



# Council Workshop

29 January 2026



**RANGITIKEI**  
DISTRICT COUNCIL

# Workshop Outline

Waiata  
practice at  
lunch

- 9.30am – 1.45pm Annual Plan
- 1.45pm – 2.30pm Proposed Plan Change 3
- 2.30pm – 3.00pm Marton Streetscape Plan – summary of submissions
- 3.00pm – 4.30pm **Policy/Planning Committee Working Group** – submissions (Rates Cap, RMA, Simplifying LG)



# Annual Plan 2026/27



**RANGITIKEI**  
DISTRICT COUNCIL

# Presentation Overview

- Rates Remission Policy
- Rates Info –
  - Intro/Reminder of where we are
  - P&L / FIS
  - Capital Programme
  - Key Numbers
  - Rate Categories
  - Sample Rates & UAGC impact
  - Revenue & Financing Policy



# Rates Remission Policy

## Proposed Changes:

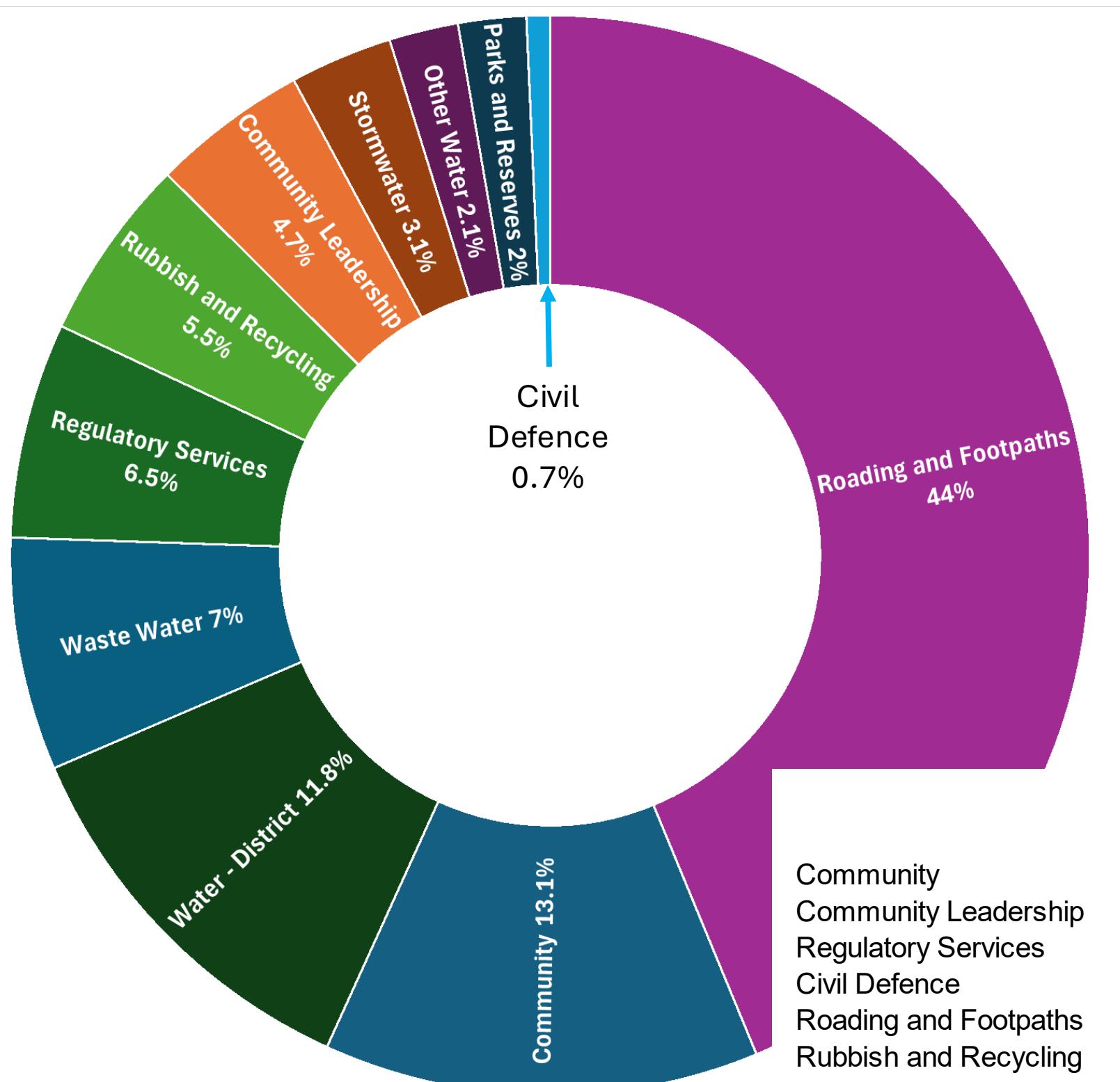
- # 7 Water Rates Remission which is new – aimed at leaks & damage
- #11 Incentivising Residential Development – finalising how long they have to apply for the remission noting the locations
- Similar to 11. Does Council wish to have a finite date?  
**Question** – if Property owners/developers have outstanding rates, do they qualify for remissions?

## Other Changes:

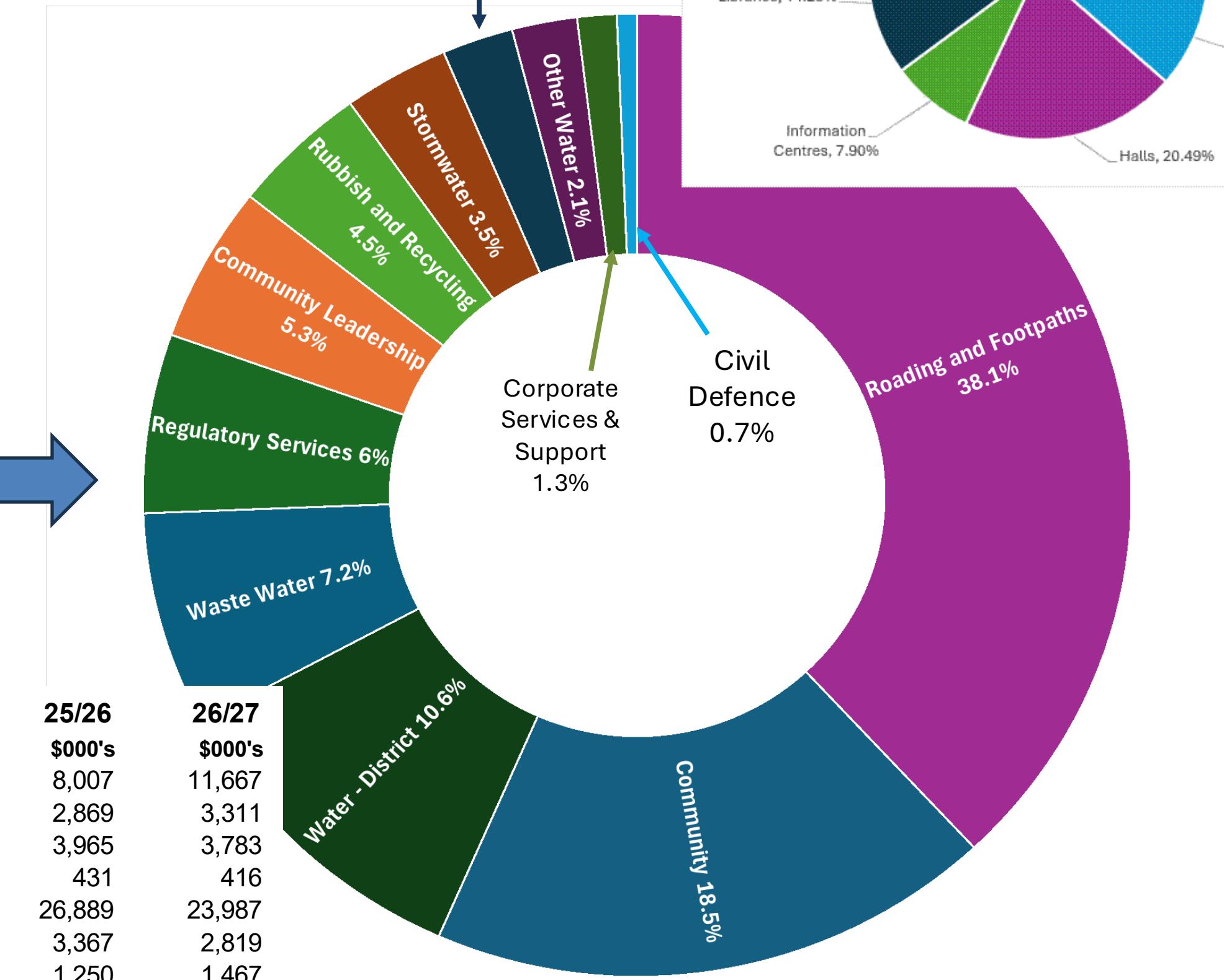
- #2 Does Council still want to provide EQPB incentives in light of EQPB changes? If yes, minor update required.
- #3 Community Sporting & Not for Profit – 50% instead of 75%
- # 4, 9, 10 Clarifying it is for the future, not retrospective as rates have been struck.
- # 6 It needs to be an agreed plan to receive a remission on penalties.
- # 14 Noting Council's decision if final & provision for extraordinary circumstances.

# Total Operational Cost

2025/26

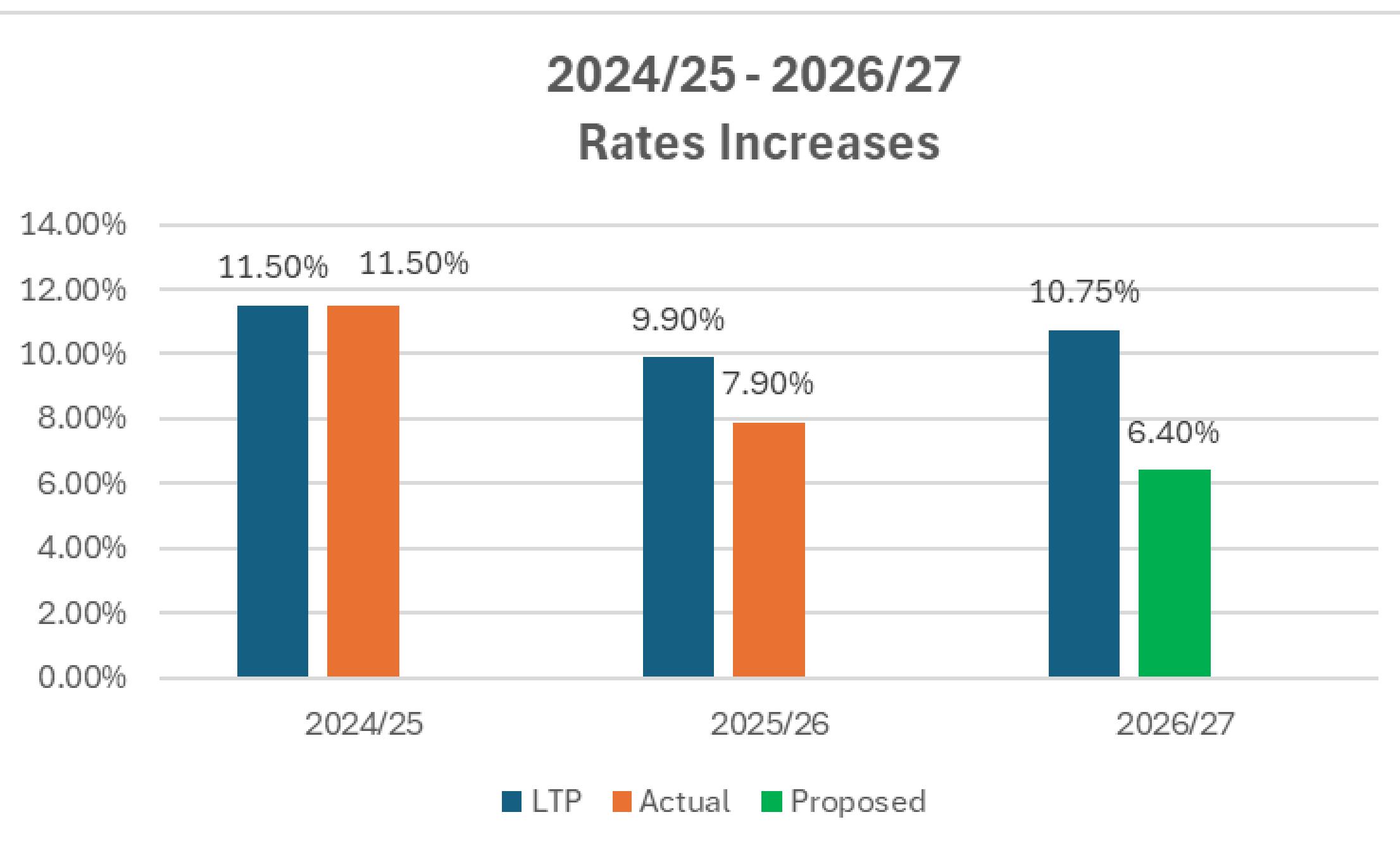


2026/27



25/26 \$000's	26/27 \$000's
8,007	11,667
2,869	3,311
3,965	3,783
431	416
26,889	23,987
3,367	2,819
1,250	1,467
1,887	2,181
7,232	6,704
4,285	4,529
1,273	1,343
-303	813
<b>61,150</b>	<b>63,018</b>

# Tracking the Changes



	<b>2025/26</b>	<b>2026/27</b>
Capital Value #	\$7.63B	\$7.69B
Rateable Properties	8,288	8,347 <small>+0.71%</small>
UAGC	8,098	8,124 <small>+0.3%</small>
	<b>2025/26</b>	<b>2026/27</b>
<b>Rates to Revenue %</b>	<b>61%</b>	<b>66%</b>
<b>3 Benchmarks:</b>		
Rates Affordability	YES	YES
Debt Affordability	YES	YES
Balanced Budget	NO	NO

# Refresh on the numbers

## Income & Expense (P&L)

	2026/27	6.4%	\$000's
Rates			\$37,827
Subsidies			\$13,200
Other Income			<u>\$ 5,600</u>
<b>Total Income</b>			<b>\$56,627</b>
Other Expenses			\$26,912
Personnel			\$13,208
Finance Costs			\$ 3,386
Depn			<u>\$19,508</u>
<b>Total Expenditure</b>			<b>\$63,014</b>
<b>Surplus/(Deficit)</b>			<b>(\$6,387)</b>

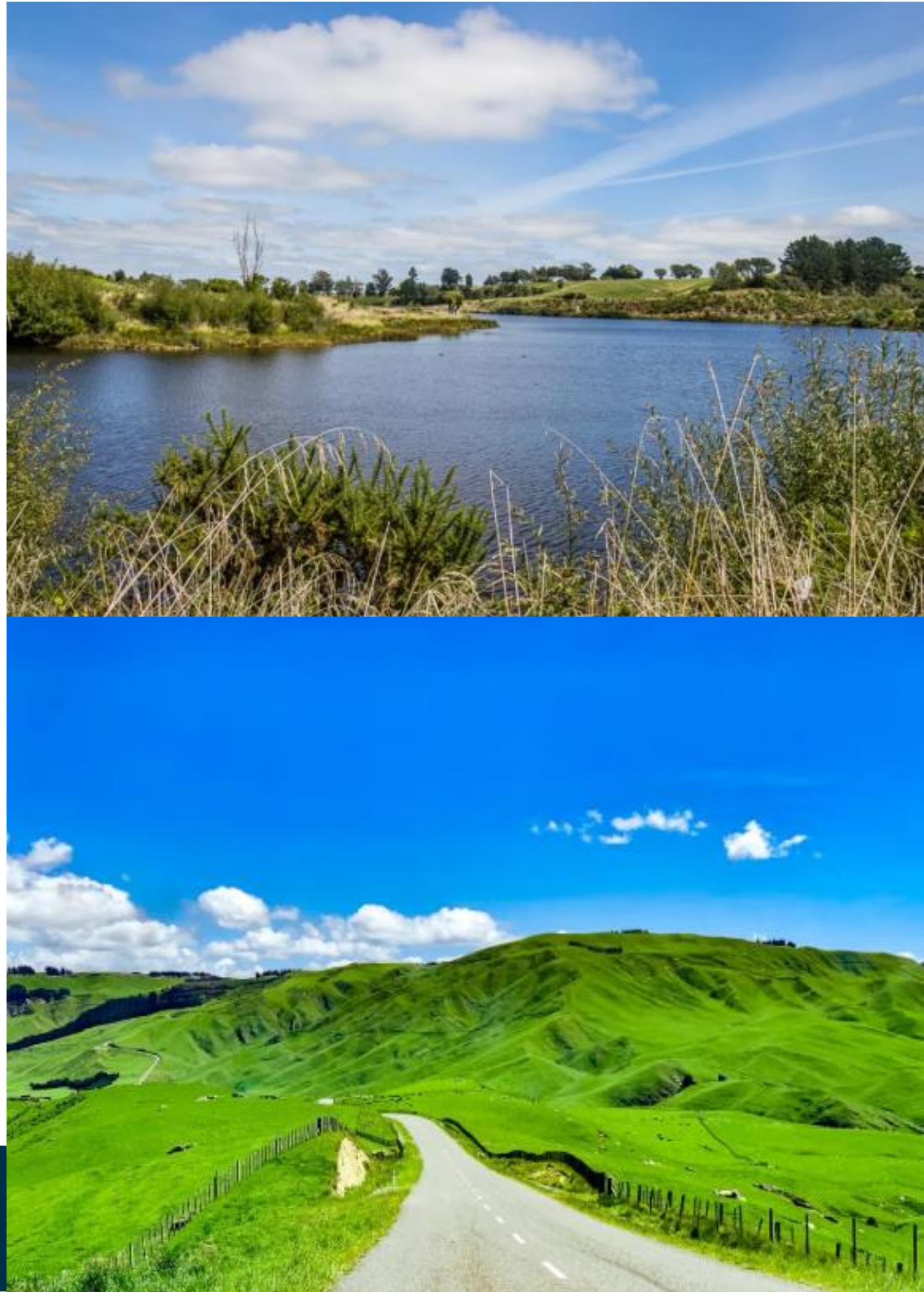
## Revised Funding & Impact Statement (FIS)

	2026/27	6.4%	\$000's
Rates			\$37,827
Subsidies			\$13,200
Other Income			<u>\$ 5,600</u>
<b>Total Income</b>			<b>\$56,627</b>
Operating Expenditure (excl. Depn.)			\$43,506
<b>Cash Surplus/(Deficit)</b>			<b>\$13,127</b>
Less Renewables			<u>(\$15,300)</u>
Plus Reserves movement			<u>\$ 2,173</u>
<b>Cash Surplus/(Deficit)</b>			<b>\$ 0</b>

# Capital Programme

## Highlights or points of interest

- Water – Marton Water Strategy and the Ratana Wastewater Programme.
- Roading – this is aligned to NZTA approved funding and includes additional funding to cover work reprioritised due to Napier / Taupo road resurfacing.
- Swimming Pool forecast is yet to be confirmed pending outcomes of tender and subsequent decision by Council. Minimum spend required suggests \$2.5M (\$2.7M budgeted) spend by end of 25/26.
- Majority of the Taihape and Marton Building replacement expenditure planned for 25/26 is now planned for 26/27.



	2026/27 LTP (\$000)	2026/27 Annual Plan (\$000)
--	---------------------------	-----------------------------------

<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	13,000	12,607
Debtors and Other Receivables	3,846	5,691
Prepayments	252	252
Other financial assets	-	-
<b>Total current assets</b>	<b>17,098</b>	<b>18,551</b>
<b>Non-current assets</b>		
Plant, property and equipment	941,776	907,438
Intangible assets	666	717
Forestry assets	61	61
Other financial assets	-	-
Corporate bonds	2,326	1,131
Investment in CCOs and other similar entities	51	51
<b>Total non-current assets</b>	<b>944,880</b>	<b>909,398</b>
<b>Total assets</b>	<b>961,978</b>	<b>927,949</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Creditors and other payables	4,527	2,399
Employee entitlements	964	912
Income in advance	1,553	1,413
Borrowings	16	10,016
Other Financial Liabilities	-	-
<b>Total current liabilities</b>	<b>7,060</b>	<b>14,740</b>
<b>Non-current liabilities</b>		
Employee entitlements	10	10
Provisions	160	160
Borrowings	110,969	97,672
<b>Total non-current liabilities</b>	<b>111,139</b>	<b>97,842</b>
<b>Total liabilities</b>	<b>118,199</b>	<b>112,582</b>
<b>Net Assets</b>	<b>843,779</b>	<b>815,367</b>
<b>Equity</b>		
Accumulated funds	454,878	445,907
Special and restricted reserves	4,588	3,448
Other reserves	384,314	366,012
<b>Total equity</b>	<b>843,780</b>	<b>815,367</b>

# Key Numbers?

## Changes in the Balance Sheet

- **External Debt** Decreases slightly from \$111M to \$107.6M
- **Cash** minimal change
- **N/C Assets** projected decrease due to lower than expected revaluation movements in 2024/25
- **Movements in total equity** – reflect revaluations and use of reserves over time

# Rate Categories & Movements

Source of Funding	Categories of Land	Calculation Base	2025/27			2026/28	
			Factor	Total \$'s	Factor	Total \$'s	
<b>General Rate</b>	General	Capital value	0.000883	\$6,324,071.25	0.001333	\$9,623,326.00	
	General Commercial	Capital value	0.001060	\$137,696.81	0.001600	\$210,859.28	
	General Industrial	Capital value	0.001060	\$118,393.98	0.001600	\$182,923.69	
	General Utilities	Capital value	0.001325	\$271,214.01	0.002000	\$409,525.94	
	Defence land	Capital value*	0.001161	\$27,699.01	0.001235	\$29,471.75	
				\$6,879,075.05			\$10,456,106.65
<b>Civil Defence</b>	General	Capital value			0.000060	\$435,006.00	
	General Commercial	Capital value			0.000072	\$9,531.53	
	General Industrial	Capital value			0.000072	\$8,268.75	
	General Utilities	Capital value			0.000090	\$18,511.92	
	Defence land	Capital value*			0.000056	\$1,332.22	
							\$472,650.43
<b>Uniform Annual General Charge</b> <i>(funds activities listed on next page)</i>	All rating units	Fixed amount per SUIP	719.67	\$5,738,684.15	765.73	\$6,201,676.64	
<b>Targeted Rates</b>							
Community Services	All rating units in Taihape Community Board area	Fixed amount per rating unit	34.69	\$58,660.35	25.83	\$43,700.00	
<i>(funds Taihape and Rataua Community Boards)</i>	All rating units in Rataua Community Board area	Fixed amount per rating unit	177.70	\$19,191.20	137.16	\$14,950.00	
Solid Waste Disposal	All rating units	Fixed amount per SUIP	204.96	\$1,634,151.15	144.92	\$1,174,150.00	
<i>(funds Rubbish and Recycling)</i>							
Roading	All rating units (excl Defence land)	Capital value	0.00157	\$11,761,568	0.00133	\$10,104,358	
<i>(funds Roading and Footpaths)</i>	Defence land	Land value	0.00188	\$44,841	0.00160	\$40,559	
	Forestry Differential	Capital Value	0.00423	\$398,541	0.00360	\$339,629	

# Rate Categories & Movements

Source of Funding	Categories of Land	Calculation Base	2025/26		2026/27	
			Factor	Total \$'s	Factor	Total \$'s
Wastewater public good (funds Sewerage)	All rating units	Fixed amount per SUIP	133.09	\$1,061,392	136.55	\$1,104,282
Wastewater connected (funds Sewerage)	Rating units connected to wastewater schemes within the district	Fixed amount per number of water closets and urinals in the rating unit	641.61	\$3,540,420	762.38	\$4,255,414
		50% remission	-320.81	-\$165,055	-381.19	-\$197,456
		75% remission	-481.21	-\$219,913	-571.78	-\$261,877
Water public good (funds water)	All rating units	Fixed amount per SUIP	188.26	\$1,501,374	193.15	\$1,562,091
Water connected (funds water)	Rating units connected to Marton, Bulls, Taihape, Mangaweka, Ratana schemes: Residential	Fixed amount per SUIP	1085.23	\$5,067,466	805.23	\$3,816,189
	Rating units connected to Marton, Bulls, Taihape, Mangaweka, Ratana schemes: Non-residential	Fixed amount per SUIP				
Water by volume (funds water)	Marton, Bulls, Taihape, Mangaweka, Ratana schemes	Fixed amount per cu metre in excess of 250m <sup>3</sup> per annum	2.53	\$698,761	2.60	\$716,929
	Bulls ANZCO	Fixed amount per cu metre in excess of 250m <sup>3</sup> per annum	1.88	\$306,911	1.93	\$314,891
Hunterville urban (funds water)	Connected rating units	Fixed amount per cu metre	6.11	\$187,818	6.47	\$198,930
Hunterville rural (funds water)	Connected rating units	Fixed amount per unit or part unit***	350.03	\$612,350	350.03	\$612,350
Hunterville rural-urban (funds water)	Connected rating units	Fixed amount per unit or part unit***	351.12	\$129,915	371.90	\$137,601
Erewhon rural (funds water)	Connected rating units	Fixed amount per unit or part unit***	242.02	\$373,046	242.02	\$373,046
Omatane rural (funds water)	Connected rating units	Fixed amount per unit or part unit***	101.26	\$12,505	101.26	\$12,505
Putorino rural (funds water)	Connected rating units	Land value	0.00	\$12,013	0.00	\$12,013

# Rate Categories & Movements

Source of Funding	Categories of Land	Calculation Base	2025/26		2026/27	
			Factor	Total \$'s	Factor	Total \$'s
Stormwater public good ( <i>funds stormwater</i> )	All rating units	Fixed amount per SUIP	31.22	\$248,979	32.03	\$259,016
Stormwater urban ( <i>funds stormwater</i> )	Marton, Bulls, Taihape, Mangaweka, Ratana, Hunterville	Fixed amount per rating unit (as identified on rating maps available to view on Council's website)	198.38	\$872,885	352.02	\$1,571,784
Total Rates Required	(Inclusive of GST)			\$41,160,546		\$43,794,821
			excl gst	\$35,791,779	excl gst	\$38,082,453
					Rates Penalties	\$882,557
					Other penalties and i	-\$1,137,877
					Per P&L	\$37,827,133

# Sample Rate Payers

Location	CV 26/27	CV 25/26	Option A		Option B		Option C		Option A % increase	Option B % increase	Option C % increase
			Forecast 26/27 (UAGC @ \$765.73)	Forecast 26/27 (UAGC @ \$889.21)	Forecast 26/27 (UAGC @ \$1,012.68)	Forecast 26/27 (UAGC @ \$1,012.68)	Actual 25/26				
<b>KOITIATA</b>											
Koitiata	RAPAKI STREET	\$430,000	\$430,000	\$2,419	\$2,514	\$2,582	\$2,330	3.80%	7.87%	10.81%	
Koitiata	OMANU STREET	\$370,000	\$370,000	\$2,259	\$2,358	\$2,434	\$2,183	3.46%	7.99%	11.48%	
Koitiata	WAINUI STREET	\$320,000	\$320,000	\$2,126	\$2,228	\$2,310	\$2,061	3.14%	8.10%	12.10%	
Koitiata	WAINUI STREET	\$650,000	\$650,000	\$3,005	\$3,086	\$3,126	\$2,869	4.75%	7.55%	8.96%	
Koitiata	RAPAKI STREET	\$510,000	\$510,000	\$2,632	\$2,722	\$2,780	\$2,526	4.20%	7.74%	10.05%	
<b>TAIHAPE COMMERCIAL</b>											
Taihape	HAUTAPU STREET	\$96,000	\$96,000	\$3,499	\$3,614	\$3,723	\$3,489	0.27%	3.59%	6.70%	
Taihape	HAUTAPU STREET	\$220,000	\$220,000	\$3,862	\$3,968	\$4,058	\$3,815	1.24%	4.02%	6.37%	
Taihape	HUIA STREET	\$330,000	\$330,000	\$4,566	\$4,663	\$4,736	\$4,424	3.19%	5.38%	7.03%	
Taihape	HAUTAPU STREET	\$435,000	\$435,000	\$4,874	\$4,962	\$5,019	\$4,700	3.69%	5.58%	6.78%	
Taihape	HUIA STREET	\$540,000	\$540,000	\$4,801	\$4,881	\$4,922	\$4,655	3.13%	4.85%	5.72%	
Taihape	TUI STREET	\$720,000	\$720,000	\$7,657	\$7,723	\$7,736	\$7,496	2.14%	3.02%	3.20%	
<b>TAIHAPE NON COMMERCIAL</b>											
Taihape	ALDRIDGE TERRACE	\$105,000	\$105,000	\$3,145	\$3,261	\$3,371	\$3,296	-4.58%	-1.04%	2.29%	
Taihape	LARK STREET	\$133,000	\$133,000	\$1,979	\$2,094	\$2,200	\$1,801	9.87%	16.23%	22.14%	
Taihape	ACHILLES DRIVE	\$225,000	\$225,000	\$3,817	\$3,925	\$4,020	\$3,788	0.76%	3.62%	6.12%	
Taihape	KAKAPO PLACE	\$320,000	\$320,000	\$4,070	\$4,172	\$4,255	\$4,021	1.23%	3.77%	5.82%	
Taihape	TITI STREET	\$510,000	\$510,000	\$4,577	\$4,666	\$4,725	\$4,486	2.02%	4.02%	5.32%	
Taihape	KIWI ROAD	\$610,000	\$610,000	\$4,843	\$4,926	\$4,972	\$4,731	2.38%	4.13%	5.09%	
Taihape	KOKAKO STREET	\$730,000	\$730,000	\$5,163	\$5,238	\$5,268	\$5,025	2.76%	4.25%	4.85%	
Taihape	HOSPITAL ROAD	\$730,000	\$960,000	\$5,163	\$5,238	\$5,268	\$5,588	-7.60%	-6.26%	-5.72%	
Taihape	KOKAKO STREET	\$1,090,000	\$1,090,000	\$6,123	\$6,174	\$6,158	\$5,907	3.67%	4.53%	4.26%	
<b>HUNTERVILLE COMMERCIAL</b>											
Hunerville	BRUCE STREET	\$130,000	\$130,000	\$2,767	\$2,880	\$2,984	\$2,459	12.55%	17.15%	21.36%	
Hunerville	MILNE STREET	\$260,000	\$260,000	\$3,148	\$3,251	\$3,335	\$2,800	12.45%	16.12%	19.10%	
Hunerville	MILNE STREET	\$360,000	\$360,000	\$3,442	\$3,536	\$3,605	\$3,063	12.38%	15.47%	17.70%	
<b>HUNTERVILLE NON COMMERCIAL</b>											
Hunerville	KOTUKUTUKU ROAD	\$230,000	\$230,000	\$1,886	\$1,994	\$2,088	\$1,840	2.45%	8.33%	13.44%	
Hunerville	WILSON ROAD	\$330,000	\$330,000	\$3,266	\$3,367	\$3,449	\$2,925	11.64%	15.11%	17.89%	
Hunerville	PARAEKARETU STREET	\$425,000	\$425,000	\$3,519	\$3,614	\$3,683	\$3,158	11.43%	14.45%	16.64%	
Hunerville	PARAEKARETU STREET	\$600,000	\$600,000	\$3,986	\$4,069	\$4,116	\$3,587	11.13%	13.46%	14.76%	

# Sample Rate Payers

Location		CV 26/27	CV 25/26	Option A		Option B		Option C		Option A % increase	Option B % increase	Option C % increase
				Forecast 26/27 (UAGC @ \$765.73)	Forecast 26/27 (UAGC @ \$889.21)	Forecast 26/27 (UAGC @ \$1,012.68)	Actual 25/26					
<b>MARTON COMMERCIAL</b>												
Marton	HAIR STREET	\$325,000	\$325,000	\$4,144	\$4,242	\$4,315	\$4,056	2.18%	4.59%	6.40%		
Marton	WELLINGTON ROAD	\$455,000	\$455,000	\$4,526	\$4,613	\$4,666	\$4,397	2.92%	4.90%	6.12%		
Marton	WELLINGTON ROAD	\$1,500,000	\$540,000	\$7,590	\$7,594	\$7,487	\$4,620	64.28%	64.35%	62.05%		
Marton	MORRIS STREET	\$680,000	\$680,000	\$5,185	\$5,255	\$5,274	\$4,988	3.96%	5.34%	5.73%		
Marton	HIGH STREET	\$800,000	\$800,000	\$6,680	\$6,739	\$6,740	\$6,266	6.61%	7.56%	7.57%		
<b>MARTON INDUSTRIAL</b>												
Marton	WELLINGTON ROAD	\$230,000	\$230,000	\$3,866	\$3,971	\$4,059	\$3,806	1.56%	4.32%	6.64%		
Marton	WELLINGTON ROAD	\$680,000	\$680,000	\$5,185	\$5,255	\$5,274	\$4,988	3.96%	5.34%	5.73%		
Marton	BROADWAY	\$800,000	\$800,000	\$5,918	\$5,978	\$5,978	\$5,624	5.23%	6.29%	6.30%		
<b>MARTON NON COMMERCIAL</b>												
Marton	KERERU COURT	\$160,000	\$160,000	\$2,051	\$2,164	\$2,267	\$1,867	9.83%	15.87%	21.39%		
Marton	ALEXANDRA STREET	\$265,000	\$265,000	\$3,898	\$4,004	\$4,093	\$3,851	1.20%	3.95%	6.28%		
Marton	FRENCH STREET	\$365,000	\$365,000	\$4,164	\$4,264	\$4,340	\$4,096	1.66%	4.08%	5.96%		
Marton	OXFORD STREET	\$465,000	\$465,000	\$4,431	\$4,524	\$4,588	\$4,341	2.07%	4.20%	5.67%		
Marton	PUKEPAPA ROAD	\$565,000	\$565,000	\$4,698	\$4,784	\$4,835	\$4,586	2.43%	4.30%	5.42%		
Marton	KERERU COURT	\$665,000	\$665,000	\$4,964	\$5,043	\$5,082	\$4,831	2.76%	4.40%	5.19%		
<b>BULLS COMMERCIAL</b>												
Bulls	HIGH STREET	\$240,000	\$240,000	\$3,895	\$3,999	\$4,086	\$3,833	1.63%	4.35%	6.61%		
Bulls	BRIDGE STREET	\$355,000	\$355,000	\$4,232	\$4,327	\$4,396	\$4,135	2.36%	4.66%	6.33%		
Bulls	BRIDGE STREET	\$460,000	\$460,000	\$4,540	\$4,627	\$4,680	\$4,410	2.94%	4.91%	6.11%		
Bulls	BRIDGE STREET	\$780,000	\$780,000	\$5,859	\$5,921	\$5,924	\$5,572	5.17%	6.27%	6.34%		
Bulls	BRIDGE STREET	\$1,690,000	\$1,690,000	\$8,528	\$8,517	\$8,381	\$7,961	7.12%	6.98%	5.27%		
<b>BULLS NON COMMERCIAL</b>												
Bulls	CRITERION STREET	\$285,000	\$285,000	\$3,951	\$4,056	\$4,143	\$3,900	1.30%	3.98%	6.21%		
Bulls	TAUMAIHI STREET	\$385,000	\$385,000	\$4,218	\$4,316	\$4,390	\$4,145	1.75%	4.11%	5.90%		
Bulls	WATSON STREET	\$480,000	\$480,000	\$4,471	\$4,563	\$4,625	\$4,378	2.13%	4.22%	5.63%		
Bulls	BRIDGE STREET	\$590,000	\$590,000	\$4,764	\$4,848	\$4,897	\$4,647	2.52%	4.33%	5.36%		
Bulls	BRIDGE STREET	\$680,000	\$680,000	\$5,004	\$5,082	\$5,119	\$4,868	2.80%	4.41%	5.16%		
Bulls	GEORGE STREET	\$770,000	\$770,000	\$5,244	\$5,316	\$5,341	\$5,088	3.07%	4.49%	4.98%		
Bulls	DANIELL STREET	\$1,420,000	\$1,420,000	\$6,977	\$7,006	\$6,948	\$6,680	4.45%	4.88%	4.01%		

# Sample Rate Payers

Location		CV 26/27	CV 25/26	Option A		Option B		Option C		Actual 25/26	Option A % increase	Option B % increase	Option C % increase
				Forecast 26/27 (UAGC @ \$765.73)	Forecast 26/27 (UAGC @ \$889.21)	Forecast 26/27 (UAGC @ \$1,012.68)	Forecast 26/27 (UAGC @ \$1,012.68)						
<b>TURAKINA</b>													
Turakina	STATE HIGHWAY 3	\$265,000	\$265,000	\$1,979	\$2,085	\$2,174	\$1,926	2.74%	8.23%	12.88%			
Turakina	STATE HIGHWAY 3	\$360,000	\$360,000	\$2,232	\$2,332	\$2,409	\$2,159	3.40%	8.01%	11.60%			
Turakina	RATANA ROAD	\$460,000	\$460,000	\$2,499	\$2,592	\$2,656	\$2,404	3.96%	7.82%	10.51%			
Turakina	HAUNUI ROAD	\$550,000	\$550,000	\$2,739	\$2,826	\$2,879	\$2,624	4.37%	7.68%	9.71%			
<b>RATANA</b>													
Ratana	SEAMER STREET	\$85,000	\$140,000	\$1,988	\$2,106	\$2,219	\$3,723	-46.60%	-43.43%	-40.41%			
Ratana	TAMARIKI LANE	\$238,000	\$238,000	\$3,963	\$4,071	\$4,164	\$3,963	0.00%	2.71%	5.06%			
Ratana	IHIPERA-KORIA STREET	\$365,000	\$365,000	\$4,302	\$4,401	\$4,478	\$4,274	0.64%	2.96%	4.76%			
<b>RURAL NORTH</b>													
Rural North	MOAWHANGO VALLEY ROAD	\$525,000	\$525,000	\$2,698	\$2,787	\$2,843	\$2,598	3.86%	7.27%	9.44%			
Rural North	MANUI ROAD	\$1,430,000	\$1,430,000	\$5,111	\$5,139	\$5,080	\$4,814	6.17%	6.76%	5.52%			
Rural North	STATE HIGHWAY 1	\$1,630,000	\$1,630,000	\$5,644	\$5,659	\$5,574	\$5,304	6.42%	6.70%	5.10%			
Rural North	PUKENAUA ROAD	\$1,710,000	\$1,710,000	\$5,858	\$5,867	\$5,772	\$5,500	6.51%	6.68%	4.95%			
Rural North	OTAIHAPE VALLEY ROAD	\$2,100,000	\$2,100,000	\$6,897	\$6,881	\$6,736	\$6,455	6.86%	6.60%	4.36%			
Rural North	TUHOE ROAD	\$2,300,000	\$2,300,000	\$7,431	\$7,401	\$7,230	\$6,945	7.00%	6.57%	4.12%			
Rural North	RIDGE ROAD SOUTH	\$2,475,000	\$2,475,000	\$7,897	\$7,856	\$7,663	\$7,373	7.11%	6.55%	3.93%			
Rural North	SPOONERS HILL ROAD	\$2,700,000	\$2,700,000	\$8,497	\$8,441	\$8,219	\$7,924	7.23%	6.52%	3.72%			
Rural North	STATE HIGHWAY 1	\$2,930,000	\$2,930,000	\$9,110	\$9,039	\$8,788	\$8,487	7.34%	6.50%	3.54%			
Rural North	KAKARIKI ROAD	\$3,020,000	\$3,020,000	\$9,350	\$9,273	\$9,010	\$8,708	7.38%	6.49%	3.47%			
Rural North	KOEKE ROAD	\$3,420,000	\$3,420,000	\$10,417	\$10,313	\$9,999	\$9,687	7.53%	6.45%	3.21%			
Rural North	STATE HIGHWAY 1	\$3,520,000	\$3,520,000	\$10,683	\$10,573	\$10,246	\$9,932	7.56%	6.45%	3.16%			
Rural North	TAIHAPE-NAPIER ROAD	\$3,880,000	\$3,880,000	\$11,618	\$11,483	\$11,110	\$10,779	7.78%	6.53%	3.07%			
<b>MANGAWEKA</b>													
Mangaweka	BROADWAY	\$175,000	\$175,000	\$2,117	\$2,229	\$2,330	\$1,939	9.18%	14.95%	20.16%			
Mangaweka	TE KAPUA ROAD	\$215,000	\$215,000	\$2,677	\$2,786	\$2,882	\$2,924	-8.45%	-4.71%	-1.43%			
Mangaweka	STATE HIGHWAY 1	\$285,000	\$285,000	\$3,977	\$4,081	\$4,168	\$3,935	1.06%	3.72%	5.93%			
Mangaweka	KAWAKAWA STREET	\$340,000	\$340,000	\$4,124	\$4,224	\$4,304	\$4,070	1.32%	3.80%	5.77%			
Mangaweka	STATE HIGHWAY 1	\$340,000	\$340,000	\$3,010	\$3,111	\$3,191	\$3,230	-6.81%	-3.68%	-1.21%			

# Sample Rate Payers

Location	CV 26/27	CV 25/26	Option A		Option B		Option C		Option A % increase	Option B % increase	Option C % increase
			Forecast 26/27 (UAGC @ \$765.73)	Forecast 26/27 (UAGC @ \$889.21)	Forecast 26/27 (UAGC @ \$1,012.68)	Actual 25/26					
<b>RURAL SOUTH</b>											
Rural South	COLEMANS ROAD	\$900,000	\$900,000	\$3,672	\$3,736	\$3,744	\$3,481	5.48%	7.30%	7.55%	
Rural South	MCHARDIE ROAD	\$900,000	\$900,000	\$3,672	\$3,736	\$3,744	\$3,481	5.48%	7.30%	7.55%	
Rural South	SOMERSAL LANE	\$1,210,000	\$1,210,000	\$4,499	\$4,542	\$4,510	\$4,240	6.09%	7.10%	6.36%	
Rural South	MAKIRIKIRI ROAD	\$1,500,000	\$1,500,000	\$5,272	\$5,295	\$5,227	\$4,951	6.49%	6.96%	5.58%	
Rural South	SANTOFT ROAD	\$1,500,000	\$1,500,000	\$5,272	\$5,295	\$5,227	\$4,951	6.49%	6.96%	5.58%	
Rural South	MILNE STREET	\$1,530,000	\$1,530,000	\$6,157	\$6,179	\$6,106	\$6,109	0.78%	1.13%	-0.05%	
Rural South	KAKARIKI ROAD	\$1,750,000	\$1,750,000	\$5,938	\$5,945	\$5,845	\$5,563	6.75%	6.87%	5.07%	
Rural South	PAREWANUI ROAD	\$1,750,000	\$1,750,000	\$5,938	\$5,945	\$5,845	\$5,563	6.75%	6.87%	5.07%	
Rural South	MAKIRIKIRI ROAD	\$1,860,000	\$1,860,000	\$6,232	\$6,231	\$6,117	\$5,832	6.85%	6.84%	4.88%	
Rural South	FERN FLATS ROAD	\$2,070,000	\$2,070,000	\$6,792	\$6,777	\$6,636	\$6,347	7.01%	6.79%	4.56%	
Rural South	JEFFERSONS LINE	\$2,300,000	\$2,300,000	\$7,405	\$7,375	\$7,205	\$6,910	7.16%	6.73%	4.26%	
Rural South	MAKIRIKIRI ROAD	\$2,400,000	\$2,400,000	\$7,671	\$7,635	\$7,452	\$7,155	7.22%	6.71%	4.15%	
Rural South	WHALES LINE	\$2,620,000	\$2,620,000	\$8,258	\$8,207	\$7,996	\$7,694	7.34%	6.67%	3.93%	
Rural South	WANGANUI ROAD	\$2,701,000	\$2,701,000	\$8,474	\$8,418	\$8,196	\$7,892	7.37%	6.66%	3.85%	
Rural South	MT CURL ROAD	\$2,720,000	\$2,720,000	\$8,525	\$8,467	\$8,243	\$7,938	7.38%	6.66%	3.83%	
Rural South	STATE HIGHWAY 1	\$3,220,000	\$3,220,000	\$9,858	\$9,767	\$9,479	\$9,163	7.58%	6.59%	3.45%	
<b>RURAL LARGE DAIRY/PASTORAL</b>											
Rural North	STATE HIGHWAY 1	\$10,700,000	\$10,700,000	\$31,100	\$30,634	\$29,513	\$28,793	8.01%	6.39%	2.50%	
Rural North	TE MOEHAU ROAD	\$19,900,000	\$19,900,000	\$56,902	\$55,948	\$53,774	\$52,601	8.18%	6.36%	2.23%	
Rural North	TAIHAPE-NAPIER ROAD	\$40,000,000	\$40,000,000	\$116,856	\$115,181	\$111,054	\$108,212	7.99%	6.44%	2.63%	
Rural North	TAIHAPE-NAPIER ROAD	\$46,070,000	\$46,070,000	\$127,950	\$125,378	\$119,981	\$117,969	8.46%	6.28%	1.71%	
Rural North	TAIHAPE-NAPIER ROAD	\$52,034,000	\$52,034,000	\$143,852	\$140,882	\$134,723	\$132,575	8.51%	6.27%	1.62%	
<b>RURAL SOUTH INDUSTRIAL</b>											
Rural South	WANGANUI ROAD	\$80,000	\$80,000	\$1,507	\$1,624	\$1,735	\$1,487	1.33%	9.20%	16.67%	
Rural South	CALICO LINE	\$370,000	\$370,000	\$3,163	\$3,257	\$3,323	\$3,334	-5.14%	-2.32%	-0.32%	
Rural South	TUTAENUI ROAD	\$560,000	\$560,000	\$4,834	\$4,912	\$4,950	\$4,673	3.44%	5.12%	5.92%	
Rural South	BRIDGE STREET	\$670,000	\$670,000	\$4,804	\$4,874	\$4,895	\$4,763	0.85%	2.32%	2.76%	
Rural South	BRIDGE STREET	\$1,100,000	\$1,100,000	\$6,065	\$6,101	\$6,055	\$5,893	2.93%	3.53%	2.76%	

# Revenue & Financing Policy

- **For the majority of wording (Part A) – minimal changes to wording**

Page 3 - note the borrowing constraints to OPEX

Page 4 - Clarifying funding of capital

- **Summary of Funding (Part B)**

- Changes in red highlight the changes of the funding splits – General Rate/Targeted Rate/Fees & Charges/Subsidies & Grants & Other.
- **Key Changes:**
- Community Housing – greater reliance on rates
- Domains – a slight increase in Fees & Charges from 5% to 7%
- Real Estate - user fees are not above 40%. Sitting at 10%
- Solid Waste – Targeted Rate sits under 40% at 27%
- Resource Consents - Greater reliance on rates at 73%
- Introduction of Civil Defence as a targeted Rate - CV or CV + differential (General Rate).
- Community Awards – nil reliance on rates

# Fees and Charges

- Parks & Reserves – proposed to defer to enable discussions with user groups to occur first.
- Clarification that inflation is 2.6% not 3.5%
- No other changes from what was presented 3 December.



A wide-angle aerial photograph of a rural landscape. In the foreground, a river flows through a valley, its banks lined with lush green trees and shrubs. The valley floor is a mix of bright green fields and darker green pastures. In the background, a range of hills and mountains stretches across the horizon, their slopes covered in a mix of green vegetation and rocky terrain. The sky above is a clear blue with scattered white and grey clouds.

# TELLING OUR ANNUAL PLAN 2026/27 STORY

# Making sure people understand what rates pay for...

Rates pay for things most of us don't think about until they're not there. Things like...

- Roads and footpaths
- Drinking water, wastewater, and stormwater
- Rubbish and recycling
- Emergency readiness and public safety

Costs are rising across all these services. At the same time, households are under pressure.

That means Council must make careful decisions about what we do now, what we delay, and how we manage costs - and we can't do that without bringing our community with us.



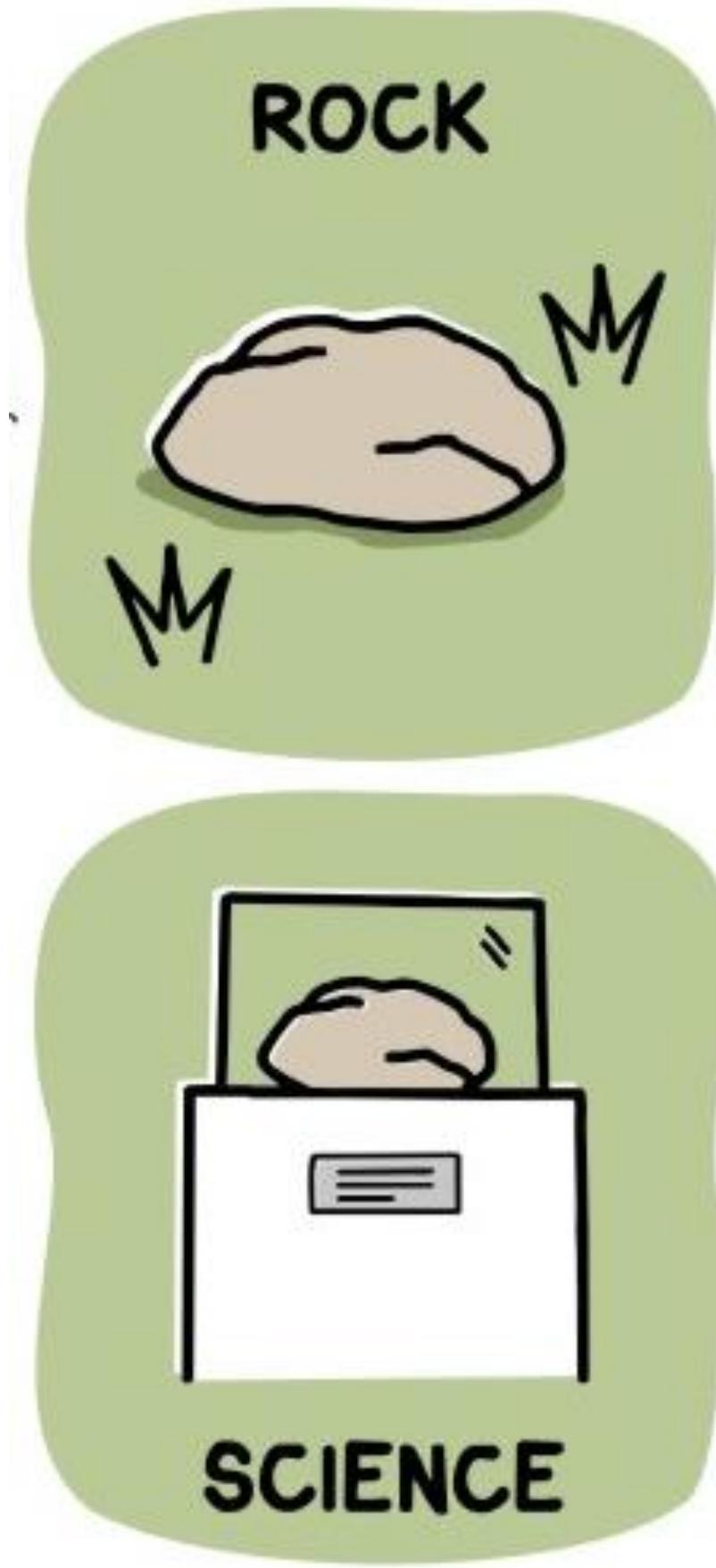
# Making sure people understand the context we're operating in...

Rangitīkei is a geographically large, rural district with a small population. That means:

- Long networks of roads and pipes
- Proportionally higher fixed costs per household
- Limited ability to absorb cost shocks

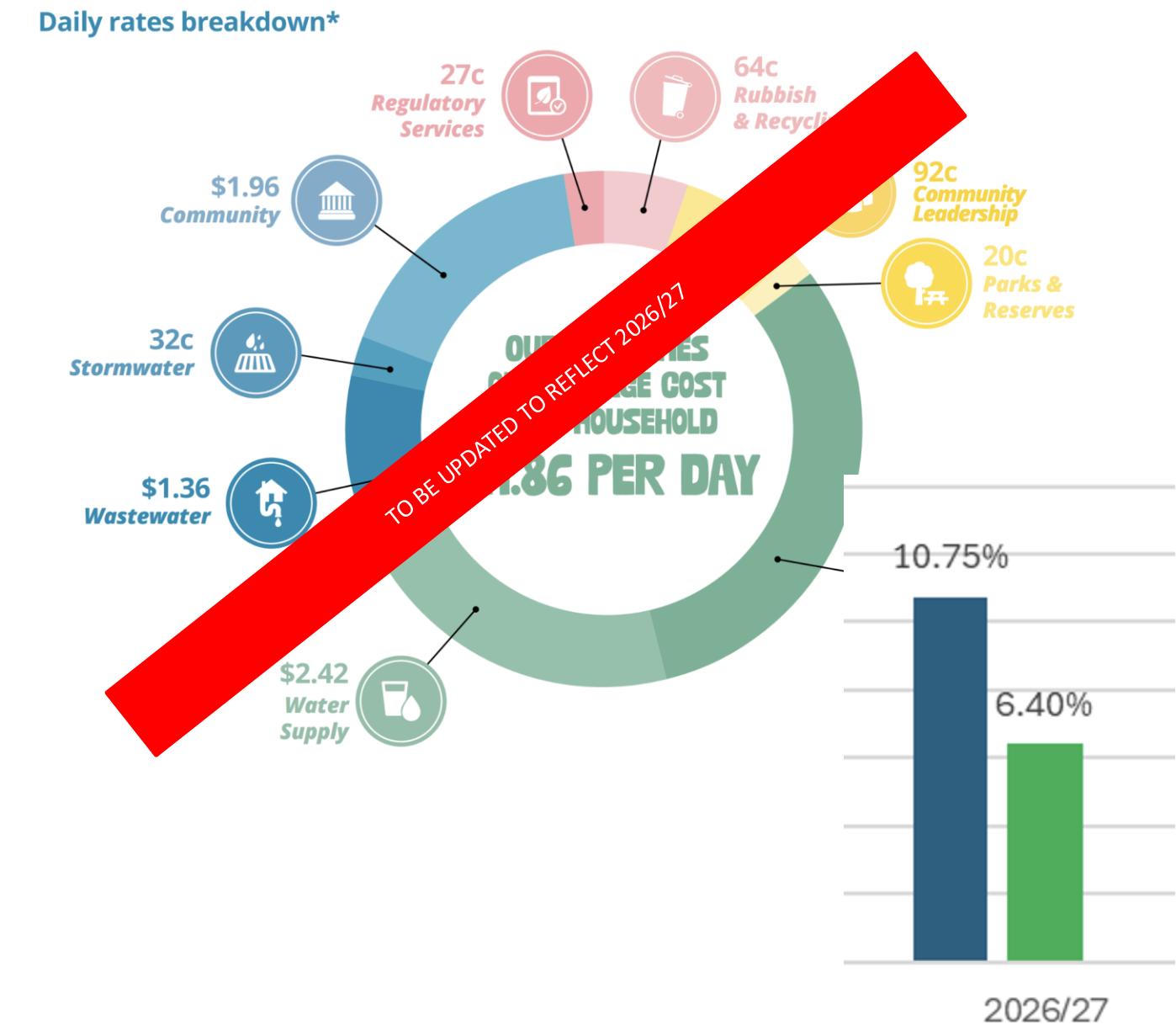
At the same time:

- Upcoming Government reform will increase cost, workload, and uncertainty short-term before any efficiencies are gained long-term.
- Community expectations for safe, reliable everyday services have not reduced.
- A huge capital programme in progress with additional complexities.



# Making sure people understand the 2026/27 average rates increase and what it means for them...

- The proposed rates increase for 2026/27 is 6.4%.  
This is lower than originally forecast, because Council has taken steps to reduce costs.
- Long Term Plan 2024-34 projections were higher at 10.75%
- We recognise the impact of rising rates so have made targeted savings this year to materially reduce the pressure on ratepayers.
- We've managed to find savings without reducing everyday service levels, but this approach has limits...



Original projection = 10.75% → savings applied → 6.4%

# Making sure people understand it's a balancing act...

- Rangitīkei District Council carefully considered applying the proposed rates target band early, with a 6.4% rates increase this year.
- However, further savings this year would start to impact service delivery – these are conversations we need to have with our community.
- This year, Council has chosen to balance;
  - Keeping rates as affordable as possible for households under pressure, with,
  - Ensuring Council can deliver core services safely and reliably.



# Making sure people understand changes are coming and their voice is vital...

- Local government across Aotearoa New Zealand is changing and no councils have the answers yet about what the future will look like – this presents both opportunities and challenges in the short term.
- Next year is a Long Term Plan year. It will give us the opportunity to...
  - Understand how we will function under tighter constraints, and,
  - Prioritise the services that matter to our community.
  - Community involvement is essential to getting this right.



# Key tasks/milestones and timeframes

Key Tasks/Milestones	Initial timeframes
Project Startup – project planning and initial direction setting	August/September 2025
First Drafts of the Budgets and Business Cases completed by officers	November 2025
Draft budgets presented (OPEX and CAPEX) and approved by Elected Members	December 2025 <span style="color: red;">January 2026</span>
Elected Members to confirm if consultation is required and if so identify “key topics” and options	December 2025 <span style="color: red;">January 2026</span>
Consultation Document and draft Annual Plan (as supporting information) Adopted for consultation	25 February 2026
Community consultation	March 2026
Hearing	April 2026
Deliberations	May 2026
Annual Plan amended and presented to Council for Adoption	June 2026
Annual Plan Published	July 2026



# PPC3 Urban Growth



**RANGITIKEI**  
DISTRICT COUNCIL

# Presentation Overview

- Overview of progress since 18 December workshop
- S32 evaluation
- Process from here
- Key risks
- Timeline and key milestones



# Brief overview of progress since 18 December

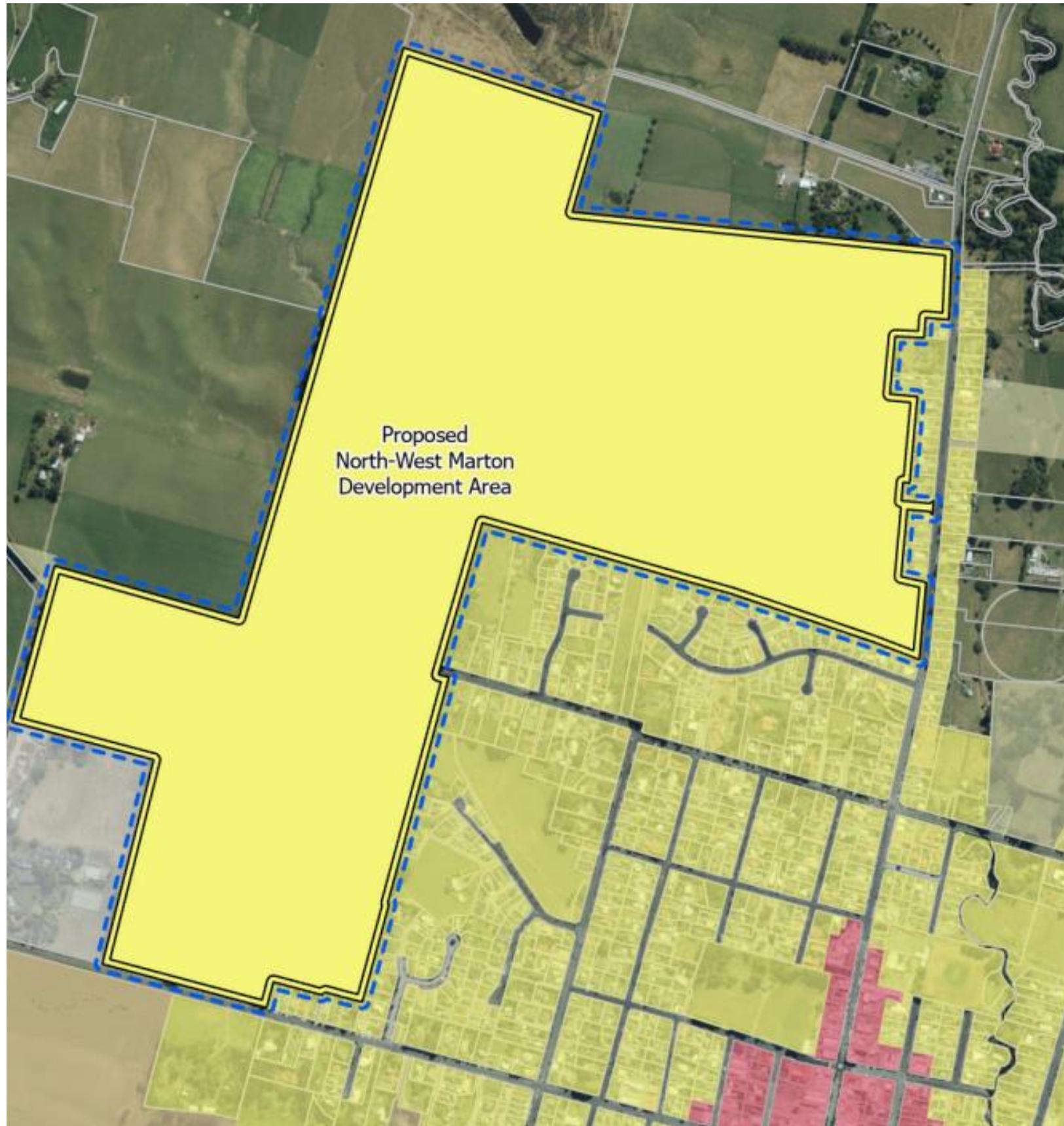
- Working with consultant to revise and finalise:
  - Proposed amendments to the General Residential Zone, Rural Lifestyle Zone, and Subdivision Chapter
  - Finalise the areas that will be put forward to be rezoned as part of the plan change
  - Rationalise and consolidate the proposed intensive infill overlay
- Worked with technical experts to finalise the assessments that will support the plan change
- Some targeted landowner engagement

# Discussion: Proposed amendments to the provisions

## Example: proposed fencing standard

<b>GRZ-S7</b>	<b>Fences</b>
<p><u>The maximum height of fences shall be:</u></p> <p>1. <u>Front yard boundaries:</u></p> <ul style="list-style-type: none"><li>a. <u>1.2 metres</u></li><li>b. <u>1.8 metres if visually permeable</u> <u>(<math>\geq 50\%</math> open).</u></li></ul> <p>2. <u>Side/rear boundaries:</u></p> <ul style="list-style-type: none"><li>a. <u>2 metres</u></li></ul> <p><u>Visual permeability means at least 50% of the fence surface allows light through, achieved via slats or mesh with gaps <math>\geq 50</math> mm.</u></p>	<p>2. <b><u>Matters of discretion if compliance not achieved:</u></b></p> <ul style="list-style-type: none"><li>a. <u>Effects on the streetscape and local character.</u></li><li>a.b. <u>Effects on amenity values of surrounding residential properties, including privacy, shading, and sense of enclosure.</u></li></ul>

# Areas recommended for rezoning - MARTON



## Legend

- Proposed General Residential (Indicative only)
- Proposed North-West Marton Development Area (Indicative only)

## EPLAN Zones 2024

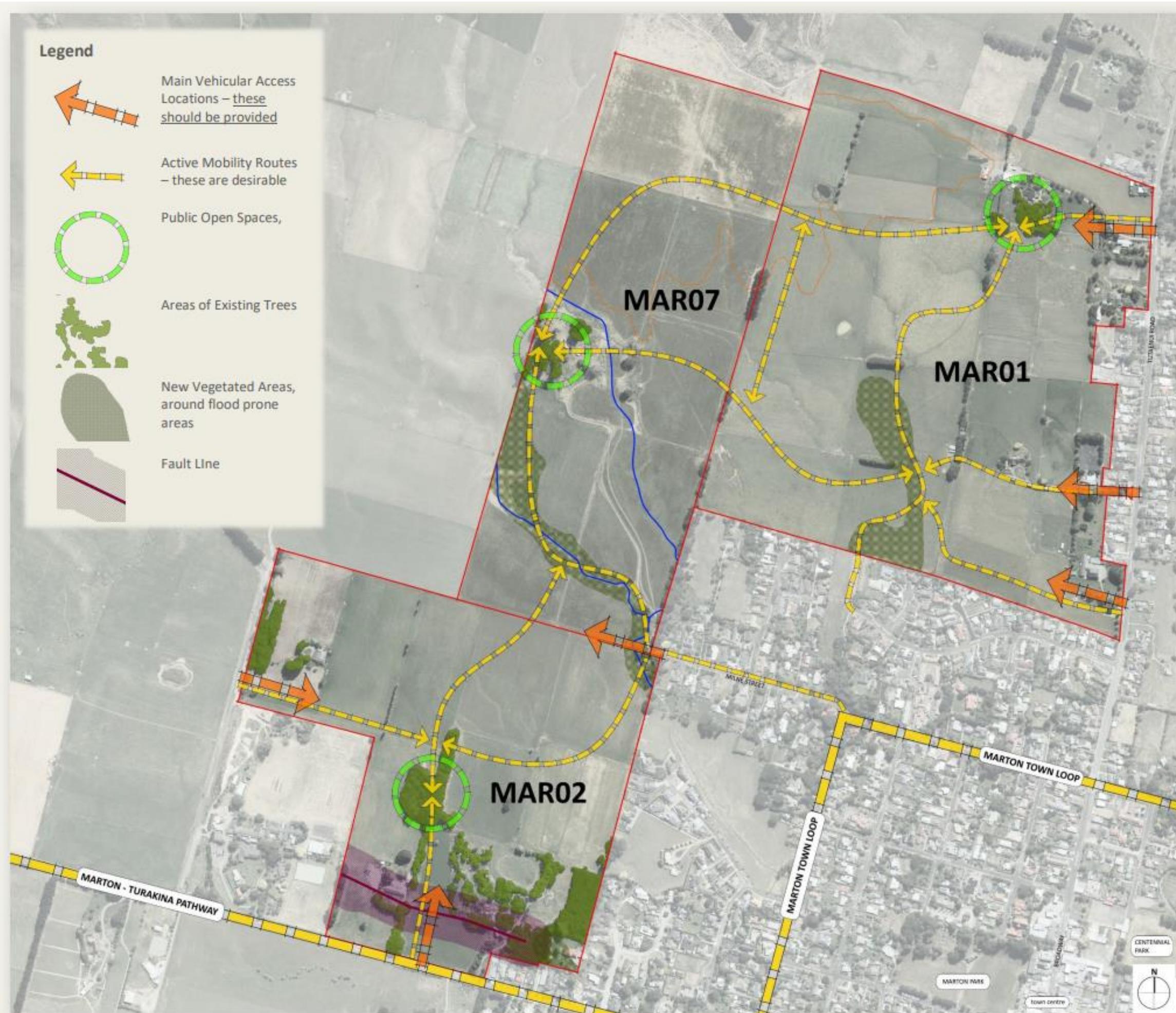
### Zone

- Commercial Zone
- Education Zone
- General Industrial Zone
- General Residential Zone
- General Rural Zone
- Rural Lifestyle Zone

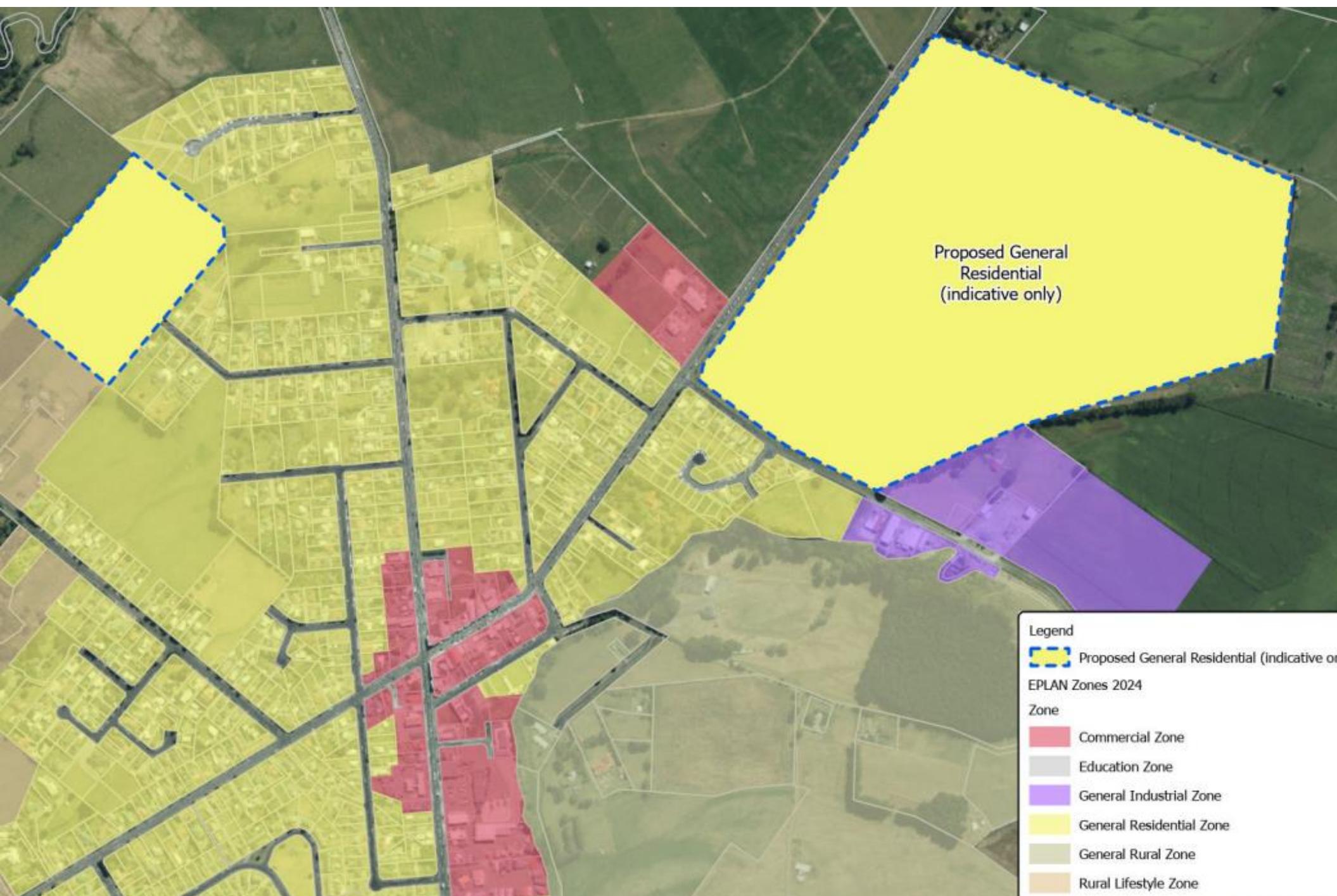


# Proposed structure plan for MNWDA

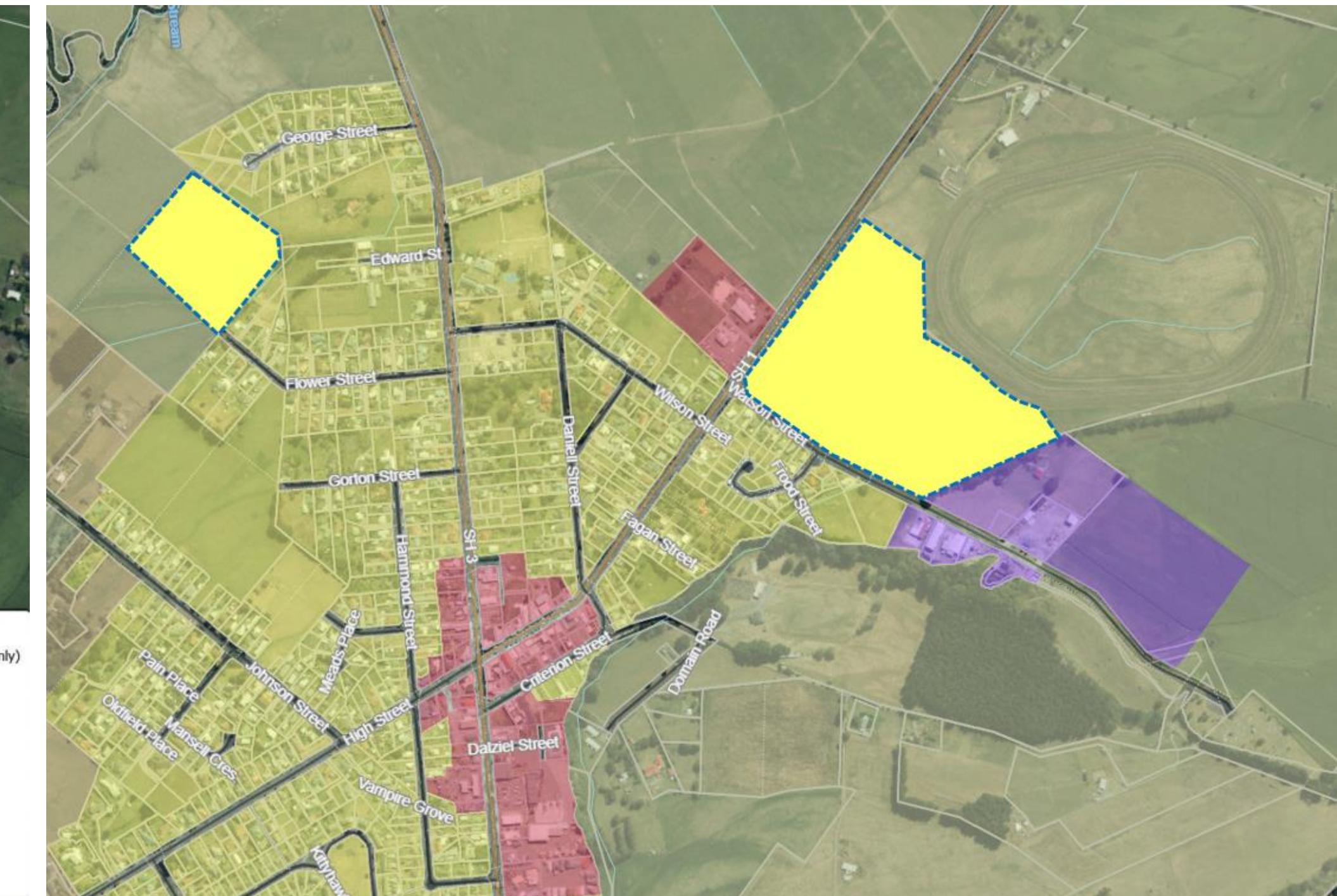
- A structure plan is proposed to be introduced for the North-west Marton Development Area
- Structure plans are a common planning tool and this is a basic one. They help to facilitate development of an area in a more integrated manner
- Main aim of this structure plan is to protect the access points to this development area and to encourage connection between land under separate ownership as the parcels develop over time
- Policies and standards are proposed for inclusion in the DP which implement the structure plan



# Areas recommended for rezoning - BULLS

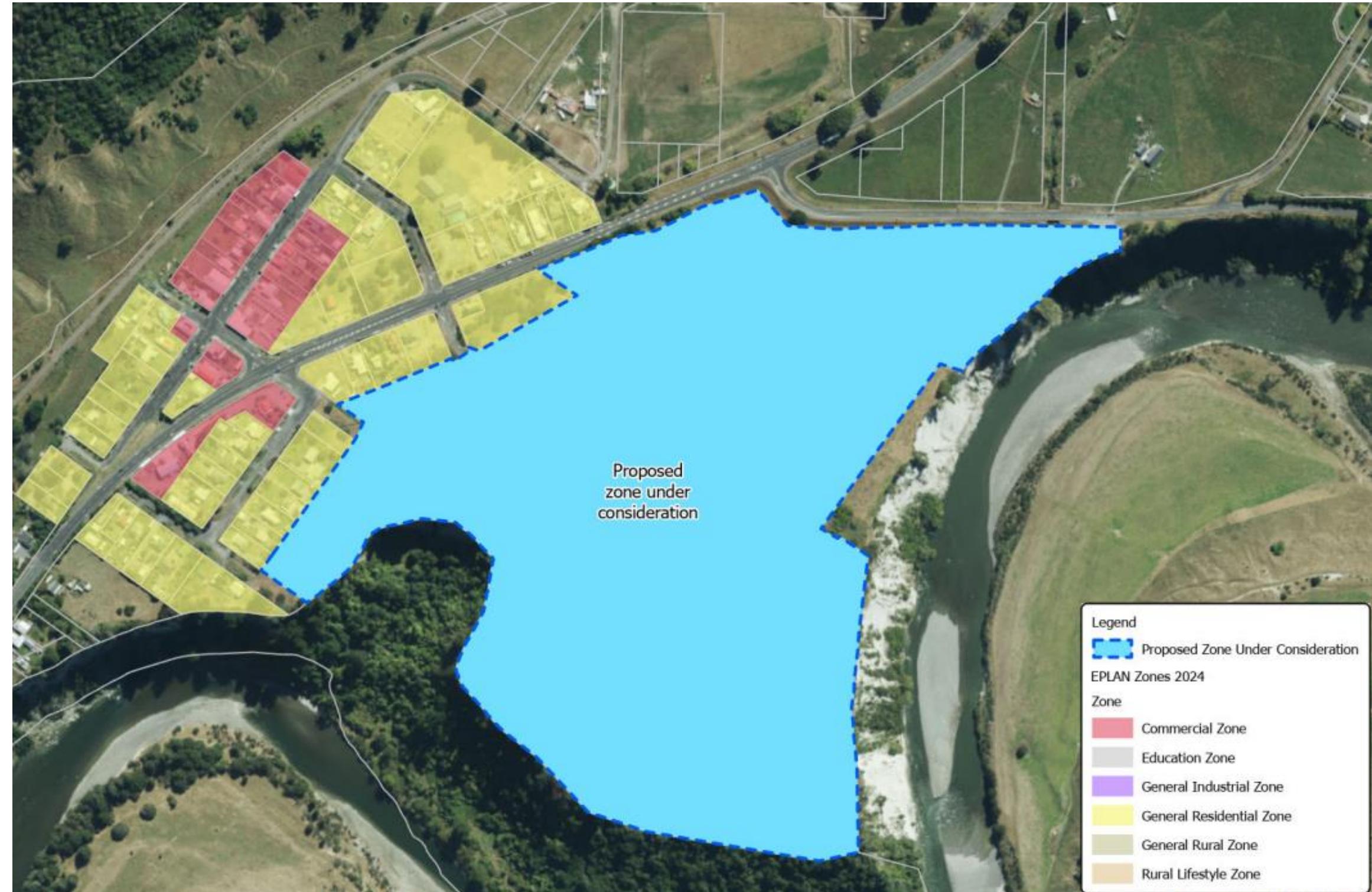


December 2025



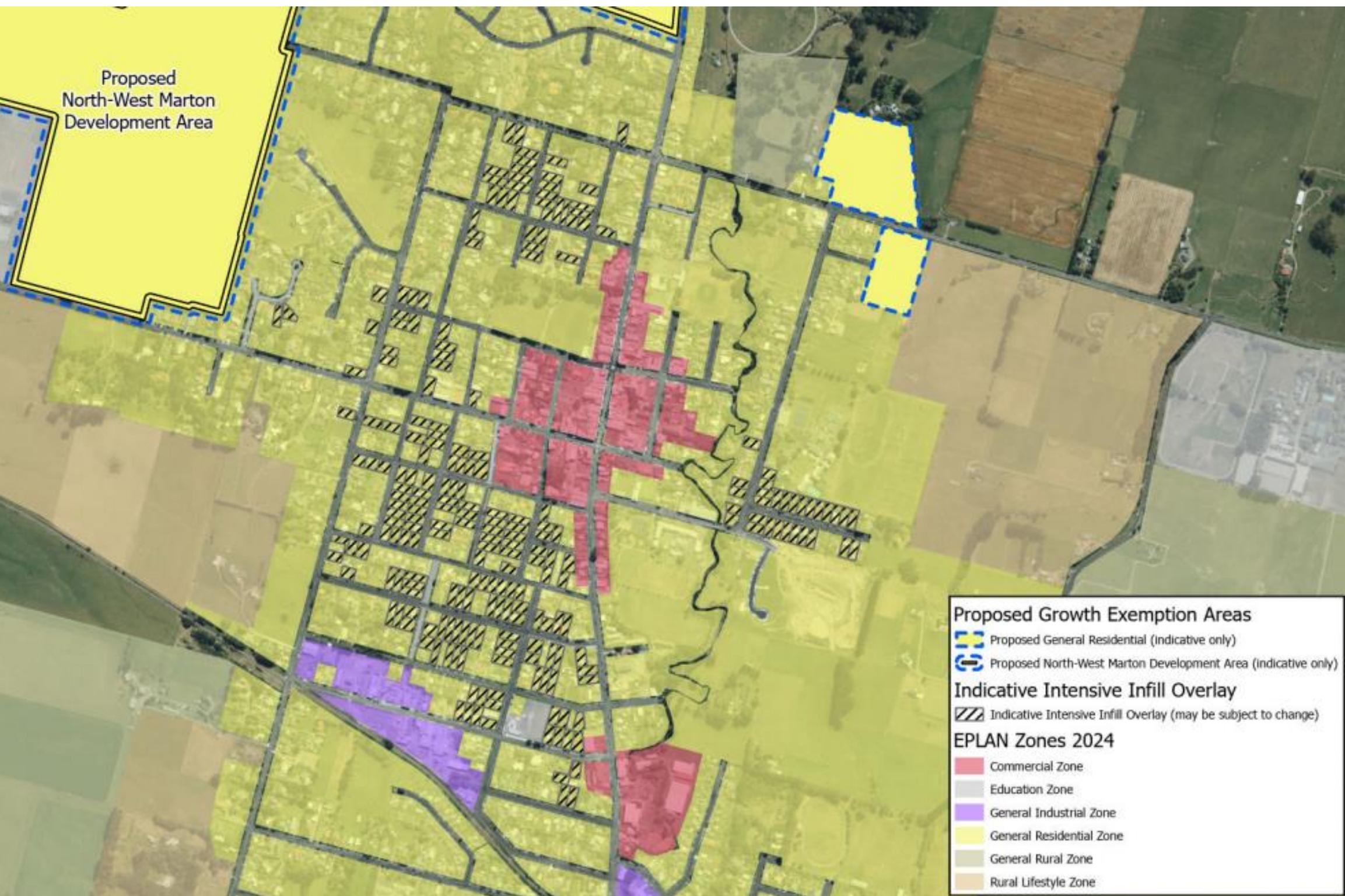
# It is not recommended that any land be rezoned in MANGAWEKA

- A large growth area in Mangaweka was being considered for potential rezoning
- This area was considered as it provided a greenfield development opportunity for the northern part of the district
- Uncertainty around demand for residential type development in this area but considered for rural lifestyle development
- The amended NPS-HPL still precludes rural lifestyle development on LUC 3 land



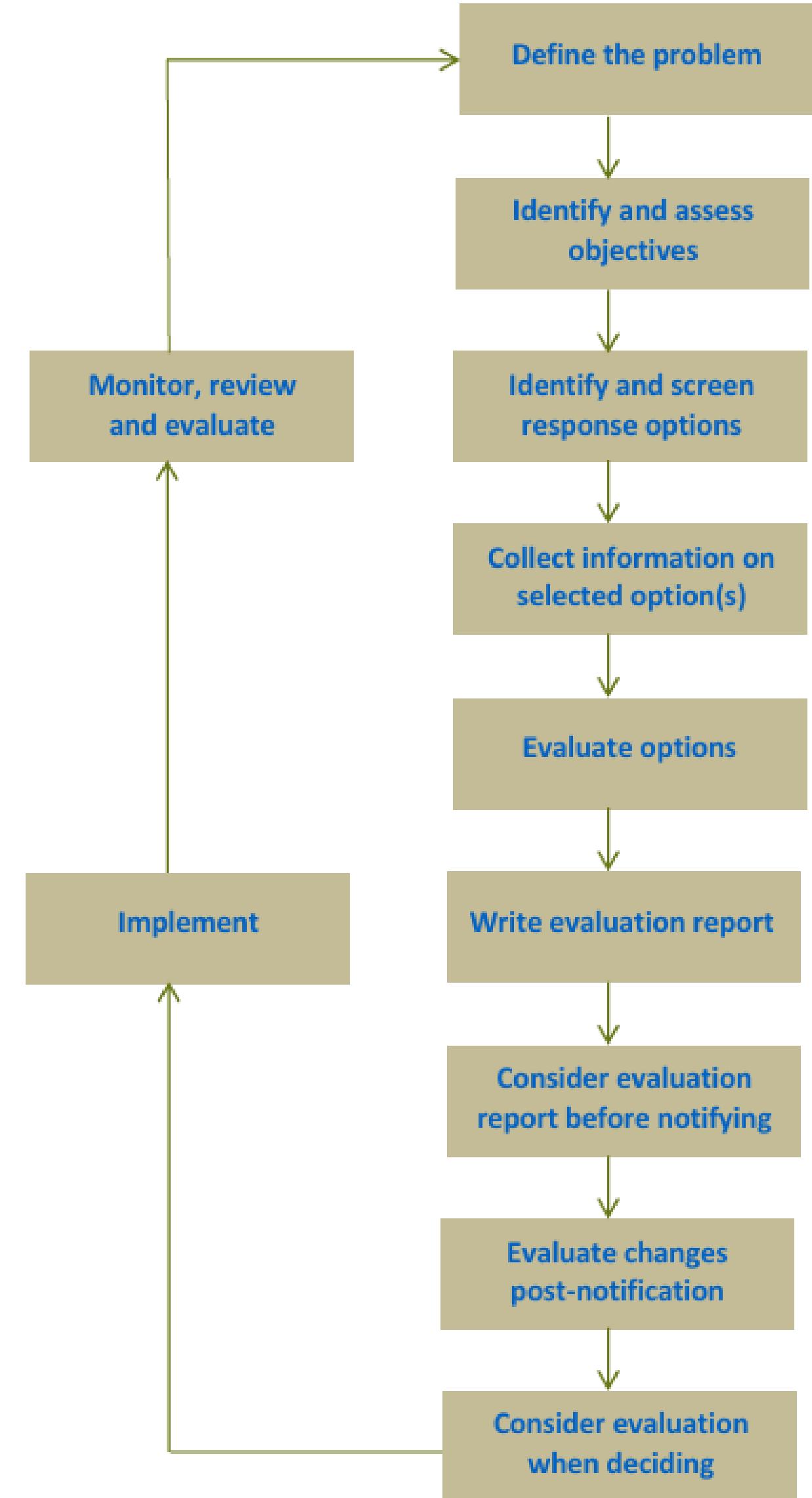
# Intensive Infill Overlay

- Plan change will propose the introduction of an “intensive infill overlay”
- Purpose of the overlay is to enable a higher level of density for existing residential properties in Marton, Bulls, and Taihape which are in close proximity of the town centres and/or open space
- Overlay is being refined to remove outliers or properties with known constraints and include properties to ensure a more consolidated pattern of development is provided



# Section 32 evaluation

- A section 32 evaluation is required under the Resource Management Act 1991
- Explains why a proposed plan change is needed and whether it is the best way to achieve the desired planning outcomes/solve an identified problem
- It looks at different options and weighs up their benefits, costs, and risks (including the risk of not acting)
- It helps decision-makers and the public understand the reasoning behind the proposed plan change (i.e. provides for well informed and transparent decision making)



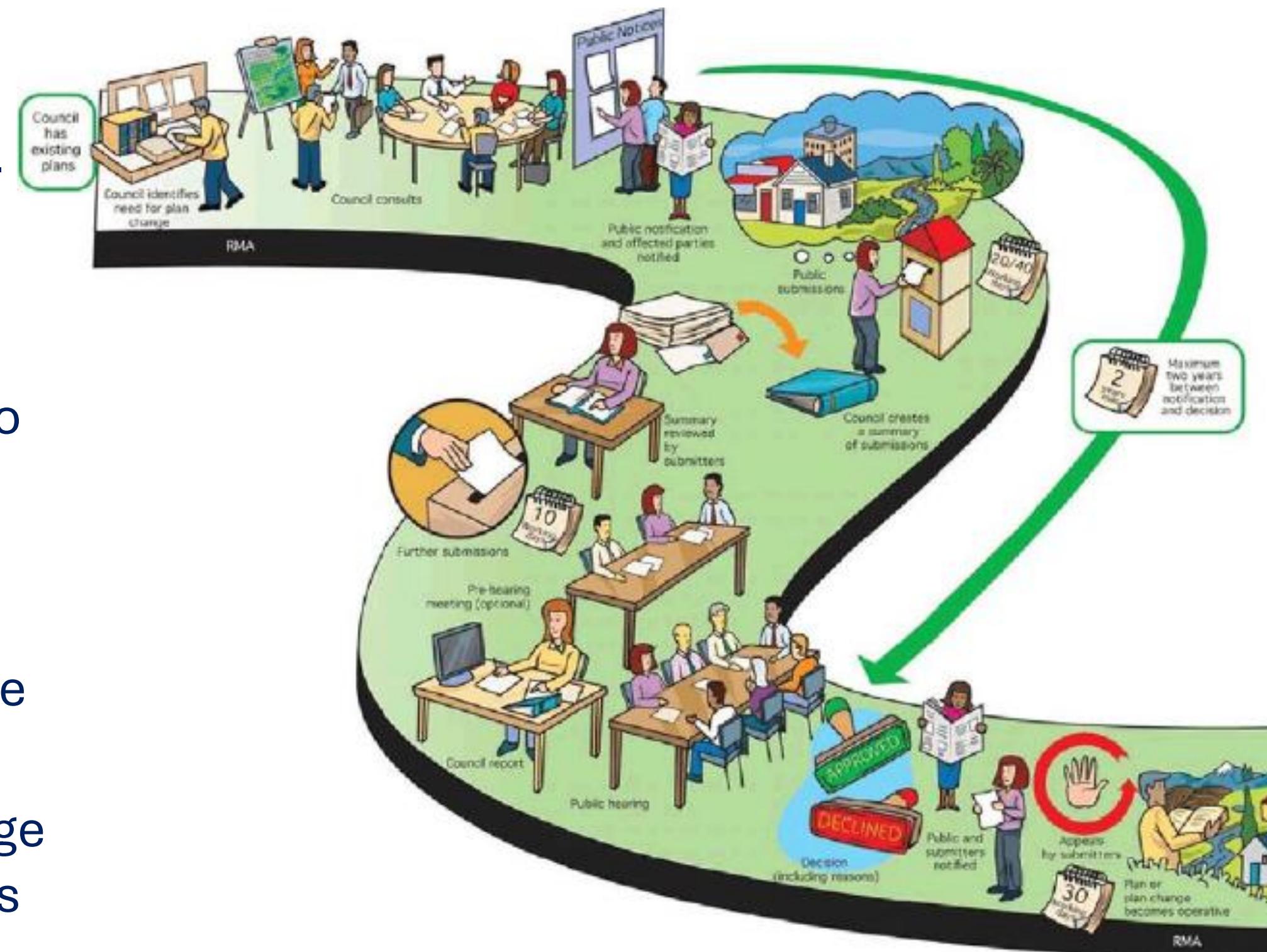
Considerations throughout the evaluation:

- Scope and organise evaluation approach
- Consider information needs
- Assess scale and significance

Notification, submissions, further submissions, and hearing process

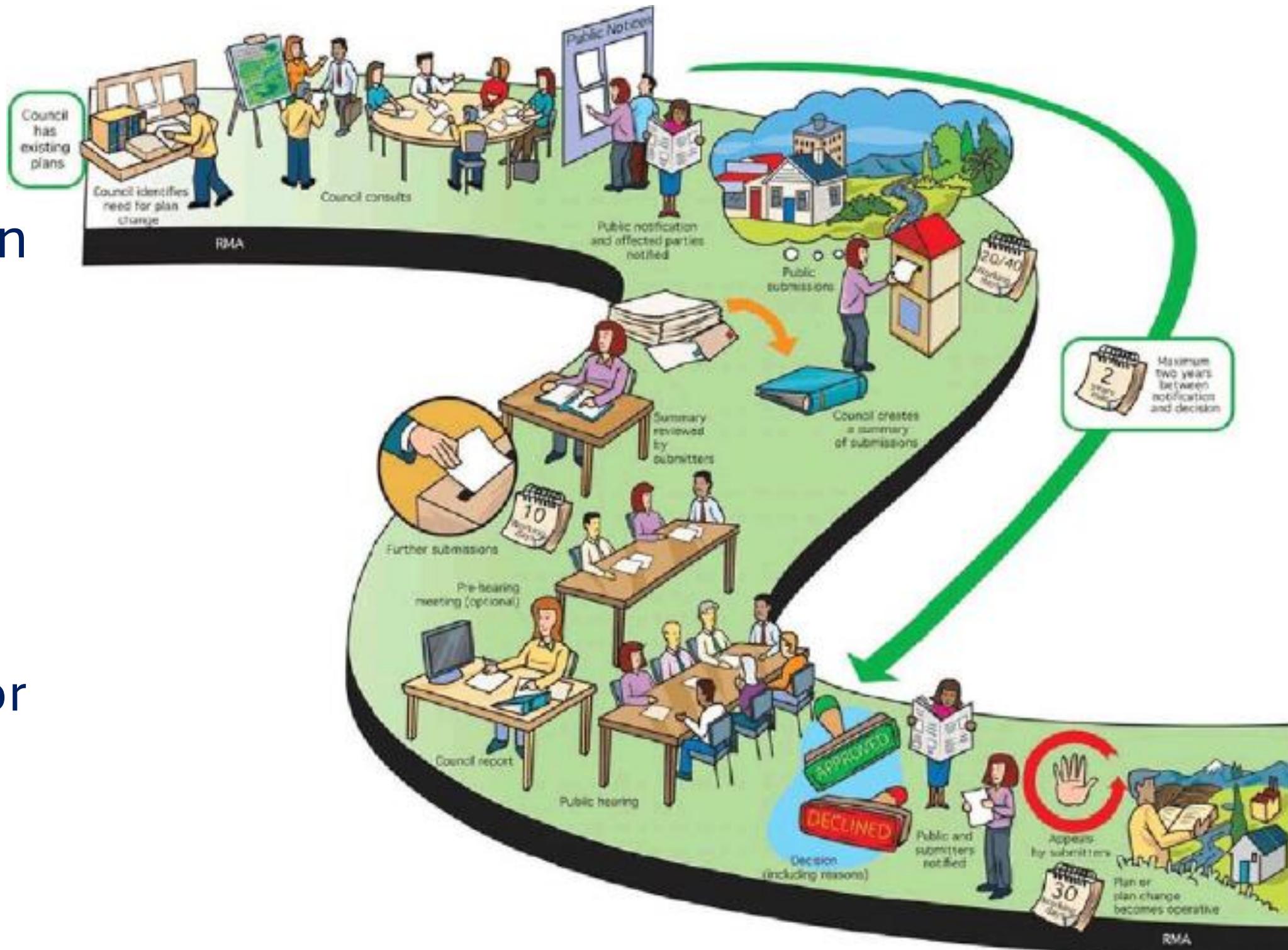
# Process from here

- Report to Council on adoption of proposed plan change for notification – 25 February
- Consultation:
  - Public notification and targeted notification to identified affected parties (letters inviting submission)
  - Proposed plan change provisions, s32 evaluation, and a summary of the plan change made publicly available
  - Work with Comms to socialise the plan change and provide opportunities for drop in sessions
- Submissions



# Process from here

- Summary of Submissions and call for further submissions
- Expert review/assessment of matters raised in submissions
- Preparation for Hearing of Submissions (including pre-hearing meetings and expert conferencing)
- Hearing
  - Submissions will be heard by a commissioner or panel of commissioners appointed by Council
- Decision
- Appeals - receipt and resolution of appeals
- Plan Change is made operative



# Some key risks

- Highly Productive Land
- Affected parties and community engagement
- Legislative reform – timing and implications of the new planning system
  - Natural Environment and Planning Bills had their first reading on 16 December 2025 – consultation period closes 13 February 2026
- Capacity – need to start implementing the new planning system concurrently with completing this plan change
- Infrastructure capacity
  - Johnson Street subdivision
  - Upgrade required and will need to be planned for – CCO and timing



# Timeline and key milestones

Task	Key People	Timeframe
<b>Finalise Draft Plan Change and section 32 report drafting</b>	Tiffany and consultant	Dec 2025 - Jan 2026
<b>Report to Council – Adoption of Proposed Plan Change for public notification</b>	Tiffany	25 February 2026
<b>Submissions period</b>	Tiffany	5 March – 10 April 2026
<b>Summary of Submissions</b>	Tiffany and consultant	March - April 2026
<b>Call for Further Submissions</b>	Tiffany	April - May 2026
<b>Expert review/assessment of matters raised in submissions</b>	Tiffany/experts	April - July 2026
<b>Prepare Section 42A Hearing Report</b>	Tiffany/consultant	July - August 2026
<b>Hearing</b>	Tiffany	September 2026
<b>Receive Decision</b>	Tiffany	October - November 2026
<b>Report to Council – Adoption of Decision</b>	Tiffany	November 2026
<b>Publicly Notify Decision</b>	Tiffany	November 2026
<b>Receive and Resolve Appeals</b>	Tiffany	Unknown
<b>Adopt Plan Change</b>	Tiffany	Unknown



# **Marton Streetscape Plan**

# **Marton Streetscape Plan**

## **Summary of submissions**

- What we asked and how we asked it?
- Number of submitters?
- Ranking of priorities?
- Submission themes
- What's next?

# Consultation



**Rangitikei District Council**  
November 11, 2025 · [View on Facebook](#)

We have just launched consultation on Marton's Draft Streetscape Plan!

For the past year, we've been working with Marton businesses, mana whenua and the wider community on a draft plan that revitalises Marton's Town Centre.

■ Why are we doing this?

Because you told us to! During previous consultations (specifically the Pae Tawhiti Rangitikei Beyond Spatial Plan and the Where's it @ Rangitikei Long-term Plan 2024 - 34 consultations), you told us that a revitalised streetscape was a top priority to make Marton more appealing, attract new businesses, and improve safety.

We've gone away and established a draft plan to revitalise Marton, and now we want to ensure that it reflects your vision.

■ What's included the draft plan?

- 👉 Renewed paving and street furniture
- 👉 Safer and better lighting
- 👉 Changes to car parking and new pedestrian crossings
- 👉 Enhancements to the green
- ...and more!

■ What we want to know?

It's pretty simple really. What do you like about the draft plan? What don't you like? Is there anything that you would like to see added or changed?

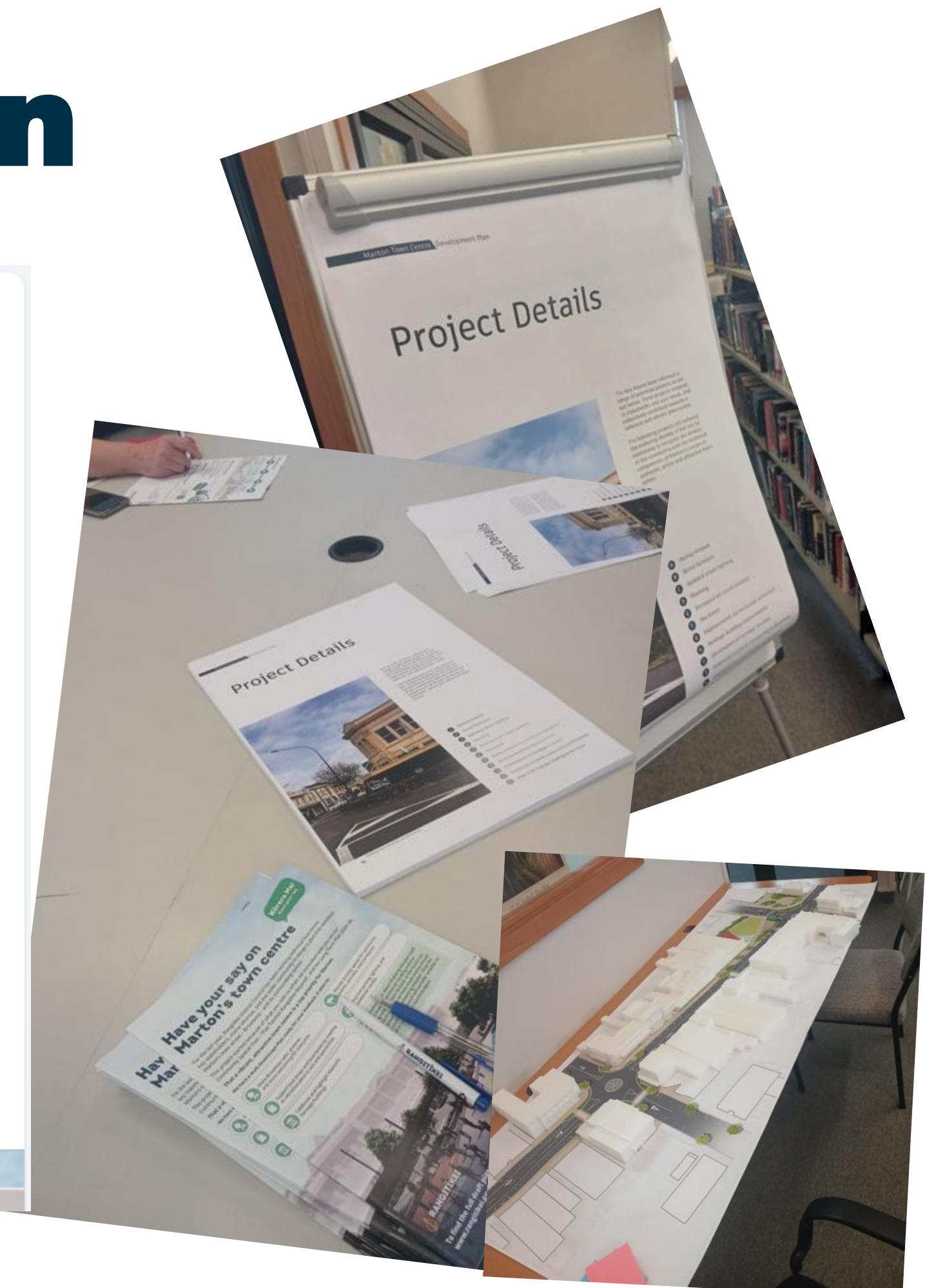
Or... if you have concerns about the project overall, here's your chance to raise them!

If you want to chat to someone from Council about the draft plan, please come down to the Marton Community Hub on Tuesday 18 November between 10:00am and 2:00pm.

■ What happens after the consultation?

Your feedback will be summarised and help our elected members determine 'where to next' with this project.

Consultation closes on Friday 5 December at 5:00pm. Don't miss out on the chance to have your say on the future of your town! <https://www.rangitikei.govt.nz/.../marton-street...>



# What we asked

## Overall impressions

Rate the proposed upgrades from most important (1) to least important (10). Please put your numbers in the space next to the upgrades – the letters connect to the visual on the left.

- Paving renewal (A)
- Street furniture (B)
- Updated street lighting (C)
- Planting (D)
- Increased on-street parking (E)
- The green space (F)
- Improvements to encourage activation (G)
- Heritage building improvements (H)
- Lighting of heritage building façades (I)
- Improved car parks connecting to Broadway (J)
- Improved signage leading to the town (K)

For more information on each of these upgrades – what they are and what's involved, read the full plan.

**Please note:** The purpose of this consultation is to ensure the community have ample opportunity to inform the scope of the plan. Your feedback will only be used for the purpose of the Marton Streetscape 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. Your feedback will be made public but your email and phone number will be redacted.

## Gaps and improvements

Is there something important we've missed?

---

---

---

Are there any changes you'd like to suggest?

---

---

---

---

## Final thoughts

Is there anything else you'd like Council to know as we finalise the plan?

---

---

---

---

## Response

Please provide your name and contact details, if you would like a response to your feedback.

Name \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

# Submissions received

- 225 submissions received
  - 77 online submissions
  - 148 paper submissions
- Facebook received over 580 comments across various pages and posts

# Priorities ranking outcome

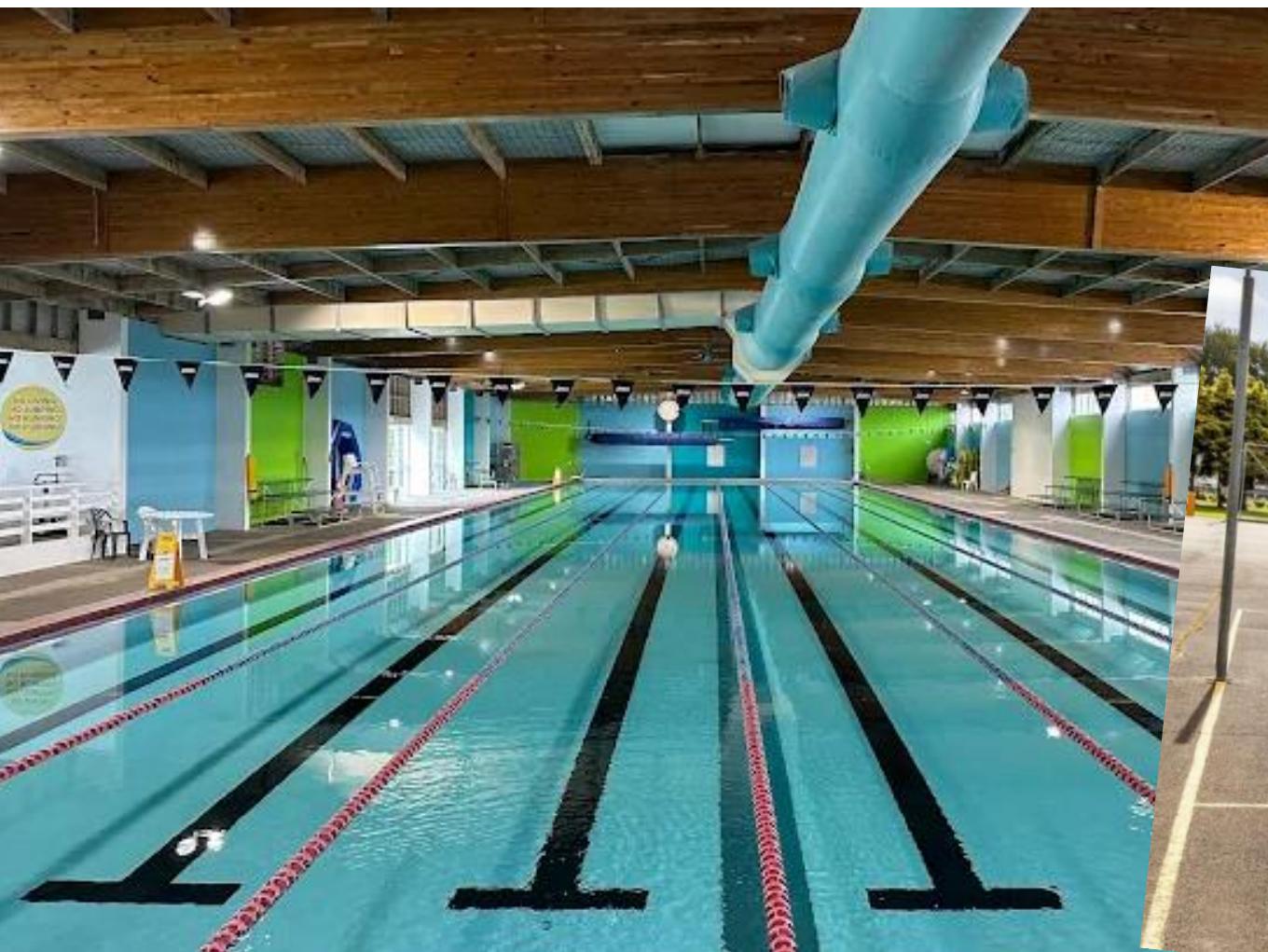
- We asked for the 11 priorities to be ranked

Average score <i>(lower the more favourable)</i>	# of times selected as top priority	Proposed upgrade
4.43	27	Paving renewal (A)
4.56	33	Heritage building improvements (H)
5.30	5	Updated street lighting (C)
5.76	1	Street furniture (B)
5.76	8	The green space (F)
5.87	4	Improved car parks connecting to Broadway (J)
5.87	5	Planting (D)
6.08	12	Increased on-street parking (E)
6.39	5	Improvements to encourage activation (G)
7.12	0	Lighting heritage buildings (I)
7.23	11	Improved signage leading to the town (K)

# Themes

We asked

1. Is there something we have missed?
2. Are there any changes you'd like to suggest?
3. Is there anything else you'd like Council to know as we finalise the plan?



# Themes

40 comments



39 comments



26 comments



36 comments



36 comments



# What's next

- Summary of submissions shared with EM's along with a copy of all submissions
- Following this workshop there are two options:
  1. A report is brought to Council summarising the submissions, officer commentary and recommendations ready for adoption (or not) of the Marton Streetscape Plan. *Traditional deliberations model.*
  2. A workshop is held where the plan can be reviewed against submission points raised and amendments to the draft plan discussed before bringing it back to Council for a decision for adoption (this option is preferred).

# Funding

- \$2mil CAPEX for implementation of the streetscape plan had been deferred awaiting the development of the Plan.
- Previously indicated to be a key choice for the Annual Plan.
- Based on feedback received as part of the consultation on the plan, officers do not consider it necessary to consult again if council wanted to remove the funding.
- Possible options
  - Option 1: Indicate a desire to remove funding – state this in CD and remove as part of AP
  - Option 2: Add CAPEX funding into the AP
  - Option 3: Delay consideration until Long Term Plan



# **Policy/Planning Committee Working Group**

**29 January 2026**

# Rates Capping



- Submissions close 4 February
- Proposal
- Draft information and submission circulated
- Overview of what's proposed:
  - Proposal from DIA
  - Rates Cap Proposed based on economic indicators - inflation, GDP, population, productivity, depreciation, quality of infrastructure
  - Rough estimate of 2 – 4%
  - 3W the only exclusion to the cap

# Rates Capping – consultation questions



1. Do you agree with the proposed economic indicators to be included in a formula for setting a rates target?
2. If not, what economic indicators do you suggest be included and why? a. Does setting the minimum of the target in line with inflation ensure that councils can maintain service standards? If not, why not?
3. Does the maximum of the target account for council spending on core services?
4. What council spending will not be able to take place under this target range? Why?
5. Are changes to the target needed to account for variations between regions and councils? What changes do you propose and why?



# Planning and Natural Environment Bills – overview and submission



**RANGITIKEI**  
DISTRICT COUNCIL

# Presentation Overview

- High-level overview of proposed new planning system
  - National Direction
  - Regional Spatial Plan
  - Combined Regional Plan
  - Consenting
  - Enforcement
- Timeline for implementation
- High-level approach for our submission
- Overarching themes or key issues

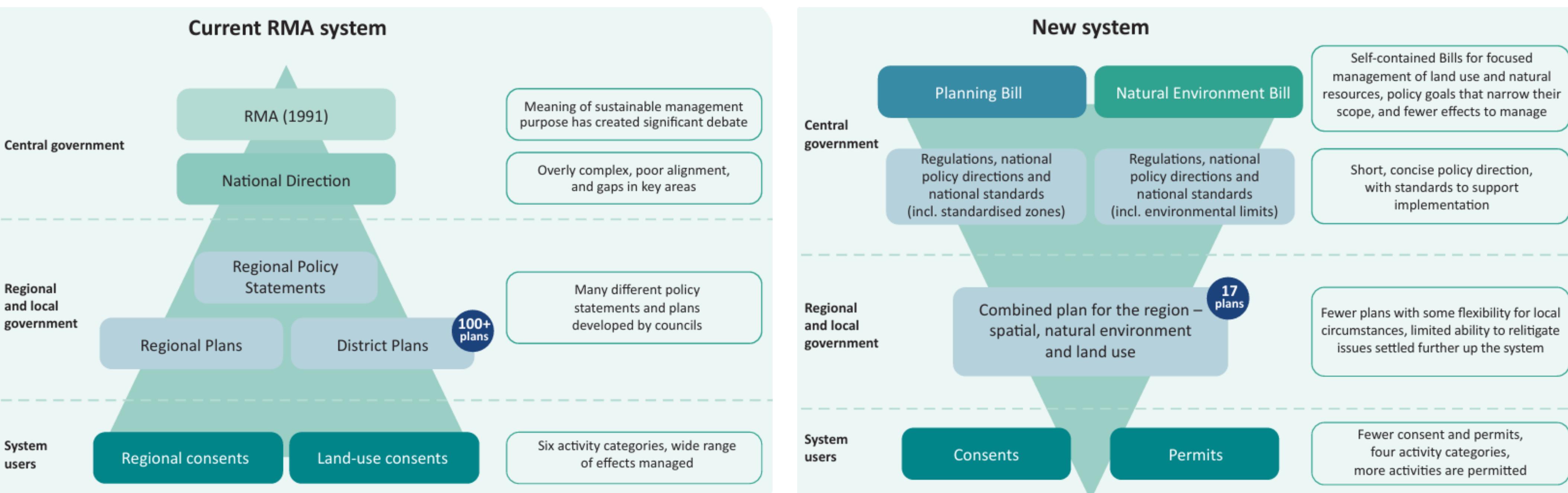


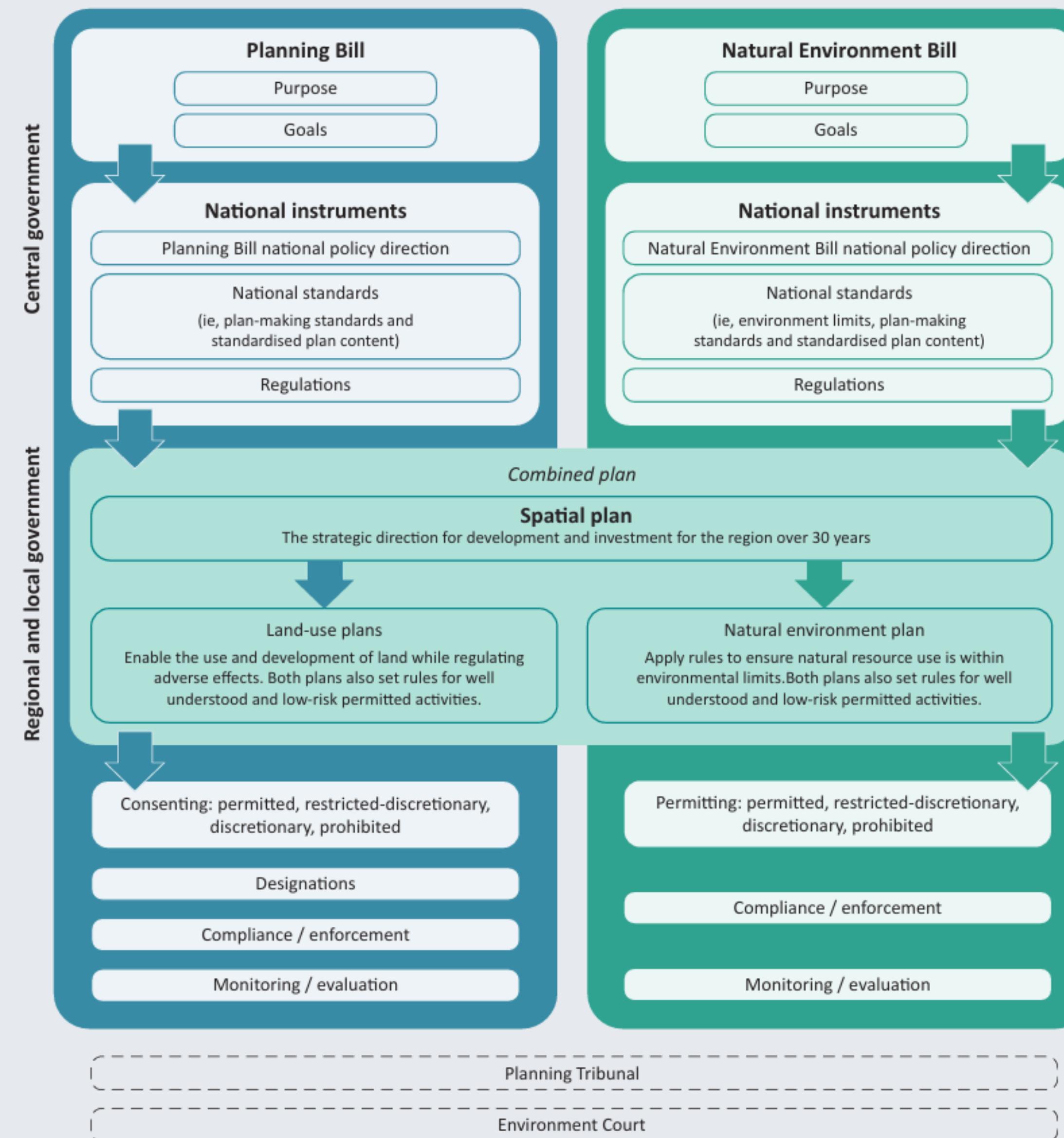
## Better planning for a better New Zealand

*Overview of New Zealand's new planning system*



# Pyramid v funnel





Plan	Bill	Council responsible	Purpose
Regional spatial plan	Planning Bill and Natural Environment Bill	All regional, district and unitary councils in a region	To provide strategic direction for growth and infrastructure and enable strategic integration of decision-making between the Planning and Natural Environment Acts
Natural environment plan	Natural Environment Bill	Regional councils and unitary councils	To regulate use and protection of natural resources
Land-use plans	Planning Bill	District councils and unitary councils	To regulate use and development of land

# Planning Bill - Goals

- (a) to ensure that land use does not unreasonably affect others, including by separating incompatible land uses:
- (b) to support and enable economic growth and change by enabling the use and development of land:
- (c) to create well-functioning urban and rural areas:
- (d) to enable competitive urban land markets by making land available to meet current and expected demand for business and residential use and development:
- (e) to plan and provide for infrastructure to meet current and expected demand:
- (f) to maintain public access to and along the coastal marine area, lakes, and rivers:
- (g) to protect from inappropriate development the identified values and characteristics of -
  - (i) areas of high natural character within the coastal environment, wetlands, and lakes and rivers and their margins:
  - (ii) outstanding natural features and landscapes:
  - (iii) sites significant historic heritage:

# Planning Bill – Goals cont.

- (h) to safeguard communities from the effects of natural hazards through proportionate and risk-based planning;
- (i) to provide for Māori interests through -
  - (i) Māori participation in the development of national instruments, spatial planning, and land use plans; and
  - (ii) the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
  - (iii) enabling the development and protection of identified Māori land.

# Natural Environment Bill – Goals

- (a) to enable the use and development of natural resources within environmental limits:
- (b) to safeguard the life-supporting capacity of air, water, soil, and ecosystems:
- (c) to protect human health from harm caused by the discharge of contaminants:
- (d) to achieve no net loss in indigenous biodiversity:
- (e) to manage the effects of natural hazard associated with the use or protection of natural resources through proportionate and risk-based planning:
- (f) to provide for Māori interests through—
  - (i) Māori participation in the development of national instruments, spatial planning, and natural environment plans; and
  - (ii) the identification and protection of sites of significance to Māori (including, wāhi tapu, water bodies, or sites in or on the coastal marine area); and
  - (iii) enabling the development and protection of identified Māori land.

# National Instruments

## National Policy Direction:

- One set for PB and one set for NEB
- Short and concise to “particularise” goals outlined in PB and NEB
- Intended to resolve conflicts between goals both within and across the two Bills
- Top of the funnel and will inform National Standards, Regional Spatial Plan, Combined Land Use Plans and Natural Environment Plans
- Will be released in 2-3 tranches/suites

## National Standards:

- Detailed and technical
- Implement National Policy Direction
- Provide procedural or administrative consistency
- Provide regulatory consistency
- Provide specific direction on goals not covered by national policy

# Roll-out of National Direction – indicative timeline

First Suite	Second Suite	Third Suite (?)
Within 9 months	Within 18 months	Mid-2028?
<b>NEP/PB:</b> Policy, to implement goals	<b>PB:</b> Standards on “standardised provisions required by s 58	<b>NEB:</b> allocative methods to use to allocate natural resources through NEPs?
<b>PB:</b> Standards for setting the evidence base supporting combined plans required by s 58	<b>NEB:</b> Minister’s standards for human health limits	
	<b>NEB:</b> Methodologies for RC to use to set ecosystem health limits	

# Regional Spatial Plan (RSP)

- Regional Council and Territorial Authorities within a region to jointly develop a RSP (“Spatial Plan Committee” will prepare draft plan)
- Will set the strategic direction for development and public investment in the region for a period of at least 30 years
  - Support a co-ordinated approach to infrastructure funding by central govt, local govt, and other infrastructure providers
- Aims to enable integration at the strategic level of decision making
- Will implement the national instruments
- Local authorities must establish Independent Hearing Panel (IHP) to:
  - Hear public submissions
  - Make recommendations to the local authorities
- Local authorities must accept IHP recommendations or decide an alternative solution
- Minister and Designation Authorities also have a decision making role
- Points of law appeals and limited merits appeals are available

# Regional Spatial Plan (RSP) timing

- Notification of RSP is due **15 months** after Royal Assent or 6 months after first NPD is issued
  - Work needs to start this year, prior to elections including formation of Committee, appointment of secretariat, undertake research, pre-consultation with key stakeholders, develop the RSP etc
- Decision on RSP is due **6 months** after notification
  - Call for submissions, IHP to hear submissions, IHP to make recommendations, local authorities all need to agree on decision

*Note: Should align with environmental limits (freshwater, coastal water, land and soil, and air domains) - human health but these may not be available until after the RSP is notified as they are signalled to be included in second suite of national direction*

# Land Use Plans (LUP)

- Part of Regional Combined Plan
- Each district will have a chapter
- Must “implement” RSP and be consistent with national direction
- Enable and regulate the use and development of land within a district and assist TAs in carrying out their functions and responsibilities under the PB
- Two options:
  1. Standardised provisions (e.g. nationally standardised zones which TAs can pick from but not amend) – simpler evaluation report and avoids submissions on the substance of the provisions
  2. Bespoke provisions - subject to justification report and to merits submissions and appeals
- Notification LUP is due within 9 months of RSP decision and must be reviewed at least every 10 years



# Natural Environment Plan

- Part of Regional Combined Plan
- Each regional council (or replacement governance body) must produce a NEP
- Must implement the RSP
- Two options:
  1. Standardised provisions
  2. Bespoke provisions
- Used to allocate scarce natural resources
- Will set ecosystem health limits
- Notification LUP is due within 9 months of RSP decision



# Consenting

- Planning **consents** will be issued under Planning Bill
- Natural environment **permits** will be issued under the Natural Environment Bill
- Four classification categories:
  - Permitted
  - Restricted Discretionary
  - Discretionary
  - Prohibited
- Intent is that less consents/permits will be required under new system and where they are required the process will be streamlined with greater certainty for applicants
- Limits the scope for notification:
  - raises the bar for targeted notification, to where the adverse effects are more than minor
  - only publicly notify under the Planning Bill when you cannot identify all affected parties
  - raise the bar for public notification under the Natural Environment Bill to be where effects are significant and you cannot identify all affected parties

# Effects outside of scope of PB

## Section 14 of the Planning Bill

(1) A person exercising or performing a function, duty, or power under this Act who is considering the effects of an activity must disregard -

- (a) *the internal and external layout of buildings on a site (for example the provision of private open space):*
- (b) *negative effects of development on trade competitors, including on competing providers of input goods and services:*
- (c) *retail distribution effects:*
- (d) *the demand for or financial viability of a project unless it is a matter to which section 11(1)(b) or (d) relates:*
- (e) *the visual amenity of a use, development, or building in relation to its character, appearance, aesthetic qualities, or other physical feature:*
- (f) *the following matters:*
  - (i) *the type of residential use; and*
  - (ii) *the social and economic status of future residents of a new development:*
- (g) *views from private property:*
- (h) *the effect on landscape:*
- (i) *the effect of setting a precedent:*
- (j) *any matter where the land use effects of an activity are dealt with under other legislation.*

# Monitoring and Enforcement

- Bills largely retain or strengthen the core compliance and enforcement components of the RMA.
- These are intended to prevent adverse effects and remedy harm that occurs, support information gathering to inform decision-making, enable a range of accountability mechanisms, and enable effective administration of compliance and enforcement and cost recovery.
- TAs responsible for monitoring and enforcement under PB and Regional Councils under the NEB



## Transition timeline: Key milestones

- **Late 2025**  
The Government introduces the Planning Bill and Natural Environment Bill in Parliament.
- **Mid-2026**  
The Planning Bill and Natural Environment Bill are passed into law, and the transition period begins. This also marks the start of the transitional consenting period, which allows the benefits of the new system to be realised sooner. Statutory deadlines will be set for making new national instruments and plans.
- **Late 2026 / early 2027**  
National policy direction under the new system will be finalised within nine months of the Bills becoming law. Mandatory national standards will be delivered in stages and aligned with council plan-making needs.
- **2027 to 2028**  
Councils notify regional spatial plans within 15 months of the Bills becoming law.  
Councils decide regional spatial plans within six months of notifying them.
- **2028 to 2029**  
Natural environment plans and land-use plans are notified within nine months of regional spatial plan decisions.  
The transition period ends via an Order in Council once all plans have been notified. All notified plans have legal effect, and the full new system is 'switched on'. Consenting begins under the full new system.  
Councils decide land-use plans and natural environment plans within 12 months of notifying them.

# High-level approach for our submission

- Submission date – 13 February
- Stronger focus on the **Planning Bill** and largely rely on Regional Council submission on Natural Environment Bill
- Will look to align with other submissions regionally as much as possible
- Note general support for need to reform the existing planning system under the RMA
  - Need for a more modern system which effectively manages issues facing NZ today and note some well known failings of the RMA system
- Comment on some overarching themes or key issues
- Specific analysis of provisions but focusing on:
  - Provisions we strongly support
  - Provisions we are seeking an amendment to
  - Provisions we oppose

# Overarching themes or key issues...

- Greater use of **regulations** and **national instruments**
  - Drafts of these instruments and regulations, or detailed supplementary material providing guidance on their likely content are not currently available
- No provision in either Bill to the reference of **future generations**
  - The absence of consideration of benefits for (or impacts on) future generations may inadvertently place an emphasis on addressing the issues of today at the expense of the future
- **Regulatory relief** which includes financial compensation from councils when the reasonable use of land is ‘significantly impacted’.
  - Appears to apply inconsistently i.e. only applies to the provisions in local authority plans, and not regulations, national instruments, standards or national rules set by central government.
  - Places us between a rock and a hard place i.e. legislation both requires local authorities to regulate certain activities, but then also compensate or offset the impact on affected landowners.
  - Government is directing us to rein in our spending and rates increases. This is an additional cost to us and our ratepayers.

# Overarching themes or key issues...

- **Increased Ministerial powers** e.g. update and change regulations and instruments

- Recognise the benefit of greater national direction

HOWEVER

- Reduces certainty for local authorities, consent applicants, and the general public as regulations and national instruments can be changed swiftly, and without the scrutiny of the full select committee process.
  - Funnel makes national instruments powerful and changes to these should go through a robust and public process – proposal reduces local democracy and peoples ability to genuinely and meaningfully partake in the planning system.

# Overarching themes or key issues...

- Inconsistencies in the way the Bill seeks to achieve the goal of providing for Māori interests
  - The Minister is only obliged to consult iwi authorities before notifying a national instrument.
  - Only iwi authorities are mentioned in respect to the preparation of, and consultation on, draft spatial plans and land use plans.
  - The term tangata whenua is used in respect notifying proposed land use plans (but only though iwi authorities).
  - Only groups with Statutory Acknowledgments or who are a Customary Rights Group are automatically notified of planning consents.
- Any other overarching themes or key issues?

# Simplifying Local Government



- Submissions close 20 February
- Proposal
- Overview:
  - Combined Territories Boards, comprised of the Mayors to replace regional councillors
  - Regional Reorganisation Plan – within 2 years of CTBs being established.

# Simplifying Local Government

## Consultation questions



- Do you agree there is a need to simplify local government? *Strongly agree, agree, neutral, disagree, strongly disagree*
- Do you agree with replacing regional councillors with CTB? *Strongly agree, agree, neutral, disagree, strongly disagree*
- Do you agree that mayors on the CTB should have a proportional vote adjusted for effective representation? *Strongly agree, agree, neutral, disagree, strongly disagree*
- What level of participation do you believe a crown observer should have? *None, non-voting, veto power, majority vote, instead of*
- Cross boundary
- Do you support the proposal to require CTBs to develop regional reorganisation plans? *Strongly agree, agree, neutral, disagree, strongly disagree*
- What do you think about how the proposal provides for iwi/Māori interests and Treaty arrangements?

## **E rere kau ana taku awa Rangitīkei**

Rangitīkei te rohe

Rangitīkei tēnei e mihi atu nei

Tēnei te kaunihera o Rangitīkei

Mā pango, mā whero

Ka oti ai te mahi

Ka ora ai ā-roto, ka ora ai ā-waho

Ka ora ai te rohe o Rangitīkei e

My river Rangitīkei flows freely and with life  
Rangitīkei is the region, the homeland that greets  
you.

We are Rangitīkei District Council

Through collective effort and shared  
responsibility, the work will be achieved.

When the internal foundations are strong, the  
external outcomes are strong

In this way the Rangitīkei district will prosper.

## **E whakapono ana ki te oranga o te rohe**

He oranga whenua

He oranga tangata

He oranga wairua

Tīhei Mauri ora!

We hold fast to the wellbeing of our region and  
our people

If our land is cared for

If our people are looked after

If the spirit is strong

We can build a future for all

Let there be life!



**Ngā mihi, Thank you**



**RANGITIKEI**  
DISTRICT COUNCIL