

#024

1.Ingoa/Name

Max Shierlaw

2.Topūtanga/Organisation (if applicable)

3.Kāinga noho/Address

4 Clematis Grove, Maungaraki, Lower Hutt

4.Īmēra/Email

Shierlawm@gmail.com

5.Waea/Phone

0272606852

6.Speaking to your submission

I wish to speak to my submission

7.Details to remain private

I do not want my details to remain private

Key Choice 1

Taihape Town Hall/Civic Centre

8. I prefer...

9. Comments:

Option one but with the full strengthening and refurbishment cost of the Memorial park Grandstand included in the Council budget. The additional cost should be taken from the Marton Town Centre upgrade budget.

Key Choice 2

Marton Civic Centre

10. I prefer...

11. Comments:

Reduced budget to pay for the Taihape Grandstand.

Key Choice 3

New active mobility pathway along Calico Line

12. I prefer...

13. Comments:

Taihape Town Hall

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

Every week during winter for badminton when I lived in Taihape.

Anything else?

15. Please provide any other feedback you would like to give Council

The Council is effectively saying to the Taihape Community that they must raise at least \$1m of the strengthening cost of the Grandstand plus the full cost of refurbishment. How a small community like Taihape will be able to raise such a sum is not mentioned in your Plan, but it is clearly unrealistic. Reading between the lines, the Council is covertly planning one of two outcomes; either let the Grandstand rot away, or require Taihape ratepayers to pay a targeted rate covering the Council's funding shortfall of the Grandstand. Both options are completely unacceptable.

Verbal submission to the Rangitikei District Council's 2023/24 Annual Plan

From: Max Shierlaw. To be read at the meeting by Cr Wong

My family emigrated to Taihape in 1975. I went to school and spent the first few years of my working life in Taihape.

I have many fond memories of playing badminton in the Town Hall and watching rugby from the Memorial Park grandstand.

I served for nine years as a Hutt City Councillor so I am familiar with Annual Plan and Long Term Plan processes.

I have concerns that the community are being corralled into deciding between two very narrow options in relation to these two important Taihape community assets.

In the case of the Grandstand, the Council's preferred option is unrealistic. It provides less than half the required funding for strengthening and upgrading this historic asset. The Plan makes no mention of how the remainder is to be raised.

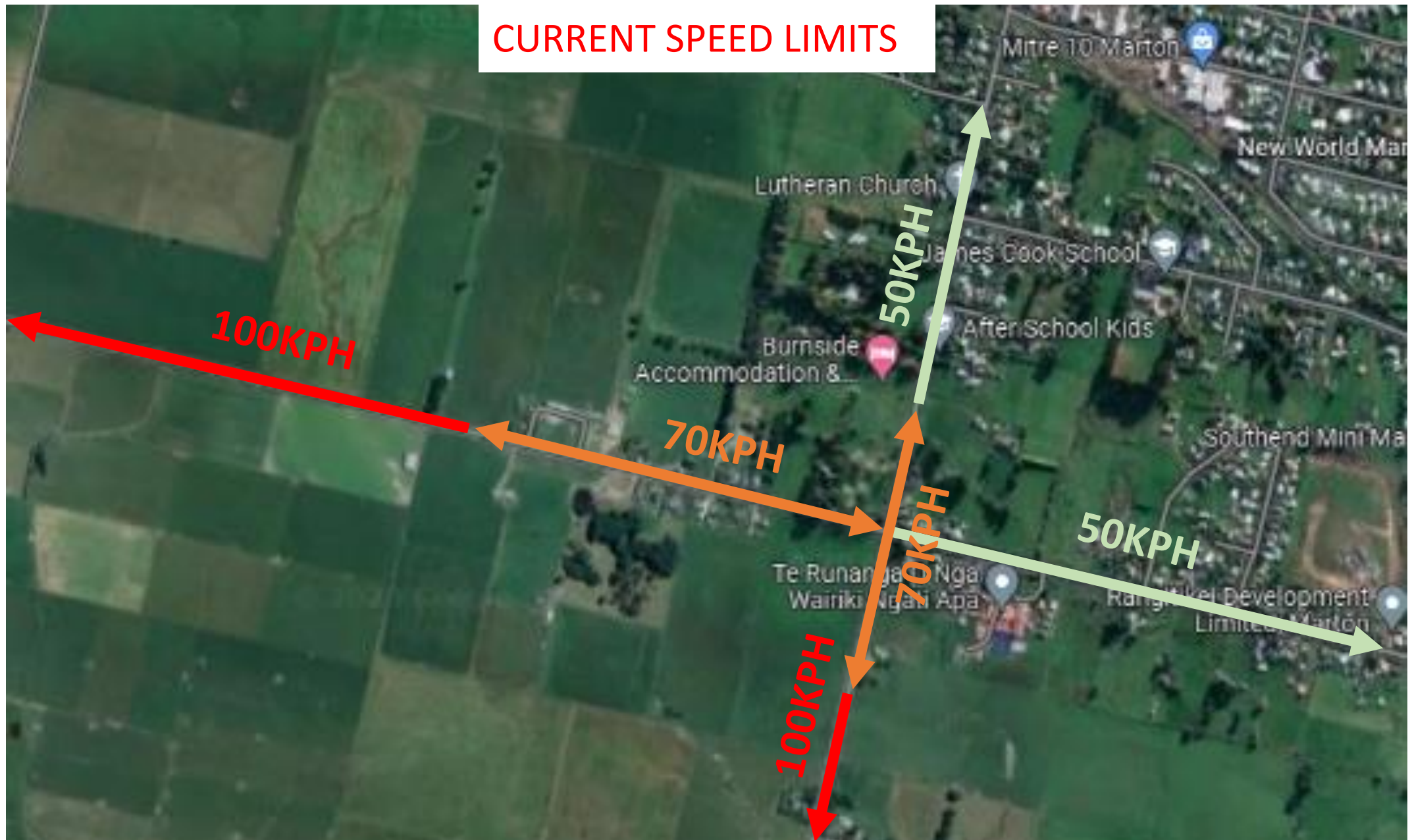
It is unrealistic to expect the Taihape community to raise more than \$1m toward the cost of upgrading the Grandstand. No funder will contribute money toward upgrading a Council asset. It would be different if say the Taihape Squash Club were extending their premises. Community funders may well contribute toward upgrading a privately owned community facility. They would not contribute toward a Council owned facility.

The only possible option for raising the shortfall to upgrade the Grandstand would be by way of a targeted rate on Taihape properties. If that is the Council's secret agenda, it needs to come out and say so now.

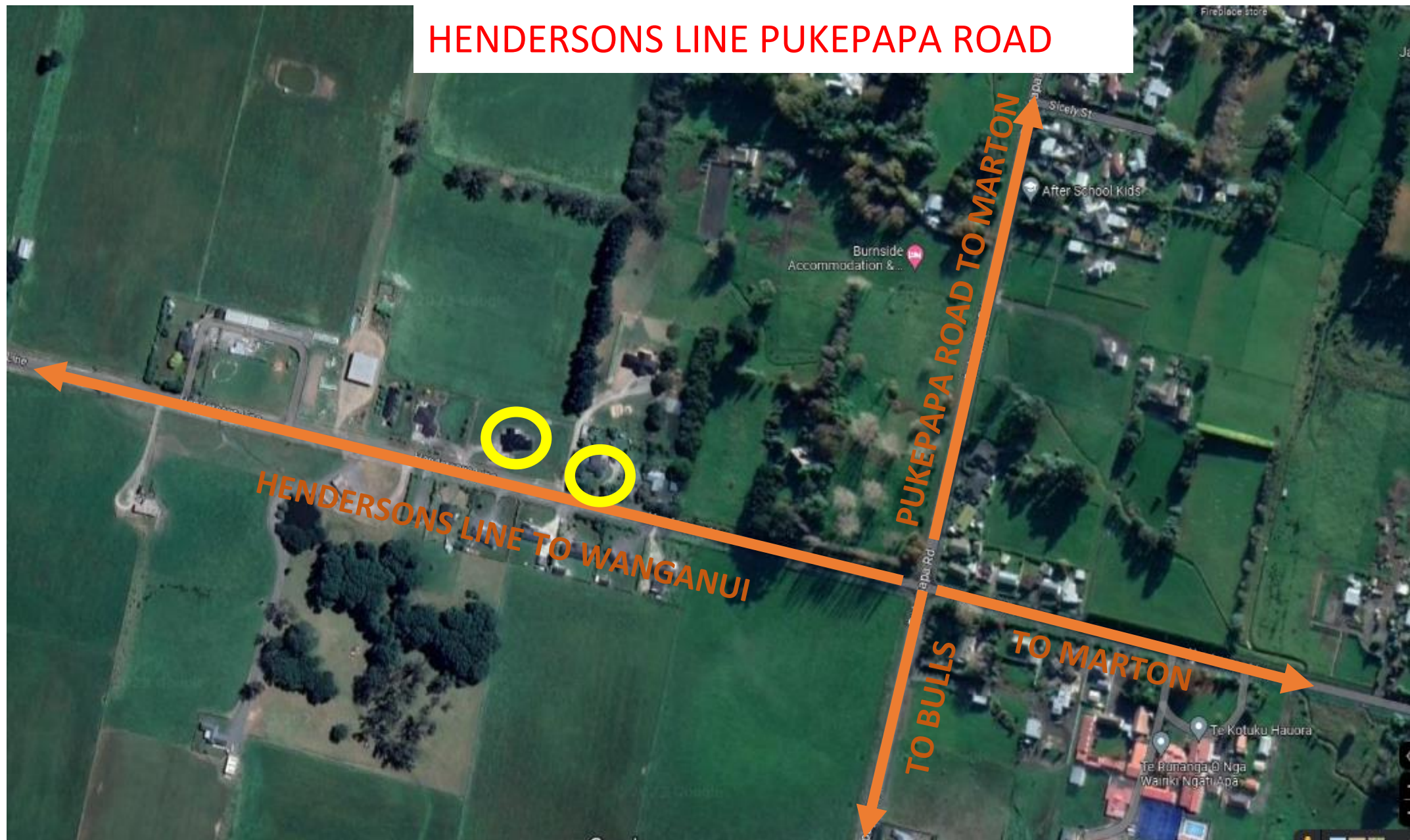
This situation could be seen as galling for the Taihape community when the Council is proposing to spend more than \$30m upgrading the Marton Town Centre. Ratepayers are being corralled into believing an upgrade of that financial magnitude is required. There are no options in Annual Plan for an upgrade that costs significantly less. Having been involved Council infrastructure planning for nine years, I know that many options are considered behind the scenes before anything is made public.

The Council should agree to fully fund the upgrade of both the Taihape Town Hall and Memorial Park Grandstand, and reduce the budget of the Marton Town Centre upgrade to compensate.

CURRENT SPEED LIMITS



HENDERSONS LINE PUKEPAPA ROAD



Rangitikei District Council

2023-2024 Budget Submission Presentation

David Stuteley, 11 May 2023

Good afternoon!

I have come here today to talk about three things.

Firstly, the inequitable rates burden you place on farmers; secondly, the ever-rising rates burden you place on us all; and thirdly, your expensive and financially dangerous proposals to develop properties in Marton and Taihape.

In my view, these things are wrong, morally and financially, and I ask you to make changes to your budget.

INEQUITABLE RATES BURDEN ON FARMERS

We have a family farm on Ruatangata Road, in Whangaehu, 2.5km from SH3, with the River on our western boundary. The farm is a small sheep and beef unit of 236 hectares in seven contiguous titles. The family comprises a farmer, 77, and his sister and brother-in-law, 68 and 67.

Our Rangitikei District Council rates bill for 2022-2023 totalled \$14,362. Typical households in Marton pay a rates bill of \$3,000 - \$4,000, and a typical household in Crofton pays about \$1,700 in rates.

What services do we get for paying 3-5 times what people are paying in Marton, or 8 times what people are paying in Crofton? No footpaths, no street lights, no public toilets, no sports facilities, no pools, no libraries, no parks, no water, no sewerage, and no rubbish collection.

On top of our rates, we pay for all of our own services - water collection, storage, and pumping, and septic system - and take our rubbish to a transfer station, paying per load. If we don't like the taste of the water, we install a drinking water filter at our cost.

Our family is not a 5x higher service user or 5x the burden on the Council than a family living in a town. We almost never visit Marton, and only pass through the rest of the District very occasionally. Our rates, far from being a fair share of communal costs, are mostly just an asset tax.

Asset taxes take no account of income or ability to pay. This particular asset tax is based on land valuations which take no account of our actual land use. Our valuations are driven by the prices paid for land by neighbouring dairy farmers and lifestylers, not sheep and beef farmers.

Our land assets don't drive our consumption of Council services, and don't provide us with an income anywhere near in keeping with their essentially arbitrary valuations. Larger, higher turnover businesses which use significantly more Council services, but have mostly financial or machinery assets, don't pay rates on those assets.

Rates should not be a mechanism for taking money from one group to pay for services to another group. Those who receive the services should pay the full cost of providing them. This will lead Councillors and ratepayers to make better decisions than when spending other people's money. Please stop asking us to pay way more than our fair share!

EVER-RISING RATES BURDEN ON US ALL

We are in a cost-of-living crisis, with entrenched inflation. Many people are not in a good position to pay the same rates as last year, let alone 9% more. Don't be fooled by the two-speed economy, with 2/3 of families doing very well on six figure incomes, spending up large. The other 1/3 of families are doing it hard, and have next to nothing left to live on.

When you vote to increase rates by 9%, you are probably thinking about an increase of \$150 a year in Crofton, or \$300 a year in Marton. For us 9% means an extra \$1,300 a year - nearly the full rates paid in Crofton. And over time, the power of compounding works against us. A 9% rates increase 3 years in row means an extra \$4,237 a year!

A third of our income has disappeared. Where once our wool clip netted \$100,000, now it costs us \$20,000 more to shear than we get for the wool. At the same time, we are incurring new costs for riparian fencing, planting trees for carbon offsets, and will soon be facing emissions charging.

The costs of farming inputs are rising at twice CPI - fuel, chemicals, machinery, finance, labour, contractors, tradies.

For many of these, we can simply stop spending and make do with less. For rates, we have no choice.

The Council is part of the inflation spiral. In putting up rates, it is locking in further inflation for 2023-2024. Ratepayers that can will seek higher wages or put up prices to cover these and other increases. Council should work to break the spiral, by focussing on its core responsibilities, making hard decisions, and holding or reducing rates.

Council shouldn't spend money it doesn't have nor ask people to dig deeper into wallets that for many don't go near covering their essentials - people who've been forced to cut back already by paying more to buy less of everything.

Council should develop a better and fairer budget for the current circumstances. Reduce expenditure by efficiency gains, deferring maintenance, and not starting new projects; don't borrow and preserve cash. Things most of us are already doing in our households and businesses. Please also do the same as the Council on our behalf!

EXPENSIVE & FINANCIALLY DANGEROUS PROPOSALS

You are proposing to borrow and spend \$14-18m on the Taihape Town Hall/Civic Centre and \$33-34m on the Marton Civic Centre, backed and paid for by ratepayers. When I read this in the Whanganui Chronicle, my initial reaction was to check the publication date - it was not 1 April.

There doesn't seem to be sufficient recognition of the scale of costs and risks involved in these property projects and in borrowing large amounts at a time of rising interest rates and budget and balance of payments deficits.

A spend of up to \$52 million on these projects by the 16,000 people in Rangitikei, is equivalent per capita to a spend of \$5.6 billion on behalf of the 1,718,000 people in Auckland (the latest revised cost of the City Rail Link).

Kaipara DC told its ratepayers that its Mangawhai sewerage scheme would cost \$10.8m in 2003. That rose to \$37m by 2009 and more than \$60m by 2013. It faced bankruptcy, councillors resigned, and commissioners were appointed.

These proposed projects are "nice to have" rather than "necessary at this time", delivering facilities most of us will barely use in towns many of us rarely visit.

The projects must not be justified as necessary replacing or repairing of earthquake prone structures. Every building, Council, and community in New Zealand could bankrupt themselves times over trying to address that problem.

The projects are not good investments. That would require an income stream or cost saving, sufficient to make back more than the one-time and ongoing costs. They are consumption which will largely be paid for by ratepayers.

The Marton project is unlikely to be commercially viable. If it was, the private sector would be wanting to do it, and the Council could avoid the property development risks.

Rangitikei is smaller than Kaipara and should heed its lesson. Please don't borrow and spend the \$3,250 per capita in the budget estimates for these projects. And please don't ask farmers like us to pay 3-5 or 8 times our fair share.

If Taihape wants its Town Hall/Civic Centre project, Taihape should pay for it. If Marton wants its Civic Centre redevelopment, Marton should pay for it. It wouldn't be easy, but it should be possible to raise the money if it is a good idea and important enough to those communities. Don't forget there's a similar new facility 14kms away in Bulls!

CONCLUSION

Rates are already too high per household on farms, which receive very little in return. Please address this inequity.

Rates are already too high for the 1/3 of people on fixed, low to middle incomes. Please reduce them, not increase.

This is not the time to embark on expensive "nice to have" projects that have limited or no financial return and are so large they will bankrupt the Council if they go wrong. Please defer or cancel the Taihape Town Hall/Civic Centre project and the Marton Civic Centre project.

**STALLION LIMITED**

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Doggy Doo Bin Quote

TO WHOM IT MAY CONCERN

We submit a quote for our Stallion Doggy Doo Bin as below:-

DOG-Doo-Bin \$240.00 + GST

LINER to suit Dog Bin \$50.00 + GST

Plus Freight.

Kind Regards,
Jolene Swart
OFFICE MANAGER

Our feedback is based on the spatial plan and at the end we'll speak to priorities we'd like to see in the Annual plan. Whilst this is a follow-up to mine and Neville's submission we're taking a community response approach at this time as everything we are speaking about aligns with our community priorities that we consider each year at our AGM.

- **Actions 1.1, 1.2 and 1.3** We'd like to advocate for the development of a reserve management plan to bring these actions under a sustainable umbrella. This would remain community led but every year we work with RDC, HRC and Ngāti Apa to agree the plan for the coming year. We have demonstrated over the past 3 years that we have the will and the capability to drive this work but continued progress is contingent on applying for annual grants and being successful. An investment of approx \$5K annually by RDC and HRC each would enable continued pest management (plant/animal) and planting of the Reserve. We are keen to see the outcome of the Parks, Open Spaces and Sporting Facilities Strategy work to see how this approach might align with its recommendations. It could also assist with readiness for planned enhancements to the Te Araroa Trail
- **Action 2.1 Support Ngā Ariki in their aspirations for the development of papakainga** - whilst we have developed relationships with Chris Shenton and Leanne Hiroti from Ngāti Apa we'd like to strengthen these with local hapu. With no work currently underway in the papakainga block we are conscious that many of the weeds growing there are the same as we are removing in the adjacent reserve. Some of these weeds like boneseed are identified for eradication in the Horizons Pest Management plan however our area comes under a good neighbour approach versus active management by HRC. We've had initial discussions with Leanne and have offered to support work in that area alongside our key partners in this project, Landbased Training. This work could also be identified within the reserve management plan
- **Action 3.1 Invest in the development of the public toilet/showers at the campground** - this was completed last year and was an excellent example of Council and Community partnership in action. The facilities are now top notch and campers and visitors are very complimentary. This year we have put in a proposal to RDC for funding to raise the level of the non-powered sites adjacent to the playground to make this more accessible year round with the rising water table. We are waiting to hear the outcome of the budgeting process but are keen to see this progressed to ensure a better experience for campers, especially those on the Te Araroa trail
- **Action 3.2 Consider rezoning of the Koitiata Domain as open space** - we'd like to see the wording strengthened to reflect the recommendation in the plan. Residents are excited to see this recommendation and are keen to see it moved forward as soon as possible.
- **Action 4.1 Advocate to HRC to address flooding issues associated with the Lagoon** - You'll be aware that this surface water issue has developed wider than just impacting on the lagoon we've received an update from Damien Wood about the Council's position on addressing the surface water and whilst we are disappointed we agree that progressing the required consent process would not be a good use of funds - the saying using an elephant gun to kill a fly comes to mind. However we would like to see this action reframed to recognise that the water issue is now wider than the lagoon and that we are all part of finding a mountain to sea solution. We'd also like more information about what we can expect as advocacy from the Council
- **Action 4.4 Work with the community to educate about climate resilience, investigate potential impacts, and develop solutions for increasing resilience** - as past and present members of the volunteer fire brigade we know that FENZ doesn't focus on training for flood management as this comes under the Civil Defence. We have an up to date Community Response Plan and we'd like to work with the Council to improve our

communities preparedness for a flood event including appropriate training and equipment is on hand

In closing we'd like to identify the following as our priorities for the upcoming Annual Plan - rezoning the Domain / development of a reserve management plan (I'm happy to do the leg work on this) / improving the non-powered campsite area.



Welcome to

Centennial Park Toilets.

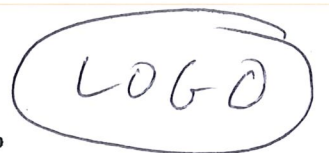
This facility is checked daily,
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please call:

0800-422-522 or (06) 327-0099
(this number is monitored 24/7).

Online feedback can be provided via:

www.rangitikei.govt.nz/feedback

Note: Online reports may not be
actioned until the next working day.



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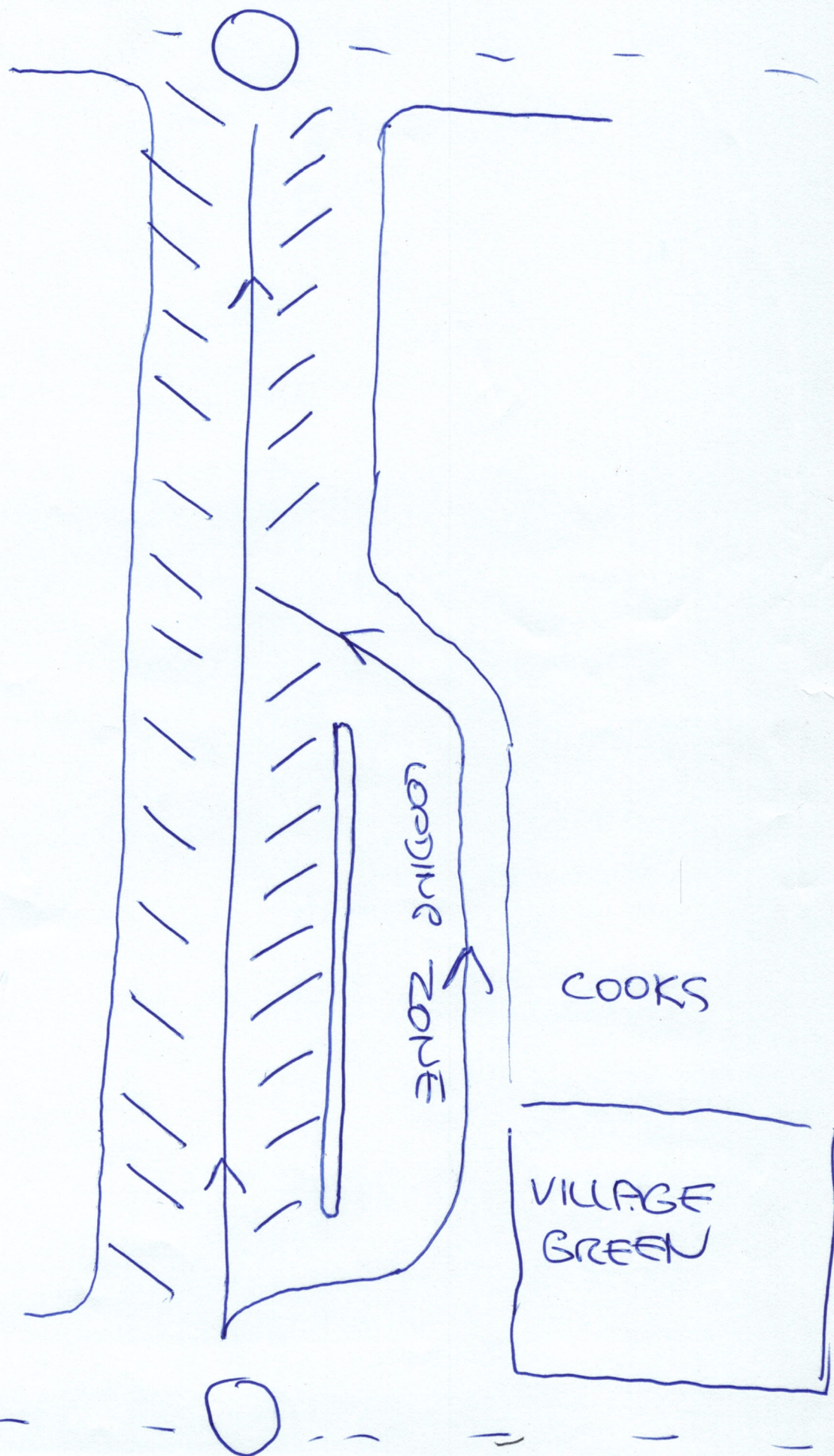
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N 4

SP #086



Morena koutou, Ko Lynette Baish Toku Ingoa

My name is Lynette Baish and I am a resident of Bulls. I own a Category II listed heritage farmhouse, one of the original homes built in this District by James Bull. It is not very well built, and over the years has had many additions to it that any heritage architect would regard as completely unauthentic. It is a product of many times. I have invested in its built fabric myself, through the resource consent process, because I want any changes I make to be right, appropriate, transparent, and in accordance with the values for which it is protected. I believe in the public good that exists in doing that – while the house is materially mine, culturally, it is an asset to the community, like all of our listed heritage buildings and features.

So, of course, are the many examples of built heritage fabric, and parks and places throughout our district, and most pertinently in our beautiful township of Marton. These early examples of colonial architecture, and pioneering town-marking are our heritage assets, markers reminding us of the generations before. If it weren't for those early architects and town makers, we could be somewhere completely different. But we are here, and there is much to appreciate about that.

I am here this morning to submit to the Council that I support the four stated objectives on page 4 of the Annual Plan Consultation Supporting Document for the Marton Civic Centre. I do not however, support the two short listed options, and there is insufficient information for the public to be able to assess the options in any case.

Missing Information

- Costs – what are the anticipated overruns for Option 1 – if this was transparent, the cost margin would likely be much wider.
- Risk level – Option 2 risks are arguably lower than high – for many, including heritage experts, an appropriately framed proposal, addressing heritage values, would carry low to moderate risk. I don't disagree with the statement made on page 5 of the document then, that Option 2 carries *"significantly less risk than full demolition."*
- There is scant information available to the public to understand either proposal, least of all what Option 2 would look like and how it would impact on heritage values. I believe the document expresses some bias with respect to amenity values for the town. It is already a boutique town, and is my place of preference for shopping. I don't want to travel to Whanganui and I dislike shopping in Palmy. But that's not to say that more investment in Marton Town Centre is not needed – I am not the only one who has noticed the rain pouring through the electrics on those buildings.

What should the Council be trying to achieve here?

The Resource Management Act defines its purpose as the sustainable management of natural and physical resources, in a manner which ensures that those same resources can be utilised for the needs of society today, without giving rise to their depletion, and hence their availability, for future generations.

Section 6 of the RMA includes landscape values and historic heritage as matters of national importance, necessitating their protection therefore from inappropriate subdivision, use and development. District plans must identify and determine heritage values, identify historic heritage to be protected, and to what extent land use and development impacting on historic heritage features may or may not be appropriate, as the case may be.

What is heritage?

Heritage, whether natural or cultural, tangible or intangible, is encapsulated by anything from the past that has survived into the present.

In terms of the built environment, heritage encompasses "a diversity of features that make up the historic environment, and the particular local characteristics that contribute to this diversity. Those special features can include anything from landmarks – monuments, buildings, and open spaces, to landforms and townscapes.

Spatially, notions of heritage have expanded from an object to a vast scape of objects. Yet landscape is not just a canvas for the visible, it is a living phenomenon of cultural experience and a point of interaction for people with nature, culture, the past and the present. Landscape is the touchstone for the dynamic that is 'sense of place'.

"Me huri whakamuri ka titiro whakamua", - in order to plan for the future we must look to the past.

What do these buildings tell us about the past, about our forebears, the people who built this town? Can we as a community please know that, as part of process of being asked whether it should be a part of our townscape or not?

The document refers to development of a boutique town, based on a heritage precinct approach. But I challenge how this can be achieved when the Option 1 proposal is to remove what it has identified as four "Significant Heritage Value Listed Heritage Buildings", from the central quadrant of the 'gateway intersection' of the CBD – from which already, two other heritage buildings have also been demolished.

Heritage has made a decisive contribution in the field of social and economic regeneration in Britain, Europe and America. Although, heritage conservation presents certain developmental constraints, it is acknowledged that, by and large, heritage buildings and historic areas provide opportunities for economic and social regeneration, social wellbeing, neighbourhood renewal, social inclusion and cultural diversity.

I submit that the council must appreciate the cultural and social values of its existing built assets, and recalibrate the Option 2 proposal to show, and to demonstrate to the community, how powerful and attractive a regenerative heritage concept can be not just for Marton residents but for all who visit this town.

Moreover, if council want to support the regeneration of our heritage assets and the strengthening of earthquake prone buildings, it should lead by example.

Santoft Domain Management Committee

Submission to Council 12 May 2023, 10:30am Council Meeting

Summary of our Requests

- (1) Consent Fee waver on Building.
 - (2) Credit on compliance fees.
-] as per document circulated to Council.
- (4) RDC endorse any Funding Application, made by SDMC or Santoft Domain (Inc), that requires endorsement from the owners of Santoft Domain.
 - (5) A copy of "Parks, Open Spaces & Sporting Facilities Strategy" document, due June 2023. As soon as possible.
 - (6) SDMC be made aware of any other matters that affect the Domain, management and community.
 - (7) We fall under 3 categories:
 - community leadership
 - community wellbeing
 - community & Leisure Assets

Signed Heather Thorby
Chairman, Santoft Dom. M.C.
12 May 2023

I'm going to speak up, and make my voice heard.

What is the significance of re-building Soutoft Domain?

Bulls/Soutoft/

There is no rural recreational facility in the lower Rangitikei. Scott King/Knewman
As a rural ratepayer, I've watched the recreational funding from Council go into Urban recreational Assets.

The lower Rangitikei has in the last 30 years lost facilities such as Flock House - pool, squash courts, gym, tennis courts & rugby/cricket grounds. It also lost the use of the Bulls racecourse & the Soutoft Domain. Bulls also lost all Service Clubs - Lions, Rotary, Jcees, Absconick Lodge which carried out good works.

The long term implications of these changes has affected the social connection, support structure, funding ability and the community's resilience.

People matter & I care.

We have had adverse climatic events (2004 Floods), Mico Plasma, Bavis epidemic, and everyone experienced the worldwide Covid Pandemic. All of these take their toll on rural life.

Farming is an unique industry. So much is out of an individual's control. The weather, mortgage rates, stock prices and Regulations. Emissions Trading, Animal Welfare, Environmental reforms, Resource Mgmt Act and a raft of political change. Rural people face different issues from urban. [Local farmer & Rathole story]

Is it little wonder that the rural community need support and their own place to decompress. [David Hammond story]

Our Community has elected justified, experienced, knowledgeable, wonderful people onto both the SDMC & the newly formed Soutoft Domain Inc. We don't want to hear of any more rural suicides & mental health issues.

5yrs ago our Committee was told by Councillors - we have no money. This year we are told - we have no money. I'm predicting in 5yrs time we are again told - we have no money.

Well, in 5yrs this Community has proved itself. It's done the work & paid the bills.

So Council "Break open the rice bank and ..."

the sofa, cushions & upend the mattress. Step up.

Finally, to quote from the JBS Dudding Trust front page...

"John Dudding recognised the financial challenges caused by fluctuating farm prices and the hardships experienced by people living in rural areas and set up his Charitable Trust to help cushion Rangiitkei people from the vagaries of the economy."

55 years on this is still applicable today.

Together with Council, this Dowerin will be a powerful force for good.

DEVELOPMENT OF SANTOFT DOMAIN



Update: Santoft Domain Management Committee
SDMC Plan approved by Council in December 2020

The Santoft Domain has existed for 55 years. Run and funded by the community for 38 years. Rangitikei District Council management for 17 years. The Community is in the process of re-building the Domain, using fundings from the grazing lease and forestry sales. SDMC took over the Domain of 8.5ha (22 acres) of bare land in 2018. Since then, the services have been put in — power, water tanks, septic, stock water well, drainage, culverts, and the clean up of the grounds. Fencing and shelter plantings undertaken.

Our committee has engaged an architect. The building plans are currently at Council undergoing the consent process.

The Council is the owner of the Domain.

The SDMC is in the partnership with the Council.

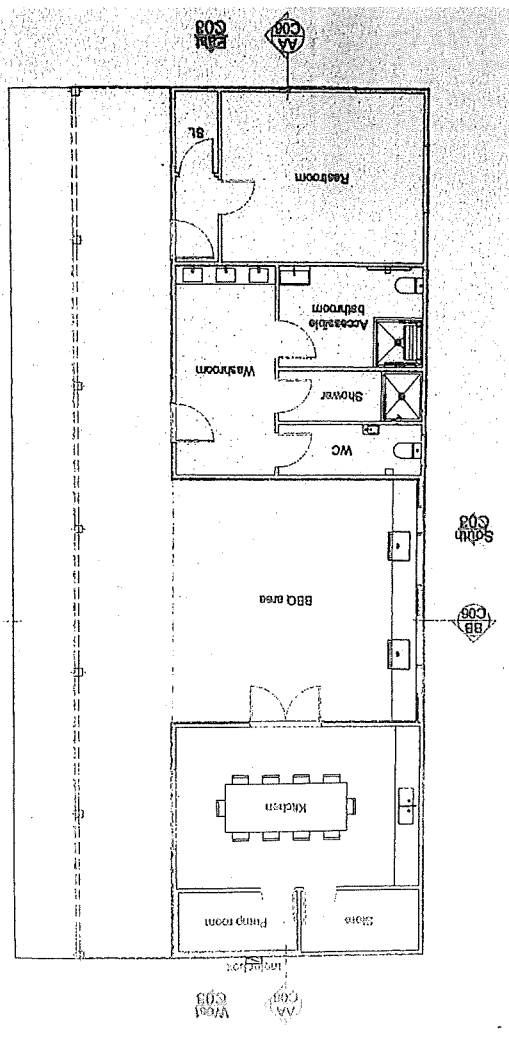
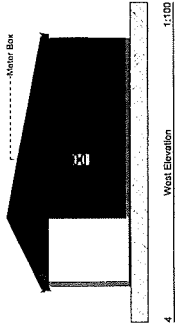
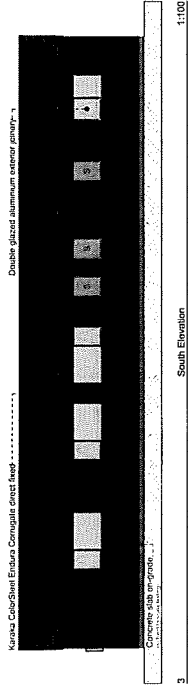
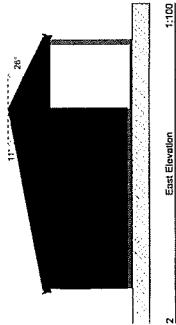
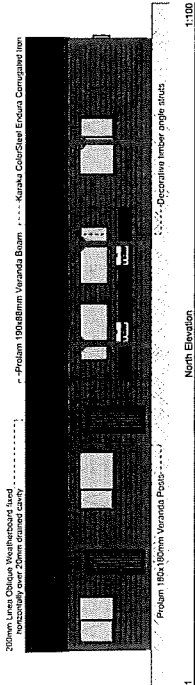
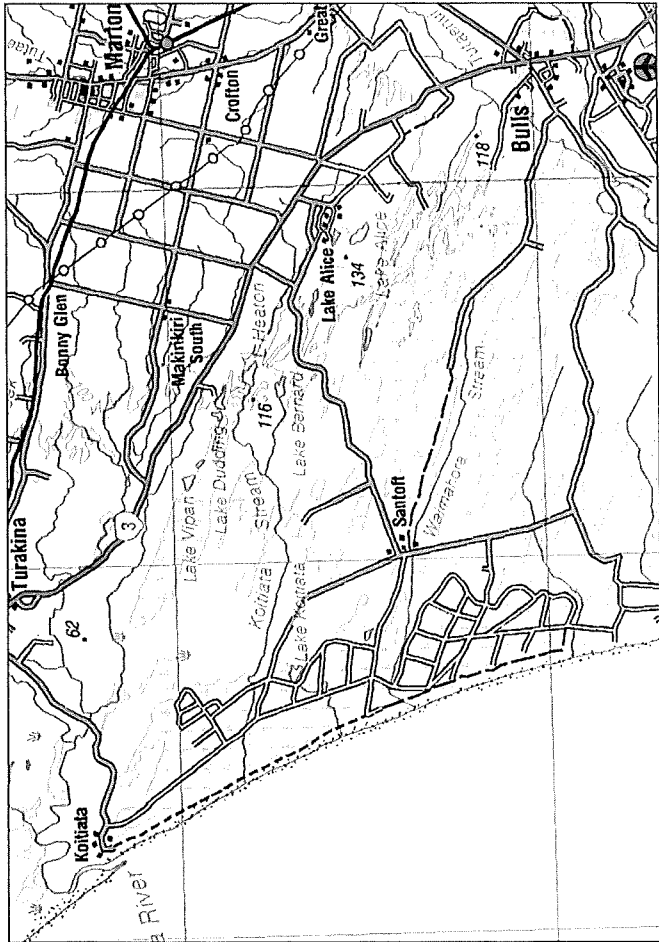
This committee includes the Mayor and local Councillors.

Our meetings and minutes are open to the public. So, for the past five years our planning and process works have been known.

The small Santoft community should not have to bear all the costs of the RDC public facility and asset. The SDMC was and has funded the architect fees and the power connection installation to the Domain via underground cable. The additional compliance costs came as a burden. These included: Geotech Report (\$7,800 +GST), Engineers Report (\$1,500), Fire Compliance Report (\$1,500) and additional cost for an upgraded Power Transformer for the surrounding district.

REQUEST:

1. That the SDMC requests that the RDC waive their consent fees and costs for this new Public Facilities Building.
2. That the RDC provide funding to cover the additional compliance costs listed above either as a credit to the Santoft Domain Funds A/C or contribution to the building.






11/05/2023

-  RDC Property Boundaries
- Combined Future Growth Areas
 -  Residential
 -  Rural Living
- New Zealand Imagery

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MAR01



11/05/2023

RDC Property Boundaries

Combined Future Growth Areas

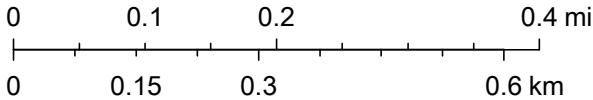
Commercial

Residential

Rural Living

New Zealand Imagery

1:9,261



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Feedback to RDC on the assessment to arrive at a suitability rating of MAR01

We are Timothy and Patricia Pearce. We own close to 40 hectares of the 63hc of land within MAR01. My husband and I are both practicing veterinarians, transitioning from full time employment in businesses separate to our property. We have diligently farmed our property as a GST registered business for the past 35 years. We have run a mixture of agricultural production systems including lamb and beef meat and wool production, contract grazing, cropping, supplementary feed production and thoroughbred breeding and racing from this property over those 35 years. With regard to the productive capacity of land in Mar01, although it is currently zoned rural it must be made clear that the existing level of subdivision has effectively already rendered it economic. Of the 4 property owners that own the entirety of MAR01 none are productive units if one uses the Collins dictionary definition of **"Production is the process of manufacturing or growing something in large quantities"** The net value of the production from our block has been on average \$0. The soil remains available for productive activities but finding an activity that will be truly productive might require some out of the box thinking. That is why in our written submission we suggested that a more productive use of the soil might actually be as smaller blocks than ours that encourage new but more intensive activities, that do use this soil in a more productive way, focused at sustainable low carbon footprint lifestyles, with a lot less intensification that allows for flood inducing rain to permeate through the permeable surface but does create a vibrant community that support things like farmers markets, craft breweries, essential oil production, open gardens and transform the town from somewhere out of towners drop the kids to school and leave, to a place to stay or at the very least a weekend destination.

We also note the constraints on planning placed on the council by the National Policy Statement for highly productive land 2022. We do note that old survey maps viewed suggest that at least some of the land within MAR01 appears to have been identified for future development. The survey lines of the entrance of our property onto Tutaenui road mirror the dimensions of the Armagh Terrace accessway. This street that is yet to be named appears on the Rangitikei County local body plans as far back as 1955. This suggests that this land has been identified for future urban development in the past so therefore cannot be mapped as highly productive land, as allowed by 3.4(2) in the National Policy Statement for Highly productive Land.

With regard to further feedback on the details underpinning the various growth options, We would be keen to understand the nature of the natural hazard identified for MAR01. If it relates to the small area of flood zone on the map. This is not a natural hazard but a desired outcome of the man made dam designed to slow the flow of water from the north boundary of Marton into the stormwater system. It allows for safe expansion capacity of the towns stormwater management system. In any case it would be logical to exclude approximately 1 hectare from residential zoning if that eventuated and for it to be designated parkland or green/recreational area.

MAR01 is serviced by the very wide Tutaenui road/established footpaths and existing streetlighting and is about a km to main shopping area, has great connectivity with ultra fast fibre on the same side of Tutaenui Road, three bars of cell tower reception for Spark users

and is as close to the transport networks as MAR02-06 so a review of the rating criteria of "inconsistent or constrained" ascribed to the assessment of this area should be undertaken

Pae Tawhiti

RANGITĪKEI BEYOND

RECEIVED

24 APR 2023

 Share your thoughts
on the future for Bulls.

 Submissions close 5pm
Tuesday 25 April 2023

**Kōrero
Mai**
Bulls

SUBMISSION FORM

Attach additional pages if required.

 Name: Bruce Dean.

Organisation: _____

 Address: 84 Johnson St. Bulls

 Email: dean.ag@xtra.co.nz

 Phone: 06 3224169
☐ I would like to speak to my submission at the Council Hearing on 11 May 2023.

Staff will contact you to arrange a speaking time.

PLEASE NOTE: Submissions on the draft Community Spatial Plan are public information and your information and submission will be made available to the public as part of the process.

☐ Please tick here if you would like your contact details to remain private (other than your name).

My connection to this place is...

- ☒ I live there
 ☐ I own property (but do not live there)
- ☐ I visit often
 ☐ Other _____

Key Themes for Bulls

Based on community feedback, gathered during 2022, we've identified key themes that are important to the Bulls community.

Each theme has identified priorities and is linked to the action plan which can be found in the full draft Community Spatial Plan document (from page 34).

What are the most important themes to you?

Rank the themes from 1 (most important) to 6 (least important).

- | | | | |
|---|----------|------------------------------|--------------------------|
| Transport network improvements | <u>3</u> | Business growth | <input type="checkbox"/> |
| Connection with open space | <u>1</u> | Supporting infrastructure | <input type="checkbox"/> |
| Housing growth | <u>2</u> | Other (please specify below) | <input type="checkbox"/> |
| Traveller destination and vibrant town centre | <u>4</u> | | |

What are the top three actions you think should be prioritised for implementation?

See the action plan from page 48 or identify your own actions.

Haybrook Park.
 No roadway should be considered or placed through the park - A parking for mobility scooters is required.
 A plan of playground equipment, spacer field, dog exercise area, scooter track and other areas for the current neighbourhood children and future children from new subdivision. Council should show direction.

Rangitikei District Council
Pae Tawhiti Rangitikei Beyond
Private Bag 1102
Marton 4741



FreePost Authority Number 172050
RANGITIKEI DISTRICT COUNCIL

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Bulls Growth Strategy

A key part of planning for growth involves identifying how many more houses Bulls may need in the future and areas that could be developed or redeveloped for new homes.

We're planning for Bulls to grow closer together, higher (intensification) and outwards (expansion).

What type of housing do you think Bulls needs more of?

☐

Stand alone -
traditional sized
sections

☒

Stand alone -
smaller sections

☐

Two dwellings
(duplex)

☐

Terraced houses
(multi-storey)

☐

Low rise
apartments

☐

Retirement villages

What is important to you in planning for future growth?

Sufficient green space area for all increases
in residential developments

Further comments

Blue Book

• Denotes Roadway Entrances & Exits

