

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

Oral hearings
Marton - 11-12 May

Pae Tawhiti

RANGITĪKEI BEYOND

DRAFT COMMUNITY SPATIAL PLAN



RANGITĪKEI
DISTRICT COUNCIL

Oral Hearings Schedule: Marton – 11-12 May 2023

Time	Name	Submission	Page
Thursday 11 May, Council Chambers, Marton			
2:10	Helen Campbell Lesley Carter Nga Tawa Diosecan School	183 – Annual Plan	4
2:20	-		
2:30	Shane Casey Youthline Palmerston North	197 – Annual Plan	6
2:40	Ben Coll	032 – Annual Plan	8
2:50	David Stuteley	052 – Annual Plan	10
3:00	Peter Matich Federated Farmers	108 – Annual Plan	13
3:10	Tim Matthews	254 – Annual Plan	21
3:30	Helen Craig Whanganui Regional Heritage Trust	247 – Annual Plan	64
3:40	Belinda Harvey-Larsen	208 – Annual Plan	67
3:50	Dean Raymond Heritage New Zealand	116 – Annual Plan	71
4:00	John Vickers	166 – Annual Plan 109 – Community Spatial Plan	74 77
4:10	Jo Anson Neville Palmer	188 – Annual Plan 040 – Community Spatial Plan 041 – Community Spatial Plan	79 81 83
4:20	Felicity Wallace Interested Residents of Marton and Rangitikei	209 – Annual Plan 177 – Community Spatial Plan	85 88
4:40	John Whittaker	121 – Annual Plan 077 – Community Spatial Plan	91 93
4:50	Carolyn Bates Marton Community Committee	214 – Annual Plan 079 – Community Spatial Plan	95 99
5:10	Carolyn Bates	215 – Annual Plan 078 – Community Spatial Plan	102 105
Friday 12 May, Council Chambers, Marton			
9:40	Lucy Edwards New Zealand Defence Force	179 – Community Spatial Plan	106
9:50	Bain Simpson	086 – Community Spatial Plan	108
10:00	Emma Uncles (via Zoom)	003 – Community Spatial Plan	109
10:10	Jo Rangooni	001 – Community Spatial Plan	110
10:20	Lynette Baish	004 – Community Spatial Plan 071 – Community Spatial Plan	112

Time	Name	Submission	Page
10:30	Heather Thorby Santoft Domain Management Committee	018 – Community Spatial Plan	114
10:40	Patricia Pearce	087 - Community Spatial Plan	116
10:50	Robert Snijders	210 – Annual Plan 073 – Community Spatial Plan	118 125
11:10	John Ransom	120 – Community Spatial Plan	127
11:20	Bruce Potaka Nga Puna Rau O Rangitikei	028 – Community Spatial Plan	129
11:30	-		
11:40	Gretta Mills	219 - Annual Plan, Fees and Charges, and Revenue and Financing Policy	130
12:00	Emily Levenson (via Zoom) Horticulture New Zealand	107 – Community Spatial Plan	134
12:10	Kent Atkinson	090 – Community Spatial Plan	146

#183

1. Ingoa/Name

Helen Campbell/Lesley Carter

2. Topūtanga/Organisation (if applicable)

Nga Tawa Diocesan School

3. Kāinga noho/Address

[REDACTED]

4. Īmēra/Email

[REDACTED]

5. Waea/Phone

[REDACTED]

6. Speaking to your submission

I wish to speak to my submission

7. Details to remain private

I want my details to remain private

Key Choice 1

Taihape Town Hall/Civic Centre

8. I prefer...

9. Comments:

Not a Taihape resident, unsure of the detail

Key Choice 2

Marton Civic Centre

10. I prefer...

Option 2: Refurbish Existing Buildings, preserving some heritage features, where possible

11. Comments:

When you look down the main street, there are a number of lovely old buildings - some preservation of the heritage would be good for the town

Key Choice 3

New active mobility pathway along Calico Line

12. I prefer...

Option 1: (Council's preferred option) Build a new basic pathway

13. Comments:

While we recognise developing active mobility pathways is of huge benefit to all Marton residents, the proposed pathway along Calico Line will finally connect our school to the town in which it is situated. It will provide our Nga Tawa students with a much safer way to walk into town to shop at Marton businesses and access local facilities, such as the Marton Pool. We encourage our students and their parents to support the township of Marton wherever possible. The increased traffic on Calico Line and size of vehicles on the road means it is becoming increasingly dangerous for our girls to do that safely, particularly on mass. That current roadway is also used by many other people on a daily basis for physical wellbeing

Taihape Town Hall

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

Never

Anything else?

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

#197

1. Ingoa/Name

Shane Casey

2. Topūtanga/Organisation (if applicable)

Youthline Central North Island Inc

3. Kāinga noho/Address

4/145 Queen Street Palmerston North

4. Īmēra/Email

shane@youthline.co.nz

5. Waea/Phone

0274 309 258

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

Taihapa Town Hall/Civic Centre

8. I prefer...

9. Comments:

Key Choice 2

Marton Civic Centre

10. I prefer...

11. Comments:

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?

Anything else?

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

Youthline Central North Island Inc would like to present to the council for consideration, funding for youth services in Taihape, Youthline supports Taihape Area School on a Friday during each term, however the community demand is great and we are being asked to provide an extra day of services in the form of mentoring and youth programmes in schools. While I acknowledge that my request for funding consideration is outside the scope of topics for submissions, it is still worth highlighting the need for council support in the Community Wellbeing space. I can provide a budget and scope of services for council prior to presenting in person to council.

#032

1. Ingoa/Name

Ben Coll

2. Topūtanga/Organisation (if applicable)

3. Kāinga noho/Address

146 Hendersons Line

4. Īmēra/Email

ben.coll1988@gmail.com

5. Waea/Phone

0275069852

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

Taihapa Town Hall/Civic Centre

8. I prefer...

9. Comments:

«Comments»

Key Choice 2

Marton Civic Centre

10. I prefer...

Option 2: Refurbish Existing Buildings, preserving some heritage features, where possible

11. Comments:

Key Choice 3

New active mobility pathway along Calico Line

12. I prefer...

Option 1: (Council's preferred option) Build a new basic pathway

13. Comments:

Taihapa Town Hall

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

Anything else?

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

Speed limit reduction on Hendersons Line

Upon discussion with CEO Peter Beggs regarding reduction of speed along Hendersons Line from the corner of Pukepapa Road to Newmans Line. He suggested doing an application to the annual plan. Currently speed limit is set at 70kph about half way along. I believe that that limit should be set at 50kph as since the limit was set houses on both sides of the road have been built and we also have an Early childhood centre. I believe 70kph is no longer safe especially on our narrow road.

1. Ingoa/Name

David Stuteley

#052

2. Topūtanga/Organisation (if applicable)

3. Kāinga noho/Address

[REDACTED]

4. Īmēra/Email

[REDACTED]

5. Waea/Phone

[REDACTED]

6. Speaking to your submission

I wish to speak to my submission

7. Details to remain private

I want my details to remain private

Key Choice 1

Taihape Town Hall/Civic Centre

8. I prefer...

Reject both options - now is not the right time

9. Comments:

Rangitikei Council is proposing massive new spending while residents, ratepayers, and the nation are suffering significant financial difficulties and entrenched inflation. This is not the time to borrow 14 million dollars to build nice to have facilities, or to put up the already high rates take by 10.01%.

Key Choice 2

Marton Civic Centre

10. I prefer...

Reject both options - now is not the right time

11. Comments:

Rangitikei Council is proposing massive new spending while residents, ratepayers, and the nation are suffering significant financial difficulties and entrenched inflation. This is not the time to borrow 33 million dollars to build nice to have facilities, or to put up the already high rates take by 10.01%. On a per capita basis, a spend of \$33m in Rangitikei is equivalent to a spend of \$3.5b in Auckland (the original cost of the very expensive City Rail Link they are building). My family and I do not want to pay a "fair share" amount of \$2,095 each towards a facility we will never use in a town we almost never visit. Worse still, as a farming family, we know that we will be asked to pay about five times as much as ratepayers in Marton for a facility we will never use in a town we almost never visit.

Key Choice 3

New active mobility pathway along Calico Line

12. I prefer...

Don't do either

13. Comments:

There are endless pathways and cycle paths being built at significant cost all around New Zealand, most of which are hardly used at all, and quickly fall into disrepair or require costly maintenance out of proportion to the benefits delivered. Save the money and reduce the rates increase.

Taihape Town Hall

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

Never. I live at the other end of Rangitikei, almost in Whanganui District, and only pass through Taihape very rarely when I travel on SH1 (I usually head north on SH4). If Taihape wants this investment, then Taihape should pay for all of it. We down here should not be forced to pay towards a facility we will never use in a town we never visit.

Anything else?

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

Firstly, I urge the Council not to spend more at this time. You renovate and build new buildings, undertake major water schemes, et cetera when you can afford it. This is not that time. Ratepayers are hurting already, and with the Reserve Bank raising interest rates to induce a recession to bring down inflation, the hurt will increase, and your borrowing costs will be higher (so don't borrow \$47m for two nice-to-have but not essential civic projects in these circumstances).

Secondly, I urge the Council not to punish farming families by imposing ever-higher rates. We are the people who pay by far the largest rates per household, in our case about five times higher than in Marton, yet receive almost no services in return. No footpaths, no street lights, no three waters, no public toilets, no pools, no parks, no libraries and no rubbish collection. On top of your rates, we also have to pay for our own services directly – fresh water collection, storage and filtration, waste water and storm water disposal, and take our rubbish to the transfer station and pay for each load. Farming costs are increasing at twice the CPI, and farming returns are falling. Don't ask us for more!

SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ



To: **RANGITĪKEI DISTRICT COUNCIL**
46 High Street,
MARTON

Submission on: Rangitīkei District Council Annual Plan 2023/24

Date: 20 April 2023

Contact: **MURRAY HOLDAWAY**
PROVINCIAL PRESIDENT MANAWATU/RANGITĪKEI
Federated Farmers of New Zealand

Peter Matich
REGIONAL POLICY MANAGER (CENTRAL) (primary contact)
Federated Farmers of New Zealand
m: 027 240 9997 | e: pmatich@fedfarm.org.nz

1. The Manawatu/Rangitīkei Province of Federated Farmers (Federated Farmers) welcomes the chance to submit on the Rangitīkei District Council (the Council) Annual Plan 2023/24.
2. Federated Farmers makes submissions on Annual Plans and Long-Term Plans to ensure councils exercise fiscal prudence, and consider affordability, fairness, and equity issues regarding rates. We acknowledge any submissions made by individual members of Federated Farmers.
3. We would like to be heard in support of our submission.

Submission

4. Our submission covers the following points:
 - Rate Increases
 - Forestry differential
 - Roothing
 - Civic Projects (Civic Centre development in Taihape and Marton, Mobility Pathway along Calico Line, Marton, Taihape Memorial Park Amenities, Marton Rail Hub)
 - Three Waters Infrastructure costs

Key Recommendations

5. The following key recommendations are drawn from each of the subsequent sections of this submission:
 - That the Council Cap the percentage rates increase to no greater than stated in the Council's 2021 Long Term Plan for the 2023/24 financial year and reduce expenditure to ensure there is no need for loans to cover revenue shortfall.
 - That the Council adopt a four times forestry differential for land classified as 'forestry exotic' to provide subsidiary funding for road maintenance and upgrading for roads used by logging trucks as soon as possible and make consequential amendments to the revenue and financing policy.
 - That the Council provide clarification on how many properties will be affected by such forestry differential and the amount of forestry differential required to ensure rates rises can be capped to no more than the amount set forth in the Rangitikei District Council 2021-24 Long Term Plan.
 - That the Council provide clarification on 'forestry vacant' classified land, and the lag time between revaluation if land is reclassified.
 - That the Council clarification on the proposed increase of roading debt indicated in the Draft Annual Plan.
 - That any increase in roading debt which is incurred by transportation projects in non-rural areas be recovered from ratepayers in non-rural areas where the transportation projects are situated unless there is a demonstrable benefit to rural ratepayers.
 - That the Council urgently undertake necessary repair work on the Otara Road suspension bridge across the Rangitikei River to get the bridge functional for heavy transport vehicles over 6,000kg.
 - That the Council to continue to improve and seal more roads in Rangitikei District's rural areas.
 - That the Council do not proceed with redevelopment/or refurbishment of existing Civic buildings in Taihape and Marton that are no longer fit for purpose, and that instead, the Council investigate other options for providing Civic facilities if existing Council buildings are no longer safe due to earthquake hazard risk.
 - That the Council defer commencement of mobility pathway along Calico Line, Marton until subsidised funding has been confirmed by Waka Kotahi.
 - That the Council defer projects for Taihape Memorial Park Amenities and Marton Rail Hub to later years and reconsider these in the next Long-Term Plan.
 - That the Council ensure that rural landowners are not rated for Three Waters services.

Key Issues

Rates

6. Rates are among the top ten operational expenses of a farming business. They are a source of considerable financial pressure for all farmers.
7. We are aware of uncertainty for many councils considering this year's Annual Plan due to external factors such as inflation and central government implications of Three Waters and other reforms.

Nevertheless, a proposed 9% rate increase is not prudent or sustainable in the present economic climate.

8. In terms of the outlook for agriculture, Beef & Lamb NZ recently announced farm profit before tax for sheep and beef farmers is expected to fall by a third in the 2023 following reduction in exports¹. For dairy, Fonterra has recently announced a further fall in farmgate price/kg of milk solids, which have continued to decline over the last 12 months². These factors point to harder times ahead for the entire community in Rangitikei District.
9. Further, in the context of 2022/23 interest rate rises in the Official Cash Rate (OCR)³, borrowing to fund Council Civic projects is highly imprudent. While a loan might look like it will solve short-term political aspirations to undertake Civic works, in the medium-to-long term loan servicing costs would ultimately be ratepayer-funded.
10. Farmers are not an infinite source of revenue for Council rate increases. Incomes of rural ratepayers will in no way increase to the same extent as the proposed increases in rates, with the implication that the costs the Council is imposing on its ratepayers, will squeeze out other areas of expenditure. This is especially so for farming, where, despite farm properties having higher land values than residential properties, the ability of farmers to pay rates is tied to their ability to productively farm the land, rather than relative or absolute wealth in land. The reality is that for our members, rural ratepayers, the increase will have a real impact on their livelihoods.
11. In the context of the gloomy economic outlook for farming, we would prefer that rates are capped at existing levels or reduced. We think the Council needs to sharpen its pencils with the aim of avoiding rates increases. If rates are increased, farmers will be forced to spend less, with adverse consequences on the local businesses that the rural sector supports.

Recommendation

- **That the Council Cap the percentage rates increase to no greater than stated in the Council's 2021 Long Term Plan for the 2023/24 financial year and reduce expenditure to ensure there is no need for loans to cover revenue shortfall.**

Targeted Roothing Rate Forestry Differential

12. Although the Council receives a subsidy from the New Zealand Land Transport Fund (LTF), this does not cover the total cost of the Council's transport costs. Therefore, the Council must rely partly on other sources of funding, e.g., rates and 'depreciation reserves'. We dare not think the Council would entertain loan funding to cover road *maintenance*, as spiralling interest rate payments would make loan funding of road maintenance a foolish option.

¹ <https://www.rnz.co.nz/news/country/486059/farm-profit-expected-to-drop-by-third-beef-lamb-nz> accessed 16 March 2023

² <https://www.fonterra.com/nz/en/investors/farmgate-milk-price.html> accessed 4 April 2023

³ <https://www.rbnz.govt.nz/monetary-policy/about-monetary-policy/the-official-cash-rate> accessed 4 April 2023

13. This has two implications, namely:
 - a) The choice of activities that the LTF subsidy is spent on, affects how much else must be funded by ratepayers, and how much 'bang' there is for each ratepayer 'buck'.
 - b) Without some checks and balances, the risk is that farmers would end up disproportionately funding the greater part of the Council's share of rural roading expenditure, because farms have higher rateable value than other properties, and therefore rural rates (that are based on capital value) would be higher.
14. The only regulatory controls the Council can potentially use to recoup funds to *upgrade* roads within the district are either through *rates*, *development contributions* under the Local Government Act 2002 (LGA), or *financial contributions* under the Resource Management Act 1991 (RMA).
15. The Council's policy under the LGA is to not require *development contributions*⁴.
16. Financial *contributions* under section 108 of the RMA can only be levied if harvesting activity is required to obtain resource consent under the district plan, and then only if the district plan has rules that enable resource consents to set conditions requiring financial contributions to be paid for forestry harvesting. The *Rangitikei District Plan* does not enable the Council to collect financial contributions for forestry harvesting⁵.
17. Therefore, the only legal mechanism currently available to the Council to require revenue for repair and maintenance of roads damaged during forestry harvesting is through rates.
18. Forestry's impacts on rural roads are well known. During harvest operations rural roads receive a significant increase in vehicle numbers, which are generally larger and more load bearing on both sealed and unsealed rural roads. Forestry contractors and forestry owners are not necessarily ratepayers, yet fully laden logging trucks and cable haulers do significant damage to rural roads, especially unsealed roads.
19. We have concerns about relying on the generosity of the forestry sector, however well intended, because this is unenforceable. The Council needs to operate within its statutory powers under the Local Government Act, and this includes rating decisions.
20. For these reasons, Federated Farmers **support** the use of differentials for various industry sectors to redress unjust imbalances, e.g.: where a particular sector is causing more wear and tear on road infrastructure.
21. We note that the 2023/24 Annual Plan consultation document proposes to give an opportunity to forestry sector groups to agree to advance payment of \$50,000 to the Council to go towards road maintenance, and that default on this would result in a 1.5 rating differential applied to

⁴ <https://www.rangitikei.govt.nz/files/general/Policies/RDC-Development-Contributions-Policy-2021-Web.pdf>

⁵ Section B11 of District Plan enables the Council to require financial contributions for subdivision and development, but not for forestry harvesting.

forestry land in subsequent years. In our submission on last year's (2022/23) Annual Plan, we raised questions about **clarification** on the exact amount expected under new forestry targeted differential and how many properties this would affect, as we were unsure if the proposed targeted forestry differential of 1.5 will be enough to contribute substantially to the maintenance of rural roads, as a result of forestry operations. This question remains unanswered.

22. We have some concerns around "who is captured". We seek **clarification** that land captured under the Council's definition of "forestry land" (predominantly or solely in plantation forestry) is classified as forestry exotic (FE), rather than forestry indigenous (FI) or forestry protected (FP).
23. We also have concerns about the timing that the differential rate is applied. On land which is classified as forestry vacant (FV), we are unclear on how this land will be managed in relation to the targeted rate (how long is the lag time between land identified as FV, to then be planted and classified as FE, to then be captured within the targeted rate?); and likewise for production land which is purchased and converted to forestry exotic (FE), during the 3-year period between QV registered valuations.

Recommendations

- That the Council adopt a four times forestry differential for land classified as forestry exotic (FE) to provide subsidiary funding for road maintenance and upgrading for roads used by logging trucks as soon as possible and make consequential amendments to the revenue and financing policy.
- That the Council provide clarification on how many properties will be affected by such forestry differential and the amount of forestry differential required to ensure rates rises can be capped to no more than the amount set forth in the Rangitikei District Council 2021-24 Long Term Plan.
- That the Council provide clarification on what FV classified land is, and the lag time between revaluation if land is reclassified.

Roading

24. We note that on page 29 of the Draft Annual Plan, there is a proposed increase of \$8,780,000 for roading debt (compared to the reduction of \$372,000 in debt what was proposed in the LTP for Y3 of the plan). This is a significant variation in proposed council debt amounts. If this debt is to fund non-rural transportation projects, ratepayers in rural areas should not be made to contribute increased rates to pay for such projects. If this funding is for projects in rural areas, Federated Farmers would like **clarification** on what project(s) this additional debt would be funding.
25. In relation to specific transportation projects needed in rural areas, the damaged Otara Road suspension bridge across the Rangitikei River is a pressing concern for many farmers in the area. The Council are aware of this, and we urge necessary repair work be undertaken to get the bridge functional for heavy transport vehicles over 6,000kg. Under the present vehicle weight restrictions, the inability to get stock trucks across the river onto State Highway 1 presents

significant costs (and time), as well as having animal welfare & environmental impacts. Transport infrastructure and rural roads are the only service most rural ratepayers get from the Council, and our members would like to see action for the rates they pay.

26. We note there is a measure for re-metalling of unsealed roads. We note that at page 26 of the Draft 2023/24 Annual Plan, 76% of the district's rural roads were re-metalled in 2021/22 and that the Council is aiming to increase this in the coming year. Federated Farmers would like to **highlight** that performance measures for roading does not provide for any indication on the condition of unsealed roads.
27. While maintenance of unsealed roads is important, Federated Farmers **encourages** the Council to continue to improve and seal more of Rangitikei District's unsealed rural road network (excluding paper roads). Sealing improves road safety, reduces road damage from vehicle use and weathering, and improves rural connectivity which helps support rural communities. Farmers pay a considerable amount to the roading rate, and we wish to see additional value brought from the rate to rural Rangitikei.

Recommendations

- **That the Council provide clarification on the proposed increase of roading debt.**
- **That any increase in roading debt which is incurred by transportation projects in non-rural areas be recovered from ratepayers in non-rural areas where the transportation projects are situated unless there is a demonstrable benefit to rural ratepayers.**
- **That the Council urgently undertake necessary repair work on the Otara Road suspension bridge across the Rangitikei River to get the bridge functional for heavy transport vehicles over 6,000kg.**
- **That the Council to continue to improve and seal more roads in Rangitikei District's rural areas.**

Civic Projects

28. The Council has presented two options for civic centre development/redevelopment in Taihape and Marton. Neither set of options look very appealing to Federated Farmers. If current Council Civic buildings are not fit in terms of earthquake resilience, we would prefer that the Council went back to the drawing board with a view to avoiding commitment to new building costs altogether.
29. We wonder whether it would be more affordable to lease or buy existing property for Council offices and meeting areas, as there must be some competitive commercial premises available at this time, even if such alternatives are not 'ideal'. Harsh economic times are not the time to pursue ideals at the expense of everything else. Compromises need to be made.
30. Moreover, the trend for many employees working from home in recent years means the model of centralised office spaces for workers is increasingly redundant. These factors could drive reconsideration of the scale of buildings needed for Council operations into the future, so that

buildings used by the Council function sufficiently while ensuring unnecessary loan funding and rate increases are avoided.

31. The Council has presented two options for funding a mobility pathway along Calico Line, Marton. Federated Farmers would prefer that loan funding for these be minimised and so favours Option 2 which would have the funding subsidised by Waka Kotahi. The alternative is a targeted rate or portion of the Uniform Annual General Charge set aside to pay for this project.
32. The proposed \$4.7million for Taihape Memorial Park Amenities and the \$9.1 million for the Marton Rail Hub both seem to us to be an extravagant expenditure at this time. We prefer that these projects be shelved or deferred for more affluent times.

Recommendations

- **That the Council do not proceed with redevelopment/or refurbishment of existing Civic buildings in Taihape and Marton that are no longer fit for purpose, and that instead the Council investigate other options for providing Civic facilities if existing Council buildings are no longer safe due to earthquake hazard risk.**
- **That the Council defer commencement of mobility pathway along Calico Line, Marton until subsidised funding has been confirmed by Waka Kotahi.**
- **That the Council defer projects for Taihape Memorial Park Amenities and Marton Rail Hub to later years and reconsider these in the next Long-Term Plan.**

Three Waters Infrastructure

33. Federated Farmers note that the Draft Annual Plan for 2023/24 indicates there are no significant variations in the planned work programme for Water Supply, Wastewater and Sewerage, and Stormwater and Drainage activities. As rural landowners get no benefit from these Council activities, we expect rural landowners not to be charged any rates for these. At present rural ratepayers are subject to a targeted rate for wastewater, water (public good), and stormwater. This is outrageous and should be stopped immediately. We support user pays for three water services, where infrastructure connections are supplied to rateable properties.

Recommendation

- **That the Council ensure that rural landowners are not rated for Three Waters services.**

Ends

About

Federated Farmers is a not-for-profit primary sector advocacy organisation that represents farmers, and other rural businesses. Federated Farmers has a long and proud history of representing the needs and interests of New Zealand's farmers.

The Federation aims to add value to its members' businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their businesses in a fair and flexible commercial environment.
- Our members' families and their staff have access to services essential to the needs of the rural community.
- Our members adopt responsible management and environmental practices.

This submission is representative of member views and reflect the fact that local government rating and spending policies impact on our member's daily lives as farmers and members of local communities.

Federated Farmers thanks the Rangitikei District Council for considering our submission on the Draft 2023/24 Annual Plan.

TIM MATTHEWS
SUBMISSION on 2023-2024 ANNUAL PLAN
RANGITIKEI DISTRICT COUNCIL

DATE: 25 April 2023
ADDRESS for SERVICE: 316 Ohaumoko Road
R D 7
Wanganui 4577
Email: matthews.tj@xtra.co.nz

SUBMISSION

1. Thank you for the opportunity to comment on this year's Annual Plan document. This is my personal submission and may not represent the views of other organisations I may represent from time to time.
2. The Annual Plan summary document outlines the issues the Council and District are facing in terms of the Covid environment, the current very high construction and supplier costs that are being experienced, and the challenges facing District businesses and farmers, despite historically good returns. The climate this past year has delivered about a third more rainfall than average and often in very heavy intensity, which has damaged a lot of farm and roading infrastructure. The Council has been forced to make hard choices in terms of what it can afford, and the unprecedented level of rate rises proposed for the next year. Added to this is the Three Waters Saga and its ongoing implications for Council.
3. I support an approach similar to that outlined in the Consultation document. In essence Council needs to cut nice-to-have expenditure and spend where delaying work would significantly increase final costs. I expect the economic outlook will be different in a year's time. The supply demand in the construction sector should have eased, except for possibly Cyclone Gabrielle repair projects, and upgrades for Taihape and Marton Civic buildings may be more affordable, and desirable from a local business angle, as recession bites. However central government largesse may reverse, cutting financial help to regions, as its own financial position has deteriorated in the past 2 years.
4. In such a situation delaying funding for the town upgrades, may work in the District's favour if interest rates fall quickly. Once a contract is locked in and funding committed that becomes the actual cost to the ratepayers, always subject to project management upsets and cost over-runs, as has occurred in the past.

SPECIFIC SUBMISSION POINTS

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

6. That these be **delayed** a year except for design and consenting processes. I note that Heritage processes threaten to delay and cost the Council, just as they do private individual developers. While the architectural merit of a new Option 1 building as illustrated may be inferior to the "grandure" of the existing earthquake risk site, surely the designers can come up with something less "industrial" in terms of "form following function".
7. **Active Mobility Pathway-Calico Line.** It is difficult to justify unsubsidised funding for this project without co-funding from the school or some other outside source. If the traffic counts and vehicle composition are such that there is significant danger to pedestrians and cyclists, that should trigger NZTA funding. This is particularly accentuated when oversize vehicles are forced to use those roads to bypass the rail overbridge restrictions on S H 1, which NZTA has failed to remove.
8. **Introduction of a Forestry Differential.** I believe the 1.5 times differential is insufficient to remediate or fully acknowledge the damage that loaded forestry traffic is imposing on the District's ratepayers. Most of the District's roads which provide access to the larger forests have not been designed, constructed or up-graded to carry the same loads or volumes of traffic as State Highways are required to handle. The Wairoa District Council court decision last year justified the imposition of a 4.0 times Rooding Rate differential and being familiar with many of the Wairoa District's roads, they have very similar roading construction materials, costs and geology compared to Rangitikei's roads.
9. The Rangitikei DC needs to re-examine its roading rate differential as part of the lead up to the 2024 LTP. As a part of the same process it could also examine how commercial and industrial ratepayers pay a fair share of roading expenditure, particularly where heavy or frequent loads contribute to a higher road load capacity. This may become important with the Rail Hub development proposed for Marton, but all so other District developments such as forestry to rail sidings, etc.
10. I was invited to attend a forest roading differential meeting in Hunterville last year, but was unable to be present as I was shearing at that time. When putting in my apology I asked to be included in any further consultation and receive any minutes from that meeting. I have heard nothing further and was surprised and disappointed to hear that further engagement had occurred in early 2023.
11. **I request that Council investigate and review its current Rooding Rate Differential from a first principles basis, to more fairly rate the District based on users and exacerbaters actual use and benefits from the roading network.**
12. **Rooding Service Decline.** I view with concern the apparent decline in roading service we have received in the past 14 months. Apart from the roadside mower and the remetalling of the unsealed 8.5 km Ohaumoko Road, the maintenance and slip removal has been less than satisfactory. Admittedly a one-third increase in precipitation over that period including 6 or 7 heavy rainfall events has been unusual, but the contractor response has been poor. We have reopened the road half a dozen times using our tractor to clear slips, fallen trees, open culverts and regrade parts of the road. On several occasions I have requested metal be spread over the slip remnants to make the road safe for non-4WD vehicles, but have yet to see any metal applied. The absence of a Higgins grader for much of that time due to staff issues

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

13. The second to last corrugated steel culvert (50) was replaced in late 2021 with 3 2.5m concrete pipes by Higgins, but they failed to place a "sock" over the outlet which discharges into very soft unconsolidated sand. Throwing the dented and rusty steel culvert under the outlet failed to control the discharged water, whereupon the 3rd new pipe dropped into the 6m deep hole along with the cone and culvert peg in the middle of 2022, and road width has been restricted ever since. A repair was promised by early March, which is still yet to eventuate.
14. Other culverts have been replaced, and or the protection sump alone replaced, but the manually cut water entrances are too small. A nominal 400 mm dia culvert will have a 600 mm or bigger sump covering its entrance but only a 200mm x200mm square entrance cut into the sump which provides only 8 % of the culvert's capacity. Not only does the entrance block easily with poplar leaves and sticks (although the culvert never blocks), but the storm water then overflows down to the next culvert, overloading it too.
15. There is an underslip about halfway up the road on a slight bend (50 m from culvert 34), which drops vertically about 25 m into the Mangatipona Stream, which occurred in Feb 2022. On a slight left hand bend, the carriageway and water table now have an effective width of 3 m, which means a 20 m long stock truck with a 5 axle trailer has about 150 mm before the outer tyres overhang the drop. Apart from 3 marker posts being rammed into the surface 75 mm from the edge in mid-2022, nothing else has been done. At the very least a digger could have removed a metre of the roadside bank to enable trucks to pass safely.
16. Poplar trees planted about 1990 by the Council, to stabilise banks above the road are now maturing and starting to cause issues. They were planted mainly on the road reserve and have stabilised a number of banks, but were never managed or pruned. They are now threatening fences, culverts, power and telephone lines, and there appears to be no plan to actively manage them. They are large enough now to require large machinery to prune or pollard them, and will need to be budgeted for in the near future.
17. There appears to be limited oversight, management or supervision of the contractor's performance on this road, and no willingness to engage with land owners or ratepayers regarding roading issues locally. The culvert in clause 13 above is to be repaired sometime. Will the contractor or roading manager foot the bill to properly replace the culvert and control the water exiting into the environment? It is certainly not the ratepayers who should pay, but they could have advised the supervisors of the original job that water control was specific in that location, and that a "sock" was necessary.
18. It appears the balance of Mangatipona Road is not to be reconstructed but resealed. The reconstruction of the Okirae Rd intersection and transport of thousands of tonnes of spoil to near Birdgrove, to improve road alignment took its toll on the rest of Mangatipona Road, and there are probably 5 or 6 sites where area-wide pavement rehabilitation is needed, before it is resealed. The construction methods in the late

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

19. Some thought needs to be given to integrating cycle traffic more safely on popular cycle routes such as Kauangaroa, Mangatipona, Mangahoe and Onga Roads. NZTA and Council need to develop a design that allows more room and better sightlines to protect cyclists, presumably by providing a hard paved surface on one or both sides of the carriageway. This would also have benefits for over-dimension vehicles and pedestrians. In most cases the beneficiaries are likely not to be ratepayers but the wider national public and out of district transporters, and funding should be provided nationally. This may be an issue for the District's Spatial Plan, but planning needs to start soon.
20. I have not seen or heard if the Council is penalising its roading contractor for less than optimal service delivery in the past 12 months, but if Ohaumoko Road's experience is more general there would appear to be a case for penalties to be applied under the maintenance contract. Our roading rates have certainly not reduced and I hope Fletcher's are not profiting at Rangitikei's expense. Alternatively, Council's Roding management team are not enforcing the contractor's obligations to observe the contract terms.
21. **Can Council management assure ratepayers that there is no decline in roading services, and that all parts of the District are being serviced fully in terms of the maintenance contract obligations, including areas described as flood damage repair?**

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

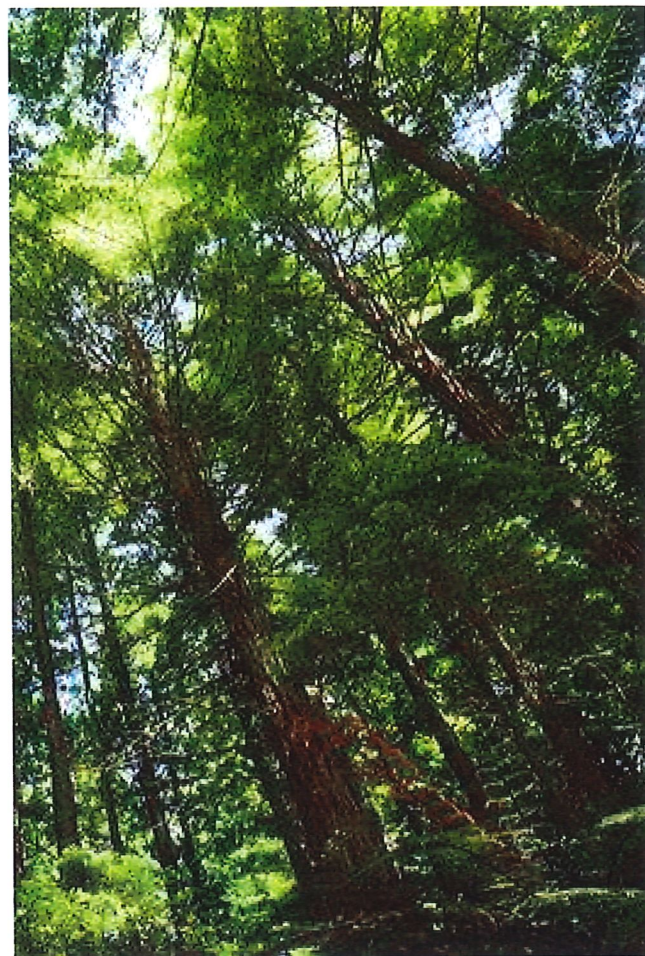
SUBMISSION ENDS



Managing Forestry Land-Use under the influence of Carbon

The Issues and Options

A Green Paper



February 2022

Yule Alexander Limited
Authored by: Lawrence Yule

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Introduction

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

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

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

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

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

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

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

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

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

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

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



Background

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

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

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

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

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

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

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

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

Land Prices and Market Forces

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

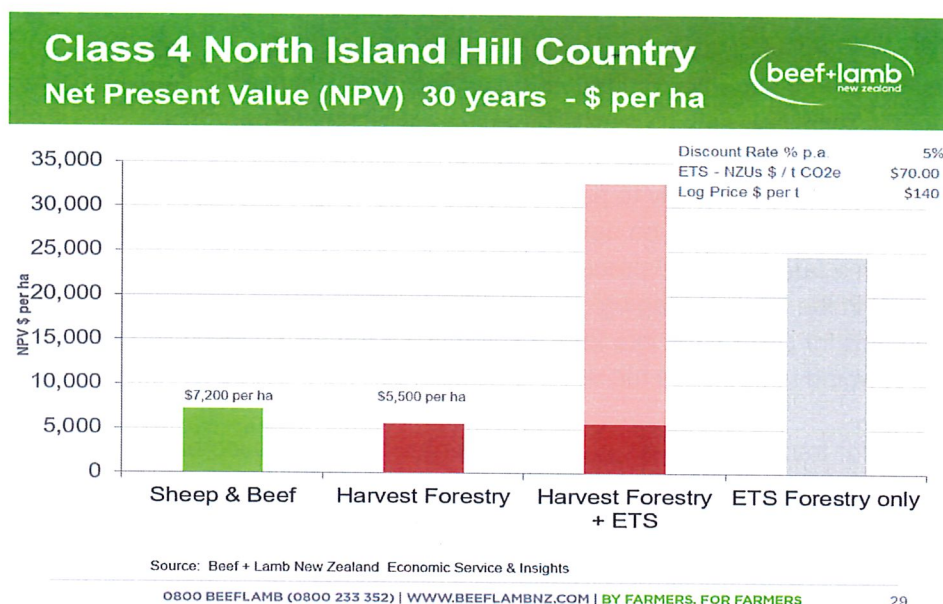
While profitability for traditional sheep and beef land has risen due to increased market prices for meat products, there has also been an increase in input and compliance costs. Nonetheless, the increase in profitability and market confidence has contributed to an increase in pastoral land prices over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

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

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

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

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



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

Questions:

1. Can or should any extra intervention take place to regulate land use? Should this override the best and most profitable longterm use of land?
2. Should the OIO Approval and Forestry Fast Tracking process be reviewed?
3. Should the ETS settings for 'Averaging' be amended or abolished?

The Climate Change Commission, ETS and settings

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

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

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

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

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

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

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

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

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

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

Questions:

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

Carbon Farming Regimes

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

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

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

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

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

Questions:

9. Should the measurement rules in ETS/ 'He Waka Eke Noa' allow for advances in measurement technology?
10. Should the 'Carbon Averaging' regime be amended to allow for longer rotation lengths?

Mechanisms to control scale and location of plantings

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

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

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

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

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

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

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

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

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

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

Strategic Planning Act (SPA)

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

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

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

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

Climate Adaptation Act (CAA)

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

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

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

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

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

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

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

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

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

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

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

Questions:

- 9. Should the NESPF be amended to allow for resource consents for forestry?**
- 10. Should a new NES be developed for carbon only forestry?**
- 11. Should Farm Plans be required to incorporate forestry land-use under a permissive regime?**
- 12. Should the Climate Change Commission planting targets be broken down by region to allow for a geographic spread of forestry development?**

Conclusion

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

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

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

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

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

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

All participants in this work believe changes are needed to maximise the potential opportunities for New Zealand as we move to a zero-carbon economy. This does not mean that we can plant our way

out of our obligations. Participants in the work want to collaborate to find a long-term solution to managing this change.

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

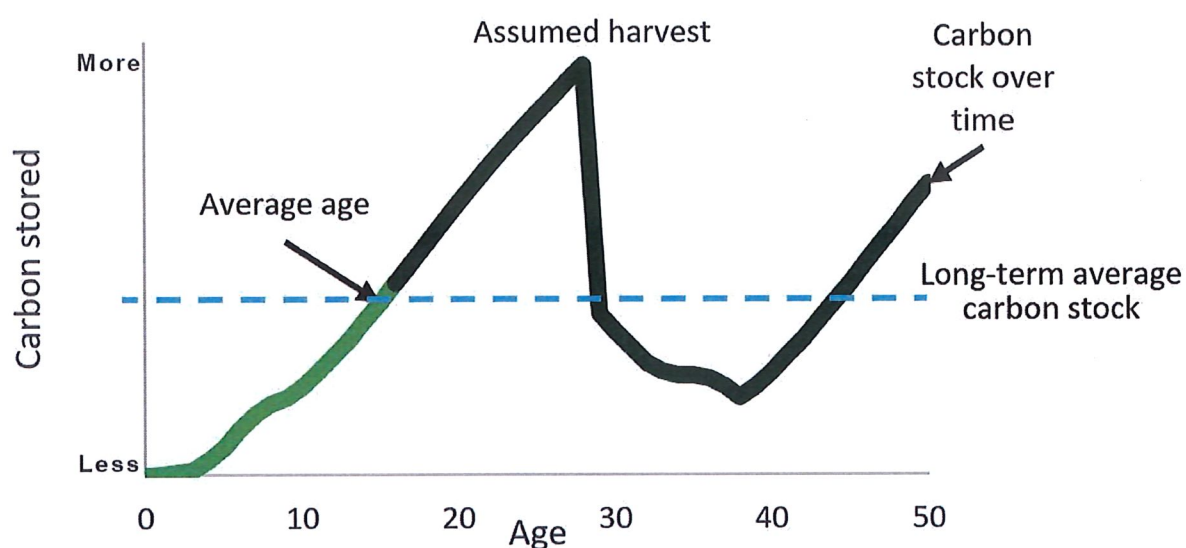
Next Steps

1. We invite views from interested parties on this discussion paper.
This can be done at greenpaper@yulealexander.com
2. Funding participants will continue to investigate policy and legislative options for government consideration.
3. On 2 March 2022, a workshop of key stakeholders and officials will be held to canvass and discuss options and develop a plan for formal legislative change.

Appendix 1

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

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



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

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

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

Ministry of Primary Industries.

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

1st August 2019

BakerAg

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Client Report

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

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
1. INTRODUCTION.....	6
2. METHODOLOGY	7
2.1. WAIROA DISTRICT	7
2.2. CASE STUDY MODELLING	9
3. RESULTS.....	10
3.1. FARMING –ECONOMIC POSITION USING CASE STUDY FARM.....	10
3.1.1 Farm performance.....	10
3.1.2 Economic returns and NPV.....	11
3.1.3 Direct local expenditure per 1,000ha	12
3.1.4 Employment per 1,000ha	12
3.2. FORESTRY –ECONOMIC POSITION USING CASE STUDY FOREST	13
3.2.1 Production data.....	14
3.2.2 Economic returns and NPV.....	14
3.2.3 Direct local expenditure per 1,000ha	15
3.2.4 Employment per 1,000ha	16
3.3. COMPARATIVE ANALYSIS	17
3.3.1 NPV	17
3.3.2 Direct local expenditure (per 1,000 ha).....	17
3.3.3 Employment (per 1,000 ha).....	17
3.4. EXTRAPOLATION	18
3.4.1 Land area and production data	18
3.4.2 Direct local expenditure (excl. harvest or Regular)	18
3.4.3 Direct local expenditure (incl. harvest or Irregular)	18
3.4.4 Employment (excl. harvest or Regular)	19
3.4.5 Employment (incl. harvest or Irregular)	19
4. OBSERVATIONS	20
4.1. ECONOMIC RETURNS AND NPV	20
4.2. DIRECT LOCAL EXPENDITURE.....	20
4.3. EMPLOYMENT.....	20
5. REFERENCES	21
6. APPENDICES	22
Appendix A – Weighted Average 1,000ha Farm Performance, Revenue and Expenditure	22
Appendix B –1,000ha Forest Expenditure	24

EXECUTIVE SUMMARY

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

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

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

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

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

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

years of each plantation rotation the contribution to the wider community is much lower. Carbon farming had minimal contribution to the region.

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

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

1. INTRODUCTION

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

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

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

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

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

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

2. METHODOLOGY

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

2.1. WAIROA DISTRICT

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

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

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

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

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

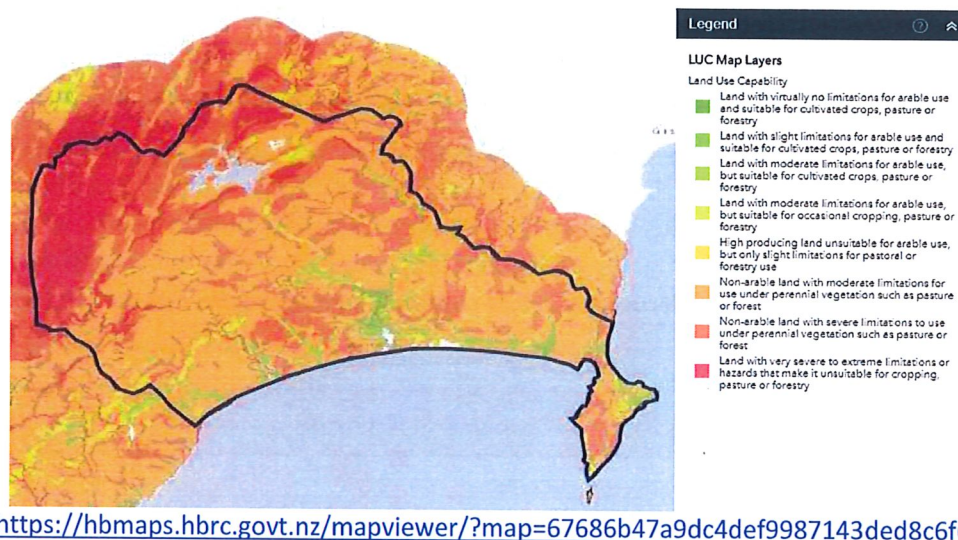


Figure 1:
Land Use
Capability of
the Wairoa
District.
Source:

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

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

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

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

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

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

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

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

2.2. CASE STUDY MODELLING

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

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

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

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

3. RESULTS

3.1. FARMING –ECONOMIC POSITION USING CASE STUDY FARM

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

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

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

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

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

3.1.1 Farm performance

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

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

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

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

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

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

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

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

3.1.2 Economic returns and NPV

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

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

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

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

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

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

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

3.1.3 Direct local expenditure per 1,000ha

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

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

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

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

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

3.1.4 Employment per 1,000ha

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

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

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

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

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

3.2. FORESTRY –ECONOMIC POSITION USING CASE STUDY FOREST

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

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

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

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

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

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

3.2.1 Production data

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

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

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

3.2.2 Economic returns and NPV

1) 60 Years Harvesting – No Carbon

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

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

2) 60 Years Harvesting – With Carbon

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

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

3) 60 Years Carbon Farming – No Harvest

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

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

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

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

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

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

3.2.3 Direct local expenditure per 1,000ha

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

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

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

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

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

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

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

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

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

3.2.4 Employment per 1,000ha

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

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

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

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

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

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

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

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

3.3. COMPARATIVE ANALYSIS

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

3.3.1 NPV

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

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

3.3.2 Direct local expenditure (per 1,000 ha)

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

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

3.3.3 Employment (per 1,000 ha)

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

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

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

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

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

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

3.4. EXTRAPOLATION

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

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

3.4.1 Land area and production data

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

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

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

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

3.4.2 Direct local expenditure (excl. harvest or Regular)

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

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

3.4.3 Direct local expenditure (incl. harvest or Irregular)

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

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

3.4.4 Employment (excl. harvest or Regular)

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

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

3.4.5 Employment (incl. harvest or Irregular)

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

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

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

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

4. OBSERVATIONS

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

4.1. ECONOMIC RETURNS AND NPV

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

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

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

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

4.2. DIRECT LOCAL EXPENDITURE

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

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

4.3. EMPLOYMENT

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

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

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6. APPENDICES

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

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

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

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

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

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

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

Appendix B – 1,000ha Forest Expenditure

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

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

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

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

#247

1.Ingoa/Name

Helen Craig

2.Topūtanga/Organisation (if applicable)

Whanganui Regional Heritage Trust

3.Kāinga noho/Address

238 Wicksteed Street, Whanganui

4.Īmēra/Email

whanganui.heritagetrust@gmail.com

5.Waea/Phone

0211030737

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...

Option 1: (Council's preferred option) Fully Restored and Strengthened Taihape Town Hall/Civic Centre

9. Comments:

The Trust has members in Rangitikei, Whanganui and Ruapehu Districts and sees a very strong heritage story growing in the wider region which over time will become a strong attractor to tourism and attracting residents. The Town Hall is an outstanding unique heritage building which is the anchor of Taihape and full restoration makes sense in terms of making full use of it and providing maximum benefit to residents. The Memorial Park Grandstand is also a significant building for the area and the \$1 million contribution toward earthquake strengthening should be a good base to raise further funds for gradual restoration.

Key Choice 2

Marion Civic Centre

10. I prefer...

Option 2: Refurbish Existing Buildings, preserving some heritage features, where possible

11. Comments:

The Trust has significant experience, internationally and locally around town centre regeneration and the value of heritage buildings. Repeated international studies have shown that retaining and restoring heritage buildings significantly increases value to retailers and building owners compared to new builds. Once demolition occurs, there is never a guarantee that a replacement building can be afforded, or that it will have the character desired to be a draw card due to budget limitations. The exterior of a building is the attractor in most cases, and by retaining as much character as possible, whilst making the spaces usable for modern retail or offices or accommodation can be a practical step. Modern earthquake strengthening techniques can be practical and affordable in terms of the total build and of course retaining an existing structure uses less carbon and less waste to landfill. The buildings in question are significant to Marion in terms of location and complement all the other heritage buildings in this very historic town. If Council demolishes them, then most other owners are likely to decide their own buildings aren't worth restoring and Marion will lose its character. It is a charming town that will grow in popularity as a heritage gem, but not if it loses these key buildings. Whanganui has restored all its very largest heritage buildings through a dedicated "heritage rate" and Whanganui is now attracting huge interest for its heritage tourism and exciting young new residents who are attracted by the art and heritage vibe. Our percentage of young people in the district has grown markedly in just a few years which in itself is making Whanganui even more vibrant and exciting with new bars, cafes and retail opening up because of these residents.

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?

Personally visited once just prior to Covid

Anything else?

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

2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

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

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: Belinda Harvey-Larsen

Tōpūtanga/Organisation (if applicable): _____

Kāinga noho/Address: _____

Imēra/Email: _____

Waea/Phone: _____

PLEASE NOTE:

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

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

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

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

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

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

- ☐ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre
- ☒ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand
- ☐ **Something else**

Comment: As this building has had ongoing maintenance till recent years. The exterior fascia retained as it means a lot to local towns people and visitors alike. If a cafe is included 7 days a week or 5 days including w/ends.

 Please include more pages if required.

* Council's preferred option.

Key Choice 2? (see page 10)


Marton Civic Centre

I prefer...

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

Comment: _____

①

 Please include more pages if required.

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

2

☒ Option 1 * - Build a new basic pathway for roughly 200 pupils.

☒ Option 2 - Wait and apply for funding

☐ Something else

Could Nga Tawa make 50% contribution plz.
Comment: As per the Whanganui Chronicle write up on 31 March 2023 that have approached the Council via this Annual Plan.

There are several schools in Marton where pupils have to negotiate crossing by foot without Pedestrian Crossings.

4 Schools are on Wellington Road Crossovers to get home safe. Please include more pages if required.

Taihape Town Hall

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

Comment: Have not seen it!

Please include more pages if required.

Anything else?

① Dog Poop Bins → Station Plastics
Could these be placed on our walkways, Sir James Wilson Park, Centennial Park, Foilet Street Park and Green Area 'Village Green'.

② Would appreciate immediate installation of 'Warning Tactile Indicators' or 'Decision Tactile.' These should be installed to the walking surface not just for the sight impaired pedestrians and those who have a mobility impairment and need to use assisted items eg: scooter, walkers to remain independent.

Please include more pages if required.



RANGITIKEI
DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

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



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



Reply

Reply/Paid Authority Number 172050
RANGITIKEI
DISTRICT COUNCIL

Key Choice 2.

page 11 - Framing 2023/24

Annual Plan - Marton Civic Centre

As the building submitted in the plan on High St / Broadway Ave has been derelict since purchase. There could be a budget blowout with either Option 1 or Option 2.

With the Economic downturn through out New Zealand and the world, I can not see the council should spend this amount of monies when people in the Rangitikei District are hurting financially which has a flow on effect to business's being retained. This money in this time frame of the Annual Plan could be utilized in more urgent areas for Martonians and Surrounding Areas.

For Now: Why can't we utilize existing land High St, Grey St and William St. To Price/quote / Submissions at bringing in proposed built fabricated buildings starting with Reception Area / Conference Room Mayors Office, Toilet / Shower block on the Grassed area on the corner of High / Grey St's corner with the plumbing interconnection with the old house.

As the plan is put together pre-fabricated builds can add areas that council lack in space. Could increase RDC / Staff carparks internally of the road. Visitor / Disabled parking at the main Reception entrance.

On the old council building cnr Grey / William St if not designated for anything you could incorporate purpose built for the purpose of rent/lease hot spots / hot desks with Coffee making small kitchen / Toilet for those working from home. Some could be made available at no-cost to non-profit organisations Volunteer who may need a location to work. When Council do choose the 'Marton Civic Centre' commencement the old RDC site could become housing for less fortunate, Kaimatua, council flats or a Motel complex if Solid or Fabricated as a multi purpose block. There would still be an income still coming in from Independent building of hot spots / hot desks.

Please consider the above.

Key Choice 3

Page 12 - Framing 9093 / 24

Annual Plan - Mobility Pathway

Continued re: Calico Line

The schools other than Nga Tawa that use our major roads.

Marton Primary 585 pupils

Rangitikei College 261 pupils 38% Maori

These pupils have to not only Wellington Road / Hereford Street on foot but senior students ride push bikes.

From just these school there are 846 pupils

where say 50% travel by Vehicle leaves 423 pupils

and 25% travel in other direction away from Wellington Rd Hereford Street leave 318 pupils that is 118 more pupils than Nga Tawa School. Not sure all girls walk, some drive.

This does not include:

James Cook School 188 pupils

36% Maori + 16% Pacific

who also use Wellington Road and Pukepapa Road to walk home safely.

This also does not include our daycare centres, and two kindergartens who also use the footpath either by foot or in a pushchair with their family.

This also does not include folk walking with walkers or Walking Sticks, Sight Impaired or Electric Scooters.



HERITAGE NEW ZEALAND
POUHERE TAONGA

**Tairangahia a tua whakarere;
Tatakihia nga reanga o amuri ake nei
Honouring the past; Inspiring the future**

20 April 2023

File ref: 33002-078

2023/24 Annual Plan Submissions

Rangitikei District Council
Att: Democracy and Planning
Private Bag 1102
Marton 4741

Email: info@rangitikei.govt.nz

Dear Sir or Madam,

**SUBMISSION FROM HERITAGE NEW ZEALAND POUHERE TAONGA ON ANNUAL PLAN 2023-2024
CONSULTATION – RANGITĪKEI DISTRICT COUNCIL**

1. Thank you for the opportunity to make a submission on the Rangitīkei District Council Annual Plan for 2023-2024 (The Annual Plan).
2. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead heritage agency.
3. Heritage New Zealand is positioned to be able to support the council in its management of heritage places, through our experience in heritage property management, and the consenting processes involved in the types of projects council is considering in Taihape and Marton.

Marton Civic Centre

4. Heritage New Zealand submitted to the Council on the Annual Plans of 2017/2018 and 2019/2020 within which it provided feedback on the Marton Heritage Precinct and the Marton Civic Centre.
5. In the feedback on the previous plans, Heritage New Zealand supported the positive measures that were being taken by the Rangitīkei District Council to investigate options for the adaptive reuse of the Cobbler, Davenport, and Abraham and Williams buildings. We provided the opinion that these three buildings form an important collection of heritage buildings and initiatives as part of a civic centre which were supported.

6. In the 2023-2024 Annual Plan, Heritage New Zealand is supportive of the second option which is to **Refurbish Existing Buildings, Preserving Some Heritage Features, where possible**. We are supportive of the refurbishment of the Cobbler, Abraham, and Williams and Davenport buildings, which have been granted the status of Historic Place Category 2 in the New Zealand Heritage List / Rārangī Kōrero. Retaining and celebrating these buildings will be the best outcome for Marton and Rangitīkei and will enhance the reputation of Marton as an historic, character-filled town. This will align with the vision of Marton, as described in the Council's promotional pamphlet, as a place *'graced with beautiful character buildings...'*
7. Heritage New Zealand is generally supportive of a new learning and interaction centre with library and various meeting spaces for the community. However, our advice is to consider retaining the heritage values of the Marton Civic Centre, specifically for the historic continuum of the heritage character of Marton. Any proposal involving adaptation, alteration and removal of building materials would need to be carefully considered, to achieve the best outcomes for the buildings and to maintain and enhance heritage values.
8. The Council should be mindful of the high cost of demolishing some parts of the existing buildings; particularly with regards to embedded carbon and effects on climate change. Demolition of heritage buildings can result in loss of embedded carbon and energy used in the construction of the buildings, as well as the generation of additional carbon from the construction of new buildings and structures. Retention of buildings and giving them a new lease of life is often the most environmentally-friendly option.
9. The heritage characteristics of Marton Civic Centre are analysed in the 2016 document Marton Civic Centre & Heritage Precinct by Opus, and the 2019 Rangitīkei District Council Feasibility Study Proposal. These analyses highlight the historic character of the Marton commercial area and provide a detailed investigation of Marton's distinctive heritage character. Heritage New Zealand recommends that the Council considers the findings in these documents in preserving the unique heritage features of Marton.
10. Heritage New Zealand considers the refurbishment of Hastings Municipal Building as an excellent example of a Civic Centre that has preserved heritage features during restoration of the civic space for the community: [Municipal Building | Hastings District Council \(hastingsdc.govt.nz\)](https://www.hastingsdc.govt.nz/municipal-building)

Taihape Town Hall / Civic Centre

11. Heritage New Zealand Pouhere Taonga is supportive of the first option to **Fully Restore and Earthquake Strengthen Taihape Town Hall/Civic Centre**. We are pleased to note that this first option is also the preferred option for the Council which would result in historic heritage of Taihape being retained and restored.
12. Heritage New Zealand have received expressions of interests for the Taihape Town Hall to be nominated for the New Zealand Heritage List/Rārangī Kōrero. If nominated, it is likely that it would be a good candidate for being included on The List.
13. The Taihape Memorial Park Grandstand was entered in the New Zealand Heritage List / Rārangī Kōrero as a Category 2 Historic Place in December 2022. HNZPT supports the Council's investment of up to one million dollars towards the earthquake strengthening of the Taihape Memorial Park Grandstand. However, Heritage New Zealand would prefer if the Council took the initiative to commit to the full cost estimated two million dollars which is the indicative cost for earthquake strengthening at a basic level of Taihape Memorial Park Grandstand.

14. Heritage New Zealand provided advice in a letter dated March 2023, that adaptive reuse of the Taihape Grandstand as a heritage building (including exterior alterations and materials used) needs to be carefully considered. Careful adaptation will ensure the heritage values of the place are maintained so that the alterations do not have a negative effect on the architectural understanding of the building. We also advised that any decision to relocate functions and services to the Grandstand must not result in the benign neglect and degradation of the Town Hall.
15. Heritage New Zealand is supportive of adaptive re-use of the buildings by retaining the street presence including the facades of the buildings. There will be interior fabric of significance which would be desirable to keep and would help the public to understand and interpret the historic nature and contribution of the buildings to the town.

Concluding remarks

16. Heritage New Zealand Pouhere Taonga looks forward to further opportunities to be involved in future decision making stages. We are available to speak to our submission at a council hearing on the annual plan.
17. We are available to answer any queries that Council may have regarding the submission and continues to be able to offer advice to Council and other owners of heritage buildings regarding heritage conservation, and advice concerning archaeological authority requirements under the Heritage New Zealand Pouhere Taonga Act 2014.

Yours sincerely

Dean Raymond



Area Manager / *Kaiwhakahaere ā-Takiwā*
Central Region / *Te Takiwā o Te Pūtahi a Māui*
Heritage New Zealand Pouhere Taonga

Address for service

Heritage New Zealand Pouhere Taonga
Central Region *Te Takiwā o Te Pūtahi a Māui*
PO Box 2629
Wellington 6140
Ph: 04 494 8320
Contact person: Dean Raymond, Area Manager
Email: draymond@heritage.org.nz

2023/24 Annual Plan Consultation Document

Puka Tāpaetanga Submission Form

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

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: JOHN VICKERS

Tōpūtanga/Organisation (if applicable): _____

Kāinga noho/Address: 426 TUTAENUI RD

Imēra/Email: vickers.martona@gmail.com

Waea/Phone: 06 327 7280

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

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

PLEASE NOTE:

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

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

Optional Demographic Information This is kept confidential for analysis only.


Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

- ☐ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre
- ☒ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand
- ☐ **Something else**

Comment: doubt whether it makes sense to have such a huge hall in a community taihape size.

 Please include more pages if required.

* Council's preferred option.


Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

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

Comment: would prefer private developer to adapt buildings for today's use

 Please include more pages if required.

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

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

Comment: _____

Please include more pages if required.

Taihape Town Hall

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

Comment: for the musical shows produced intermittently

Please include more pages if required.

Anything else?

I would prefer the Council to remain in the present buildings - reconfigure the interiors - but it has proved its worth compared to new buildings (50 years est.)

It is built by the same architect as Ngaiowa School, The Bank of New South Wales Building and many other buildings in the district, which have stood the test of time.

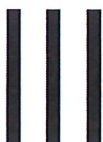
The location is more practical

Please include more pages if required.



RANGITIKEI
DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future



Reply

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

ReplyPaid Authority Number 172050
RANGITIKEI
DISTRICT COUNCIL

From: "John & Sarah Vickers" <vickers.marton@gmail.com>

To: info@rangitikei.govt.co.nz

Cc:

Bcc:

Date: Tue, 25 Apr 2023 14:47:39 +1200

Subject: submission

I put in a submission to council yesterday manually, but left out one issue and ask that it be attached.

It is that Council include the mowing of the Anglican portion of the Mt View Cemetery. Over the years other cemeteries have been included[Hunternville was the most recent I think]in Councils schedule, and this cemetery includes many ratepayers and more than one Marton Borough Mayor!. As it adjoins the Council Cemetery, now and in the future it would make sense to include it. It has had work done by Council for the recent RSA initiative, but is reliant on the goodwill of the Dept of Corrections.

with thanks

John Vickers

Share your thoughts
on the future for Rural Rangitikei.

Submissions close 5pm
Tuesday 25 April 2023

SUBMISSION FORM

Attach additional pages if required.

Name: JOHN VICKERS

Organisation: /

Address: 426 TUTIHE NUI RD

Email: vickers.martina@gmail.com

Phone: 06 327 7280

☒ 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...

- | | |
|--|---|
| <input checked="" type="checkbox"/> I live there | <input checked="" type="checkbox"/> I own property
(but do not live there) |
| <input type="checkbox"/> I visit often | <input type="checkbox"/> Other _____ |

Vision for Rural Rangitikei

A draft vision has been developed to describe what the community aspires to be in 2050.

VISION FOR Rural Rangitikei

Rural Rangitikei is thriving – strong and connected communities,
prosperous businesses, and leaders in environmental enhancement.

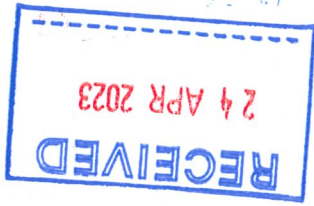
Does the vision reflect what you think is important? What do you like? What's missing?

in the light of cyclone Gabrielle No 5 the readiness
of infrastructure is critical - roads, stormwater

the enabling of individuals to manage, adapt
& strengthen heritage buildings

where possible encourage new retail to
attract visitors

encourage appropriate primary production



FOLD HERE

Key Themes for Rural Rangitikei

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Rural Rangitikei 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 140).

What are the most important themes to you?

Rank the themes from 1 (most important) to 5 (least important).

- | | | | |
|---------------------------------------|---------------------------------------|---|---------------------------------------|
| Diversification of the primary sector | <input checked="" type="checkbox"/> 3 | Enabling infrastructure | <input type="checkbox"/> 1 |
| Destination opportunities | <input checked="" type="checkbox"/> 2 | Community-led environmental restoration | <input checked="" type="checkbox"/> 4 |
| Papakāinga and the Māori economy | <input checked="" type="checkbox"/> 5 | Other (please specify below) | <input type="checkbox"/> |

What are the top 3 actions you think should be prioritised for implementation?

See the action plan on page 148 or identify your own actions.)

Readiness for extreme weather events

Further comments

Council should put more effort into consultation especially on building design change - especially as this is now a district wide cost.

1.Ingoa/Name

#188

Jo Anson

2.Topūtanga/Organisation (if applicable)

3.Kāinga noho/Address

14 Rapaki St, Koitiata

4.Īmēra/Email

joanson1727@gmail.com

5.Waea/Phone

0274463261

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...

Option 1: (Council's preferred option) Fully Restored and Strengthened Taihape Town Hall/Civic Centre

9. Comments:

Key Choice 2

Marton Civic Centre

10. I prefer...

Option 2: Refurbish Existing Buildings, preserving some heritage features, where possible

11. Comments:

Consider impact of potential and known changes to Council future functions when planning new accomodations. What else could be co-located to reduce administration costs eg health facilities, NGOs

Key Choice 3

New active mobility pathway along Calico Line

12. I prefer...

Option 1: (Council's preferred option) Build a new basic pathway

13. Comments:

Taihape Town Hall

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

I haven't

Anything else?

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

The Koitiata Community is seeking the development of a Reserve Management Plan for the Koitiata Recreation Reserve. A plan would ensure the sustainability of the current community based wetlands restoration project by bringing together relevant partners (community / RDC / Horizons / Ngāti Apa) to support and agreed programme of work to enhance the biodiversity of the Reserve



Draft Community Spatial Plan Submission

Submitted on April 17, 2023 1:59 PM

Settlement

Koitiata

Connection: I live there

Does the vision reflect what you think is important? What do you like? What's missing?

I like the vision statement. I wonder if there is an element of climate change resilience that could be added due to the coastal nature of the settlement and already existing surface water issues

What are the most important themes?

1. Sense of community, 2. Community facilities, 3. Access to open space and nature, 4. Infrastructure and transport, 5. Other (please specify in comments below)

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

- Retaining the Domain as a greenspace
- Addressing flooding issues - to note these issues are now wider than the lagoon itself and there is a collaborative approach being sought between RDC, Horizons, Ngati Apa, Ernslaw and the Community to address this
- Improved cell coverage

I'd like to see a Reserve Management Plan put into place which would cover off a number of these priorities (wetlands restoration / (plant/animal pest control / flooding / walkway development / domain) and put them under a sustainable programme of work which is agreed between the following parties annually - Council, Horizons, Ngati Apa and the community

What is important to you in planning for future growth?

Environmental impacts, recognising that the village has a unique environment and place in both the history of the region and the ongoing development of it eg enhancing Te Araroa Trail

Supporting Information/Photos

Contact Details

Name: Jo Anson

Organisation: community member

Email: joanson1727@gmail.com



Phone: 0274463261

Address: 14 Rapaki St , Koitiata

[Hearing](#)

I would like to speak to my submission at the Council hearing on 11 May 2023



Draft Community Spatial Plan Submission

Submitted on April 17, 2023 2:12 PM

Settlement

Koitiata

Connection: I live there

Does the vision reflect what you think is important? What do you like? What's missing?

wide range of recreation opportunities 'for residents and visitors to enjoy'

What are the most important themes?

1. Infrastructure and transport, 2. Access to open space and nature, 3. Community facilities, 4. Sense of community, 5.

Other (please specify in comments below)

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Addressing the flooding in the surrounding area is key to reducing the impact of climate change on the village. Advocating to Horizons is not a strong enough action as RDC administer the Reserve and need to be part of the solution

The Domain - in the action plan it is not clear that this will be retained as it states 'consider rezoning' - if the decision has been made then this should be more specific . Is there an option of extending the existing adjacent Reserve to encompass this area without having to set it up separately?

To note the campground facilities have been upgraded so this can come off. We have put in a submission to Council to improve the viability of the non-powered sites by raising the level of the land in that area which could be put in its place.

Addressing cell coverage needs to be there

What is important to you in planning for future growth?

Environmental sustainability and enhancement, especially in the face of climate change

Supporting Information/Photos

Contact Details

Name: Neville Palmer

Organisation: community member

Email: nevillepalmer49@gmail.com



Phone: 0274437776

Address: 14 Rapaki St, Koitiata

[Hearing](#)

I would like to speak to my submission at the Council hearing on 11 May 2023

RECEIVED

26 APR 2023

Submission on the Rangitikei District Council Annual Plan 2023/24

To:
 File:
 Doc:

To: Rangitikei District Council
 info@rangitikei.govt.nz

Submitter: Interested Residents of Marton and Rangitikei
 c/- Anderson Lloyd
 PO Box 201
 Queenstown 9348
 Email: maree.baker-galloway@al.nz; sarah.schulte@al.nz
 Phone: 03 335 1213

Introduction

- 1 Interested Residents of Marton and Rangitikei (**IROMAR**) wish to be heard in support of its submission.
- 2 IRO-MAR advocates for a group of residents living in Marton and the wider Rangitikei district who hold a strong affinity and commitment to the land and people of Rangitikei district, it's health and well-being.
- 3 We wish to see our district grow and flourish but not at the cost of the amenity and environment that make this area a special place to live.
- 4 We support environmentally-best practice development and protection of Rangitikei District , including its rural environment and communities, its flora, fauna, endangered species and soils.
- 5 We appreciate this opportunity to take part in the Annual Plan process.

Summary

- 6 This submission is made in **support** of the proposed:
 - (a) Fully Restored and Earthquake Strengthened Taihape Town Hall/Civic Centre (Option 1)
 - (b) New Active Mobility pathway along Calico Line From Nga Tawa School to Marton
- 7 This submission is made in **opposition** to the:
 - (a) Proposed Marton Civic Centre at the junction of High St and Broadway (Options 1 & 2)
 - (b) Proposed Rates increase;
 - (c) Proposed RDC Debt Levels

Fully Restored and Earthquake Strengthened Taihape Town Hall/Civic Centre (Option 1)

- 8 IROMAR **supports** the full restoration and strengthening of the Taihape Town Hall, including new heating AND ventilation systems; and compliance with fire and accessibility requirements, to improve all spaces.
- 9 IRO-MAR supports Council to commit \$1 million towards the earthquake strengthening and refurbishment of the Taihape Memorial Park Grandstand.
- 10 IRO-MAR considers that the Taihape Town Hall and the Taihape Memorial Park Grandstand are significant and memorable buildings within the Taihape town landscape, and that their restoration will contribute to community well being, and also encourage further private development within the rohe.

New Active Mobility pathway along Calico Line From Nga Tawa School to Marton

- 11 IRO-MAR supports the design of a new safe pathway from Nga Tawa School to Marton.
- 12 We consider that this pathway should be designed to provide an attractive and safe mobility connection from the School into the Town, however this should not be alongside a busy 100km main road.
- 13 The current access is simply a gravel berm and is extremely dangerous. This is an opportunity for the Council to demonstrate care towards its citizens; and create a beautiful, thoughtfully landscaped introduction to Marton for all those travellers who take the Calico Line road into the town , or bypass our town to head towards Whanganui; Feilding; or SH1.
- 14 Has the Council put a value on the negative publicity that will ensue when a pedestrian is struck by a car or truck on this route? Does the Council care about the many young secondary school students who risk their lives to walk into our town?
- 15 Does the Council appreciate that Nga Tawa School is one of the largest employers in Marton? Council needs to support existing businesses within our town.
- 16 IRO-MAR considers that this relatively small spend should be increased, but should be funded through a grant as per the footpath to Huntley School on Wanganui Road. This is a perfect example of the work that Council should be supporting to enhance our town.

Proposed Marton Civic Centre at the junction of High St and Broadway (Options 1 and 2) on the basis that:

- 17 The proposal costs have now grown to an excessive level.
- 18 The nature of the proposal is inappropriate for its location and for a small country town/region.
- 19 The site includes several heritage buildings that are better suited for development by private interests.
- 20 The cost risk burden has grown owing to delays; interest rate rises and changing regulations.

- 21 The site is within a flood hazard zone making it subject to possible flood risk during emergency times when Council activity is of high importance.
- 22 IRO-MAR submits that the current site for the Rangitikei District Council offers a far better development opportunity:
- 23 The current site is easily accessed and is not within a flood hazard zone.
- 24 Most of the existing buildings on the current site can be demolished relatively easily.
- 25 What is Council provision for the Emergency Management Base? Currently it is housed within an Earthquake Prone building at the existing RDC Marton buildings.
- 26 The Council would be putting significant cost and resource load on a massive and risky development in a high-risk zone, demolishing several significant heritage buildings and providing Council accommodation.
- 27 Site development by an external party would ultimately provide rate income for the prime location site.
- 28 Council should focus on providing and maintaining community services. Embarking on the role of a developer would be at odds with the prime regulatory function of Council.
- 29 As Council has no track record of effective property development, it would be better placed to support and provide incentives for experienced developers to refurbish and develop our town.

Rates Increase/Debt Levels

- 30 Council forecast debt levels in its Long Term Plan up to \$70 million in an economic climate of increasing inflation and increasing interest rates. Consequently the Council's LTP forecast capital expenditure will have significant costs to achieve and finance this. This is a significant risk to rate payers.
- 31 IRO-MAR believes Council will need to scrutinise its Capital Works programme; and its ability to manage the significant risks of cost increases. IRO-MAR wishes Council to maintain prudent and risk adverse fiscal management of rate payer funds.
- 32 Council should not be overspending and passing on excessive rate increases to its ratepayers.
- 33 What is Council's predicted debt level if \$20 million of government funding for 3 Waters is not received in Year 4?
- 34 IRO-MAR **Opposes** any rate increases beyond 5%.
- 35 IRO-MAR **Opposes** Council debt levels exceeding \$40 million.

Felicity Wallace

On behalf of IROMAR

Dated: 24-04-2023



RECEIVED

26 APR 2023

To:

File:

Submission on the Rangitikei District Council Spatial Plan 2023/24

To: Rangitikei District Council
info@rangitikei.govt.nz

Submitter: Interested Residents of Marton and Rangitikei
c/- Anderson Lloyd
PO Box 201
Queenstown 9348
Email: maree.baker-galloway@al.nz; sarah.schulte@al.nz
Phone: 03 335 1213

Introduction

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- 2 IRO-MAR advocates for a group of residents living in Marton and the wider Rangitikei district who hold a strong affinity and commitment to the land and people of Rangitikei district, it's health and well-being.
- 3 We wish to see our district grow and flourish but not at the cost of the amenity and environment that make this area a special place to live.
- 4 We support environmentally-best practice development and protection of Rangitikei District , including its rural environment and communities, its flora, fauna, endangered species and soils.
- 5 We appreciate this opportunity to take part in the Spatial Plan process.
- 6 In previous submissions we have advocated for the development of a spatial plan to inform proposed development, and we support the work that Council is undertaking in this regard.

General comments:

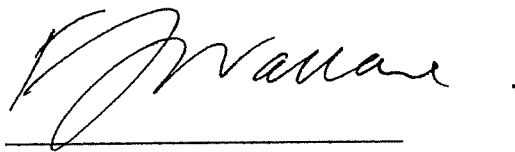
- 7 It is good to see Council make a start on this process; however we would like to see more critical information inform the process and the plan:
 - (a) The plan needs to show the spatial relationship that the Rangitikei District has with surrounding districts: Whanganui, Ruapehu; Manawatu; and the links with Taranaki, Horowhenua, Kapiti, Wellington and Hawkes Bay.
 - (i) These links and relationships are critical to understand the potential for growth, and for enhancing our region.
 - (b) Our maunga, and our rivers and tributaries need to be identified and understood as key spiritual and physical forces impacting on our region and its growth.
 - (i) Our marae need to be identified alongside the pakeha settlements.

- (c) We would like to see the environmental qualities of our region and towns more clearly identified on the Spatial Plan:
 - (i) The plan needs to show the topography, soil quality and hydrology/catchment patterns of Rangitikei.
 - (ii) These determine what areas are best for new development, and how development can be enhanced for long term resilience.
 - (iii) Council needs to be actively planning for climate change.
 - 1) There is potential for the Spatial Plan to plan to enhance earlier natural land patterns.
 - 2) The Spatial Plan needs to identify our places of refuge, such as marae and community halls.
- (d) The plan on p 5 shows State Highways 1 and 3 as the defining link between settlements; and separates " Rural Rangitikei" in a box from the small rural towns.
 - (i) Rangitikei is entirely rural. This is a defining characteristic of our communities.
 - (ii) We would like to see consideration of how rural towns design for new housing: for example , is a cul de sac layout for new subdivision appropriate?
 - (iii) Cul de sac layouts isolate those who dwell down such streets from others in the community. These encourage the development of a gated community mentality, which is very different to the rural support network.
- (e) We would like to see heritage buildings and sites; together with valued community facilities, more clearly identified on the plan.

Summary

- 8 This submission is made in **support** of the key themes: these are all important- however they appear as generic terms that all towns aspire to.
 - (a) Town Centre revitalisation
 - (b) High Quality Infrastructure
 - (c) Thriving local economy
 - (d) Connection with the natural environment
 - (e) Transport improvements
 - (f) Housing growth and high quality built environment
- 9 Providing more information that specifically relates to our rural region will inform the Spatial Plan and identify the physical, associative and perceptive qualities of our environment; to encourage development that will enhance our communities.

- 10 We need to start from valuing the distinctive land patterns and quality of our rural lifestyle, sharing our community stories and knowledge.

A handwritten signature in black ink, appearing to read 'F. Wallace', is written over a horizontal line.

Felicity Wallace

On behalf of IROMAR

Dated: 25-04-23

Puka Tāpaetanga Submission Form

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

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: John Wshuttaker

Tōpūtanga/Organisation (if applicable): _____

Kāinga noho/Address: 19 Princess Street Marton

Imēra/Email: emt128@gmail.com

Waea/Phone: 021 120 6178

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

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

PLEASE NOTE:

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

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

Optional Demographic Information This is kept confidential for analysis only.

CUT-OUT SUBMISSION FORM

Tape edge together before free posting

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

- ☐ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre
- ☒ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand
- ☐ **Something else**

Comment: _____

☐ Please include more pages if required.

* Council's preferred option.

Key Choice 2? (see page 10)

Marton Civic Centre

I prefer...

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

Comment: From the above 2 options I is my preferred. However How this will effect the other buildings in the row. If you look over the road at the village green how does this comply with council regulations. Those props against the wall of the cocks. Car parking is also a problem.

☐ Please include more pages if required.


➔ **Key Choice 3? (see page 12)**

New active mobility pathway along Calico Line

I prefer...

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


Comment: _____

 Please include more pages if required.

➔ **Taihape Town Hall**

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

Comment: Never went inside but
close past many times.

 Please include more pages if required.

Anything else?

I feel requirements for
section sizes need looking at.
Many property owners would
subdivide and provide more
land for growth at little cost
to RDC if they could subdivide.
The requirements for services is
also a problem in some cases

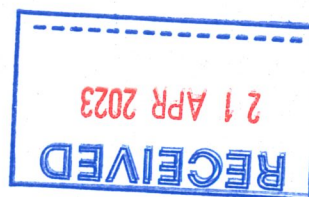
More infill housing should be
allowed. The building regs are
already in place

_____  Please include more pages if required.

 **RANGITIKEI**
DISTRICT COUNCIL

Tirohanga Whakamua - Look to the future

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



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

RANGITIKEI
DISTRICT COUNCIL 

Reply/Paid Authority Number 172050



Reply

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Marton.

Submissions close 5pm
Tuesday 25 April 2023

Name: John Whittaker

Organisation: _____

Address: 19 Princes Street Marton

Email: emt128@gmail.com

Phone: 021 120 6178

☒ 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...

- | | |
|--|--|
| <input checked="" type="checkbox"/> I live there | <input type="checkbox"/> I own property
(but do not live there) |
| <input type="checkbox"/> I visit often | <input type="checkbox"/> Other _____ |

Key Themes for Marton

Based on community feedback, gathered during 2022, we've identified key themes that are important to the Marton 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 90).

What are the most important themes to you?

Rank the themes from 1 (most important) to 7 (least important).

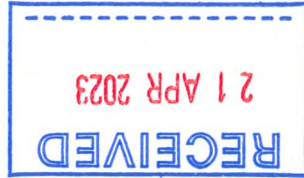
- | | | | |
|-----------------------------------|----------------------------|---|----------------------------|
| Town centre revitalisation | <input type="checkbox"/> 1 | Connection with the natural environment | <input type="checkbox"/> 7 |
| High quality infrastructure | <input type="checkbox"/> 2 | Transport improvements | <input type="checkbox"/> 5 |
| Thriving local economy | <input type="checkbox"/> 3 | Housing growth and high quality built environment | <input type="checkbox"/> 6 |
| High quality community facilities | <input type="checkbox"/> 4 | Other (please specify below) | <input type="checkbox"/> |

Housing regulations are already in place for new builds
Stop dictating to people what they should or should not do.
Allow smaller section sizes and have more flexibility
regarding what services need to be available at the time of subdivisions.

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

See the action plan from page 106 or identify your own actions.

Allow infill housing.
Allow flexible section sizes.
Reduce regulations around services required on sections.



FreePost Authority Number 172050
RANGITIKEI DISTRICT COUNCIL



FOLD HERE

Marton's Growth Strategy

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

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

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



Stand alone -
traditional sized
sections



Stand alone -
smaller sections



Two dwellings
(duplex)



Terraced houses
(multi-storey)



Low rise
apartments



Retirement villages

If property owners want the big front lawn that's ok but if others want to down size then that should be allowed as well.

What is important to you in planning for future growth?

More facilities for pensioners move housing.
Better footpaths

The council should be doing more promotion of the area and making it easier for people to move here.

Further comments

Marton Community Committee

Submission to Rangitikei District Council's Annual Plan 2023/24

Name: **Carolyn Bates**

Organisation: **Marton Community Committee (MCC)**

Address: **C/o 7 Dalrymple Place, Marton 4710**

Email: **martoncc.cab@gmail.com**

Phone: **021-342-524**

Do we wish to speak to this submission on 11 May? **Yes**

I am happy that the above details are publicly available.

Demographic Information

Key Choice 1 Taihape Town Hall / Civic Centre We Support "Option 1"	Key Choice 2 Marton Civic Centre We prefer "Something Else"	Key Choice 3 Calico Line Mobility Pathway We prefer "Something Else"
--	--	---

Great to have a grand plan, but with many households struggling in the district, we feel there ought to be a greater focus on achieving the basics ie the most cost effective and speedy fix of infrastructure, not to build ivory towers.

We are aware of a growing number of residents who are unable to leave the town due to the expense of travel. They have no additional finances to go to luxuries as they are struggling to cover their necessities. During the present economic climate, household incomes are stretched, so, there is a greater need to provide better support services on many levels.

Taihape Town Hall / Civic Centre

MCC feel to fully restore and earthquake strengthen Taihape Town Hall/Civic Centre would be beneficial to the town. All user groups need to be consulted at the start of the restoration planning process, to avoid issues such as those which resulted from the Bulls construction of Te Matapihi.

Marton Civic Centre

MCC would prefer to see land such as 46 High Street land used, not the Broadway Corner.

Broadway / High Street is in the flood zone - how can that be used for Civil Defence if it does not give dry / easy access such as during the 2015 floods?

What ought to be a Retail space will be taken up by Council facilities the present parking availability will be stretched even more. The Broadway / High Street location should better used for Retail entities.

MCC have the opinion that in the past there has been a lack of fiscal prudence. We feel a project manager (or process / system) needs to be put in place which is fully independent from council involvement / interference. This we anticipate would provide more opportunity that full community engagement is

achieved to ensure a comprehensive design is achieved with thorough decisions and robust tendering, plus all stages of construction are adequately monitored.

With few attractants to Marton - to destroy a significant portion of the "CBD" and replace it with an ivory tower is not viewed as economically viable. We feel there has been inadequate consideration of alternative options, which leaves us doubting greater aspects of the current proposal.

To utilise the current vacant land by bringing in Pre-fabricated units, rather than building from scratch appears to be a cost effective solution which does not appear to have been considered.

The final building(s) need to incorporate:

- The Library area to be a multi use / flexible space which can accommodate a variety of activities for small groups through to larger audiences.
- Room / facility use. We recommend serious consideration be given to a Multi Use / Hot Desk facility which would allow small business owners, who presently work from home - to be able to carry out activities with others. Desks could be "hired out" by the day, to give the space a wide opportunity base of interest to many. This area should also be available out of normal 9-5 business hours, to allow anyone who has business activities overseas to be available to other time zones.
- After hours access is needed for meetings which take place eg community groups whose meetings occur during evenings or weekends - Saturdays as well as Sundays.

Involve the Community Support networks to help provide assistance - provision of a location which can be utilised by liaison officers of entities such as the Heart Foundation / Cancer Society / Citizens Advice Bureau, to allow them to have private meetings - a café is not always a good location to discuss private issues.

An added bonus would be storage facilities eg the Cancer Society have wheelchairs stored at a private property, thanks to the good will of the property owners. Is this not supporting Community Wellbeing?

Calico Line pathway

MCC are opposed to the provision of a pathway along Calico Line, there are other activities which were committed to happen, but are still outstanding eg Cobber Kain Avenue has not yet been sealed.

Car Parking / the area at the back of Memorial Hall was committed to be made good, it is still in need of rectification.

Residents seeing lack of action by RDC in relation to their previous promises - we keep hearing of RDCs lack of action. The regular promise / commitment to do something but years later no progress is obvious in the eyes of local ratepayers. It would be much better to commit to do something, then have it completed promptly.

Nga Tawa students are stated as high users, so for the school to pay for the walkway for their students is not viewed as being unrealistic, or they ought to at least contribute for at least half the cost.

There are other school children (long term residents) throughout Marton who do not readily have safe passage across significant roads such as along Wellington Road and High Street - to name only two.

- There is no pathway beyond 547 Wellington Road going towards Hawkstone Road.
- beyond the Library towards Pukepapa Road and beyond.
- MCC feel there is a greater / wider safety opportunity to install many more crossings around Marton which would not only be used by School Children, but the whole community.
- Crossings (existing as well as new) should incorporate warning indicators, to assist blind and those with low vision users that they are at a crossing.

As Marton is heavily reliant on private vehicles to move around town plus we wish it to be a top destination in the Rangitikei Rural district. There are environmentally limited mobility networks.

The 68% of low income earners / MSD benefit receivers who cannot afford to go out of their township even though they own a vehicle, so they shop locally. This can be a limiting existence for some. Mobility access to interesting education / heritage buildings / museum / parks would improve the wellbeing of many.

Money saved on not installing a pathway, is recommended to be put towards other key activities eg employing a staff member to reduce waiting times for building consents or improve communications (see below).

Funding - MCC strongly object to the plan(s) to remove or reduce funding for Parks / Events / Placemaking, we believe these are opportunities to encourage community involvement. RDC claim to want to be a Welcoming Community, but here is another barrier to making things happen or improve facilities in any way.

Other aspects we wish to raise:

Three Waters - With recent changes to Central Government's plans, we see no reason that that money could be redirected to improve items perceived by the ratepayers as key, eg expedite improving Marton's Water supply.

Recycling - MCC would like RDC to reconsider their decision with regard to kerbside recycling, this service would be beneficial to many.

As it appeared extensive research was carried out a few years ago [sorry I cannot find specific details or a date on searching the RDC website] information should be readily available internally. An option could be to have once or twice a year an occasion which would allow residents to recycle / dispose of more than general refuse.

Dog Poo Bins should be installed at parks in Marton, we also would be supportive of such bins being installed throughout the district.

It is felt a **Youth Club** would be beneficial for youngsters in the town.

Forestry - Concern has been raised regarding how RDC would cope with a weather event, learning from recent problems caused by slash from forestry areas. We do not see that the affect forestry has on the district, is limited to the damage to roads and/or bridges.

Forestry Differential "engagement" - If not including all (beyond iwi & forestry) is that not discriminatory?

Community Leadership and Community Wellbeing

There is a combined spend indicated as \$3.2million, however, it is not clear what this is actually spent on. It is assumed this is simply salaries of council staff and councillors. Given the cost of living crisis, increase in poverty, gang activity, drugs and other social issues within our district it would be opportune to see spending specific to projects particularly around community wellbeing. It would also be advantageous of the council to better connect and collaborate with community partners to realise this vision. This is not a time to reduce community funding at the expense of our people.

Communications

MCC struggle with RDC's ongoing lack of communications between itself and the community as a whole.

➤ How do people know what they don't know?

A specific MCC example: At MCCs meeting on 11 April several MCC members did not have a copy of any consultation documents. Council staff seems to be OK with sending out order papers about discussion matters, but seem to think these volunteers committees can fend for themselves when it comes to

getting other relevant documents. And the availability of the documents ... when the Chair offered to deliver the documents - no offer was made to rectify the situation by council which is another set of issues! Some may feel this is another effort to exclude by omission. This is not the first time MCC have been actively excluded from communications on topic(s) which affect the Committee.

More opportunities need to be created to connect with the Maori and Pacifica communities.

MCC recommend RDC actively are involved with the Poppy Project to achieve street signs to include a Poppy to commemorate veterans throughout the district, not just in Marton.

We are sharing the following information with the acknowledgement that, these are operational aspects of RDC. We appreciate, to improve these and other aspects costs money, by way of employing someone to "fix" things, it needs to be raised here / now. Please do not view this as us simply having a gripe, MCC want things to improve and are happy to help staff and ratepayers.

Finding information on the RDC website, is a challenge on a good day - here are "some" examples:

- When encouraging a group to apply for funding - if a new Treasurer has no understanding of what is required, how can they be expected to competently complete forms. In the past paperwork could be viewed as part of Order Papers. Now, there are no recent previous applications which can be viewed for someone to upskill themselves on what is needed.
- When giving information eg The Mayor's instructions on "How to check your rates" was wrong. Yes, the Customer Care Team do a great job BUT, the provision of correction information is essential.
- Ensuring things like deadlines are correct and communicated consistently eg Annual Plan deadline. The print, online AND verbal message all need to be the same.
- When meetings such as MCC have not taken place, the lack of information on the website is far from ideal.
- Meeting Documentation which show as "Tabled Document" does not tell a reader anything as to what the document relates to.

We are happy to work with staff to improve communication, but a willingness to accept, we are trying to improve things NOT just complain, we are simply conveying the frustrations we encounter and/or hear from the community.

Make things easy . . .

- **Promote that CCs and CBs are there to help.** MCC feel there are opportunities missed frequently for us to help eg "you want to submit", have a chat with your local Community Committee member. That said, we need to be armed (informed ahead of time) with RDC's intentions, not find out afterwards. We feel to also promote that RDC have staff who speak NZSL / Te Reo / Samoan etc available to help would be beneficial.
- **Provide better options.** An ability for residents to submit at any time to any future Plans, be they Annual, Long Term or other, By-law revisions or other policy documentation or processes.
- **Consultation opportunities.** Encouragement is key, not discourage - give people a better chance to be heard:
If six people submit on one topic, each get an opportunity to speak (so, 10x6=60 mins) while;
If one person submits on six different consultation topics, they only are afforded a total of 10 minutes - it is felt that this is not encouraging. Everyone needs to be given an opportunity to be heard.
Previous consultations have resulted in comments from staff and elected members, that too few people are willing to submit - so if more submitted and all wanted to speak, it would be a longer process, but to willingly give "a few" an opportunity to speak on each topic, at least indicates a willingness to hear what that person wants to say.
- **Out of Hours Service.** The team frequently fail to know where places in the district are, not just streets but towns as well! Callers perceive they are talking to RDC Staff, so there is an expectation of at least "some" local knowledge.

Marton Community Committee

Submission to Rangitikei District Council's Spatial Plan 2023

Name: **Carolyn Bates**
Organisation: **Marton Community Committee (MCC)**
Address: **C/o 7 Dalrymple Place, Marton 4710**
Email: **martoncc.cab@gmail.com**
Phone: **021-342-524**

Do we wish to speak to this submission on 11 May? **Yes**
I am happy that the above details are publicly available.

Demographic Information

MCC feel that suggestions of areas for development does not provide sufficient detail with regard to what is envisaged for that area eg roading / evacuation considerations / flood prone areas are not obvious to readers.

Marton Town Centre

MCC agree the area looks run down and feel that the lack of progress from RDC on the properties they own contribute to this situation. RDC should be the leader, not taking so long to even initiate changes. As discussions regarding the Broadway / High Street corner were taking place in 2016 we are not surprised locals and visitors view the area as unworthy of their concern.

Considering the state / safety aspects of the current structures we view that, to demolish the Broadway / High Street corner and have that location focussing on wider retail activities NOT Local Government offices is better economically.

Building a new civic centre will not instantly change the town centre into a thriving metropolis. Please refer to RDC's document Pae Tawhiti Rangitikei Beyond – that Summary of the Community Engagement records that contributors are looking for diverse retail shops (not a Council Building) in the town centre. Upgraded Infrastructure and a thriving local economy to us does not equate to having RDC offices in the centre of town.

As Marton's population is on the elderly side, MCC are not supportive of making Broadway a pedestrian zone.

Marton Infrastructure

Stormwater - RDC does not appear to have addressed how the development of more residential housing areas is going to affect infrastructure such as a greater demand on the low water pressure through to removal of rainwater run off from housing and solid surfaces eg roads. We are concerned at the present stormwater system's capacity to cope with the additional properties connecting to it.

Drinking Water – We all look forward to having “good” drinking water in Marton, but are concerned at the present low sufficient pressure (particularly for fire fighting). Is the present pipeline size capable of coping with the additional call on supply with new housing? What Upgrades are planned was not evident in the Consultation to convey that RDC have plans to keep up with upgrades to maintain a reasonable service.

Marton Thriving Local Economy

MCC are supportive of improving the local economy but accept the challenge of Marton being off the State Highways and rail traffic going straight past. Would cheaper to use opportunities for commercial and industrial growth – has that been considered to attract businesses.

Marton Community Facilities

To remove / reduce funding will have a detrimental effect on building communities which work together to create amazing facilities eg improvements at Centennial Park and the works of Marton Development Group.

MCC feel the Swimming Pool ought to be open throughout the year. That is viewed as a greater benefit for more people including disabled, than installing a pathway along Calico Line. Better facilities for injured / recovering patients to get in and out of the water, would make the pool more useful.

Natural Environment

To remove / reduce funding will have a detrimental affect on building communities which work together to create amazing facilities eg Tutaenui Restoration team have achieved at the reservoir.

The level of maintenance was raised as a concern along with any future improvements, if no funding is available. Will RDC cover any and all maintenance and development of parks, reserves and such green areas?

Transport Improvements

Expanding Transport options on a practical level - the provision of a Bus Service to Wanganui – even Weekly could be a bonus for those who are unable to drive, or cannot afford to drive themselves.

It is stated the increased development / people, if the town is to be commutable, then better transport / bus services are a key part.

We understand even when there are groups of passengers wishing to travel, it has not been possible to get trains to stop at Marton.

As a key objective is to attractive more people to Marton, MCC feel there will be more people who will have a need of “Public Transport” eg the ability to get to work in Wanganui.

Marton Housing

MCC feel more flexibility should be applied to the subdividing of sections.

- A mixture of section sizes allows for people who want a large lawn to have them.
- If others are in a position to subdivide the section this should be allowed / encouraged.
- It seems property owners cannot subdivide because of being a few square metres “short”.

- Improving the ability to more easily / swiftly sub divide would be beneficial and help free up sections / give more building opportunities.

Rather than spending on things like the Path on Calico Line – why not employ someone to speed up Consent processing? MCC have regularly heard that dealing with RDC takes so long and is difficult by comparison to dealing with other councils.

Educational opportunities should be available to anyone, we have found that residents do not present as having a good understanding of the reasons why things take so long.

Creating an environment of “working together” / “how to achieve a win-win outcome” is lacking.

Submission to Rangitikei District Council's Annual Plan 2023/24

Name: Carolyn Bates
Address: 7 Dalrymple Place, Marton 4710

Email: setabac@gmail.com
Phone: 021-342-524

Do I wish to speak to this submission on 11 May? Yes
 I am happy that the above details are publicly available.

Demographic Information

Key Choice 1 Taihape Town Hall / Civic Centre I prefer "Option One"
Key Choice 2 Marton Civic Centre I prefer "Something Else"
Key Choice 3 Calico Line Mobility Pathway I prefer "Something Else"

I am chair of the Marton Community Committee (MCC), so I have provided input to the MCC submission and am fully supportive of their input, therefore I will not repeat myself here on those topics. I do wish to add:

Taihape Town Hall / Civic Centre

I support a full restoration and earthquake strengthening of Taihape Town Hall/Civic but this needs to be done with input from all user groups from the outset.

Marton Civic Centre

I despair at the grand plan to build offices for RDC staff on Broadway, I see this should be a retail, not administration location. When many struggle to pay for essentials, for those people to see RDC spend rates on such a construction there, is far from acceptable in my mind. I will repeat my previous suggestion to build on the existing land (46 High Street, Marton), please see attached.

Travel out of town is a struggle if not towards impossible for those who, through no fault of their own, are unable to drive, so are unable to get out of town. I therefore view that better retail opportunities would be beneficial on so many different levels. There are so many items not readily available, I wonder how some get by.

Calico Line Pathway

A definite NO from me, the cost outweighs the benefit with other calls on available funds. Additionally the unsafe condition of footpaths around town to me ought to take priority for the Marton ratepayers, not just a new path for +/-200 students at one school.

What you spend our money on

The lack of detail made me chuckle specifically:

The costs indicated as Community Leadership:

- I wonder are they the basic costs for staff and elected members, salary / expenses?
No explanation is given at all as to what these numbers represent.
- If not where are those costs, To me using the term conveys a “we are leading a charge”, when many people simply want RDC to do the mundane basics of road repairs and give us drinkable water. I do commend the water improvements to date.
- No clear statement is given that staff get paid for doing the great job I see they do.

Community Wellbeing

- No clear explanation is given at all as to what these numbers represent!
- There is a reference in the Taihape Town Hall Options will this \$\$\$ be contributing to the renovations?

Funding – I feel “removing the funding” = “remove the incentive” for locals to get involved.

Forestry – Include everyone, do not discriminate by allowing only selected portions of the district to voice their opinion. Road damage affects many plus if there is significant rain, the damage caused by slash is likely to affect the whole community significantly as evidenced in the Hawkes Bay recently.

Communications

I am appalled at the number of times more recently I have seen/used facilities and observe a complete lack of signage to report problems.

This may be viewed as a minor operational matter BUT the cost to fix has to be way higher than the cost to get things right in the first place, yet this failure continues.

I have offered in the past and offer again, to be willing to test / check new aspects of the RDC website. I struggle to accept, that when an incorrect public explanation is given (to an audience of over 200), that the website is not fixed. The opinion was, it is not worth the effort – this was potentially a less than 5 minute fix. I acknowledge “lots of 5 minutes” translate into a day or longer spent on seemingly small tasks BUT the perception around town is RDC are failing to get the basics right.

The frequent lack of attention to detail / consideration of how information is available to users - gives me a headache eg information as well as deadlines being different, in different locations. This does not convey a professional / capable image to ratepayers. Extension of deadlines to achieve results, to me, smacks of desperation, not inclusion.

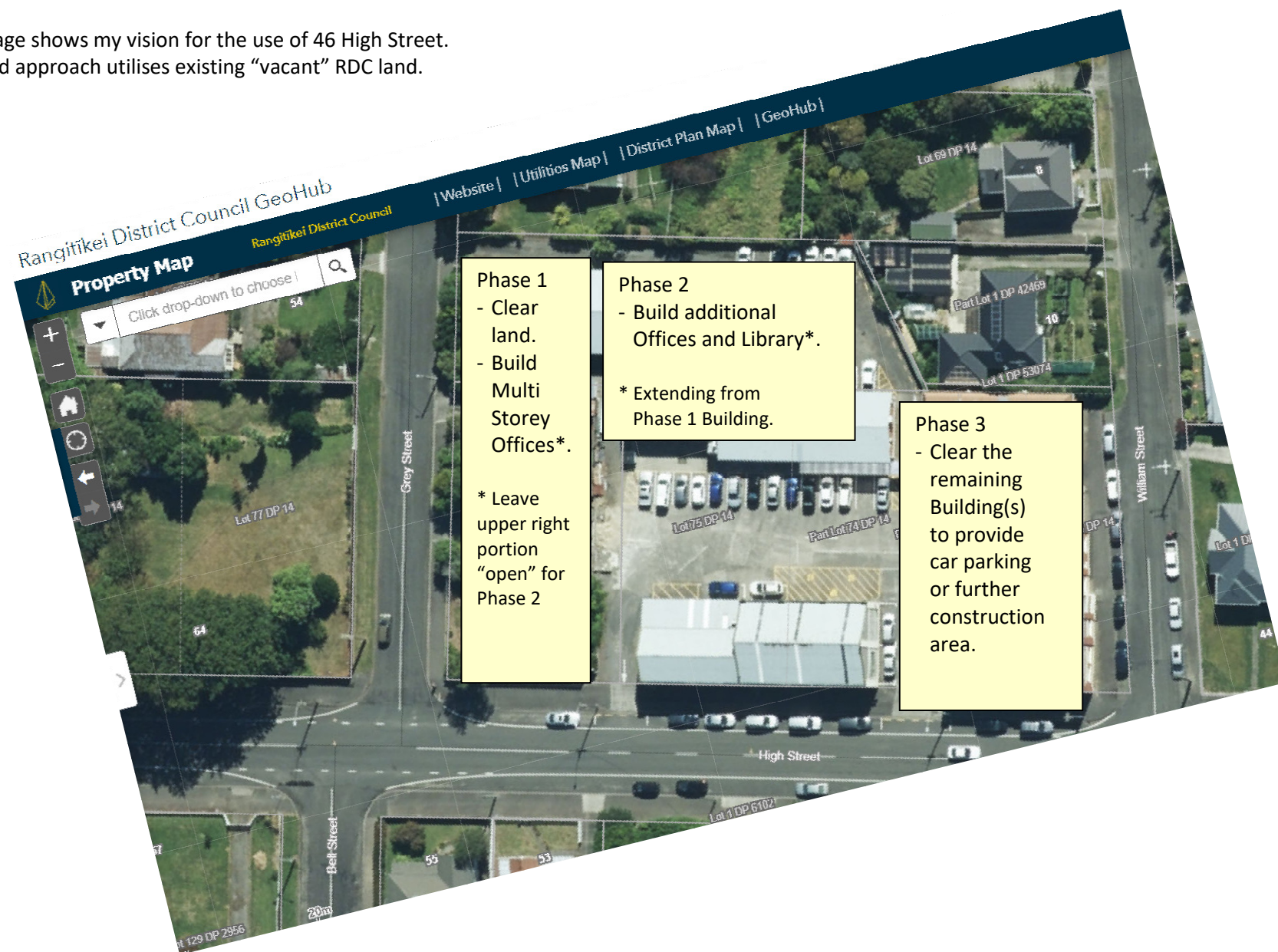
I am more than happy to work with staff to improve communication, **but** a change in attitude / willingness to accept, if reporting something is wrong, it is **not** my fault. If “you” do not know something is wrong, how do you know there is an opportunity to fix it.

- Perhaps I am the one with the wrong attitude, maybe this is done deliberately – ignore / annoy people to the point that they give up – well that is how I see things are at the moment, so many locals talk in terms of “why bother, RDC hear but do not listen - they will do nothing”.

More effort needs to be put into making things easier for people to interact with RDC . . .

- Take input at any time ahead of any consultation or planned change(s).
- Give everyone a chance to be heard, on **all** topics they are concerned about.
- Ensure RDC’s back up service “the Out of Hours team” are at least reasonable representatives of RDC.

The image shows my vision for the use of 46 High Street.
A staged approach utilises existing “vacant” RDC land.



Submission to Rangitikei District Council's Spatial Plan 2023

Name: Carolyn Bates
Address: 7 Dalrymple Place, Marton 4710
Email: setabac@gmail.com
Phone: 021-342-524

Do we wish to speak to this submission on 11 May? Yes
I am happy that the above details are publicly available.

Demographic Information

As Chair of the Marton Community Committee (MCC), I provided input to MCCs submission and am fully supportive of their input, therefore I will not repeat myself here on those topics. I do wish to add:

Marton Town Centre

I would prefer to see retail on Broadway, not RDC Offices.

Marton Infrastructure

I have concern at the lack of detail provided considering the future developments planned.

Marton Thriving local economy

Develop Marton CBD for business to attract shoppers and provide locals with better shopping should be key to Broadway. I am not averse to industrial developments out of town.

Marton Community Facilities

Keep funding opportunities. Perhaps what is needed is to align opportunities to marry up with town developments. Place making could make amazing improvements with the right team to achieve this. There are people beyond the present groups who are keen to make things happen.

Natural Environment

Keep funding opportunities unless RDC intend to cover the cost of any future proposals in full.

Transport Improvements

More people will need more transport – at this stage, anything is better than the virtually “nothing” we have now to get to Wanganui.

Marton Housing

I have heard of several instances where people have struggled to realistically get consents and/or speedily obtain answers to a range of questions regarding developments. Rather than spend on the Calico Line Path – employ someone to speed up Consent processing?

Develop a “working together” / “let us achieve a win-win outcome” is lacking.

Rangitikei needs to become a “Red Carpet” not “Red Tape” location.

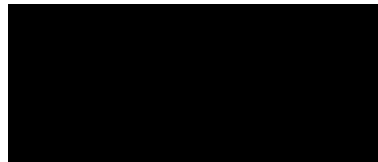
Submission on Pae Tawhiti Rangitīkei Beyond (Spatial Strategy & Plan)

To: Rangitikei District Council Feedback
Attention: Spatial Strategy & Plan Review – Team Leader

Email: info@rangitikei.govt.nz

Feedback provided by: New Zealand Defence Force
Contact Person: Lucy Edwards, Senior Statutory Planner

Address for Service:



Mobile:
Email:



1. Introduction

This is a submission on the Pae Tawhiti Rangitīkei Beyond (Spatial Strategy & Plan). The intention is for the Spatial Strategy and Plan to lay the groundwork for the District Plan review.

The New Zealand Defence Force (NZDF) has military interests throughout New Zealand. While NZDF does not currently operate any facilities within the Rangitīkei District, this does not preclude the potential for NZDF to need to establish new facilities in the district in the future. NZDF also operates Royal New Zealand Air Force (RNZAF) Base Ōhakea (Base Ōhakea) located in close proximity to the Rangitīkei District.

2. Background

Base Ōhakea is a significant defence facility located approximately 3 km South of Bulls. It is designated for Defence Purposes under the Manawatu District Plan and is of strategic importance both nationally and internationally. It is one of three Air Force Bases in New Zealand and home to New Zealand's third longest runway. It is the permanent operating and training base for several RNZAF squadrons and is used as a base to provide wider core capabilities such as maritime patrol and maritime search and rescue. Continued operation of Base Ōhakea into the future is essential to achieving NZDF obligations under the Defence Act 1990.

Aircraft operations are effects-producing activities. This means that effects are unable to be fully internalised and can extend beyond the boundaries of the designation into the surrounding environment. As a result, Base Ōhakea is particularly sensitive to reverse sensitivity effects. Noise from the base could be perceived by sensitive land uses, such as residential dwellings, as an adverse effect. This is particularly relevant where residents are

new to the area and may not be aware of noise effects from the Base. While NZDF takes measures to minimise the impact of noise on the surrounding environment, it is important to acknowledge the potential for noise effects to extend beyond the immediate vicinity of the base.

Accordingly, although Base Ōhakea is located in the neighbouring Manawatu District, the associated effects may extend beyond the Ōhakea air base and across District Council boundaries into the Rangitikei District.

As regionally and nationally significant infrastructure, Base Ōhakea needs to be protected from reverse sensitivity effects including through relevant Spatial Plan and subsequent District Plan provisions. Rangitikei District Council is required to give effect to the Regional Policy Statement (incl. Objective 3-1 and associated Policies 3-1 and 3-2) when preparing district plan provisions, which the current Spatial Planning process will inform.

3. NZDF Submission

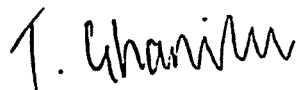
NZDF seeks the recognition of Base Ōhakea in the Rangitikei Spatial Strategy and Plan as nationally significant infrastructure that is critical to achieving New Zealand's obligations under the Defence Act 1990. To support the continued operation of the base, NZDF seeks provisions to protect it against reverse sensitivity effects.

NZDF seeks that the feedback provided is considered as the Council proceeds through the spatial plan review process.

NZDF would welcome the opportunity to discuss any of the matters raised in its feedback with Council officers.

NZDF **wishes to be heard** in support of this submission.

p.p.



Lucy Edwards, Senior Statutory Planner

Date 21 April 2022

Person authorised to sign
on behalf of New Zealand Defence Force



Draft Community Spatial Plan Submission

Submitted on April 26, 2023 10:56 AM

Settlement

Marton

Connection: I live there

What are the most important themes?

1. Town centre revitalisation, 2. High quality infrastructure, 3. Housing growth and high quality built environment, 4. Thriving local economy, 5. High quality community facilities, 6. Connection with the natural environment, 7. Transport improvements, 8. Other (please specify in comments below)

What type of housing do you think your settlement needs more of?

- Stand alone - traditional sized sections
- Stand alone - smaller sections
- Two dwellings (duplex)
- Retirement village

Comments on Housing

What is important to you in planning for future growth?

REZONE AND INFRASTRUCTURE

Supporting Information/Photos

Contact Details

Name: BAIN SIMPSON

Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023



Draft Community Spatial Plan Submission

Submitted on March 28, 2023 9:52 AM

Settlement

Bulls

Connection: I live there

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Supermarket with more families moving down. Bigger schools

What type of housing do you think your settlement needs more of?

- Stand alone - traditional sized sections

Comments on Housing

Supporting Information/Photos

Contact Details

Name: Emma uncles

Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023

Draft Community Spatial Plan Submission

Submitted on April 17, 2023 3:17 PM

Settlement

Bulls

Connection: I live there

What are the most important themes?

1. Transport network improvements, 2. Connection with open space, 3. Supporting infrastructure, 4. Traveller destination and vibrant town centre, 5. Housing growth, 6. Business growth, 7. Other (please specify in comments below)

Comments on Themes

Each of the above is important to different people in different ways.

Health is important with an excellent medical practice and Pharmacy that for many Nzers is a luxury. our Veterinary Practice is important in Southern Rangitikei.

Our primary Schools are excellent. Strong relationships with Tangawhenua Ohakea and the Rural Area as well as the rest of Rangitikei and our neighbours is important.

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Traffic Data would assist planning for traffic and people, Gathered over a week by a student providing information about what traffic goes where and why. Should southbound traffic on Highway 1 move straight ahead or right turn at the crossroads? recently traffic came to a halt

All future development needs to consider identified flood prone areas especially with climate change and our 2004 experience. drain maintenance is variable

water supply security is an issue for Bulls. More houses and business require more water.

Is all storm water consented?

Affordable rates are important as many Rangitikei people have a very low annual income which I presume the recent census will confirm and it is rather sad if the many women who are older or on their own with children struggle to live in their place of choice.

Relationship building and Trust are constant issues with Council staff at Te Matapihi do their best.

Excellent green spaces that are well maintained by staff.

Comments on Housing

it doesn't affect me but I think well designed housing can be close and private. There are a lot of people living enlarge houses on their own. There needs to be consultation and matching of needs but ensure green spaces and well designed rather than standard development housing. There should be some affordable housing to rent or buy .

What is important to you in planning for future growth?

That Maori are partners and their needs and environmental concerns are worked with to ensure sustainable growth

It is important to attract and look after people on the 25-45 age groups hopefully they will have children who will flourish in our communities and maybe return with interesting ideas gathered from other places.



I would choose to live in an inclusive diverse community and I think this ensures a better life for everyone

I am grateful for much in our community and appreciate where everyone has strong well being.

[Further comments](#)

Thank you for the opportunity to comment

[Supporting Information/Photos](#)

[Contact Details](#)

Name: Jo Rangooni

Organisation:

Email: jorangooni@slingshot.co.nz

Phone: 06 322 1969

Address: 5 Bull St. Bulls. 4818

[Hearing](#)

I would like to speak to my submission at the Council hearing on 11 May 2023



Draft Community Spatial Plan Submission

Submitted on April 25, 2023 10:01 AM

Settlement

Bulls

Connection: I live there

What are the most important themes?

1. Supporting infrastructure, 2. Traveller destination and vibrant town centre, 3. Housing growth, 4. Transport network improvements, 5. Connection with open space, 6. Business growth, 7. Other (please specify in comments below)

What type of housing do you think your settlement needs more of?

- Stand alone - smaller sections

Comments on Housing

What is important to you in planning for future growth?

Infrastructure to support all types of development, but chiefly, three waters development and sustainable wastewater reticulation (i.e. to land).

Further comments

I wish to be heard.

Supporting Information/Photos

Contact Details

Name: Lynette Baish

Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023



Draft Community Spatial Plan Submission

Submitted on April 25, 2023 10:08 AM

Settlement

Marton

Connection: I visit often

Comments on Themes

Quite happy with the default ordering.

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

In my view the highest priority is a sustainable approach for disposing of municipal wastewater to land.

What type of housing do you think your settlement needs more of?

- Stand alone - smaller sections

Comments on Housing

Further comments

It is puzzling why the Rangitikei District Plan contains a management framework for sustainable management of historic heritage, which the Council proposes to bypass through proposals which completely ignore the heritage and cultural values so specific to Marton, and moreover to Tutaenui.

Supporting Information/Photos

Contact Details

Name: Lynette Baish

Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Bulls.

Submissions close 5pm
Tuesday 25 April 2023

Name: Heather Thorby, Chairman + Committee members

Organisation: Santaft Domain Management Committee

Address: 344 Brandon Hall Road, Bulls

Email: _____

Phone: 06 322 15 08

☒ 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 visit often

☐ I own property
(but do not live there)

☐ 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

☐

Business growth

☐

Connection with open space

☐

Supporting infrastructure

☐

Housing growth

☐

Other (please specify below)

☐

Traveller destination and vibrant town centre

☐

Annual Plan R.D.C.

Our group wishes to address Council.

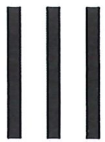
The last time was December 2020.

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.

update on Santaft Domain upgrade and building plans.

Further papers will be supplied prior to 11/5/23.



FOLD HERE

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?

Building rural resilience, community connection.

Further comments

Rural Recreational facilities in the lower Rangitikei District need provision and addressing.

Draft Community Spatial Plan Submission

Submitted on April 23, 2023 3:59 PM

Settlement

Marton

Connection: I live there

What are the most important themes?

1. Thriving local economy, 2. Housing growth and high quality built environment, 3. High quality community facilities, 4. Town centre revitalisation, 5. High quality infrastructure, 6. Connection with the natural environment, 7. Transport improvements, 8. Other (please specify in comments below)

Comments on Themes

The first 4 are interconnected. When the local economy lifts through new businesses or existing businesses growing as is starting to happen now, we need good housing options available, and good community facilities or workers start buying or building where they get what they want in terms of larger sections, or better town facilities eg, Mt Taylor, or Mt Biggs and commute so we loose the people we need to make our local economy thrive.

What type of housing do you think your settlement needs more of?

- A range of housing options should be facilitated as different stages of life, family size and income dictate that not one size fits all.

Comments on Housing

Reasons why families move to rural towns such as Marton often include space and room to enjoy rural lifestyles so being able to offer larger than normal sections meets that need. The chance to have some separation between houses and privacy seems desirable to many. Marton is also a rural service community and local farming families seeking to retire into town likewise struggle to transition to town lifestyles with out space surrounding them. Often 1hectare is enough but I note the minimum lifestyle block is much bigger than that. why?As age kicks in bigger house and block become burdensome so smaller footprint , low maintenance builds appeal....so allowing a range of lifestyle and section sizes in all in an area seems desirable.

What is important to you in planning for future growth?

Allowing development that has range of land parcel size will appeal to a larger range of potential residents. New builds that embrace a more sustainable, carbon neutral approach should be encouraged. Small blocks allow for a blend of productive garden, paddock hens, orchard and carbon offset planting and of the grid services. Larger small blocks might be more suitable for nut or truffle or essential oil production. Clusters of cottage industries then give tourists a reason to overnight in Marton and grow it as a destination. Future development with a more relaxed look featuring joint limestone walk and cycleways winding under lovely trees might grow the appeal of Marton as a cycle trail destination. Because Marton is so prone to flooding encouraging greens space, trees, creeks and ponds all contribute to lowering flood risk by allowing water to soak in or held back vs run off from buildings, impervious concrete and hard surfaces, into a closed overworked stormwater system.



Further comments

Previous town planning documents show area 7 was proposed as for residential development as far back as 50 Years ago with numerous street access points already surveyed off Tutaenui Road and another on the corner of Bond/Milne. Residential houses are already built right up to the boundary, and it is a desirable end of town with few available sections. Also of note it is not on the truck bypass so appears a more attractive option for high suitability residential or lifestyle than those right on the truck bypass and the SH1 detour road or adjacent a regularly flooding Tutaenui stream. The residential high suitability areas mapped are often on much narrower roads with no footpaths compared to area 7. How would council zone the residential moderate suitability areas in the final plan?

Supporting Information/Photos

Contact Details

Name: Patricia Pearce

Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023

Puka Tāpaetanga Submission Form

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

Submissions close at 5pm Tuesday, 25 April 2023.

Your Details

Ingoa/Name: ROBERT SMIDDERS

Tōpūtanga/Organisation (if applicable): _____

Kāinga noho/Address: 5 GREY STREET, MARTON.

Imēra/Email: moolookiwi@onhook.co.nz

Waea/Phone: 0210 410 001

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

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

PLEASE NOTE:

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

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

Optional Demographic Information This is kept confidential for analysis only.

Age:	Gender:	Ethnicity:	How did you hear about this consultation?	
<input type="checkbox"/> <24	<input type="checkbox"/> Female	_____	<input type="checkbox"/> Newspaper	<input type="checkbox"/> Facebook
<input type="checkbox"/> 25-34	<input type="checkbox"/> Male	_____	<input type="checkbox"/> Mail	<input type="checkbox"/> Other
<input type="checkbox"/> 35-44	<input type="checkbox"/> Other	_____	<input type="checkbox"/> Website	_____
<input type="checkbox"/> 45-54	<input type="checkbox"/> Prefer not to say	Do you live in Rangitikei?	<input type="checkbox"/> Meeting	
<input type="checkbox"/> 55-64		<input type="checkbox"/> Yes - where?		
<input type="checkbox"/> 65+		<input type="checkbox"/> No - where?		

Key Choice 1? (see page 8)

Taihape Town Hall / Civic Centre

I prefer...

- ☐ **Option 1 *** - Fully Restored and Earthquake Strengthened Taihape Town Hall / Civic Centre
- ☐ **Option 2** - Earthquake Strengthened Taihape Town Hall / Civic Centre and Transformation of Taihape Memorial Park Grandstand
- ☒ **Something else**

Comment: Start again.

See supporting document

 Please include more pages if required.

* Council's preferred option.

Key Choice 2? (see page 10)


Marton Civic Centre

I prefer...

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

Comment: Start again.

See supporting document.

 Please include more pages if required.

Key Choice 3? (see page 12)

New active mobility pathway along Calico Line

I prefer...

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

Comment:

See supporting documents.

Please include more pages if required.

Taihapa Town Hall

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

Comment:

Never.

Please include more pages if required.

Anything else?

• what is library usage
• what numbers visit council buildings.

RECEIVED

26 APR 2023

To:

File:

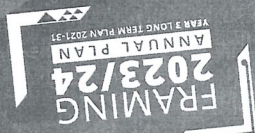
Doc:

Please include more pages if required.



RANGITIKEI
DISTRICT COUNCIL

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



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



Reply

ReplyPaid Authority Number 172050
RANGITIKEI
DISTRICT COUNCIL

INTRODUCTION

My wife and I have resided in the district for almost 8 years. It never seems to amaze us that each time the Annual Plan and Long Term Plan Consultations roll round quite often it contains poorly thought through options and it is presented in a way that ratepayers (and residents) become disillusioned. So much so that in the end they tell themselves '*what is the point*' making a submission, it will not make a difference. And each year, council place weight in a squad of loyal supporters who make submissions to bring about those projects presented in the annual plan.

The current spatial plan consultation is a similar event and is also a way in bringing about a District Plan change by stealth. A poorly thought through document with blotches of colour that becomes an engineers headache. 'How we will make this work'?

This year in the Mayors' Message at the front of the consultation documents talks of Three Waters, rates increases around the country far worse than Rangitikei and reducing district funding opportunities to make savings. He also talks of inflation and interest rate increases since the development of the long term plan.

What I find bewildering is that most businesses in this country would have seen higher interest rates and inflation on the horizon for some time and adjusted some of the strategies to suit. Given the make up of councillors with business background I find it a struggle to see why the district is not prosperous. One councillor recently completed a building on the corner of High Street and Bowen Street. A simple structure clad in colour steel. Why not cedar? Would look smarter? Suspect there would be cost reasons behind the decision. Why isn't the same approach taken to council buildings?

The cost savings identified in the Mayor's introduction are futile and there are plenty others that can be found such as reducing the number of council vehicles leaving the district everyday at ratepayer expense most of which are single occupancy. I suspect not all of these employees are 'on call'. Much has been said about the street lights. Think of the energy and money wasted while they are on during daylight hours. This has been going on since daylight saving began in October 2022. It sums up what interest staff and councillors take in their district not to notice some of these simple things.

Rising construction inflation, and inflation as a whole, needs to adjust the mindset for procuring large capital items such as the civic centre and town hall projects. Some projects around New Zealand and the world for that matter, are being delayed for that reason or in some cases trimmed or a stepped approach taken. I see from the March and April council minutes there was an unsolicited approach to strengthen the Taihape Town Hall. Council voted to reject the offer. What surprises me is that there would have been no harm in continuing the conversation and seeing what could be developed. Early Contractor engagement would be prudent in these cases. Or is it Council are scared of being shown up?

In assessing the Marton Civic Centre and Taihape Town Hall capital expenditure, council has adopted the Better Business Case approach guidelines laid out by central government. This is on the back of the fiasco associated with the Bulls Civic Centre which has still not gone away. The approach is clearly biased towards one solution, the most

expensive of options with all the nice to haves. The group invited to the workshops is also biased to one solution. What is the operational need of council when determining requirement? And what will happen in the future.? Given the Three Waters Reform it is only natural that other district council functions will be combined to best harness cost savings. I suspect the Mayor and Councillors are gambling on this happening so that central government will absorb debt.

I see no script to suggest council have considered what other authorities have done nearby or further afield. Nor have they considered what commercial operators have constructed. There are numerous alternatives around the country that have all the engineering completed. Even prefabricated offices are an option. This may appear to cheap in the eyes of council?

Whanganui not that long ago upgraded the Opera House for under \$2m based on a risk approach. They also upgraded the Alexander Library for a similar sum. Some of the cost was related to modernising support and access facilities with a lesser amount on earthquake strengthening. I do not see any of this text in councils documents. Gisborne is another classic example of strengthening unreinforced masonry buildings for commercial and residential occupation at a commercially viable cost.

I believe there is a case for the Auditor General and the Local Government Ombudsman to investigate the method that council has used thus far included the money spent on developing schemes.

And, more applicable to Marton than Taihape, if council get there way and spend \$34m on a single building in the Town Centre, what about the rest of town? Are council going to buy all the rest of the buildings and renovate them? Unlikely. Meanwhile, footpaths are decaying, water is undrinkable, pools are open only 6 months of the year and roads are in such poor condition no business want to locate here because it is impossible to get in and out.

KEY CHOICE 1 - Taihape Town Hall

Choice – Something Else

Reason

- Councils Options put forward are aspirational and not economically viable considering the population of Taihape let alone the district.
- For both the Town Hall and Grandstand the starting point should be for strengthening of the current structures without alteration to 67% NBS. In addition upgrading of key support functions such as toilets, disabled access and emergency exits to suit current requirements for example should take place. Any further improvement such as a council chamber and meeting rooms should be considered as a 'nice to have'. If the community wishes to see the aspirational options then they should consider funding those locally rather than socialising the cost for them across the districts' rating database.

- There have been no operational costs associated with the options being considered for Taihape.
- The 'Better Business Case' has only considered one option. Demolition and reconstruction has not been priced and presented and one for ratepayers to consider.
- This work should have been undertaken in conjunction with the new amenities building at the Taihape Memorial Park.
- Council should halt any further work and use residents with suitable experience along with the appropriate external support to bring forward a cost effective and clear strategic plan for the Town Hall and Grandstand. This plan should be affordable and suit the current economic climate.
- Develop a set of Principals Requirements and Budget and got to the market for options.

KEY CHOICE 2 - Marton Civic Centre

Choice – Something Else

- Councils Options put forward are aspirational and not economically viable considering the population of Marton let alone the district. It equates to \$2,300 per person in the district.
- The council offices currently occupy a considerable amount of land that could be utilised to build single storey office units that could later be repurposed. A stepped approach could be developed to suit budget and other more essential capital spending such as water and wastewater.
- There have been no operational costs associated with the options being considered for the civic centre which will be considerable. The costs to run Bulls Civic Centre has never been disclosed despite requests.
- The 'Better Business Case' has only considered one option. This is primarily as the panel developing the option has only one solution in mind.
- The council has had ample time to consider better use of the current site which would be much more affordable. The Mayor has been on a crusade to bring forward an aspiration scheme which is 'Shadbolt-esque' and totally unaffordable.
- Council should halt any further work and use residents with suitable experience along with the appropriate external support to bring forward a cost effective and clear strategic plan for the Civic Centre.
- If the council do redevelop the Civic Centre in the form it wishes to, what of the rest of the town centre which is crumbling. The Old Post Office, Marton Hotel, BNZ building are just examples.
- Councils' current spatial plan does not address the fact that Marton is now a 'dormitory' town. It will take more than a \$34m Civic Centre to alter the course.

KEY CHOICE 2 - New active mobility pathway along Calico Line, Marton

Choice – Something Else

- This is a poorly costed and thought out project.
- There is already a designated route.
- Currently, it is poorly used,
- There are no safety grounds to justify the need,
- There are more imported projects that need to be implemented than this,
- If council had better thought out a spatial plan for the town then those subdivisions brought forward in the last 10 years could have provided much more sustainable cycle and pedestrian connectivity across the town.
- The \$300,00 should go to increasing the pool opening hours which potentially will save lives.



Draft Community Spatial Plan Submission

Submitted on April 25, 2023 11:54 AM

Settlement

Marion

Connection: I live there

What are the most important themes?

1. Other (please specify in comments below), 2. High quality infrastructure, 3. High quality community facilities, 4. Thriving local economy, 5. Connection with the natural environment, 6. Transport improvements, 7. Town centre revitalisation, 8. Housing growth and high quality built environment

Comments on Themes

A more transparent Council Governance Structure that actually listen and not pay lip service

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Swim Centre, Footpath Access and Supporting Infrastructure

What type of housing do you think your settlement needs more of?

- Stand alone - traditional sized sections
- Stand alone - smaller sections
- Retirement village

Comments on Housing

What is important to you in planning for future growth?

It is all very well putting blotches of colour on a plan but will it work. How supporting infrastructure will be installed should drive where development grows not land owners wanting to make a quick buck and ratepayers expense.

Supporting Information/Photos

Contact Details

Name: Robert Snijders

Organisation:

Email: moolookiwi@outlook.com

Phone: 0210 410001



Address: 5 Grey Street, Marton

[Hearing](#)

I would like to speak to my submission at the Council hearing on 11 May 2023

SUBMISSION FORM

Attach additional pages if required.

Share your thoughts
on the future for Scott's Ferry.

Submissions close 5pm
Tuesday 25 April 2023

Name: JOHN RANSOM

Organisation: RESIDENT

☒ 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 _____

Vision for Scott's Ferry

A draft vision has been developed to describe what the community aspires to be in 2050.

VISION FOR Scott's Ferry

Scott's Ferry is a small coastal village, with a lifestyle that is hard to
find anywhere.

Does the vision reflect what you think is important? What do you like? What's missing?

I WOULD LIKE TO SUBMIT IN FAVOUR OF
IMPROVED STORMWATER DRAINAGE FOR SCOTT'S FERRY.
I CONSIDER IT IMPORTANT TO PROVIDE OUTFLOW
OF STORMWATER FROM THE VILLAGE AT THE TIMES
THE RANGITĪKEI RIVER IS AT HIGH LEVELS AND
THE "FLOOD FLAPS" ARE CLOSED ON THE EXISTING
NEWLY UPGRADED INTERNAL DRAINS.

What is important to you in planning for the future of Scott's Ferry?

THIS REQUIREMENT HAS BEEN DISCUSSED
PREVIOUSLY WITH COUNCIL STAFF WHO HAVE
OPTED TO PROVIDE UPGRADED PUMPING ON 'AMANS'
DRAIN OUTSIDE OF THE PROTECTED VILLAGE CATCHMENT.
THIS PROPOSED PUMPING STATION WILL PROVIDE
MINIMAL BENEFIT TO THE SCOTT'S FERRY COMMUNITY.

RECEIVED

01 MAY 2023

To:

File:

Doc:

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



FreePost Authority Number 172050

FOLD HERE

Key Themes for Scott's Ferry

Based on community feedback, from engagement we undertook in 2022, we've identified the following key themes that are important to the Scott's Ferry community.

- **Recreation development**
- **Resilience**

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 150).

Are these themes important to you for the future of Scott's Ferry ? Are there additional themes you think should be included?

THE PROTECTION AND SECURITY OF
SCOTT'S FERRY VILLAGE IS OF UTMOST
IMPORTANCE TO ME AS A RESIDENT OF THE
VILLAGE.

Action Plan for Scott's Ferry

Actions have been identified to implement the key themes.

What action do you think is most important? Are there other actions that should be added?

(Please circle the action you think is most important)

Key Theme	Actions	Timeframe
1	1.1 Investigate demand for and opportunities for the extension and upgrade of the campground.	⌚ Medium Term
	1.2 Increased signage for the 'Ferry'.	✓ Quick win
	1.3 Monitor demand and the need for an extension of the carpark.	⌚ Medium Term
	1.4 Investigate the need for and possible solutions for traffic calming through the village.	⌚ Medium Term
	1.5 Development of Active Mobility Pathways: • Scott's Ferry to Bulls • Scott's Ferry loop	⌚ Medium Term
	1.6 Recognise and support the community in the restoration of the coastal wetland.	📅 Long Term
2	2.1 Work alongside the community in understanding potential climate impacts and implementing solutions.	⌚ Short Term
	2.2 Advocate for increase internet and cell phone connectivity and share emerging options.	➡➡➡ Ongoing



Draft Community Spatial Plan Submission

Submitted on April 19, 2023 12:18 PM

Settlement

Rātā

Connection: I visit often, Mana Whenua

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

Continuation of the restoration of the Pourewa stream.

What is important to you in planning for future growth?

Whanau/iwi/hapu
papakainga

Further comments

Nga Puna Rau O Rangitikei has zero acknowledgement for the mahi they have done in the restoration of the Pourewa stream and Rangitikei river.

Supporting Information/Photos

Contact Details

Name: Bruce Potaka

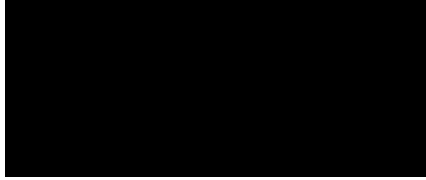
Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023

Submission: Annual Plan 2023-2024, Rangitikei District Council (25 Apr 2023)

To: Rangitikei District Council
info@rangitikei.govt.nz

Submitter: Gretta Mills



- ☒ I would like to speak to my submission at the Council Hearings on 11 May 2023
- ☒ I want my details (but not my name) to remain private.

Summary:

Key Choice 1- Taihape Town Hall/Civic Centre- **Option 1**

Key Choice 2- Marton Civic Centre- **neither option**

Key Choice 3- New active mobility pathway along Calico Line- **neither option**

I support:

Key Choice 1 - Taihape Town Hall/Civic Centre- **Option 1**

1. **The Taihape Town Hall-** is an iconic building on SH1 i.e. the main street, Taihape. It already has many community functions such as the library, information centre & council offices. This key community building should be fully restored to improve all spaces and be earthquake strengthened as soon as practicable.
2. **Taihape Memorial Park Grandstand-** I commend the Taihape Heritage Group for their work with this building that has enabled Heritage New Zealand to grant Category 2 Heritage building status in January 2023. I support the RDC commitment of up to \$1million toward the earthquake strengthening of this historic building.

I do not support:

Key Choice 2 - Marton Civic Centre- **neither options 1 or 2 are supported**

1. **Existing Rangitikei District Council Headquarters, Marton-** the Rangitikei District Council has existing buildings that are used as council headquarters. The buildings are single-storied, on a large flat site which is not in a flood zone. The main buildings face onto High Street and the site adjoins quiet streets. There is ample parking in the vicinity. This site should be renewed and brought up to standard for a public building used as the RDC Headquarters.

2. **Better Business Case-** following on from the expensive fiasco with the Bulls Town Hall- Te Matapihi, the council decided to complete a 'better business case' appraisal of three options for Marton:
 - a. **Build a brand new Marton Civic Centre** (i.e. demolish the heritage buildings in town) - an extremely expensive option which is not justifiable and is not affordable. It is intended to be funded by huge borrowings supported from the District's approximately 8,000 rated premises
 - b. **Restore and renovate the heritage buildings in town**
 - c. **Do nothing** (except earthquake strengthen RDC's current facilities)- this is the cheapest option in the safest position with ample parking.

The findings of the better business case process have not been made transparent so ratepayers are unable to make informed decisions.

3. **Rangitikei District Council Staff and Functions-** placing Marton Council staff in a new Civic Centre in Broadway won't make a more vibrant town centre. It is a business and staff go home at 5pm then there is an empty building!
Marton Council Staff include:
 - a. Staff who work full-time at the Marton Council headquarters
 - b. Marton Council Staff who work from home or elsewhere some days per week.
 - c. Staff who live out of town or in neighbouring towns/cities.

There are also elected representatives who meet for council purposes- not always at the Council buildings.

4. **Alternative accommodation for Marton Council Staff-** while existing premises are renovated or for a more permanent solution for new premises:
 - a. Te Matapihi, Bulls Town Hall- it is near amenities, there is parking, EV charging and a bus depot for public transport to/from nearby towns/cities.
5. **Cost projections-** the proposal to borrow funding for either option: \$33-\$34+ million is an outrageous expense that a town of 6000 people doesn't need and cannot afford.
6. **Developer role-** the RDC is not a Developer and nor should they act for any Developer. The group of heritage buildings on the corner High Street and Broadway, which were purchased by the RDC, should be sold so that some else can privately renovate and repurpose these buildings.

Key Choice 3- New active mobility pathway along Calico Line, Marton- **neither options 1 or 2 are supported**

1. **Active mobility pathways-** active mobility pathways should be sited well away from existing busy roads. The edge of the road on Calico Line between Nga Tawa Road and Bredins Line is far too narrow to be safe.
2. **Health and safety for all-** active mobility pathways should ideally be off-road & safe for people of all ages- walking, riding slow moving scooters, wheelchairs etc.

The RDC states, *while plans to construct a pathway along Nga Tawa Road are already in place, we are seeking your views on what we should do about the Calico Line pathway. I have no idea what the RDC already has planned?*

Alternative ideas

3. **Subdivision Roading-** the RDC/ratepayer already funds/has funded roadways into two new subdivisions in Hereford Heights (off corner - Bredins Line and Hereford streets) and also off Nga Tawa Road. These roads have been provided for the community so it would be sensible to look at options to extend their use:
 - a. **New subdivision links-** an active mobility pathway through the trees at the rear of the Hereford Heights subdivision? There are already 'fenced alleyway' links at the rear of Hereford Heights. I have driven around these two subdivisions and looked on Google Maps. A walkway that links the Nga Tawa Road subdivision and the Hereford Heights subdivision should be investigated.
 - b. **Marton Junction active mobility pathways-** there should also be a safe pathway from the Junction's Marumaru Street alongside Wilson Park/Nga Tawa Road to the new road/housing off Nga Tawa Road.

*Nga Tawa School students walking into town to replenish their tuckboxes etc. has been a weekly event for many years- why is it suddenly an issue now?

If Nga Tawa School provides a safe pathway South along Nga Tawa Road, but within their school grounds, the students could then cross Nga Tawa Road to the 'Nga Tawa Road' subdivision and walk through both subdivisions to Bredins Line. From this point they could either walk down Hereford Street and into town or they could walk along Bredins Road to Rangitikei College and access the walkway opposite the school which will take them straight into Hammond Street, Marton. Another shorter option would be to investigate how Nga Tawa students could get to/ from Nga Tawa Road across 'private' land to access the 'public' Rangitikei College grounds and then use the walkway across Bredins Road from the school to access Hammond Street & Broadway, Marton.

Other issues:

What key projects are we planning?

The Rangitikei District Council needs to differentiate between 'wants' and 'needs' and to decide if they should have the expertise and/or should they take on the role to engage in some projects.

- **The Marton Rail Hub \$9.1m-** this project has already been overspent and if it proceeds it has many unknowns that have not been fully costed
- **Marton Water Strategy (including new bore) \$11m-** is this going to result in Marton having 'quality' drinking water that doesn't stink?
- **Marton to Bulls Wastewater Centralisation Project \$25m-** we have now paid to build an empty 'fresh air' pipeline from Marton wastewater treatment ponds to nowhere...in Bulls. The land based treatment stage has not yet purchased land or been planned. How will this 'jumping the gun' expenditure be affected by the new 'Water Services Reform Programme'?

- **Marton Civic Centre Development \$33m-** no,no,no! This 'want' is not affordable, desirable or necessary!
- **Improving Roads, Drainage, Cycleways and Bridges \$113m-**
- **Improving Three Waters Infrastructure \$14.2m-** this expenses will presumably be affected by the planned 'Water Services Reform Programme'

What will our rates look like?

- **Rates-** need to be kept under control having respect in regard to ratepayers' ability to pay. The present projections are not acceptable. They should definitely be kept below a rate of 5-6%. *I notice that the Council has already raised all its service and other fees by 6%.**

What about debt?

- **Debt** should be only for absolutely essential services i.e. 'needs' not 'wants'.
- **Ratepayers-** already have personal debt to deal with e.g. essential mortgages. They do not need the Council indebting them, their children or their grandchildren.

What else are we consulting on?

I have read both of the documents below and it is impossible to compare the changes for 2023/2024 with the previous 2022/2023 figures.

1. **Proposed Schedule of Fees and Charges 2023/2024-** *it would be very helpful if there was a previous years charges column was added for a clear comparison*
2. **Revenue and Financing Policy- Part B-** many of the rating have changed and the colours for *primary**, *secondary* and *minor* funding levels have changed from 2022/2023

**I am pleased that someone has a sense of humour - images of pigs, including a big flying fat pink to represent the largest source of activity funding!*

Thank you for the opportunity to submit,

Gretta Mills

Draft Community Spatial Plan Submission

Submitted on April 21, 2023 3:26 PM

Settlement

Rural Rangitikei

Connection:

Does the vision reflect what you think is important? What do you like? What's missing?

The vision does well in considering soil quality, potential reverse sensitivities, and natural hazards in its assessment of future growth areas. We would encourage that the final spatial plan identifies land suitable for new primary production, specifically horticulture since that is a priority in the draft plan, as well as new housing.

What are the most important themes?

1. Diversification of the primary sector, 2. Other (please specify in comments below), 3. Papakāinga and the Māori economy, 4. Community-led environmental restoration, 5. Enabling infrastructure, 6. Destination opportunities

Comments on Themes

Other: preservation of highly productive land and infrastructure maintenance/improvement

What actions do you think should be prioritised for implementation? Are there other actions that should be added?

HortNZ encourages the Rangitikei District Council to prioritise maintaining rural roads that are fit for purpose for primary production. Connectivity is essential to grow the horticulture sector so that produce can get to market.

What is important to you in planning for future growth?

Protecting highly productive land from inappropriate use and development is our priority. Future housing growth should focus on intensification rather than sprawl to preserve rural land for primary production. This is especially important for horticulture, which often takes place on the urban-rural boundary.

Supporting Information/Photos

Documents:

23.04.21_HortNZ Final Rangitikei Spatial Plan Submission.pdf

Contact Details

Name: Emily Levenson

Organisation: Horticulture New Zealand



Email: emily.levenson@hortnz.co.nz

Phone: 0273054423

Address: Level 4, Kiwi Wealth House, 20 Ballance St, Wellington 6011 PO Box 10232, The Terrace, Wellington 6140

Hearing

I would like to speak to my submission at the Council hearing on 11 May 2023

SUBMISSION ON

Rangitīkei Draft Community Spatial Plan

21 April 2023

To: Rangitīkei District Council

Name of Submitter: Horticulture New Zealand

Supported by: New Zealand Asparagus Council and Tararua District Growers Inc.

Contact for Service:

Emily Levenson
Environmental Policy Advisor
Horticulture New Zealand
PO Box 10-232 WELLINGTON
Ph: 027 305 4423
Email: Emily.levenson@hortnz.co.nz

OVERVIEW

Submission structure

- 1 Part 1: HortNZ's Role
- 2 Part 2: Executive Summary
Enabling horticulture through spatial planning
- 3 Part 3: Submission and Discussion Questions
Reflection on growth and preserving highly productive land

Our submission

Horticulture New Zealand (HortNZ) thanks Rangitīkei District Council for the opportunity to submit on the Rangitīkei Draft Community Spatial Plan and welcomes any opportunity to continue to work with Rangitīkei District Council and to discuss our submission.

HortNZ could not gain an advantage in trade competition through this submission.

HortNZ wishes to be heard in support of our submission and would be prepared to consider presenting our submission in a joint case with others making a similar submission at any hearing.

The details of HortNZ's submission and decisions we are seeking are set out in our submission below.

HortNZ's Role

Background to HortNZ

HortNZ represents the interests of approximately 5,500 commercial fruit and vegetable growers in New Zealand who grow around 100 different fruits, and vegetables. The horticultural sector provides over 40,000 jobs.

There is approximately, 80,000 hectares of land in New Zealand producing fruit and vegetables for domestic consumers and supplying our global trading partners with high quality food.

It is not just the direct economic benefits associated with horticultural production that are important. Horticulture production provides a platform for long term prosperity for communities, supports the growth of knowledge-intensive agri-tech and suppliers along the supply chain; and plays a key role in helping to achieve New Zealand's climate change objectives.

The horticulture sector plays an important role in food security for New Zealanders. Over 80% of vegetables grown are for the domestic market and many varieties of fruits are grown to serve the domestic market.

HortNZ's purpose is to create an enduring environment where growers prosper. This is done through enabling, promoting and advocating for growers in New Zealand.



HortNZ's Resource Management Act 1991 Involvement

On behalf of its grower members HortNZ takes a detailed involvement in resource management planning processes around New Zealand. HortNZ works to raise growers' awareness of the Resource Management Act 1991 (RMA) to ensure effective grower involvement under the Act.



Executive Summary

Spatial Planning to Encourage Horticultural Growth

In the Draft Community Spatial Plan, Rangitikei District Council identifies horticulture as a potential growth area and path to diversify the primary sector.¹ HortNZ appreciates that the council is recognising the impacts of spatial planning on future horticultural development, particularly considering that the predicted climate change effects on the area (p. 208). Warming temperatures are expected to extend the growing season which may make the district more attractive for horticulture.²

Rangitikei District Council can reap the social, economic, and environmental benefits of diversifying to horticulture if it accounts for development barriers in its plans through zoning productive land rural, maintaining infrastructure to support transportation of produce to market, and prioritising resource allocation for low emissions industry.

The Horizons One Plan restricts intensive farming, including commercial vegetable growing, in Coastal Rangitikei, but horticulture comes in many forms like orchards and glasshouses that do not fall under these rules.³ Spatial planning should not assume that commercial vegetable growing will always be difficult, since a change in policy regime is possible.

HortNZ sees a happy marriage between the spatial plan's goals of expanding horticulture and developing Bulls into a "major food processing, distribution and logistics hub" (p. 45). This increased industrial capacity could support an expanding horticulture sector in the area by packing and distributing produce. Achieving this vision will require the preservation of quality soils for primary production use and allowing auxiliary activities to horticulture like packhouses to establish nearby.

We also recommend that BUL07, a block of LUC 2 soils near Bulls, is not considered for lifestyle development given the potential reverse sensitivity effects of building housing where horticulture could take place. The spatial plan identifies the block as fragmented, but the spatial unit of production for horticulture can be economically viable at a much smaller scale than other industries (p. 226). For instance, profitable orchards can be as small as a hectare or two. Thus, we do not think that "fragmented" label is appropriate.

The spatial plan says that "Reviewing minimum lot sizes in the Rural and Rural Living zones is needed to respond to national direction for highly productive land" (p. 143). If minimum lot sizes are set too small in rural areas, farmland may be earmarked for subdivision for lifestyle, residential or commercial use in future plan changes which could result in the permanent loss of productive land. HortNZ encourages the council to keep minimum lot sizes at an appropriate level for primary production.

¹ Pae Tawhiti Rangitikei Beyond. April 2023. (p. 143)

² [Climate change projections for the Manawatu-Whanganui region | Ministry for the Environment](#)

³ Horizons One Plan, Chapter 14, Rule 14-1 Existing intensive farming land use activities (p. 14-8). [HRCOP Vol4 Cover 2014 Update v3.indd \(horizons.govt.nz\)](#). Accessed 14/04/23.

Submission

1. Horticulture in Rangitikei

The Rangitikei District has the potential for horticultural expansion. There are currently about 15 growing operations in the district which produce asparagus, beans, broccoli, cabbage, capsicum, cauliflower, citrus, cucumbers, garlic, potatoes, pumpkins, quinoa, squash, summerfruit, sweetcorn, and tomatoes. These growers operate in and around Bulls, Mangaweka, Marton, and Taihape.

HortNZ encourages Rangitikei District to consider the impacts of spatial planning on future horticultural development, which has the potential to grow, particularly considering the predicted climate change effects on the area. Projections show that the district will experience warmer temperatures, a longer growing season, and fewer frosts, which all improve conditions for growing.⁴

2. Transition to a Low Emissions Economy

Diversification to horticulture presents an opportunity to reduce emissions while increasing food production. Local councils like Rangitikei's have an opportunity to get ahead of the transition to a low emissions economy by providing for horticulture in their planning.

The Climate Commission advises that 2,000 ha of land in New Zealand will be converted to horticulture per year from 2025.⁵ The commission expects that this could increase if "barriers – such as water availability, labour, supply chains and path to market – are addressed".⁶ The District Council can reap the benefits of diversifying the local primary sector to horticulture if it accounts for each of these barriers in its plans through zoning productive land rural, maintaining infrastructure to support transportation of produce to market, and prioritising resource allocation for low emissions industry. A land use transition toward horticulture will not only help Rangitikei meet its climate change mitigation goals, but it will also provide for community health and wellbeing through economic growth and local production of nutritious food.

3. Managing Natural Hazards

Flooding creates a range of issues for the horticultural industry. Crops can be damaged by the excess water, and land can become so waterlogged that crops struggle to grow in the soil. Surface runoff from adjoining properties can also be an issue, as this can create a large volume of water that flows onto crops and equipment, rendering them unusable and resulting in a loss of yield and income. Other natural hazards such as earthquakes and strong weather systems can also impact horticultural growth by displacing crops.

⁴ [Climate change projections for the Manawatu-Wanganui region | Ministry for the Environment](#)

⁵ [Ināia tonu nei: a low emissions future for Aotearoa » Climate Change Commission \(climatecommission.govt.nz\)](#) (p. 119)

⁶ <https://www.climatecommission.govt.nz/our-work/advice-to-government-topic/inaia-tonu-nei-a-low-emissions-future-for-aotearoa/>

HortNZ seeks that district planning addresses the requirements of drainage works, subsequent flooding and ongoing maintenance requirements in the rural environment to avoid or mitigate the effects of flooding and support rural production. Planning for hazard management should be mindful of the need to preserve high quality land, especially as we've seen how silt can decimate productive soil after the recent Cyclone Gabrielle.

4. Protecting Highly Productive Land

It is critical that highly productive land is protected for future generations from the trend of cumulative loss to urban and lifestyle development. Reverse sensitivity and competition for natural resources with urban communities are putting fruit and vegetable production at risk.

Protection of productive land should extend beyond Classes 1, 2, and 3 identified in the National Policy Statement for Highly Productive Land (NPS-HPL) because Class 4 land can still be used for high value horticultural production. While soil quality is especially important for growing, favourable climate, flat land, and access to transportation networks are all key considerations for growing areas.

HortNZ recommends that references throughout the spatial plan to "versatile soils" should be replaced with "highly productive land," to show the clear connection between the plan and the NPS-HPL.

The Rangitikei Spatial Plan should provide a clear identification of land with the potential for high value production. High value production land should not be put into rural residential but retained for rural production, even when it is near settlements. Just because an area has been fragmented by dispersed rural residential activities does not mean that its best use is zoning for lifestyle blocks when there are other places to intensify housing for efficient use of infrastructure and walkability.

HortNZ seeks that the rural sector is included in decision making processes about housing development, as poor decisions could make generational damage on the productive capability of nationally significant production land.

4.1. Reverse Sensitivity

Reverse sensitivity issues are becoming an increasing problem for the horticulture sector as more people move into productive areas who do not have realistic expectations about how rural activities look, sound, and smell. Horticulture is susceptible to reverse sensitivity effects since highly productive land is often located near urban centres with demand for housing development.

Reverse sensitivity should be given more weight in spatial planning. Seasonal or short duration horticultural activities may generate noise or other effects for just part of the year, but there should still be provisions that ensure new development near those activities accept the prevailing working production environment of the rural area.

4.2. Packhouses On or Near Productive Land

The NPS-HPL is a necessary policy tool to provide clear direction on the way highly productive land is managed; however, it does present some challenges and questions

about how some aspects of horticulture are addressed, particularly if there is to be growth or establishment of the industry in an area.

Independent packhouse and processing facilities need to be located near horticultural production areas for processing produce. These are independent, off-site facilities. An independent packhouse facilitates the washing, preparation, packing and distribution of produce on behalf of growers. Time is a critical factor for quality and processing of fresh produce. As soon as produce is harvested, the countdown on its shelf-life for a consumer begins.

These activities directly support horticultural production, and they are often located on LUC 1-3 near where the produce is grown. Many of these facilities are long-established, servicing nearby horticultural enterprises, and have built up networks of suppliers, and their labour force, over a long period. To support the overall productivity of highly productive land, building packhouses on or adjacent to productive land may be the best outcome to support a production system that requires proximity. In the spatial plan, an industrial area next to productive land could create a symbiotic relationship between the two land uses through establishing a packhouse.

5. Flexibility for Future Growing Systems

Most vegetables for domestic supply are grown outside in soil, which is the most efficient way to produce the volumes of food consumed by New Zealanders. Other growing systems, such as glasshouses, covered cropping or vertical farms may become more popular in the future due to extreme weather events and constrained space. Currently, these growing systems are more often used to ensure year-round supply of crops like salad greens and tomatoes.

At present, natural resource allocation decisions to support our food system are about the availability of land and water, but planning frameworks also need to provide the flexibility of land use for growers to uptake new growing systems like glasshouses or intensive indoor production as technology becomes more economically viable. These activities can span the urban-rural divide and provide hyper-local food production. Spatial planning should consider where these indoor horticultural activities can take place in proximity to auxiliary infrastructure like packhouses and transportation corridors for distribution.

6. Horticulture Under the Horizons One Plan

Despite regional rules about intensive farming under the Horizons One Plan, many forms of horticulture are still economically viable in Rangitikei. Coastal Rangitikei falls under a targeted water management sub-zone in the Horizons One Plan which classifies commercial vegetable growing as a controlled activity.⁷ That said, spatial planning should not assume that commercial vegetable growing will always be difficult, since a change in policy regime is possible. Horticulture also comes in many forms, including orchards and glasshouses which are not impacted by those regional rules.

⁷ Horizons One Plan, Chapter 14, Rule 14-1 Existing intensive farming land use activities (p. 14-8). [HRCOP Vol4 Cover 2014 Update v3.indd \(horizons.govt.nz\)](#). Accessed 14/04/23.

7. Draft Community Spatial Plan

7.1. Expansion and intensification

HortNZ favours intensification of existing residential areas over expansion outward. As the spatial plan acknowledges, Bulls and Marton are surrounded by LUC 2 soils which fit under the definition of highly productive land, making those outskirts unsuitable for housing development.⁸

We encourage the council to identify and map specific growth opportunities in horticulture based on land and climate, not just growth in people and housing.

7.2. Bulls

7.2.1. HOUSING GROWTH

HortNZ supports the spatial plan's intention to ensure any new housing development will be walkable, which we take to mean that the district council intends to avoid sprawl.

BUL07 was identified for future lifestyle growth, but it is comprised of LUC 2 soils. The spatial plan characterises the block as fragmented, but there is no evidence that this is the case (p. 226). The spatial unit of production for horticulture can be economically viable at a much smaller scale than other industries. For instance, profitable orchards can be as small as a hectare or two. There is plenty of space in blocks like BUL07 for that smaller scale of production.

That stretch of land must be protected from inappropriate development under the NPS-HPL, which requires that "the rezoning and development of highly productive land as rural lifestyle is avoided".⁹ Zoning this area as rural lifestyle would introduce potential reverse sensitivity effects, and the spatial plan does not demonstrate that this rezoning would have benefits that outweigh the loss of highly productive land for primary production for present and future generations. This disqualifies the block for lifestyle development under clause 3.10 of the NPS-HPL.¹⁰

Given that BUL01 and BUL02 are already considered more than sufficient to meet growth projections, the spatial plan need not consider BUL07 for development at all.

7.2.2. BUSINESS GROWTH

HortNZ supports the spatial plan priority to make Bulls a "major food processing, distribution and logistics hub" (p. 45). This increased industrial capacity could support an expanding horticulture sector in the area by packing and distributing produce.

We also support that the district council wants to "take a facilitative approach to the establishment of new businesses" (p. 45). If that is the case, then the council should

⁸ Rangitikei District Council. *Pae Tawhiti: Rangitikei Beyond* [Pae-Tawhiti-Rangitikei-Beyond-Spatial-Plan-Draft -Details-Web.pdf](#) (p. 209)

⁹ [National Policy Statement for Highly Productive Land | Ministry for the Environment](#) (p. 7)

¹⁰ [National Policy Statement for Highly Productive Land | Ministry for the Environment](#) (p. 13)

prioritise and provide for horticulture on productive land rather than building over those soils. More growing will provide the product for that food processing and distribution.

7.3. Rural Rangitikei

7.3.1. DIVERSIFICATION OF THE PRIMARY SECTOR

HortNZ supports that the plan identifies horticulture as an opportunity for the district's rural areas (p. 140). To support that expansion of horticulture, the district needs to preserve land with quality soils and flat topography for rural use and prioritise horticultural activities for resource allocation.

The spatial plan says that "Reviewing minimum lot sizes in the Rural and Rural Living zones is needed to respond to national direction for highly productive land" (p. 143). If minimum lot sizes are set too small in rural areas, farmland may be subdivided for lifestyle, residential or commercial use in future plans which could result in the permanent loss of productive land. HortNZ encourages the council to keep minimum lot sizes at an appropriate level for primary production.

7.3.2. ENABLING INFRASTRUCTURE

HortNZ supports the intention to maintain a rural roading network that supports primary production (p. 147). We also support the facilitation of approaches that improve certainty over water access (p. 143). Reliable access to water is critical if the district wants to encourage more horticultural production, since water is necessary for both irrigation and processing fruits and vegetables.

Discussion Questions

This section responds to questions asked directly in the consultation on the Rangitikei Draft Community Spatial Plan.

Q. 1.1	Does the vision reflect what you think is important? What do you like? What's missing?
--------	--

The vision does well in considering soil quality, potential reverse sensitivities, and natural hazards in its assessment of future growth areas. We would encourage that the final spatial plan identifies land suitable for new primary production, specifically horticulture since that is a priority in the draft plan, as well as new housing.

Q. 2.1	What actions do you think should be prioritised for implementation? Are there other actions that should be added?
--------	---

HortNZ encourages the Rangitikei District Council to prioritise maintaining rural roads that are fit for purpose for primary production. Connectivity is essential to grow the horticulture sector so that produce can get to market.

Q. 2.2 What is important to you in planning for future growth?

Protecting highly productive land from inappropriate use and development is our priority. Future housing growth should focus on intensification rather than sprawl to preserve rural land for primary production. This is especially important for horticulture, which often takes place on the urban-rural boundary.

From: info
Sent: Wednesday, 26 April 2023 10:39 am
To: Submissions
Subject: FW: rangitikei spatial plan submission

From: Kent Atkinson <kent63@xtra.co.nz>
Sent: Tuesday, April 25, 2023 3:56 PM
To: info <RDCInformation@rangitikei.govt.nz>
Subject: rangitikei spatial plan submission

Thank you for the opportunity to submit on the spatial plan for Marton

I am currently not a resident of Marton but have a long association with the area and wish to move there to build a new residence with space.

I have been made aware that the area MAR13 being changed to a rural living zone and wish to make a submission.

The area MAR13 is an obvious choice as it a natural transition of Marton towards Crofton. This area is already surrounded by roading which will enable access to any future properties.

The properties in this area are in multiple ownership and unfeasible as a farming proposition.

It is also close to the railway hub which if developed to the extent of a passenger service being reinstated would be great

The MAR13 area has excellent access to Palmerston and Bulls/Ohakea which have growing employment opportunities.

Marton has the potential to be a destination that is attractive and central. I would like to attend the submission hearing if at all possible and am happy to answer any questions you may have.

Regards

Kent Atkinson

Tel: 027 2691219