

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

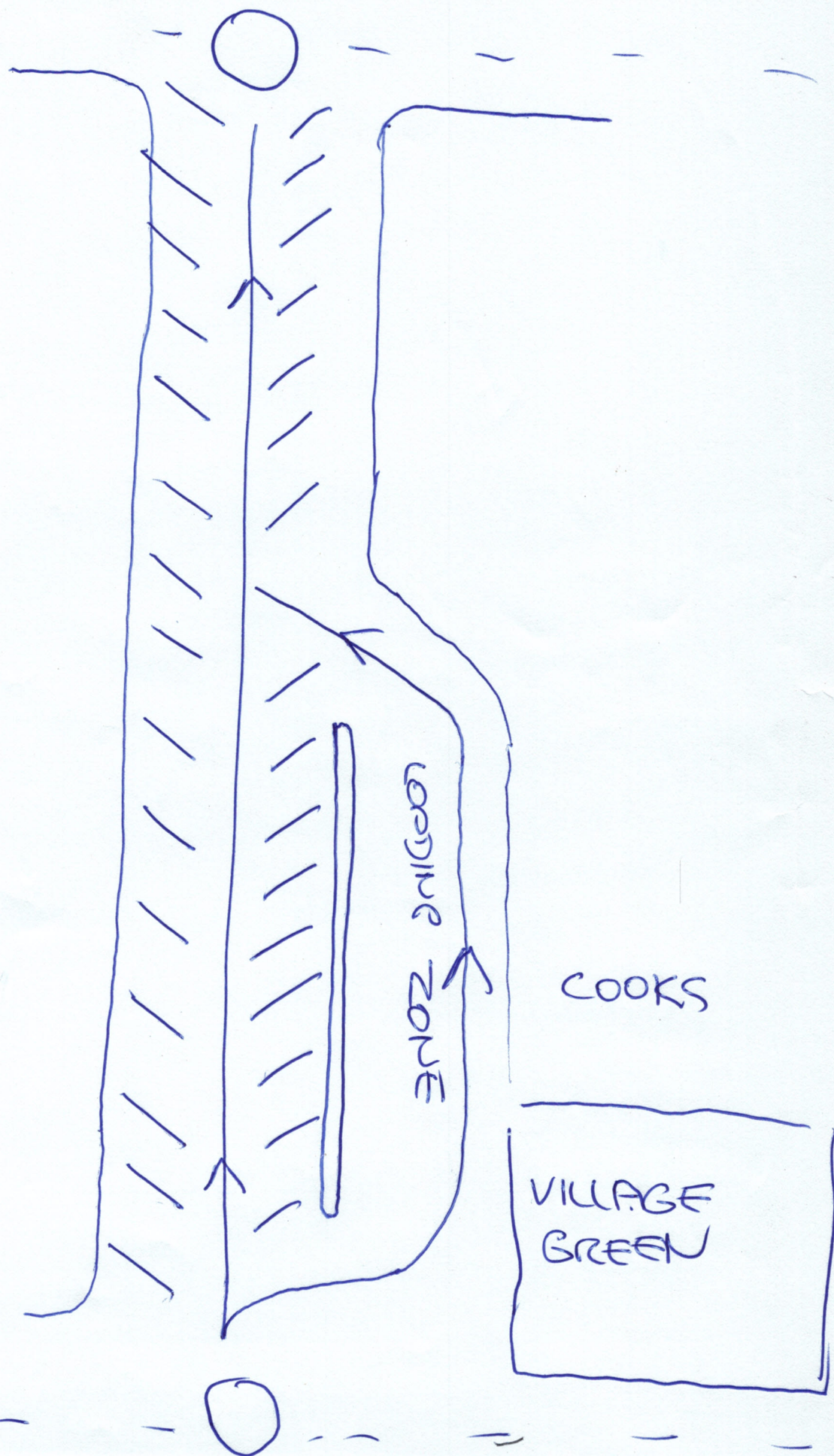
- **Actions 1.1, 1.2 and 1.3** We'd like to advocate for the development of a reserve management plan to bring these actions under a sustainable umbrella. This would remain community led but every year we work with RDC, HRC and Ngāti Apa to agree the plan for the coming year. We have demonstrated over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

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

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

N 4

SP #086



Morena koutou, Ko Lynette Baish Toku Ingoa

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

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

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

Missing Information

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

What should the Council be trying to achieve here?

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

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

What is heritage?

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

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

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

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

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

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

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

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

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




11/05/2023

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

1:4,630

00.050.10.2 mi

00.070.150.3 km



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MAR01




11/05/2023

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

1:9,261

00.10.20.4 mi

00.150.30.6 km



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

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

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

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

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

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

• Denotes Roadway Entrances & Exits

