	Per rating unit	\$196.58

- (d) a solid waste targeted rate under section 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land of \$88.16 (inc GST) per separately used or inhabited part of a rating unit.

- (e) a roading targeted rate under sections 16(3)(a), 16(4)(a) and 22 of the Local Government (Rating) Act 2002 on all rateable land, as follows:

Land subject to rate	Rateable Value	Rate in the dollar of Rateable Value (inc GST)
All rating units (excluding Defence land)	Capital Value	\$0.001736
Defence land	Land Value	\$0.002659

- (f) a wastewater (public good) targeted rate under section 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land of \$88.23 (inc GST) per separately used or inhabited part of a rating unit.
- (g) a wastewater (connected) targeted rate under sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rating units connected to a wastewater scheme within the district of \$448.02 (inc GST) per water closet or urinal connected in the rating unit.
- (h) a water supply (public good) targeted rate under section 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land of \$141.24 (inc GST) per separately used or inhabited part of a rating unit.

Note: for the purposes of this rate, a rating unit used primarily as a residence for one household will not be treated as having more than one water closet or urinal.

- (i) a water supply (connected) targeted rate under sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 on all land connected to a water supply in the district set differentially for different categories of rating units, as follows:

Differential Category	Basis for Liability	Charge (inc GST)
Marton, Taihape, Bulls, Mangaweka, Ratana, <i>Residential</i>	Per separately used or inhabited part of a rating unit	\$722.40
Marton, Taihape, Bulls, Mangaweka, Ratana, <i>Non Residential</i>	Per rating unit	\$722.40

- (j) a water supply (by volume - Marton, Taihape, Ratana, Bulls and Mangaweka) targeted rate under section 19(2)(a) of the Local Government (Rating) Act 2002 set for all rating units connected to a water supply in Marton, Taihape, Ratana, Bulls and Mangaweka, and metered for extraordinary use in the period 1 July 2019 to 30 June 2020 of \$2.07 (inc GST) per m<sup>3</sup> of consumption in excess of 250m<sup>3</sup> per annum.
- (k) a water supply (by volume - Riverlands (Bulls)) targeted rate under section 19(2)(a) of the Local Government (Rating) Act 2002 set for all rating units connected to a water supply at Riverlands (Bulls) and metered for extraordinary use in the period 1 July 2019 to 30 June 2020 of \$1.39 (inc GST) per m<sup>3</sup> of consumption in excess of 250m<sup>3</sup> per annum.
- (l) a water supply (Hunternville urban connected) targeted rate under section 19(2)(a) of the Local Government (Rating) Act 2002 set for all rating units connected to the Hunternville Urban water supply scheme for water supplied in the period of 1 July 2019 to 30 June 20120 of \$3.68 (inc GST) per m<sup>3</sup>.
- (m) a water supply (rural supply – Hunternville) targeted rate for all rating units in the Hunternville rural area connected to the rural water supply scheme under section 19(2)(a) of the Local Government (Rating) Act 2002 for water supplied in the period of 1 July 2019 to 30 June 2020of \$316.25 (inc GST) per unit or part unit of 365m<sup>3</sup> for Hunternville Urban Scheme Members and \$339.25 (inc GST) per unit or part unit of 365m<sup>3</sup> for Hunternville Rural Scheme Members.
- (n) a water supply (rural supply – Erewhon) targeted rate for all rating units in the Erewhon rural area connected to the rural water supply scheme under section 19(2)(a) of the Local Government (Rating) Act 2002 for water supplied in the period of 1 July 2019 to 30 June 2020 of \$121.05 (inc GST) per unit or part unit of 365m<sup>3</sup>.

21 May 2020 (in respect of the fourth instalment)

- (b) an additional penalty of 10 per cent on the amount of any rates assessed in previous years which remain unpaid on 4 July 2019. This penalty will be added on 8 July 2019.
- (c) a further penalty of 10 per cent on any rates to which a penalty has been added under 3(b) above, if the rates remain unpaid 6 months after that penalty was added. This penalty will be added 10 January 2020.

**4. That the Rangitikei District Council resolves that due dates for the water rates listed at 1(j) to 1(o) (inclusive) above be as set out in the tables below:**

Due dates for payment (For metered rates for water) for –

Hunterville Urban Water Supply, Marton Water Supply, Ratana Water Supply, Bulls Water Supply, Mangaweka Water Supply and Taihape Water Supply are:

Meter reading	Due dates	Penalty date
October 2019	20 November 2019	21 November 2019
February 2020	20 March 2020	23 March 2020
June 2020	20 July 2020	21 July 2020

Due dates for payment (for extra ordinary rates for water) for

Riverlands are:

Meter reading	Due date	Penalty date
Last day of each month	20 <sup>th</sup> day of the month following each meter reading (or the next business day when the 20 <sup>th</sup> falls in the weekend or a public holiday)	21 <sup>st</sup> day of the month following each meter reading (or the next business day when the 21 <sup>st</sup> falls in the weekend of a public holiday)

Due dates for payment (For water scheme charges) for –

Erewhon Rural Water Scheme are:

Meter reading	Due dates
November 2019	20 December 2019
May 2020	20 June 2020

Due dates for payment (For water scheme charges) for –

Omatane Rural Water Scheme are:

Meter reading	Due dates
May 2020	20 June 2020

- (o) a water supply (rural supply – Omatane) targeted rate for all rating units in the Omatane rural area connected to the rural water supply scheme under section 19(2)(a) of the Local Government (Rating) Act 2002 for water supplied in the period of 1 July 2019 to 30 June 2020 of \$71.62 (inc GST) per unit or part unit of 365m<sup>3</sup>.
- (p) a water supply (rural supply) targeted rate for all rating units in the Putorino rural area connected to the rural water supply scheme under section 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002 of \$0.000848 (inc GST) per dollar of land value.
- (q) a stormwater (public good) targeted rate under section 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002 on all rateable land of \$25.16 (inc GST) per separately used or inhabited part of a rating unit.
- (r) a stormwater (urban) targeted rate under sections 16(3)(b) and 16(4)(a) and 18(2) of the Local Government (Rating) Act 2002 on all rateable land identified on Council rating maps in the Marton, Bulls, Taihape, Mangaweka, Ratana and Hunterville urban areas of \$138.24 (inc GST) per separately used or inhabited part of a rating unit.

Due dates for payment (For all rates except those listed at 1(j) to 1(o) (inclusive) above)

2. **That the Rangitikei District Council resolves that the rates (except those listed at 1(j) to 1(o) (inclusive) above) be due in four equal instalments, as set out in the table below:**

Instalments	Due dates
1	20 August 2019
2	20 November 2019
3	20 February 2020
4	20 May 2020

Penalties (For all rates except those listed at 1(j) to 1(o) (inclusive) above)

3. **That the Rangitikei District Council resolves to apply the following penalties on these unpaid rates:**

- (a) a penalty of 10 per cent on the amount of each instalment that has been assessed after 1 July 2019 and which is unpaid after the due date of each instalment, to be applied on the following dates:
  - 21 August 2019 (in respect of the first instalment)
  - 21 November 2019 (in respect of the second instalment)
  - 21 February 2020 (in respect of the third instalment)

Due dates for payment (For water scheme charges) for –

Hunternville Rural Water Scheme are:

Meter reading	Due Dates
November 2019	20 December 2019
May 2020	20 June 2020

Penalties (for extraordinary, metered urban water supply)

5. **That the Rangitikei District Council resolves to apply the following penalties on unpaid metered or extraordinary rates for water for Hunternville Urban Water, Marton Water Supply, Ratana Water Supply, Bulls Water Supply, Mangaweka Water Supply, Taihape Water Supply and Riverlands:**

a penalty of 10 per cent on the amount of each instalment that has been invoiced after 1 July 2018 and which is unpaid after the due date of each instalment, to be applied on the dates specified in section 4 above.

**Penalties (For Hunternville Rural Water Supply)**

6. **That the Rangitikei District Council resolves to apply the following penalties on unpaid Hunternville Rural Water Supply;**

- (a) a penalty of 10 per cent on the amount of each instalment that has been invoiced after 1 July 2019 and which is unpaid after the due date of each instalment, to be applied on the following dates:

Hunternville Rural Water Supply

Meter reading	Penalty dates
November 2019	21 December 2019
May 2020	21 June 2020

**Discount**

7. **That the Rangitikei District Council confirms it will allow a discount of 2.5 percent where a ratepayer pays the year's rates in full on or before the due date for the first instalment of the year.**

Note: This discount applies to all rates except those in 1(j) to 1(o) inclusive.





REPORT TO:


## Rangitikei District Council

*Due Diligence Report for 1165 State Highway 1, Marton*

May 2019



**Quality Control**

Title	Due Diligence Report for 1165 State Highway 1, Marton
Client	Rangitikei District Council
Job No.	715773
Prepared by	Susannah Goble
Signature	
Reviewed by	Rachel Ritchie
Signature	

## 1. EXECUTIVE SUMMARY

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This report provides advice to Rangitikei District Council ("RDC") on rezoning an area of rural land on the south-east of Marton to an Industrial Zone in the RDC's Operative District Plan ("the District Plan"). The aim is to accommodate a proposed timber processing plant that intends to locate in Marton.

The key findings of the report are:

- A plan change should be undertaken for the rezoning of the site. Following the plan change, resource consent may still be required for the proposed activity from both RDC and Horizons Regional Council ("HRC") for the timber processing plant. However, with an Industrial Zone applying to the site, the activity itself would be anticipated by the District Plan, so it would be expected that only bulk, location and design elements would require resource consent, likely as a Restricted Discretionary Activity.
- A significant risk to the plan change and future industrial activities on the site are the potential effects on surrounding neighbours. It is recommended that three neighbouring residential properties are purchased and those sites included in the plan change process to reduce this risk.
- In order to achieve the aim of publicly notifying the plan change by the end of June 2019, which has been indicated by Council as a priority, an accelerated process would be required. This would require a number of elements to be achieved without delays, including:
  - Consultation with key stakeholders and associated documentation completed by mid-June 2019.
  - Production of specialist reports to be completed by mid-June 2019.
  - Council sign-off of the proposed notification documentation.
- While there is an option to release a draft plan change document for consultation in order to signal Council's support of the rezoning prior to the preparation of all specialist reports and completing the recommended consultation, this option has a number of risks and is therefore not recommended.

## **2. INTRODUCTION**

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This report provides advice to RDC on rezoning an area of land located on the south-east of Marton from the current Rural Zone to an Industrial Zone.

The site is located at 1165 and 1091 State Highway 1, Marton and 55, 63, 67, and 77 Goldings Line, Marton, but bounded by Wings Line.

This report provides the Council with:

- A description of the project
- A planning assessment
- An overview of the plan change process
- Consultation required
- Specialist advice required
- Risks
- Recommendations

This due diligence assessment is based on:

- A review of the existing District Plan Rural and Industrial Zones and their respective objectives, policies, and rules.
- A meeting with RDC including representatives from Spearhead and HRC on 23 May 2019 which provided a high level overview of the proposed timber processing activity that intends to locate on the sites.

### 3. PROJECT DESCRIPTION

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#### 3.1 Purpose

RDC have requested a due diligence assessment of the sites at 1165 and 1091 State Highway 1 ("SH1") and part of the sites at 55, 63, 67, and 77 Goldings Line ("the site") to assess its suitability for rezoning from Rural Zone to Industrial Zone in line with relevant objectives and policies of the District Plan. The purpose of this assessment is to allow RDC to make an informed decision on whether to proceed with a proposed plan change on the specified site.

#### 3.2 Proposal

RDC seeks to undertake a zone change on the site from Rural Zone to Industrial Zone. The aim is to accommodate a timber processing plant that proposes to locate in Marton. The plant is part of a development of a larger industry, with multiple timber-related products across the region and nationally.

#### 3.3 Site Description

The site is approximately 140ha and comprises a number of parcels with Pt Lot 2 DP 336499 and Pt Lot 2 DP 497482 fronting onto SH1. Figure 1 identifies the site.

Ownership details for the site are set out in the table below:

Owner	Parcels
Cantara Farms Ltd	Pt Lot 2 DP 336499 as well as Pt Lot 1 DP 11224, Pt Lot 2 DP 11224, Pt Lot 1 DP 10342, Lot 1 DP 82685, Pt Lot 4 Plan 25, Pt Lot 5 Plan 25, Pt Lot 6 Plan 25, Pt Lot 7 Plan 25, and Pt Lot 9 Deeds Plan 25
Daniel and Rebecca Whale and Morrison Creed Trustee 2014 Ltd	Pt Lot 2 DP 497482

The site has frontage onto SH1 to the east and is bounded by Wings Line to the north, Markirkiri Road to the south and the North Island Main Trunk Line to the west. It is currently used for rural purposes, primarily for crop production as well as holding a number of ancillary buildings for farming equipment and storage. There is also a residential dwelling located at 1091 SH1 and a small area of garden surrounding the dwelling.



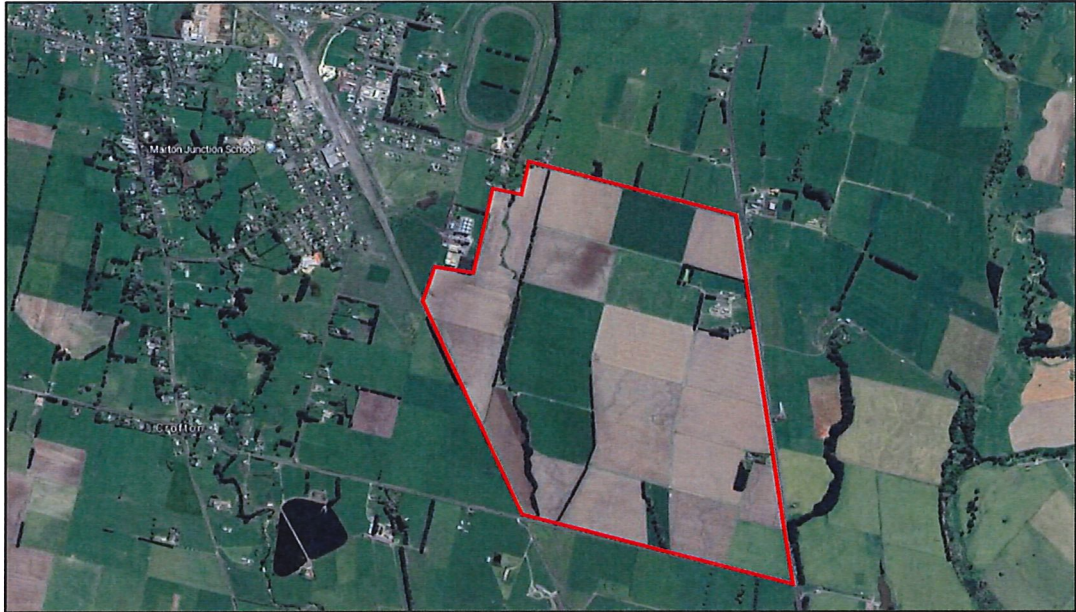


Figure 1: The site area outlined in red

### 3.4 Neighbouring Properties

The neighbouring sites are generally used for rural purposes, with some residential dwellings, of which some are likely associated with the rural properties. To the northwest is an existing industrial area, including a malting plant directly adjacent to the site.

Neighbouring sites are as follows, as referenced in Figure 2 below:

Ref.#	Address	Zone	Current Use	Ownership
I.	1151 State Highway 1	Rural	Residential	Timothy Andrew Whale, Tracey May Archbold, and William Hugh Wilson
II.	1233 State Highway 1	Rural	Rural	Howard Murray Neil Walsh and Josephine Jill Walsh
III.	69 and 74 Stantialls Road and 157 and 203 Makirikiri Road	Rural	Rural	Patrick Gerard Daly and Thomas Charles Montague
IV.	76 Wing Line	Rural	Residential	Philippa Kiwi Hancock
V.	70 Wing Line	Rural	Residential	Amanda Jane Calman and Craig Bruce Calman
VI.	56 Wings Line	Industrial	Industrial (malting plant)	Malteurop New Zealand Limited
VII.	1174 and 1206 State Highway 1	Rural	Rural	Howard Murray Neil Walsh, Josephine Jill Walsh, and Samantha Lee Walsh
VIII.	1142 State Highway 1	Rural	Rural	Bruce James Frecklington and Darryl Robin Coleman
IX.	1108 State Highway 1	Rural	Rural	Dean Stewart Anderson, Jennifer Marie Anderson,



				and D & J Anderson Trustees Limited
X.	1020 State Highway 1	Rural	Rural	Andrew William West, David Alan John Marshall, Donald Murray Dickson, James Alexander, Scott Howard and Thomas Craig Lambie

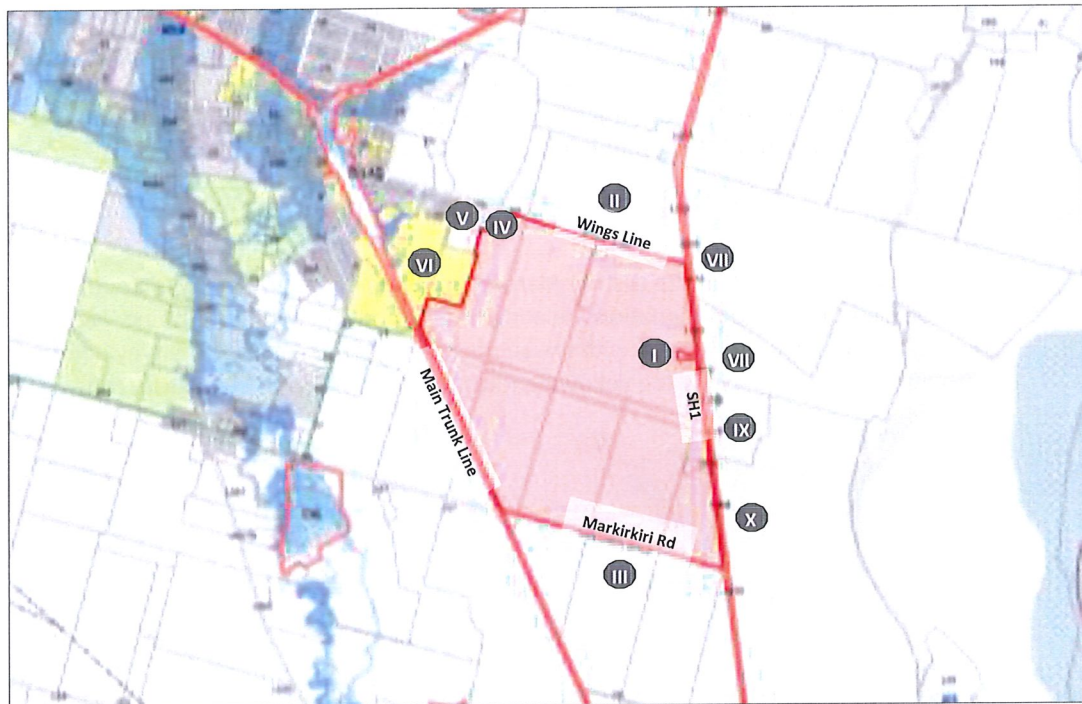


Figure 2: Neighbouring properties with the site area identified in red

## 4. PLANNING ASSESSMENT

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### 4.1 Rangitikei District Plan Background

The Rangitikei District Plan ("the District Plan") is a legal document prepared in accordance with the Resource Management Act 1991 ("the RMA"). It provides zonings to all of the District's land (e.g. residential, rural, lifestyle, commercial and industrial) to ensure that enough of each is available and is used for its intended purpose. It also identifies features such as ecological, landscapes, heritage and natural hazards that require special consideration. Within each zone and feature, the District Plan sets out what land use and subdivision activities are permitted or require resource consent. It also sets out what the requirements are so that adverse effects on people and/or the environment can be managed. The objectives and policies of the District Plan also outline the anticipated and intended outcomes for the District.

### 4.2 Current Zoning

The site is zoned 'Rural' in the District Plan. It is not subject to any other District Plan notations; however it adjoins two designations relating to SH1 and the Main Trunk Line. Figure 3 shows a District Plan excerpt for the site, with the subject site identified in red. The grey denotes the sites within the Rural Zone, while the yellow denotes the sites within the Industrial Zone.

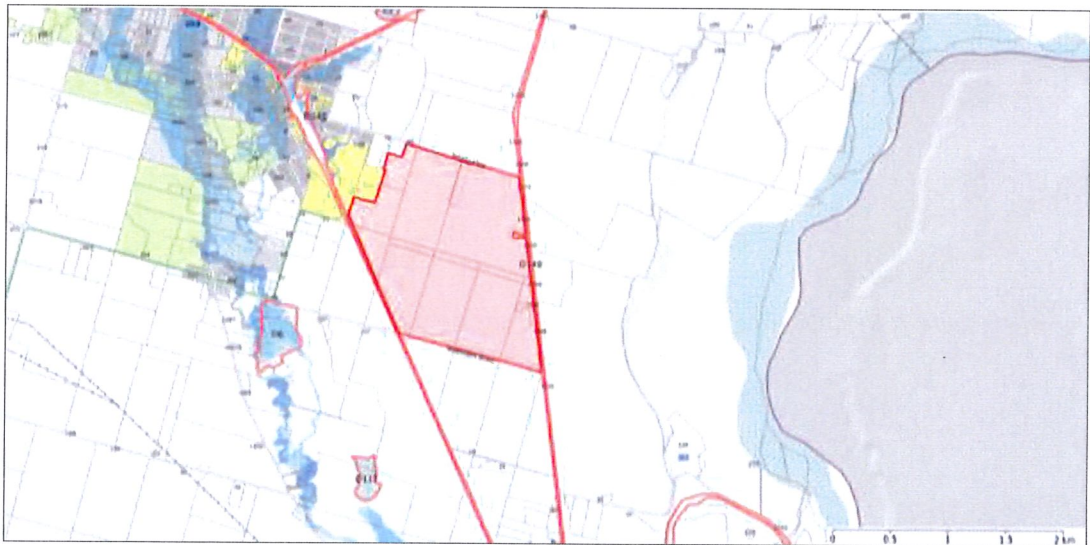


Figure 3: District Plan map with site area identified in red

### 4.3 District Plan Assessment

#### 4.3.1 Rural Objectives, Policies, and Zones

The District Plan aims to ensure rural areas maintain rural amenity values, which include agricultural production activities as well as open space, and cultural and natural landscapes. Primary production and protection of versatile soils is a priority, and the aim of the Rural Zone is to not constrain productivity, while being mindful of more sensitive landscapes and land uses.

Primary production activities include forestry and activities ancillary to forestry activities including supporting structures. As such, the proposed industrial activity is not wholly contrary to the objectives of the Rural Zone, however the extent and scale of processing would likely result in the activity being considered as a Discretionary Activity under the District Plan. When a resource consent is required as a Discretionary Activity, the Council can consider any matter relevant to the application.

#### 4.3.2 Industrial Objectives, Policies, and Zones

The proposed activity aligns with the District Plan objectives and policies for the Industrial Zone which aims to achieve appropriately located industrial activities so that the effects on more sensitive land uses are managed, including avoiding reserve sensitivity effects. There is also a focus on maintaining transportation connections for industrial activities.

“Industrial Activity” is defined in the District Plan as *“the use of land or premises for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, or distribution of goods, and includes the wholesale or retail sale of goods manufactured on the site.”* Therefore, it is considered that the proposed timber processing activity will be considered under the District Plan definition of an “industrial activity”.

The Industrial Zone allows industrial activities as a Permitted Activity. Any Permitted Activity which fails to comply with one or more of the standards for the Industrial Zone or the general rules and standards of the District Plan becomes a Restricted Discretionary Activity.

#### 4.3.3 Comparison between Rural and Industrial Zones

The following table provides a breakdown of the likely activity status that would apply to an industrial activity in each zone:

Zone	Activity Status of industrial activities	Public notification	Relevant matters
Rural	Discretionary	Notified if assessed in accordance with RMA (B1.1-7)	Any matter relevant to the application
Industrial	Permitted or Restricted Discretionary if it does not meet one or more standards	Non-notified unless otherwise stated (B1.1-6)	<ul style="list-style-type: none"> <li>• Daylight Setbacks (B5.1)</li> <li>• All Transport Rules (B5)</li> <li>• General Rules (B1), including: <ul style="list-style-type: none"> <li>- Light</li> <li>- Water Supply and Waste Disposal</li> <li>- Surface Water Disposal</li> <li>- Building Height</li> <li>- Storage Areas</li> <li>- Noise</li> <li>- Earthworks</li> </ul> </li> </ul>

			<ul style="list-style-type: none"> <li>- Hazardous Substances and Facilities</li> <li>- Activities on Contaminated Land</li> <li>- Signage</li> <li>- Removal of Buildings and Dwellings</li> </ul>
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#### 4.3.4 Discussion

A zone change from Rural to Industrial on the site would mean the proposed timber processing activity better aligns with the objectives and policies of the zone and would likely be a Permitted or Restricted Discretionary Activity under the District Plan. Due to the scale and nature of the activity it is considered any proposal will trigger the need for a resource consent in the Industrial Zone as a Restricted Discretionary Activity, however this would likely not require public notification.

It is noted that this assessment is focussing on the District Plan, not the Regional Plan. Resource consent will likely also be required from the Regional Council relating to elements such as air, water, stormwater, wastewater, water take, and protection of productive soils in order to undertake future activities on the site. The District Plan zone change will not remove the need for any industrial development to obtain these resource consents.

## **5. PLAN CHANGE PROCESS**

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### **5.1 Overview**

A plan change is when a council changes an existing District Plan that is already being used (i.e. an Operative District Plan). Where a resource consent grants permission for a specific activity on a site, a plan change alters the rules and high-level policy framework affecting the site. A plan change normally provides greater flexibility in terms of long-term management and development options.

Councils can decide when to make a plan change, and individuals can also request that the council makes a plan change. Any plan change can be amended and regulated through the submission and hearing process. Any decision on these applications would be able to be appealed to the Environment Court. Plan changes are typically sought to make the overarching land development policy setting more enabling, to reflect a change in policy direction or to reflect existing land uses that have developed on a site. This may also be because the existing plan framework means that resource consent would likely be refused under the current zone framework applying to a site.

As with resource consents, there are different methods by which plan changes can be considered, including by council hearing, by councillors and/or independent commissioners, or a Board of Inquiry (BOI). In the case of an application by or involving RDC, the hearing would be determined by independent hearing commissioners.

### **5.2 Risks of Plan Change Process**

A plan change has a number of risks including:

- A plan change of this nature would be publicly notified and subject to appeal;
- A plan change has inherent uncertainty due to the ability for the plan change to be amended, sometimes significantly, through the hearing process and any subsequent Environment Court appeal;
- A plan change does not alter the legitimacy or status of existing land use activities occurring on the site – existing use rights are essentially able to continue on an enduring basis if the activity was lawfully established at the time the rules became operative.

### **5.3 Need for a Plan Change**

It is expected a plan change will be required in order to enable the proposed timber processing activity on the site to align with the District Plan outcomes. Resource consents will also be required for the proposal however completing a plan change prior to resource consent applications being lodged will allow for a more seamless consent process as the activity will align with the objectives and policies of the zone and the application will likely not be publicly notified. This is because a resource consent for the proposal in the Industrial Zone would be for the design and effects rather than for the activity itself. Alternatively, if a plan change is not undertaken prior to resource consent applications there is a greater risk the resource consent application will be publicly notified, turned down, or appealed at the Environment Court.

## **5.4 Plan Change Process and Timeframe**

Regional policy statements, Regional Plans and District Plans may all be changed using the process set out in Schedule 1 of the RMA. Under a standard process a plan change of this nature could be expected to be completed in approximately 8 to 9 months, as outlined in Figure 4 below.

It is understood lodgement of the plan change is required at the earliest possible stage in order to show the Council's commitment to the project progressing at rapid pace. Figure 5 below outlines a possible expedited timeframe which could enable notification at the end of June 2019. In order to achieve a faster timeframe, an accelerated process would require a number of elements to be achieved without delays:

- Consultation with key stakeholders and associated documentation completed by mid-June 2019, as per requirements detailed under Section 5.
- Production of specialist reports to be completed by mid-June 2019, as per requirements detailed under Section 6.
- Council sign-off of the proposed notification documentation. It is understood Council can hold an emergency meeting with a two day notice period in order to sign-off any necessary documentation relating to the application.

### **5.4.1 Public Release of a Draft Plan Change**

RDC could consider an alternative to the standard plan change process. This would see a draft plan change released publicly that would signal the upcoming notification and allow the public to make comment on the proposal. Notification of the final plan change document would then be made at a later date for official submissions.

The benefits of this process are that the plan change can be notified without all the final specialist reports and consultation being completed. This signals RDC's dedication to the rezoning and plan change, while the documentation is still in a draft form, so that changes can be made outside a statutory process if any further critical information is identified once the final reports are completed. This process does have additional risks and disadvantages, including:

- Longer timeframe and additional costs overall due to the additional draft public consultation stage;
- Higher chance of issues with the proposal as there is a possibility that not all the critical information is received prior to preparation of the draft plan change document. This could result in the need to drastically alter the plan change prior to notification or make it unviable.



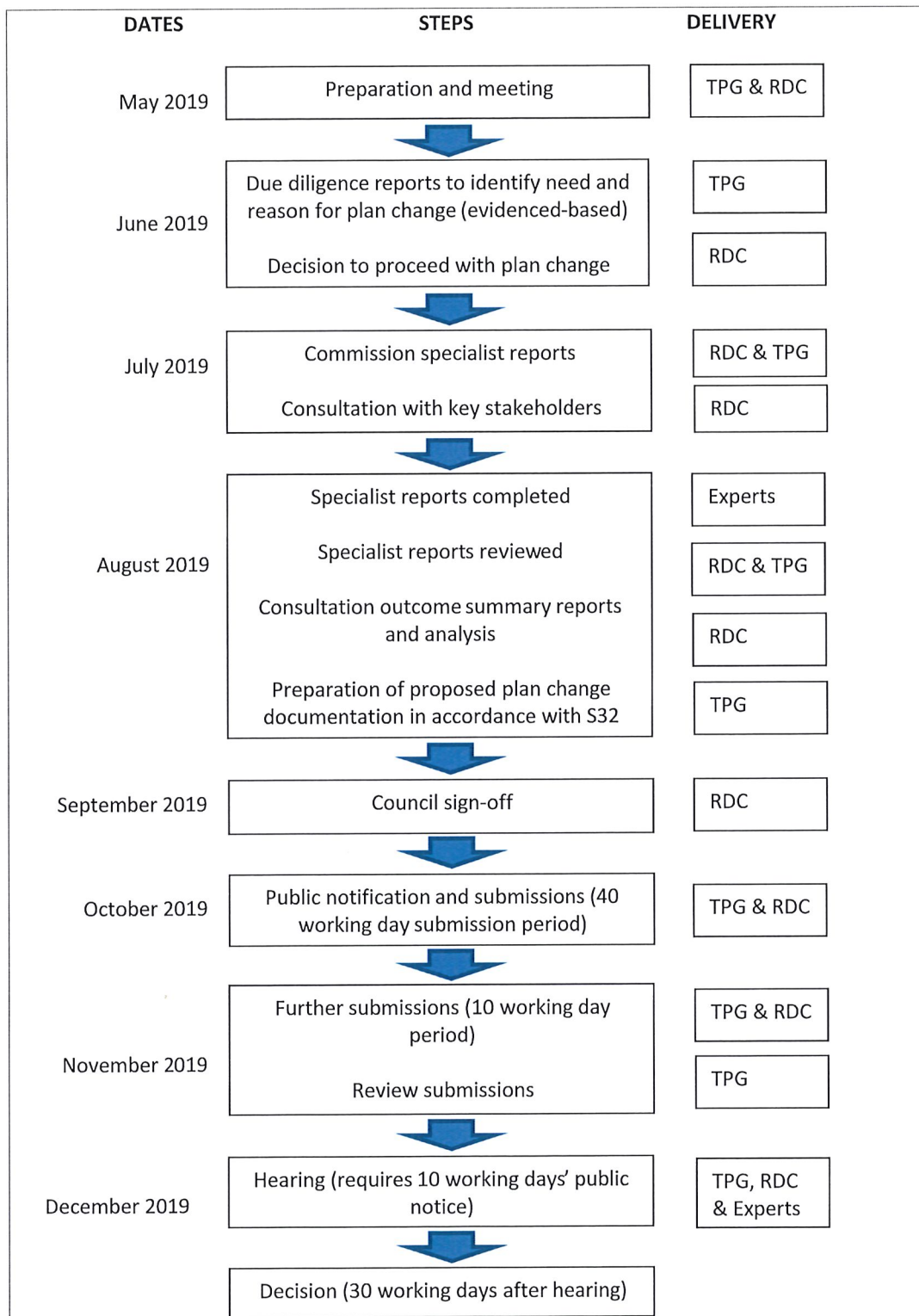


Figure 4: Rangitikei District Plan Change Process - Standard timeframe

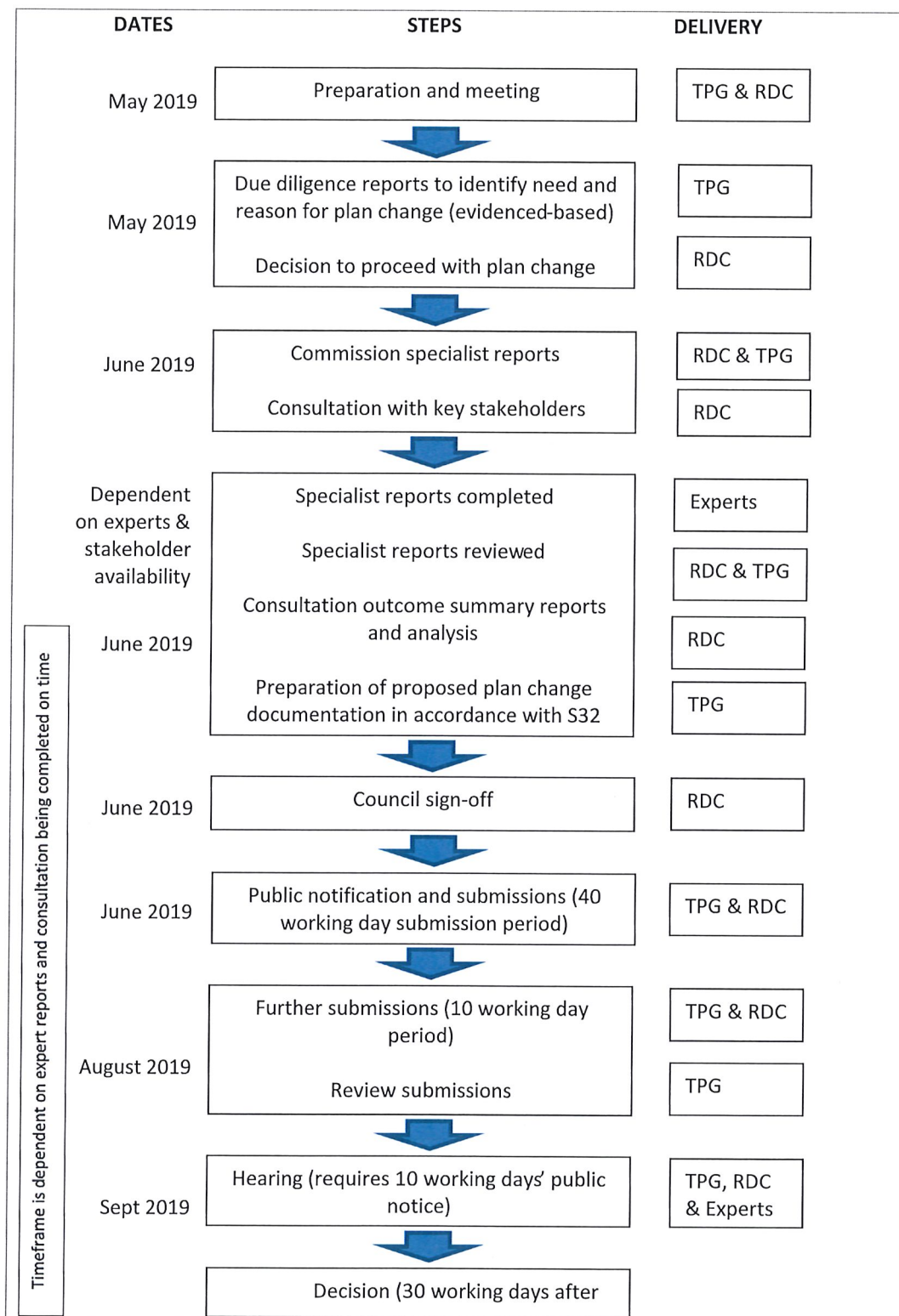


Figure 5: Rangitikei District Plan Change Process - Expedited timeframe

## 5.5 Preparation of Plan Change Documentation

A local authority must prepare a plan change document showing the proposed changes to the plan and an evaluation report for the proposed policy statement or plan in accordance with section 32 of the RMA. This documentation will need to be produced prior to notification.

The evaluation report must examine:

- The extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA.
- Whether the policies, methods, and rules are the most appropriate way to achieve the objectives of the proposal.

In order to examine the above, the evaluation report must:

- Identify other reasonably practicable options for achieving the objectives (consideration of alternatives).
- Assess the efficiency and effectiveness of the policies, methods and rules in achieving the objectives by:
  - Assessing the benefits and costs of the effects of the policies, methods and rules (including increases or decreases in economic growth and employment) and if practicable, quantifying those benefits and costs.
  - Assessing the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, methods and rules.

The evaluation report must contain a level of detail that corresponds to the scale and significance of the effects that are anticipated from the implementation of the proposal.<sup>1</sup>

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<sup>1</sup> Environment Guide, 2015. "Evaluation Report" <http://www.environmentguide.org.nz/rma/planning-documents-and-processes/plan-making/evaluation-report/>

## 6. CONSULTATION

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### 6.1 Consultation Overview

Under Schedule 1 of the RMA, the proposed plan change will be publicly notified to allow submissions, however consultation with key stakeholders should be undertaken prior to notification. Consultation will identify issues that could be addressed prior to notification and encourage support and input from effected parties. This will help decrease the number of official submissions in opposition to the plan change, increase the likelihood of the plan change being approved and reduce the potential for the plan change to be appealed to the Environment Court.

### 6.2 Groups to be consulted

It is understood that preliminary, and in some cases more in-depth, discussions have already taken place with a number of stakeholders however documentation must also be provided to support the discussions. As such, consultation with the following groups should be undertaken prior to notification:

- **New Zealand Transport Agency:** A key output of the documentation should include whether the agency is in support of the proposal and why; and any input on the roading design.
- **Kiwirail:** A key output of the documentation should include whether the agency is in support of the proposal and why; and any input on the rail design.
- **Horizons Regional Council:** A key output of the documentation should include whether the agency is in support of the proposal and why; consistency of the proposed plan change with the One Plan, including a discussion on the potential economic benefits in comparison to the loss of productive soils; and the future role of the Council as a consenting authority for any regional resource consents.
- **Iwi:** A key output of the documentation should include a confirmation of their interest in the land; and whether they are in support of the proposal and why (including how it meets with Treaty of Waitangi obligations). Consultation should be with all Iwi groups with an interested in the site and surrounds.
- **Landowners and neighbouring landowners:** The key focus of the consultation is to ensure the landowners have knowledge of the proposal prior to notification. The landowners can provide a statement on whether they support the proposal however this does not provide official written consent and any official input would need to be undertaken through making a submission following notification.

## 7. ADVICE

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### 7.1 Specialist Reports Background

Specialist reports are critical to inform a high quality, evidence-based assessment of the proposed plan change that can be defended at a hearing. The specialists can identify potential issues that could be addressed prior to notification and ensure the assessment of effects includes all relevant information. It is essential that the specialist reports are completed by suitably qualified technical experts in order to stand up to scrutiny at the hearing stage as submitters in opposition of the plan change may employ their own specialists to support their submissions. High quality specialist reports can help reduce the number of submissions, increase the likelihood of the plan change being approved, and reduce the potential for the plan change to be appealed to the Environment Court.

### 7.2 Specialist Reports Required Prior to Notification

The following specialist reports should be completed in order to inform the notification documentation:

- **Rural productivity / resource assessment:** A key focus on the report should be the soil type of the site; the productive value of land; contribution of the land to district and region rural land supply; the impact of losing the land to wider resource, i.e. a discussion on whether there is enough rural land across the district if this land is lost. The report should include input from the consultation undertaken with HRC.
- **Traffic assessment:** A key focus of the report should be on the impact of the potential industrial uses on the immediately surrounding roads, the wider network, any access restrictions/requirements onto the site. A more detailed traffic assessment will be required at resource consent stage; therefore this assessment can focus on if the land was used for industrial purposes in general rather than the specific industrial use planned for the site. The report should include input from the consultation undertaken with the New Zealand Transport Agency.
- **Infrastructure capacity assessment:** A key focus of the report should be on the ability of the three waters network to accommodate industrial activity on the site.
- **Geotechnical / hazard assessment:** A key focus of the report should be on identifying potential natural risks on the site and confirming that the land can be used for the intended industrial purpose.
- **Economic assessment:** A key focus of the report should be on the economic benefits to the region of the potential landuse. This needs to be well documented as it will help to demonstrate the potential offset of the adverse effects such as a loss of productive soils.

#### 7.2.1 Additional Specialist Reports

In order to expedite the process, the following reports, while ideal to have prior to notification, could be commissioned after submissions are received:

- Ecological assessment. A key focus of the report should be on the determining if there is any significant biodiversity that will be negatively impacted by potential industrial activity taking place on the site.
- Noise assessment. A key focus of the report should be on the noise effects of potential industrial activity taking place on the site on the neighbouring environment.

### **7.3 Legal Advice**

Due to the importance of the plan change and the complexity of the development advice should be sought from a resource management lawyer on the notified plan change documentation. This could reduce the risk of appeals.

### **7.4 GIS Support**

The plan change will involve changes to the Rangitikei District Plan Maps. A quick turnaround of these updated maps will be required to demonstrate the proposed plan change and the approved plan change. If a GIS specialist is not available in-house or from partnering agencies to undertake these changes within the tight timeframes required, support should be sought from an external specialist.



## **8. RISKS**

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### **8.1 Overview**

In addition to the usual risks associated with a plan change (refer to 5.2), the primary risks associated with this particular plan change process relate to effects on neighbouring properties and the expedited timeframe required to undertake notification.

### **8.2 Effects on neighbouring properties**

There are a number of neighbouring residential properties that will be directly impacted by the proposed plan change. The proposed plan change will result in three properties having industrial land on two or three boundaries of their properties which is likely to result in significant negative effects. The neighbouring properties at 1151 State Highway 1, 70 Wings Line and 76 Wings Line should be purchased and included in the plan change area. This will significantly improve the ability for the proposed Industrial Zone and activities to meet with the District Plan objectives and policies for the Industrial Zone. It will also provide for a much smoother resource consent process for the proposed activities.

At a minimum, it would be expected that RDC will require submissions in support of the proposed zone change from these landowners. They may seek a no-complaints covenant, or similar, be imposed on the Record of Title for the site for the site where the proposed industrial land would be located, providing a legal tool to limit the likelihood of reverse sensitivity complaints.

### **8.3 Expedited Timeframe**

There is a need for the timeframe to be condensed as much as possible for this plan change process. As noted, the completion of the specialist reports and consultation are critical factors in getting the plan change notified as quickly as possible. The timeframe to complete these elements is reliant on the specialists themselves, as well as the stakeholders availability for consultation, and therefore there is a risk these elements could delay notification. As discussed in Sections 4 and 5, these are critical elements to lower the risk of the plan change not being approved or being appealed at the Environment Court.

While there is an option to release a draft plan change document for consultation, this option in itself has a number of risks to achieving a successful process.

## **9. RECOMMENDATIONS**

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### **9.1 Proceed with Plan Change**

Following a review of the site with the information available it is recommended that the Council proceed with the plan change from Rural to Industrial Zone for the site. A resource consent will still be required for the proposed timber processing plant, however under the current Rural Zone the proposed industrial activity would need a resource consent as a Discretionary Activity which could be publicly notified, whereas under an Industrial Zone the activity would be anticipated, so only design and location elements would likely require resource consent as a Restricted Discretionary Activity, which will likely not be notified.

### **9.2 Reduce Risks from Neighbouring Sites**

A significant risk to the plan change and future industrial activities on the site are the potential effects on surrounding neighbours. It is recommended that three neighbouring residential properties at 1151 State Highway 1, 70 Wings Line and 76 Wings Line are purchased and included in the plan change process to reduce this risk.

### **9.3 Information Requirements for Expedited Process**

It is understood lodgement of the plan change is required at the earliest possible stage in order to show RDC's commitment to the project progressing at a rapid pace, the aim is to notify the application by the end of June 2019. While there is an option to release a draft plan change document for consultation, this option has a number of significant risks to achieving a successful process and therefore is not recommended.

In order to achieve a faster timeframe an accelerated process would require a number of elements to be achieved without delays:

- Consultation with key stakeholders and associated documentation completed by mid-June.
- Production of specialist reports to be completed by mid-June 2019.
- Council sign-off of the proposed notification documentation.