
Monday, 10 June 2024

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Hastings District Rural Community Board Meeting

Kaupapataka

Attachments Vol 2

Te Rā Hui:
Meeting date: **Monday, 10 June 2024**

Te Wā:
Time: **9.00am**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

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www.hastingsdc.govt.nz**

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HDC - 2024 - 2034 Long Term Plan

COMPLETE #166

CREATED



PUBLIC
May 15th 2024, 11:35:52 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

Yes

Share your thoughts here . . .

I havn't ticked any of the boxes above as they are biased/ trying to avoid the issues/ prop up Council agenda.

Cyclone targeted rate needs to be larger as we have 800 years of humans mucking the environment about. Yes we are faced with tough choices mainly because hdc and hbrc has not done the required maintenance of waterways over many, many years, While I understand that National Government policies have made things difficult this is not an excuse for dropping the ball when the key function of councils is infrastructure and sustainability based.

In the light of that we/you need to focuss funding on sorting our waterways out. humans have spent the last 800 or so years mucking up the environment - early polynesian/ Maori burnt down half our forests to grow kumera, bracken fern and to provide habitat for Moa. Settlers in the last 180 years have completley changed the way that waterways run so that almost all creeks, streams and rivers are in artificial channels designed to speed the flow of water thus making peak flows larger and erosion much much greater to say nothing of the loss of soil from slopes denuded of their forest cover. with 89% approx of our forest cover gone and about the same amount of flood mitigating swamps gone the Cyclone damage was totally foreseeable. We have also centralised our services so they are reliant on " just in time " delivery via large road destroying trucks.

Growth is a oszi scheme and sooner or later we will have to pay for it. Lets focuss on sustainabiity and a good lifestyle for all Hawkes Bay citizens. More people means more infrastructure, etc, etc which has to be paid for out of the same area of land, so more intensificaton, more erosion, more housing etc until the whole thing falls over. Yes GDP looks good, like after the Christchurch earthquake but most people end up with less each and the whole standard of living drops for most people. We are dropping battery hens to put in infill housing so creating battery people !

Debt plan must be to find more savings - stop paying ever increasing amounts to Council and Council staff and consultants. Make sports and cycle ways pay their way. We now have professional sports woth million/billions and we still subsidise them. Cycles should be registered and chipped and pay a fee for thev use of cycleways. Buses are a waste of money. For the few people who cannot drive/afford a car we can set up a volunteer survice or the can work or cycle ?? Isn't that why we have spent megabucks on cycle and walkways.

Nice to have is just that but only if you have surplus money after paying the above bills

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #177

CREATED



PUBLIC
May 16th 2024, 12:07:25 pm

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Yes

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Yes

Pay less, recover slower, accept increased risks to the roading network

It's about right

It's about right

5/16/24, 1:27 PM

Wufoo - Entry Detail

It's about right

Share your thoughts here . . .

HDC has been severely effected by woody biomass brought down the catchment and will continue to be so. This woody debris has significant value when converted to certified biochar. The same system which produces the certified biochar + carbon removal credits, can also achieve similar outcomes from green slash, waste treatment plant biosolids and other feedstocks. This proposal is currently in various stages of acceptance with three other District Councils, and is deployed in more than 70 projects globally. The case for the system is commercially astute, providing a direct economic lift of approximately \$150/Tonne of woody debris, plus earnings. The secondary benefits include energy generation providing resilience and reduced cost. Our suggestion is that such a system would remove the operational expense of woody biomass disposal, provide significant new revenues to the local economy and/or Council, and provide local energy generation for industry or homes.

Attach a document to your submission

why_biochar_hdc_16_may_2024.pptx



The Council and Ratepayers regrettably have experienced significant issues with woody debris in the catchment and in condemned buildings.

Epic Char proposes to systematically remove the remainder of this woody biomass for Council with a solution that will deliver environmentally sustainable social and economic outcomes for the region, retaining the system for alternative feedstocks and/or future woody debris events.

The Epic Char solution is based on the mass production of Biochar using the woody biomass as feedstock:

- **Produces high value commodities: certified biochar and carbon credits – benefits the environment**
- **Each manufacturing unit also delivers 2.7 GWH of Electricity (385 average households) and 17.7 GWH of Heat Energy (6 hectares of glasshouse) – benefits community housing and industry.**
- **25-year asset can then provide ongoing solution for LWD and other feedstock to enable local and industrial waste management solutions over the long term – benefits the Council and ratepayers over the longer term.**

What is Biochar?

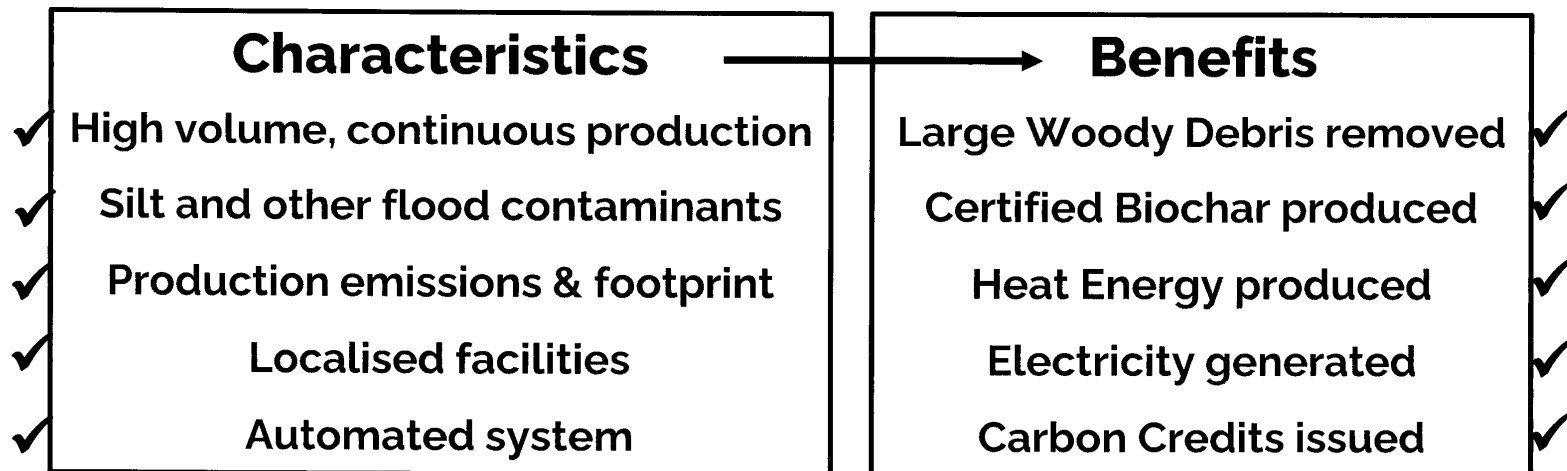
Biochar is defined by the International Biochar Initiative as "the solid material obtained from the thermochemical conversion of biomass in an oxygen-limited environment".

Making biochar has been an ancient, low-tech practice. The biochar produced, when added to soil, made plants grow better and require less fertilizer and watering. The traditional methods were limited in modern terms, posing problems with environmental impacts, particularly emissions, the qualities of the biochar itself and in their limited potential and scalability.



The large woody biomass problem is here now and for years to come.

Is modern **Biochar** capable of being a large part of the solution?



Can these biochar facilities deal with the 900,000+ Tonnes of LWD we currently have?

The units are modular, operating alone or in parallel, each processing 12000 T/a. 15 units would process the current inventory within 5 years. Spread across the East Coast, perhaps: Wairoa; Matawhero; Te Karaka; Tolaga Bay; Tokomaru Bay; Ruatoria; Te Araroa.

In each case, local relationships with community, forest owners, contractors, transport are essential to outcomes being sustained: **“locally led, regionally supported, and centrally enabled”**, Phase Two of the Government response to the MILU.

This substantially fulfils the MILU Response Phase One requirements 6.1 and 6.3:

- 6.1 effective, sufficient clean-up of woody debris to manage the risks it presents;
- 6.2 strengthening resource management functions and decision-making;
- 6.3 strengthening partnerships for future resilience; and
- 6.4 reducing risks of new woody debris flows and sedimentation.

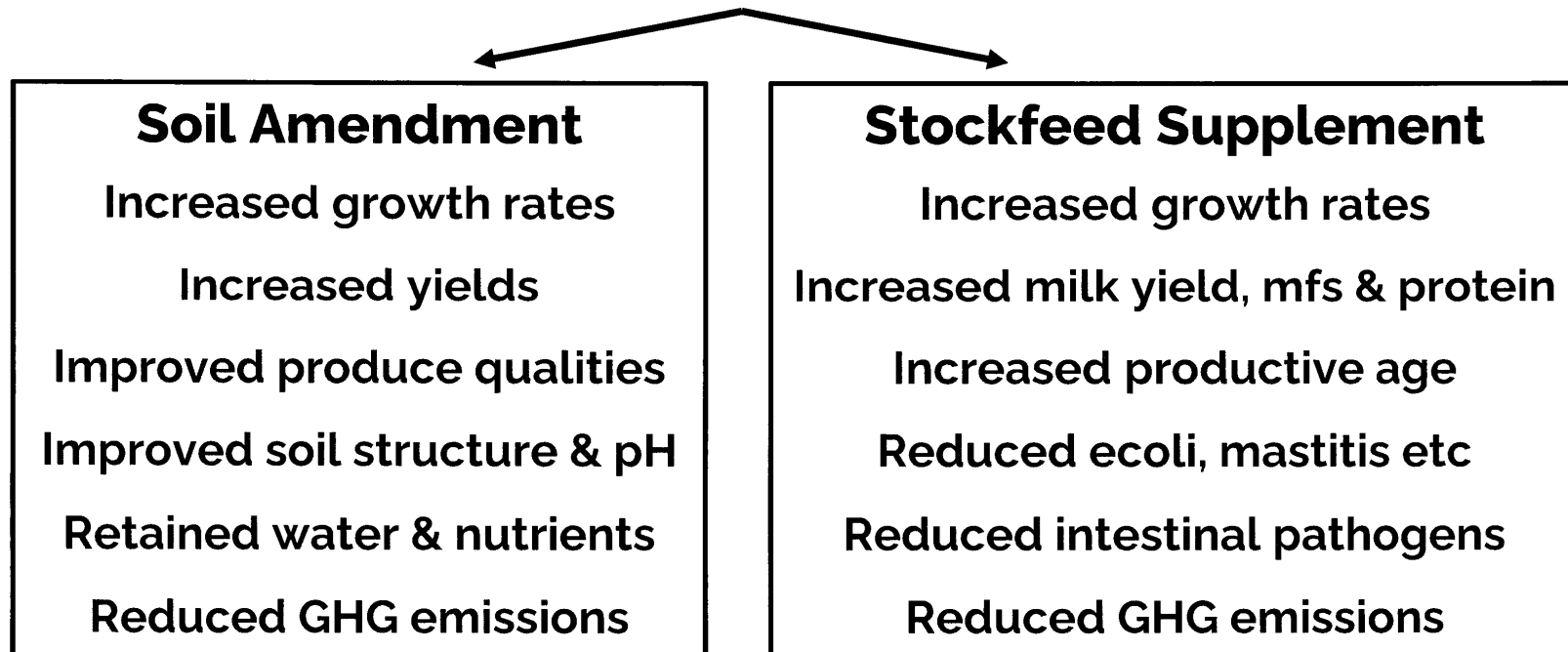
Is this financially achievable?

A range of options are available to make this system fiscally viable for Council, especially when considering the shared need with other District Council's nearby.



What good is all of that biochar?

Biochar has its greatest productivity impacts in primary production.





When amended with biochar at a rate of 8 tons per acre, wheat growth dramatically increased compared to wheat grown on unamended soil near Spokane, Washington. (Photo courtesy of Kristin Trippe, USDA ARS).

Soil Ammendment

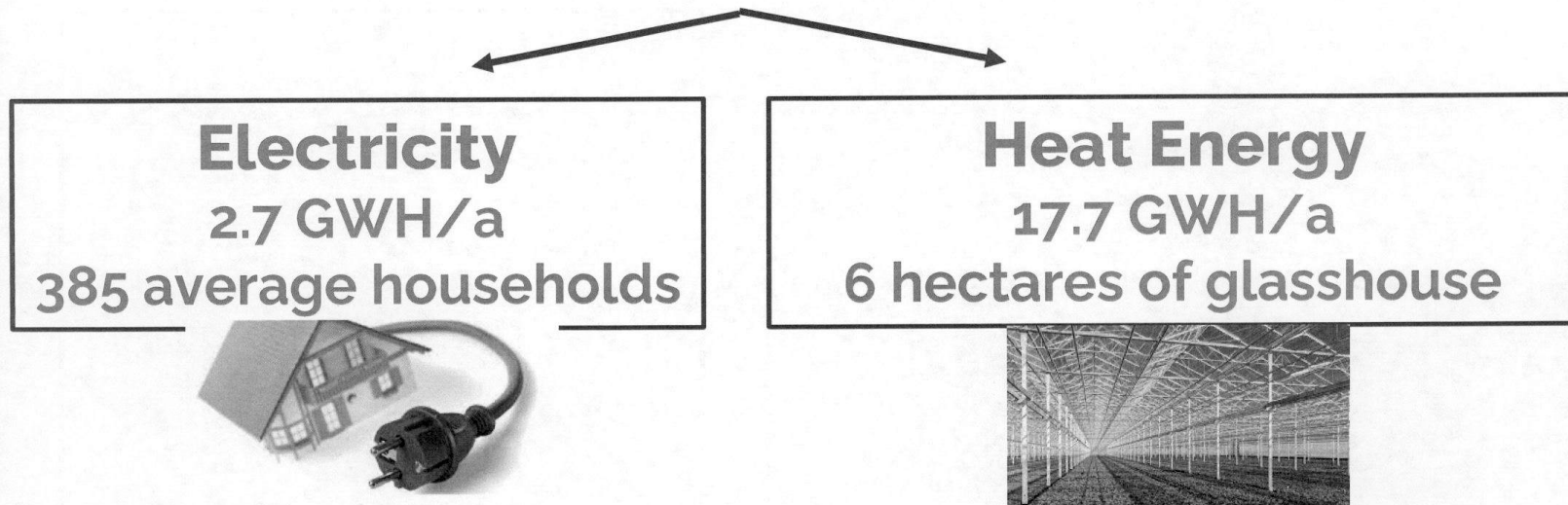
Vineyard + >30% T/ha
Potatoes + >50% T/ha
Zucchini + >25% yield
Cucumber + >70% yield
Tropical/Conifer + >10%
faster growth

Stockfeed Supplement

Beef growth + 12% faster
Milk production + >1.4L/head/day
Mastitis reduction - >2%
Herd replacement reduction - >5%

What about all that surplus energy?

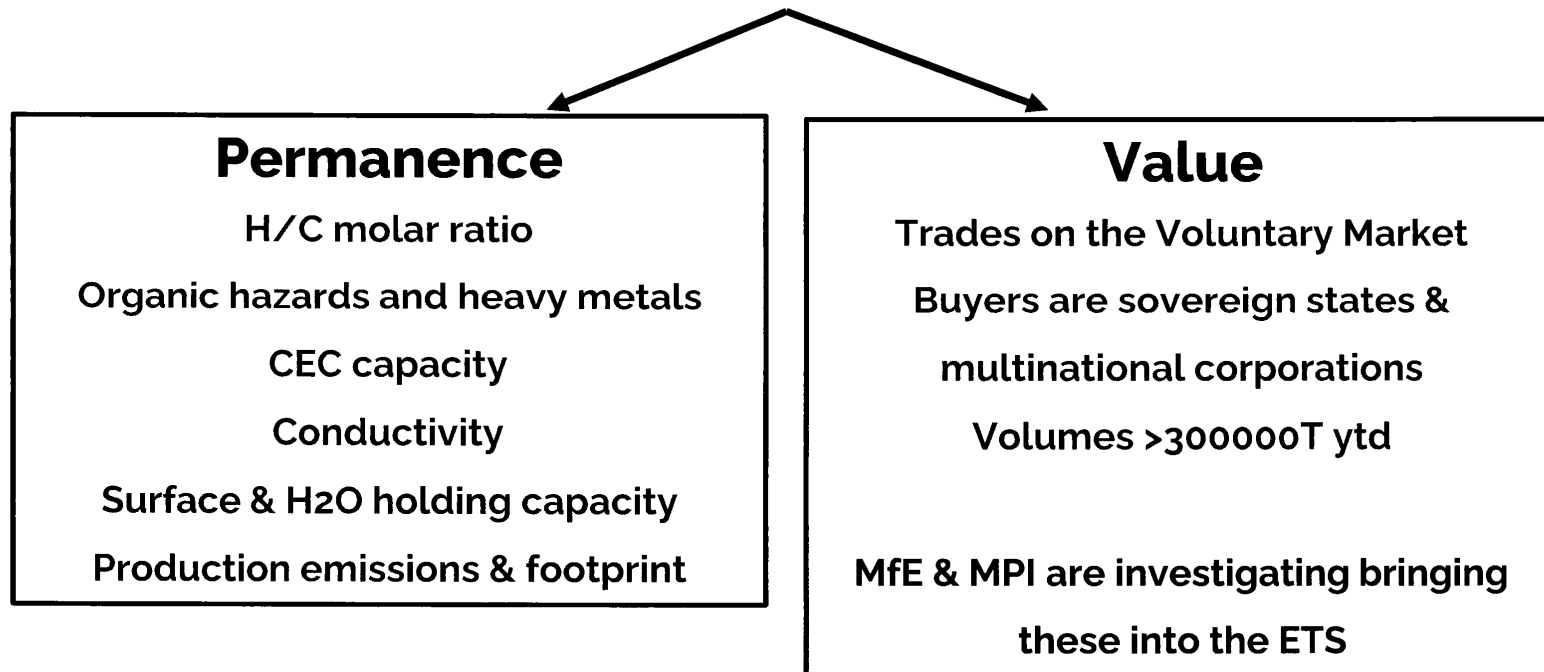
Our Biochar production releases heat energy, about 20% of that converts to electricity. Per unit, that looks like this:



Local generation of energy reduces transmission cost, grid-failure risk and unit cost. Direct economic benefit + resilience, while also enabling the horticulture industry.

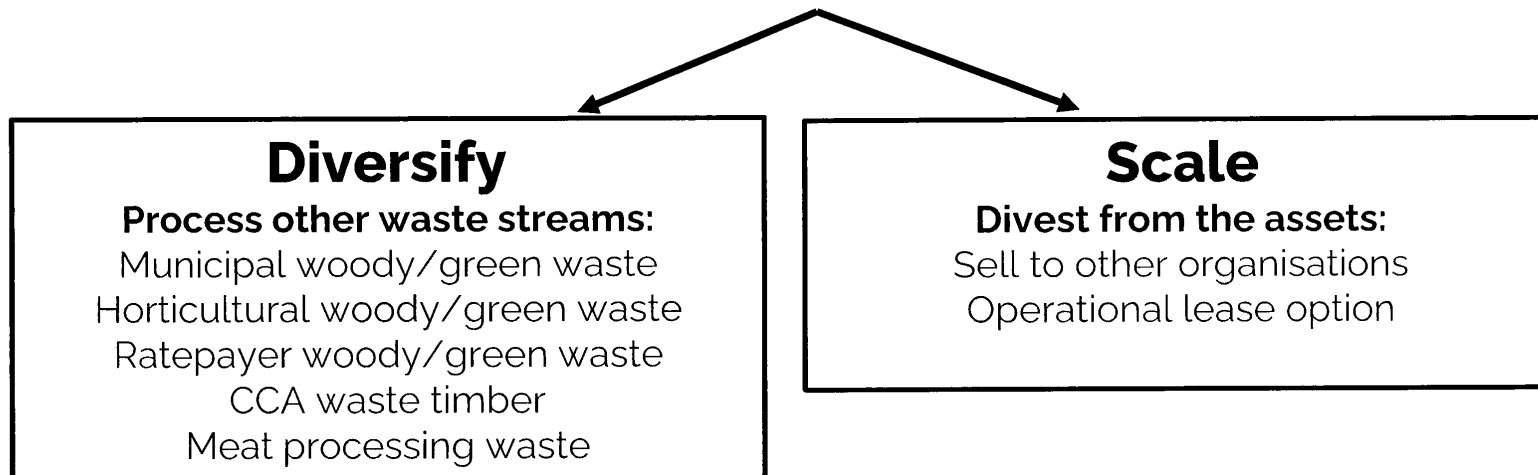
Is it true that Biochar can be a tool in climate change?

Certified Biochar sequesters carbon

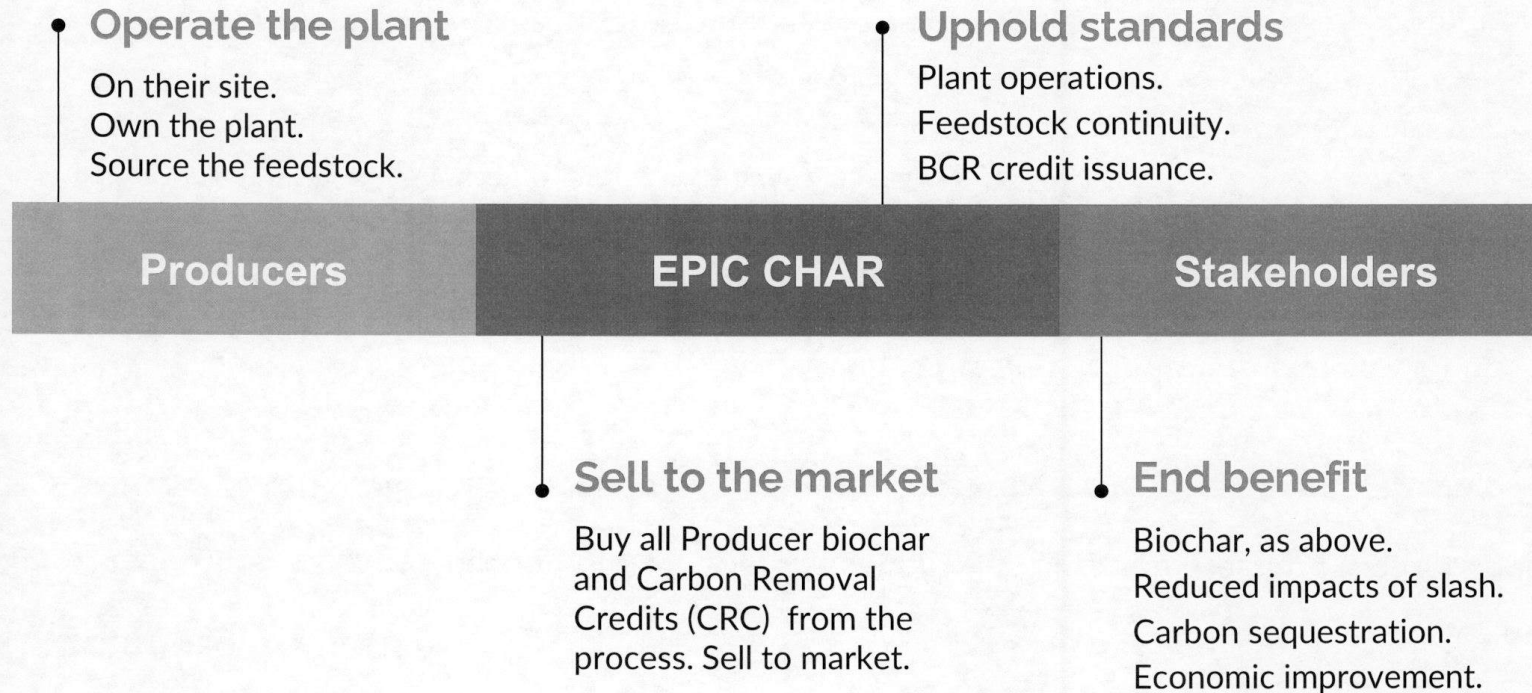


Once we've dealt with the LWD inventory, then what?

The 5-year period estimated to process the current LWD inventory will ordinarily be the 100% ROI point. The unit has an estimated 25-year lifespan. Once that LWD inventory is processed:



Aligning a new Industry



Concluding Remarks

Epic Char proposes this system and the commercialisation of its output to Hastings District Council.

The Epic Char solution will deliver environmentally sustainable social and economic outcomes for the region.

The Epic Char solution is based on the mass production of Biochar using the existing LWD and alternates as feedstock:

- Produces high value commodities: certified biochar and carbon credits – benefits the environment
- Each manufacturing unit also delivers 2.7 GWH of Electricity (385 average households) and 17.7 GWH of Heat Energy (6 hectares of glasshouse) – benefits community housing and industry.
- 25-year asset can then provide ongoing solution for LWD and other feedstock to enable local and industrial waste management solutions over the long term – benefits the Council and ratepayers over the longer term.
- Benefits the wider economic development objectives of GDC delivering significant economic multiplier effects

Andrew Stone, CEO 027 534 8282 andrew@epicchar.co.nz

Richard Dellabarca, Exec Chair 021 144 592 richard.Dellabarca@epicchar.co.nz

HDC - 2024 - 2034 Long Term Plan

COMPLETE #390

CREATED



PUBLIC
May 27th 2024, 11:44:07 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

Yes

It's about right

It's about right

It's about right

Pay less, take longer and find more savings

Share your thoughts here . . .

2024-2034 Draft Long Term Plan - Consultation Document
(Dated April 2024 - received in mail Wed 22 May with closing date 27 May 2024)

I have read the document fully (once) and feel qualified to comment accordingly, based upon my personal knowledge - I was a Retail Banker/Financial Advisor/Mortgage Broker from 1976 (starting work) until 2010 when I called it quits - including Sales/Marketing (the first ever for Westpac), Lending and Branch Manager - when Balance Sheets were 'King' and I can say I was one of the best at their analysis. That just shows you I know my way around matters "Financial" having also 90% completed a Massey Financial Planning Diploma as well in the late 90's.

So, my comments:

I agree that 'Long Term Assets' should be funded by Long Term 'borrowings' - just as the current 'new' Government is wisely directing Local Councils to do with '3 Waters'. Finance 101 teaches you that is prudent. So repayments of 'debt' are driven from (in a Council's case), annual grants/provisions from Central Government, any income that can be logically derived from the asset, with, I would suggest, the servicing of interest and costs to be shared across Rate Payers - percentage split on a User Pays and Flat Cost for all who use it.

So, the \$230m loan is the logical way forward - thus it's financial management can be clearly set out and managed over the term of each assets life ie. Depreciation estimates is a good example.

I question however whether it should be Hasting District Council taking on this debt - rather than the Hawkes Bay Regional Council.

I fear, from what I have seen over the past couple of years living here, that the HDC does not have the appropriate resources ie. Knowledge, Experience and Business Acumen to actually do the 'Right Thing - at the Right Time' and feel the Local Government 'laws' would be better suited for all residents within the 'affected area' to have it under the wing of the HBRC. Not that they have any better resources of course - this is new territory for all...

My concern is, that having seen the way Category 3 property owners have been treated (or miss-treated I should say) by the Mayor and Council support employees - I simply do not trust that they can manage this task efficiently, fairly (I refer to the flip flop on Demo costs here as an example) and will simply 'Blow the Funds' and in the end - through Miss-management - the funds will have been expended (like the Silt removal task) and we shall still have people - like we have now - WAITING FOR SOMETHING - 18 months after the event (or drawing down of funding).

In fact, as I suggested to the HBRC during their consultation period - I believe each Regional Council should have a 'Natural Disaster Fund' - taken from a (NEW) annual rates category (similar to the one proposed to 'Ring Fence' this proposed \$230m debt package) with each and all individuals living in 'The Region' paying a levy - similar to insurance ie. one person = one \$ unit (whatever that is to be) so a family of 4 pays 4 times (because they use 4 times (water, sewage created, rubbish, you get my drift). Clearly the EQC is not working for New Zealand and I would go so far (as I fully intend to do) as to say the Central Government needs to do accordingly and set up a National Fund.

Anyway, in my short time allowed - these are my immediate thoughts on this matter.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #423

CREATED



PUBLIC
May 27th 2024, 3:34:56 pm

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Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

Yes

5/27/24, 3:36 PM

Wufoo - Entry Detail

Share your thoughts here . . .

On behalf of the Maraekākaho Church Hall Trust, thank you for the opportunity to share the work we are doing, and to submit to your LTP.

While individual members of our Committee and Community may submit feedback to the other questions and issues arising in your consultation document, as a Trust we have decided to only focus our submission on our community resilience project and Hall upgrade, as part of our wider community plans.

Please note that I am away in the UK until 15 June, and if you need to speak to someone urgently about our submission you can contact Megan Linnel on 027 542 001.

Through Megan, we will arrange someone to present either at the Rural Community Board on 4 June, or at the Council meeting on the 11th.

Thank you
Jonathan Stockley
Chairperson, Maraekākaho Hall Trust

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#425

CREATED



PUBLIC

May 27th 2024, 3:37:21 pm

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Yes

Share your thoughts here . . .

Hello again, apologies. The form was submitted without the following attachment, which is our submission.

Attach a document to your submission

240527_maraekakaho_hall_resilience_upgrade_project_otp_submission.pdf



Maraekākaho Church Hall

Bringing People Together – Keeping People Connected

27 May 2024

Long Term Plan Submissions
Hastings District Council
207 Lyndon Road East
Hastings 4122

SUBMISSION TO LONG TERM PLAN 2024 – 2034

MARAEKĀKAHO HALL RESILIENCE UPGRADE PROJECT

Submitter: Maraekākaho Hall Trust

Contact: Jonathan Stockley, Chair
jonathan.kereru425@xtra.co.nz

Please note: We wish to speak to this submission

SUMMARY

Maraekākaho Hall has been a place which brings people together for almost 150 years. Since the first small hall was built in 1877, the venue has seen countless gatherings of local people.

During Cyclone Gabrielle, Maraekākaho Hall became a lifeline for the community, highlighting its critical role during disasters. By investing in resilience funding, Hastings District Council (HDC) helps to future-proof this cherished space, honouring its legacy and ensuring it continues to "Bring People Together and Keep People Connected." A resilient Maraekākaho Hall doesn't just benefit our village; it strengthens the fabric of safety and health for everyone in our extended community, creating a safer, more interconnected future for all. Funding from HDC will give us a major step forward with our resilience project and a major step forward in our building renovation work. Your support would give a psychological boost to our community and show them that we are making significant strides forward in looking after their hall, which in turn will provide them with welfare and comfort when they most require it.

We want to enhance the utilisation of the Maraekākaho Hall for our rural community, regular users, and events. The Hall is increasingly used as a place of welfare and respite in times of need. In the aftermath of Cyclone Gabrielle, the Hall was the natural gathering place for our community to seek welfare and advice and was stood up as an emergency welfare centre. It was during this time that we fully realised the potential of our Hall, but also the limitations of the current facility in responding to the needs of our community. We need to undertake some immediate upgrades to improve our Hall's resilience and provide a more comfortable environment when the Hall is used as a welfare

centre. This will help us to tackle the impacts of the cyclone head-on by strengthening our community's focus and resilience, utilising existing buildings and facilities with some necessary upgrades.

Rural halls are the heartbeat of our rural community. The benefits of our Hall's activities reach further than the Maraekākaho community into areas such as Raukawa, Mangatahi, Aorangi, Mangleton. and Kereru.

To date, we have raised \$376,000 towards this project's total cost of \$817,717¹. This has included recognition from the Ministry of Primary Industries, which has provided \$100,000 of funding from the North Island Weather Events Isolated Rural Communities Recovery Fund. This funding has supported the installation of a solar panel array and battery system, which is an essential first step in our resilience upgrade planning.

We are now seeking funding from HDC towards this project so that we can continue to provide care, comfort, hospitality and manaakitanga to our wider community in times of disaster, as well as in times of peace.

Our submission to HDC seeks a contribution of \$83,000 in year two of the LTP towards resilience upgrades to the Maraekākaho Hall so that it can function as a community welfare hub. A place to provide comfort and welfare and gather intelligence and information from the community to feed back to HDC as part of the response.

A commitment of support from HDC would be viewed positively by other potential funders and enable us to leverage this backing for further funding, including upcoming applications to the Lottery Community Facility and Environment and Heritage Funds for a combined total of \$340,000

A commitment of support from HDC is well aligned with the community's aspirations and supports the ambitions of HDC's key work areas. The resilience upgrades will contribute to our rural communities' cultural, social and economic well-being. Specific key work areas:

Rural living – enhancing rural connectivity by supporting our rural halls

Enhancing where we live – fostering community connection and improving safety and wellbeing ensuring our communities are thriving and resilient.

Community Emergency Hub – enabling the Hall to be a well-resourced Community Emergency Hub where people can get supplies and information when they are cut-off.

Our community hub is the focus of much of what goes on in our community. Having a safe, comfortable and vibrant presence at the heart of our village helps convey confidence and continuity to us all. Our village hall has a significant psychological value to our community and is our central meeting place and where we look to in times of trouble. This project will contribute to:

- People who are more resilient, better prepared, and confident
- A community that is more resilient and better prepared for an emergency
- A village hall better prepared to act as an emergency centre providing shelter, safety, light, warmth, hot drinks and basic food, toilets, first aid, psychological first aid, information, communications, and a place of care.

¹ Please refer to the project budget in the appendix.

BACKGROUND

Maraekākaho Hall has been a place which brings people together for almost 150 years. Back in the 1870s, Douglas McLean, son of Donald McLean, founder of the legendary Maraekākaho Station, recognised that a growing population needed a village meeting place. Since then, Maraekākaho Hall has been vital to the identity of the wider community. Not only does it have great historic significance, but it also continues to be the hub and identity of our thriving rural community. Maraekākaho has always been a centre for agriculture and now it is also a popular lifestyle and viticulture area which has seen a surge in demand for housing and growth in tourism over the last 10 or more years.

Since the first small hall was built in 1877, the venue has seen countless gatherings of local people. Young men heading for the battlefields in the First World War were farewelled in the hall. Those who returned were welcomed back there, and each year on Anzac Day, they have all been remembered in the same place. Those wooden walls have seen the comings and goings, the ups and downs of generations of our community. In an emergency it is the place where people can gather and feel safe. Maraekākaho is growing once again and the hall is as valuable as it ever was, but after so many years of wear and tear, it needs some help.

CURRENT USE

Maraekākaho Hall is used for ANZAC services, funerals, weddings, dances, after-school care, social gatherings, business meetings, a library, community meetings, committee meetings for many groups, first aid training, Civil Defence training, prayer and church groups, parent education evenings, cultural groups, dance and yoga classes, school assemblies and productions, gymnastic classes, badminton, Motor Caravan Association rallies, Food Truck Friday and emergency response meetings.

The Hall is a regular venue for the Small Hall Sessions, managed by Jamie McPhail (see attached letter of support)

"We have presented six Sessions in the Maraekakaho Hall. The hall is so steeped in local history that it seems to stand as a monument to past generations. In my opinion, it is vital that time and money are invested not only in the maintenance of this hall but in making the developments necessary for it to meet the needs of the current generation. Of all the halls that we hire the committee and the custodians of the Maraekakaho Hall are the most passionate and engaged in both the care and future of their hall. Their dedication to its heritage and eagerness to fulfil its potential to serve the community in every way it can is admirable."

- Jamie McPhail, Small Hall Sessions.

CYCLONE GABRIELLE

During Cyclone Gabrielle in February 2023, the community immediately identified our Hall as a place to gather to get information, for welfare (a cup of tea, hot food), and as a place to seek solace together in the company of others who may otherwise have been isolated. Across the District, and in our catchment, roads were closed, bridges washed away, and communities were cut off from services including power and communications. The hall became an informal welfare hub. Soon after, it was established as an official welfare and communications hub by Hastings District Council and Fire and Emergency NZ, servicing the wider Maraekākaho community. This included members of the Kereru community, who were stranded on the wrong side of the river and found it easier to access information and welfare in our Hall than at Kereru.

What we learned through this experience was that certain limitations to our hall's functionality and amenity need to be addressed immediately if we are to continue to provide this level of essential service to our community.

These limitations include:

- The reliance on mains power supply to provide electricity
- An ageing power connection to our septic tank system, which may not be sustainable in continual power outages
- The general inadequacy of the supper room as a comfortable place for hospitality for an extended time, as is required during an emergency.

THE PROJECT

We can only surmise that such climactic events will continue to increase in frequency and intensity. Therefore, we need to be prepared now for all eventualities. Our immediate priorities are to mitigate the limitations we identified during Cyclone Gabrielle. We have made a good start by addressing the limitations around reliance on mains power. The Ministry for Primary Industries (MPI) North Island Weather Events Fund recognised our role in responding to the disaster. The Hall was granted \$100,000 in funding towards the installation of solar panels and a battery system to ensure that we can continue to operate off the grid if required.

The momentum the MPI funding has given us has created the opportunity for us to meet the immediate need for resilience upgrades. The funding from MPI was leveraged for additional contributions from the Red Cross and Eastern and Central Community Trust. These funders supplemented the funding we received from MBIE in 2020, and the \$37,000 the Maraekākaho Church Hall Trust has already contributed.

This submission is for funding towards the overall resilience upgrades, and will specifically be used to upgrade the kitchen area.

The fitout will enable Maraekākaho Hall to host our community in times of disaster and emergency comfortably and enable the provision of food, hot drinks and manaakitanga in a comfortable setting. The upgrades will also benefit our numerous community activities and events held throughout the year. This is a very practical way that HDC can support Maraekākaho Hall in catering for its community.

OUR CAPABILITY TO DELIVER, AND SUPPORT FROM THE COMMUNITY

The Maraekākaho Hall is overseen by a volunteer committee of high capability and standing in the community. There has been a continuous lineage of overlapping governance which stretches from today back to the 1870s.

Our chair, Jonathan Stockley, is also the Chair of the Hastings District Rural Community Board. Our Ex-Oficio Building Advisor and Project Manager is Neil McLean, who was a Building Inspector at Hastings District Council for over two decades and is a direct descendant of Maraekākaho Station carpenter Donald Archibald McLean.

Our Community Committee, Focus MKK, says this about our capability in their letter of support:

"The Maraekākaho Hall Trust Board is a committee of volunteers whose integrity and commitment to the task of governance of the hall and its long-term life is greatly appreciated by the Focus Maraekākaho Committee and the whole community. We believe this Trust Board under the leadership of Jonathan Stockley has the skills and expertise to manage the refurbishment project and responsibly administer the monies raised or granted."

Mairi Fitzsimons, Chair, Focus Maraekākaho

We have also received a letter of support from the Maraekākaho Volunteer Fire Brigade's Ian Quinn who says:

"In the past couple of years, we have partnered with the Hall Trust and others to improve outcomes from cardiac arrests in our community, resulting in the deployment of eight AEDs around the district along with training for the community. We are currently working with the Hall Trust and others to develop and roll out a resilience plan for the Maraekākaho community, with the Hall itself being a critical asset in that plan as the local community hub. The initiative to develop a community-level resilience plan is aligned strongly with Fire and Emergency New Zealand's national vision (stronger communities protecting what matters), key targeted outcomes (including communities prepare for, respond to and recover well from emergencies) and strategic priorities (including building resilient communities)."

Ian Quinn Rural Controller, Maraekākaho Volunteer Fire Brigade, Fire and Emergency New Zealand.

Alongside the Small Hall Sessions, Maraekākaho Volunteer Fire Brigade, and Focus MKK, we have also received indications of support for this project from the following organisations and people

- Sandy Crawford (Maraekākaho School Principal)
- Gumboots Childcare
- Rev. Jill McDonald (Maraekākaho Church)
- Hasting District Council – Rebekah Dinwoodie
- Elizabeth Pishief (Historic Places Aotearoa President and local history expert)
- Hawke's Bay Hunt Club.

We have undertaken all the planning and due diligence required to ensure any investment from funders, including HDC, will have an immediate impact. This planning includes a feasibility study, architectural plans and rough order costs, seismic report, conservation plan preliminary report, and a funding plan. This project is shovel-ready and meets an immediate and future need for our community.

SUMMARY

During Cyclone Gabrielle, Maraekākaho Hall became a lifeline for the community, highlighting its critical role during disasters. By investing in resilience funding, HDC helps to future-proof this cherished space, honouring its legacy, and ensuring it continues to "Bring People Together and Keep People Connected." A resilient Maraekākaho Hall doesn't just benefit our village; it strengthens the fabric of safety and health for everyone in our extended community, creating a safer, more interconnected future for all. Your support would give a psychological boost to our community and show them that we are making significant strides forward in looking after their Hall, which in turn will provide them with welfare and comfort when they most require it.

Thank you for the opportunity to present this submission. We wish to speak to this submission if possible and will be able to provide additional content and information if required when we present.

Jonathan Stockley, Chair

APPENDIX: PROJECT BUDGET AND FUNDING DETAILS

Maraekakaho Hall - Community Hub Resilience Upgrades Project Budget			
Project costs already committed			
Element/phase		Cost	Notes
Preliminary upgrades - MBIE PGF Funding 2020		\$132,489	Electrical rewiring, new power board and upgrade of all lighting to LED plus landscaping to help recover the hall's setting.
Development phase planning documentation: Feasibility Study, Rough Order Costs (ROC), Funding Plan, Strata Group Report on seismic strengthening need, Conservation Plan Preliminary report		\$56,972	Funded by DIA: Lottery and MKK Hall Trust
Preliminary Resilience upgrades following Cyclone Gabrielle: Solar panel and battery, minor roof strengthening and other resilience upgrades		\$187,219	Via ECCT, Red Cross and MPI NIWE Funding
Subtotal Project Costs already committed		\$376,680	
Project cost estimates to be incurred			
Element/phase		Cost estimate	Notes
Upgrade of Hall kitchen and supper room to create a fit-for-purpose community hub, and preserve heritage fabric - includes allowance for P&G, Margin, Consents and fees		\$352,241	MPM Projects ROC 2020, plus escalation
Bracing/strengthening for supper room and kitchen		\$33,320	MPM Projects ROC 2020/Strata Group Report plus escalation
Project contingency and change management (approx. 20%)		\$55,476	MPM Projects ROC 2020
Subtotal initial construction cost estimate for Supper Room/Kitchen 2020		\$441,037	
Total project cost		\$817,717	

Funding Programme			
Funding already secured or committed		Notes/Date secured	
MBIE PGF Funding 2020	\$132,489	Preliminary upgrades: Electrical rewiring, new power board and upgrade of all lighting to LED plus landscaping to help recover the hall's setting	
Funded by DIA: Lotteries	\$19,781	Feasibility study (Xyst)	
Maraekakaho Hall Trust – Contribution to development phase and planning	\$37,191		
MPI North Island Weather Events Fund	\$100,000	Solar Panels and battery system, plus allocation towards supper room roof repair to enable solar panel installation	
ECCT – Grassroots Fund	\$16,219	Resilience upgrades	
Red Cross	\$71,000	Resilience upgrades	
Funds secured/committed	\$376,680		
Funding shortfall	\$441,037	Total project cost (\$817,717) less funds secured/committed (\$376,680)	
Funding Planned			
Funder/fund	Target estimate	Notes	
Lottery Community Facilities Fund - Closes 4 September 2024, decision 13 December	\$215,000	Towards kitchen and supper room upgrades	

Lottery Environment and Heritage Fund - Closes 31 July 2024, decision October 2024	\$125,000	For heritage preservation and conservation: Seismic strengthening/Bracing, polished wooden floor, repaint and fire compliance.
Community Contributions - Individual and corporate donations, and proceeds of event fundraising (Woolshed dinner and Claybird shoot)	\$18,000	Holcim Cement Donation of \$6K confirmed: \$12K left to raise
Subtotal	\$358,000	
Residual shortfall	\$83,037	HDC LTP Submission 2024 for Year two of LTP
Total funding programme	Target estimate	Notes
	\$817,717	Funding secured/committed + planned targets
Total project cost	\$817,717	

HDC - 2024 - 2034 Long Term Plan

COMPLETE #15

CREATED



PUBLIC
Apr 21st 2024, 7:47:07 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

It's about right

It's about right

It's about right

Share your thoughts here . . .

Thank goodness the priority now is repairing our infrastructure and dealing with cyclone damage. Cleaning up and repairing must come first. Sensible and forward thinking strategies to address the issues of an aging stormwater system needs to be top of the list. The waterways need to be cleaned out. Where the floodwaters broke through, engineers need to work out why did the breaks happen in specific places? I know that where we live, the Turirau Stream flood water has exited at the same point several times in the last 120 years. A sensible solution must be found. In this case the older locals need to be consulted to what they believe would work best. I think that the Turirau Stream may need to exit by running parallel with the Tutaekuri River. Culverts must be big enough to deal with a flood.

Hawkes Bay will again become a booming productive area that hugely contributes to the NZ economy. But the Councils must mitigate the damage that future floods could create. The negative financial impact of floods is immense. The social impact of the Cyclone is barely manageable. It isn't fair that people live their day to day life fearing that there could be a repeat of Cyclone Gabrielle.

Those of us impacted by the flood are grateful for further rates remissions. Some of us have been living in a caravan or a shed for over a year. We manage our limited electricity options and using hoses. Our showering and cooking options are pretty basic. A lot of us are old.

Thankyou for proposing to slow down the spending on parks etc. With new infrastructure, we will bounce back. Then the cycle tracks, the wineries, the pubs and country attractions will again give us a tourism boom.

Attach a document to your submission

img_1127.jpeg.jpg



HDC - 2024 - 2034 Long Term Plan

COMPLETE #19

CREATED



PUBLIC
Apr 23rd 2024, 12:48:53 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

4/26/24, 8:20 AM

Wufoo · Entry Detail

Share your thoughts here . . .

My Rates have gone up 77% over the last 2 years, 33% this time which is significantly more than the average, probably going to be the same in coming years. How about stopping the wasteful spending and sticking to a budget when it comes to roading and infrastructure projects and as well as sticking to spending the rates money on the core council services and nothing else until HDC gets its debt under control.

HDC cannot continue with these large increases. I make submissions every year but ultimately the council does not care for public submissions and does what it wants.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #40

CREATED



PUBLIC
Apr 24th 2024, 2:20:19 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

Item 4 Long Term Plan Submissions 2024-2034

4/26/24, 8:23 AM

Wufoo - Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#41

CREATED



PUBLIC
Apr 24th 2024, 5:34:59 am

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

4/24/24, 9:09 AM

Wufoo · Entry Detail

Share your thoughts here . . .

In these current economic times we can not afford to be paying more in our rates. While I agree with gradual increases, a large jump right now is going to put even more stress on already stressed homeowners. Paying mortgages, putting food on table it's all gone up and unfortunately in HB our wages are not as high.
Please consider very carefully these increases. I love calling Hawkes Bay home but it is almost becoming unaffordable to stay.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #125

CREATED



PUBLIC
May 8th 2024, 12:12:44 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

Item 4 Long Term Plan Submissions 2024-2034

5/9/24, 11:31 AM

Wufoo · Entry Detail

Share your thoughts here . . .

For retired people like ourselves these increases cut into our budget to the point of having to abandon our property or suffer cold or hunger. The increase is 60% not 25% as indicated in your cover notes and outrageous. We strongly object.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #135

CREATED



PUBLIC
May 9th 2024, 9:48:09 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

Pay more, expand growth areas for development accept more funding risk to ratepayers

Pay less, slowdown further

5/10/24, 8:16 AM

Wufoo · Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

I have committed my considered thoughts in respect of the proposed Long Term Plan document in the attached document.

If, for whatever reason, you cannot access/ open the said attached file, please contact me so that I can make my submission via some other way.

Please confirm receipt of this submission via return email, and whether or not you can successfully access and open the said attachment.

Thank you.

Regards,
Peter

Attach a document to your submission

2024_hdc_rates_increase_proposal.docx

539 Apley Road,
Puketapu
Napier 4184

9th May, 2024

Ref: 2024 HDC Rates Increase Proposal

To: Hastings District Council Councilors

Dear Councilors,
Below are my considered thoughts in relation to the Long Term Plan (LTP) Consultation Document (proposal) that is posted in the Hastings District Council website.

Firstly, I acknowledge the depth of thought and rationalization that has gone into the preparation of the said LTP, and compliment those who were involved in its formation.

Secondly, as a regional community we need to draw a line in the sand in 2024 and stop looking at supposed facts through distorted rose-tinted glasses. This practice is doing us no good whatsoever. The time has come for New Zealanders as a whole to start looking at the facts “in the raw” (see things for what they actually are) and then dealing with them head-on.

And now I turn my attention to the LTP itself..

1. The rates increases proposed deny/ ignore the existence of a downtrodden regional and national economy – particularly the technical economic recession that N.Z. is experiencing currently and the stagflation status that is looking increasingly likely to happen. The proposed rates increases also fail to recognize that Hawke’s Bay (overall) is very much still in the throes of trying to get to its feet again after two significant events: a) 6 years of incompetent central government which had zero economic enablement focus/ orientation and capability, and b) the adverse effects of Cyclone Gabrielle (both physical and psychological).
2. Because the Hastings District Council is placing such considerable reliance (51 %) of its budget revenue funding on rates, it is imposing financial vulnerability on those ratepayers who have relatively moderate-low income means to afford the proposed rates increases. Has the HDC not considered selling or leasing at least some of its fixed assets in order to reduce this reliance on ratepayers ?
3. While I understand the stated justification to proceed to perform most particularly bridge and road infrastructural repair/ replacement work sooner rather than later, often in life the “ideal” is simply not achievable – particularly where affordability is concerned. This is very much the case where HDC’s ambition to perform as many bridge/ road repairs and/ or replacements as possible within the stated timeframe is concerned. That is, it is simply not affordable to do so, especially when such a heavy reliance is placed upon ratepayer funding.

4. If the HDC is not prepared to – and/ or cannot – source alternative funding to direct/ contribute specifically towards the rebuilding of priority Hawke’s Bay infrastructural assets, then the ONLY practical realistic way to drive the recovery of Hawke’s Bay is by incrementally repairing/ replacing infrastructure and raising the performance and achievements of the Hawke’s Bay economy, concurrently. These two primary focuses need to occur hand-in-hand (simultaneously) so that a recovering Hawke’s Bay economy generates improved economic outcomes (including increased household incomes), that then progressively enable infrastructure to be repaired/ replaced through increases in rates contributions. And as infrastructure is repaired/ replaced this will in turn help drive economic recovery and improvement. Each fuels the other – a true symbiotic relationship.

My strongest recommendation is that the HDC reviews its road and bridge repair/ replacement projects, identifying the highest priority repair/ replacement work needed, down to the least pressing work needed - spreading this work over the next 10 years (not 3 years). So the 50 % overall increase in rates identified in the LTP may become instead 55 – 60 % (considering inflationary adjustments and added cost of HDC borrowing during the next 10 years), yet the 55 – 60 % overall rates increase is spread over 10 years, averaging therefore a 5.5 – 6 % annual rates increase.

By taking a longer timeframe to repair/ rebuild/ replace infrastructure, two very important comparative benefits would eventuate:

- a) The level of annual rates increase would be more affordable for more property owners. Therefore, the HDC would be more likely to see a greater number of property owners actually pay their total HDC rates invoice, which would result in the HDC receiving an overall higher rates volume (\$) annually – to direct to its planned activities as per the LTP. I am quite certain that if the rates increases were to be persevered with as per the proposed LTP then the HDC would see a relatively high number of property owners default on paying their rates invoices either in part or wholly.
- b) Infrastructure repairs/ replacements happening progressively/ incrementally would start to stimulate/ aid the recovery of the Hawke’s Bay economy, which would then progressively increase the affordability of subsequent rates increases at the 5.5 – 6.0 % rate of increase per annum until Year 10.

Note – this comment on Page 39 in the LTP is both perplexing and naïve:

“Open up more areas for growth development.

Due to the increased financial risk in a slowing economy, this option is not recommended.”

The ONLY way to prudently and reliably rebuild any economy (be it either a regional or national economy) is through stimulating and increasing productivity; which in turn generates more income, which consequently has a flow-on positive money supply effect that reignites demand (through increased spending and savings/ investment capacity).

The HDC needs to look more broadly at recovery options/ measures – beyond infrastructure repair/ replacement. Help drive the recovery of the Hawke’s Bay region through better enabling/ empowering Hawke’s Bay businesses – existing and new alike, which in turn will help fund HDC LTP budgeted expenditure. I have a document that I prepared for a Napier City Councilor (at his request) some years ago, which is focused on exactly how councils can practically assist in stimulating and growing an economy. Please feel free to ask for this document if you have an interest to do so.

To this end, the Regional Business Partner Programme needs to be closely reviewed as a matter of priority. Determine “why” it isn’t delivering favourable outcomes for the Hawke’s Bay region that everyone wants it to. I was instrumental in enhancing this programme back in 2015, by advising John Key (then Prime Minister) that it needed to incorporate a deliberate “consulting” dimension. The aforementioned review should determine “what” commercial advice is being given and to what effect (i.e. what outcomes have been achieved consequently).

5. I feel compelled to make a heartfelt point here. I have been living with my nucleus family at 539 Apley Road, Puketapu for the past 15 years. In all of this time the only tangible benefit that we have received from HDC activity has been the clearing of Puketitiri Road and Dartmoor Road following Cyclone Gabrielle, the occasional filling-in of potholes that appear in these roads, and access to the Springfield Transfer Station. That’s it.

We are the self-appointed guardians of a beautiful property – which we have made so through our own toil/ labour, which includes the preservation of around 2 acres of Native Bush. We intend to continue to preserve this bush throughout our remaining tenure on this property (we will not be clearing it for productive/ monetary generating purposes) – a direct benefit for Hawke’s Bay and greater New Zealand from an economic perspective.

We have purposely chosen this rural lifestyle, so as to avoid reliance on as much public infrastructure as possible, so we don’t expect to pay ever-increasing rates (HDC and HBRC alike). If I continue to see attempts to raise the rates associated with our property, which I deem to be unjustifiable, I may well instigate legal proceedings to challenge such attempts in Court.

6. The HDC needs to listen closely to Hawke’s Bay ratepayers at this time, and take heed of what the majority of formal submissions point to. We live in a democratic country, and an inherent aspect of democracy is to act according to the wishes of the majority. The Hawke’s Bay Regional Council are currently facing public outrage due to its refusal to act according to the wishes of 90 % of submitters on the topic of changing the basis of HBRC rates calculations. This is poor governance and reflects an autocratic council

organization. I strongly advise that the HDC does not follow this example set by the HBRC.

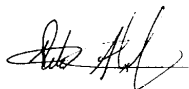
Conclusion –

I'd like to see the LTP revised; to better reflect the current fragile state of the (overall) Hawke's Bay economy, the current underperforming (and high cost of living) state of the New Zealand economy as a whole, and the likelihood that New Zealand may well soon enter a state of stagflation. This is about facing-up to the realistic nature of where New Zealand is actually at currently.

I'd like to see this revision also include:

- a) Reprioritizing which infrastructure is targeted for repair/ replacement and when. State the priority sequence in the LTP – name the given bridge/ road and its priority rating/ timeframe for repair/ replacement.
- b) Consideration given to sourcing HDC budget revenue from alternative sources (e.g. private individuals – I can share the name of one individual who may be interested and who has the financial wherewithal to help, if the HDC has an appetite to explore this option).
- c) The expressed exclusion of rural and lifestyle property owners from being contributors to HDC asset development which does not benefit them (e.g. fresh water supply, waste water treatment, etc).
- d) The HDC give deep consideration to further reducing non-priority HDC servicing costs (public services).
- e) HDC enactments/ undertakings in accordance with what the wishes of the majority of public submissions reflect.
- f) After Year 10, rates to be adjusted downwards, to reflect the fact that all planned infrastructural repairs/ replacements would have been completed by then. Ratepayers need to know at the front-end of entering this period of significant and consistent rates increases that ultimately this regime is for a finite (fixed) time period, after which rates will be reduced in line with a reduced reliance on rates to fund HDC activities (planned expenditure).

Sincerely,



Peter Alexander

From: petera@realworldconsulting.kiwi <petera@realworldconsulting.kiwi>
Sent: Sunday, April 21, 2024 2:13 PM
To: Policy Team <policyteam@hdc.govt.nz>
Cc: david.seymour@parliament.govt.nz; Christopher.Luxon@parliament.govt.nz
Subject: Hastings District Plan Feedback

To Whom It May Concern,

I am VERY concerned about the way in which councils in the Hawke's Bay region are driving their own agenda into place with or without reference to public consultation input. The most recent case of this being the HBRC's decision to drive its change in the way it calculates HBRC rates – for these rates to be based on the Capital value of properties; despite the fact that 90 % of formal submissions made opposed/ rejected this endeavour.

This is sheer arrogance, and is dismissive of democratic rights and reflects very poor governance.

Where the HDC is concerned, I strongly suggest that you do not follow the same arrogant pathway to achieving what you desire, For I foresee litigation being inevitable in the event that you do.

Here's where I'm at with the HDC's proposed rates increases...

1. The HDC – like any other council (and any business for that matter) - needs to cut its cloth to suit the jacket size that is realistic obtainable/ achievable at the time, despite its desires/ preferences to achieve whatever planned projects within its preferred/ desired timeframes.
2. The HDC needs to be realistic in its understanding of where the wider New Zealand economy is at currently – we are virtually the worst performing country out of all OECD countries where productivity is concerned. So the HDC needs to ask itself the all important question of “can rate payers realistically generally be expected to afford rates increases given the low productivity (and associated income) levels generally being achieved ? And the answer that realistic mindsets will arrive at is a resounding “no”.
3. If the HDC was to practice “good governance”, it would review its projects and associated timeframes in order to:
 - a. Rationalise the shrinking/ culling/ phasing/ deferral of particular projects – and act accordingly.
 - b. Rationalise the re-prioritising of particular projects – and act accordingly.
 - c. Rationalise the assigned timeframes within particular projects are expected to be implemented – and act accordingly.
4. All government councils around New Zealand need to stop resorting to what is essentially “taxing” ratepayers more and more in order to achieve their funding requirements. Ratepayer affordability of this measure/ ploy is becoming less and less, and will soon result in ratepayers defaulting on paying their rates or only paying a level of rates which they can afford at the time. This is a regressive approach to digging New Zealand out of the deep financial mess that we're in presently.

5. Instead of hiking rates, the HDC needs to derive alternative ways of achieving its budget funding requirements. Necessarily, these alternative ways must/ should focus on PRODUCTIVITY improvement enablement. All councils need to decide whether they are truly an integrated part of New Zealand society or not – right now it very much seems that they don't have this sense. On this point, the HDC and HBRC might like to contact David Seymour for a copy of the paper that the 'Game Changer Collective' wrote a few years ago – which David has a copy of. Or you can request it directly from me. I was the main author of this paper. Within you will find a range of REALISTIC ideas for stimulating our economy, that don't rely on invoicing Kiwis for successively higher levels of rates.
6. I laughed (cynically and knowingly) at the way in which the HBRC ignored my formal submission with respect to factoring-in an allowance for the fact that approximately 50 % of our property is planted in native bush. I suggested that if the HBRC was to either change the basis of its rates calculations or increase rates then it should/ must include an offset factor reflecting such plantings (which don't serve any productive/ income purpose and positively contribute to a healthy climate/ environment). This dismissive attitude spoke volumes, reaffirming my belief that all that councils are really trying to do is increase their rates (tax) pools to meet their own desired projects. Shameful.

Lastly, nowhere in New Zealand can sustain successively higher levels of rates. Particularly when the ROI in relation to rates is indiscernible. For example, the greatest benefit that me and my family nucleus have received during my lifetime in Hawke's Bay is the clearing of the Puketitiri Road and Dartmoor Valley Road of landslides and silt deposits following Cyclone Gabrielle. That's it. Other than that we occasionally see a pothole filled-in with tar seal, only to reappear a short time afterwards due to the quality of the tar seal fill used.

So is the HDC actually enablement orientated, or is it instead self-interested – like so many other human organisations around the world ?

I look forward to your reply.

Sincerely,
Peter Alexander
539 Apley Road, Puketapu, Napier
M: 027 3575259

HDC - 2024 - 2034 Long Term Plan

COMPLETE #180

CREATED



PUBLIC
May 16th 2024, 4:26:48 pm

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

It's about right

It's about right

Pay less, slowdown further

5/17/24, 8:24 AM

Wufoo · Entry Detail

It's about right

Share your thoughts here . . .

Congratulations. The booklet, The Road to Recovery, explained in detail the financial hurdles we are facing and how we can achieve success. Well put together.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #204

CREATED



PUBLIC
May 20th 2024, 11:29:02 am

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

Yes

It's about right

It's about right

It's about right

5/23/24, 8:24 AM

Wufoo - Entry Detail

It's about right

Share your thoughts here . . .

Due to the length of time it will take to build permanent bridges at Dartmoor and Rissington, has the council considered providing a heavy vehicle alternative access across the Mangone River?

We have logging contractors and other agricultural contractors who have machinery that they need for thier job, however it is too heavy for the bridge. It is unfair to them and us that they have no alternative but to use the bridge, resulting in disruption to the community when they damage the bridge.

Is there the potential for the logging operation to have permission to build their own alternate route across the river? Taking the cost away from council also?

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#208

CREATED



PUBLIC

May 20th 2024, 4:38:55 pm

IP ADDRESS



* Name

Noel Bates

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

Yes

5/23/24, 8:25 AM

Wufoo · Entry Detail

Share your thoughts here . . .

I have a specific suggestion into rural housing as outlined in my attached paper.

Attach a document to your submission

rural_housing_proposal.docx

Growth Infrastructure – Housing

I seek changes to HDC's policies regarding rural housing regulations so as to encourage housing development on rural land which is close to the urban areas of Hastings (and Napier) and which is not of suitable quality for agriculture or horticulture. Hill-type land in particular.

Background

In the preamble to your Long Term Plan you state: "Our district is facing a critical housing shortage and we will continue to enable the development of new housing while at the same time ensuring our fertile soils are protected." You also state: "Any other growth infrastructure projects will need to be carefully scrutinised (or funded by private sector) to mitigate financing risks to ratepayers".

A further factor is that, in the light of Gabrielle and with global warming upon us, it's clear that in the long term the urban areas of Hastings and Napier will be subject to increasing risks of flooding. To combat this it makes sense to encourage new housing developments on to higher ground. The hill areas adjacent to both cities offer opportunities for such developments.

Proposal

I suggest that HDC could/should look to widen the controls around rural housing consents and simplify the processes facilitating such consents.

I am the property owner at 637 Puketitiri Road. I know my immediate neighbours share my views. Each of our properties is a mix on flat and hill terrain. The flat lands are of reasonable quality in terms of agriculture and/or horticulture farming. We believe these lands should be retained for such use. However the hill land is of poorer quality and would not be suitable for farming. We suggest we should be allowed/encouraged to develop these hill lands for housing.

Specifically I suggest:

- 1) The consent processes around obtaining resource, building and subdivision approvals should be simplified. At the moment these processes are inordinately complex and expensive. I suggest a "fast track" approach to such processes be implemented by HDC.
- 2) A change to the zoning restrictions around rural properties to facilitate housing development on rural hill country sites.

My proposal would require no funding from HDC.

HDC - 2024 - 2034 Long Term Plan

COMPLETE #232

CREATED

IP ADDRESS



PUBLIC
May 21st 2024, 4:48:59 pm



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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

Item 4 Long Term Plan Submissions 2024-2034

5/23/24, 8:42 AM

Wufoo - Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #249

CREATED



PUBLIC
May 22nd 2024, 7:35:44 am

IP ADDRESS



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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/23/24, 9:01 AM

Wufoo - Entry Detail

Share your thoughts here . . .

My rates are increasing by 50% for a small rural lifestyle block based on calculations on the HDC rates website. This is no where near the increase proposed in all your advertising. Can you be upfront with your rural ratepayers.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #306

CREATED

IP ADDRESS



PUBLIC
May 24th 2024, 9:39:51 am



*** Name**

Charlie Cordwell

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*** Email**

charlie.cordwell@surflifesaving.org.nz

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Share your thoughts here . . .

I am making a submission on behalf of Surf Lifesaving New Zealand for a contribution to a new Tower at Waipataki Breach

5/24/24, 9:48 AM

Wufoo - Entry Detail

Attach a document to your submission

hdc_submission_tower_letter_24_05_2024.pdf

<https://app.wufoo.com/entry-manager/3021/entries/306>

2/2



24/05/2024

Hastings District Council

RE: Submission to the 2024-2034 LTP

To Whom it May Concern

I am writing this submission in relation to a funding request of \$10,000 to enable Surf Life Saving New Zealand (SLSNZ) to replace the lifeguard Tower at Waipataki Beach.

After having reviewed the current patrol statistics at Waipatiki for the past few years the structure in the attached PDF has been deemed the most appropriate option going forward. The likely cost will be \$35K + GST. SLSNZ is pursuing other funding options including internal resources to make up the shortfall.

This investment will enhance the excellent service SLSNZ delivers on Waipataki Beach at present.

More specifically it will have the following benefits

- The structure which will provide much needed shelter for our Lifeguards during breaks.
- It will provide an enclosed area for conducting first aids.
- It will provide secure area for the storage of valuable SLSNZ equipment.

The current structure is several years old and is no longer for purpose.

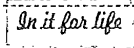
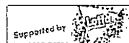
SLSNZ would like to acknowledge Hastings District Council's current support which is formalised in the current 3 year "Multiyear partnership agreement". This provides excellent support for the paid lifeguard service but is limited to the wages cost of providing services at beaches in the Hastings area, and 50% of those costs associated with Waipataki. It does not include larger equipment items.

Thank-you for your consideration of this submission. We look forward to further discussion in due course.

Yours sincerely,

Charlie Cordwell
Central Region Manager
Surf Life Saving New Zealand

m 027 5571015
e Charlie.cordwell@surflifesaving.org.nz



Surf Life Saving New Zealand
www.surflifesaving.org.nz

HDC - 2024 - 2034 Long Term Plan

COMPLETE #366

CREATED



PUBLIC
May 27th 2024, 2:34:52 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 8:10 AM

Wufoo · Entry Detail

Share your thoughts here . . .

As a rural property I do not use or have easy access to many of the services I am paying for on a daily basis and therefore do not believe these should increase at all.

Changes to road signs and the recent Hastings branded signs is a waste of money at this point in time when the general working and home owning public are struggling financially due to rising costs all over therefore rate increases will just add to this financial pressure and reduce the amount of spending at local shops etc to as only necessities will be purchased. Keep things tidy yes but no need for new unless actually broken at this stage until things like interest rates reduce again

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #379

CREATED

IP ADDRESS



PUBLIC
May 27th 2024, 10:38:29 am



* Name

Juliet Galliers

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

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No

It's about right

Pay more, expand growth areas for development accept more funding risk to ratepayers

Pay more add some projects

5/27/24, 10:42 AM

Wufoo - Entry Detail

Pay more, go quicker, invest more

Share your thoughts here . . .

Please can the speed limit on SH 2 through Whirinaki be reduced to 70km or lower (from 100km). It would improve the residents quality of life hugely. Thank you.

Attach a document to your submission

5/27/24, 11:15 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #382

CREATED



PUBLIC
May 27th 2024, 10:43:50 am

IP ADDRESS



* Name

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

<https://app.wufoo.com/entry-manager/3021/entries/382>

1/2

5/27/24, 11:15 AM

Wufoo - Entry Detail

Share your thoughts here . . .

It needs to be remembered that many of the rural community have individually paid out significant amount to repair cyclone damage to land and property.
There is not much left to pay for rates increases HDC needs to stop nice to have projects until cyclone repairs are completed and paid for. Significant savings need to be made within council and its contractors need to be accountable for all costs.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #387

CREATED



PUBLIC
May 27th 2024, 11:18:29 am

IP ADDRESS



* Name

Megan Linnell

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

Pay more, expand growth areas for development accept more funding risk to ratepayers

It's about right

It's about right

5/27/24, 11:22 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Rural communities are still suffering - the financial and mental strain is ongoing. For example the Kererū community has added financial pressures for transport, personal and business (eg. stock) with the Kererū Gorge closed. Take action and get active asap on rural road recovery.

Rivers - these are tāonga and should be highly valued. They sustain all life. Communities have often emerged and developed around rivers. Extraction and processing of gravel should NOT be on or near the river. Unfortunately past short term decisions made by the HDC and HBRC have set a precedent that allows this to continue. The HDC must think Long Term about the potential impact extraction and processing will have on our beautiful rivers, the water quality and the communities that surround them. Any potential damage to the water quality, confined and/or unconfined aquifer should put a halt to all extraction and processing.

Community Halls - these have proven to be vital for the coming together of communities during and after events, both celebrations and emergencies. Community Halls must be given recognition under the LTP. They are the centre of the community. Schools with regulations and Ministry of Education standards will not be able to continue to support community needs. Min of Ed will not fund schools for community needs. This places more emphasis on the importance of community halls as community hubs. Funding available to support the role community halls play must be increased. This can be done via funding applications.

Maraekākaho Church Hall is a historic building. Its history must be recognised within the council, both financially and as a heritage building. This will require funding. The hall has stood the test of time. It played a critical role as a community hub during and after Cyclone Gabrielle. It currently plays a vital role in emergency preparedness and community well-being. The Maraekākaho Church Hall "Brings people together and keeps people connected"

Ngā mihi
Megan

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#389

CREATED



PUBLIC

May 27th 2024, 11:35:51 am

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

Share your thoughts here . . .

We can not afford rate increases on top of everything else. Please find further savings.

In this rural area we dont get much for our rates and do not use public transport so it is unfair to levy us at the same rate as other areas that have access. Neither do we have rubbish collection services (reasonable) however reducing our waste levy would be fairer.

The biggest issue I have is with the council retaining assets or services that do not pay for themselves such as swimming pools no longer being used. The hard decision should be made to divest the asset and close the service.

Also, why do we always spend money on new buildings? There are enough around that can be used more effectively?

The cyclone recovery is costing a great amount, but please make sure this is not an excuse for suppliers to rort the system and increase their prices. Fiscal prudence is required along with making sure we do not provide building consents for areas that are at repeated risk. This applies especially to housing and major infrastructure consents please.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #392

CREATED

IP ADDRESS



PUBLIC
May 27th 2024, 12:00:28 pm



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Jayme Flynn

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

Item 4 Long Term Plan Submissions 2024-2034

5/27/24, 12:32 PM

Wufoo - Entry Detail

Share your thoughts here . . .

You need to consider the cost of living. People are struggling they need relief.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #393

CREATED



PUBLIC

May 27th 2024, 12:00:56 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

Share your thoughts here . . .

1. Debt financing of long term capital works. Some works have lives far greater than 16 years, and generations beyond those sought to pay for it benefit. Therefore, the nature of the finance sought should reflect the life of the asset and be paid accordingly. I.e. Bridge - 50 years, road - 50 years, fences - 10 years etc. Hint : go get 50 year loans for road and bridge works, not 16 years or less.

2. Cut costs and being more efficient. Merging HDC with Napier CC and CHBDC should be on the table again to realise efficiencies for ratepayers. (Wairoa is an outlier and somewhat insular in its outlook - so not a viable merger partner currently.) It would be good to merge with HBRC as well but this may be a step too far at present but could be staged in 5 years. Merging Local Authorities is only one aspect to improving efficiency: the number of Councillors has grown significantly recently. I contend that we are "over governed" in Hastings District and that Councillors should be reduced by whatever percentage they grew recently.

Hints: Enter into discussions with adjoining TLA on merging - seriously.

Reduce the number of Councillors by the number gained recently so that governance costs are more constant.

3. Guarantee that those ratepayers' who benefit from a HDC capital or operational work pay for it. I.e. no free riders. Very few generic or systemic rate dispensations, or allowing non-payment, should occur. If an Act of Parliament enables this, the service should be curtailed to those ratepayers until they can pay. Or, the Act of Parliament is repealed in terms of its disallowing payment from a "charge against the land". Why? We are all in the same boat. Never in my lifetime have the costs of reinstating infrastructure after a natural disaster been so great, so long to remedy and so hard hitting on my income. It is unfair and unreasonable to allow certain individuals or groups of people rates dispensations. Making up their non-payments could break the rest of us.

4. Petrol Tax. HDC documents advise "The receipt of funds from petroleum tax will be used to reduce rates unless they are received for a specific purpose." I disagree with this. All petrol tax funds should be applied to roads in Hastings District. We have enough roads around where I live that need repair, and potholes are now prolific. I would view it as fraud / embezzlement / misappropriation / theft from motorists to apply petrol tax revenue to anything but roads, bridges etc. Hint: HDC need to show more fiscal discipline when receiving funds from a source such as Petrol Tax, that those funds are applied to roads and bridges.

5. Pathways for our people. This seems specific for a certain group of youth or part of the population more so than others (Its not just youth). Several other pathways need to be specified in your papers:

- get the 54% of youth not in school back to school on a regular basis. I.e. 95% annual attendance.
- focus on an environment that stimulates STEM subjects. (Science, Technology, English, Maths) Develop enquiring minds.

Stimulate them.

- Provide work experience schemes so young people can sample work in horticulture, viticulture, agriculture, forestry, engineering. This is preferable to computer games, ram raids, loitering before selecting people to beat up and burgle.

The type of programs you propose seem to apply mostly to Hastings urban people in town. My home in Whirinaki was burgled by youth driving down from Wairoa, Nuhaka and Gisborne. These rangatahi need better pathways in their lives than family members in gangs - but you don't seem to have much organised for Mohaka or Kahuranaki Wards so that errant youth can be slotted to them.

6. Enhancing where we live. Reading various HDC "flip books" on line, I saw little of benefit for Mohaka Ward residents. (Te Pohue and coastal infrastructure are mentioned). The HDC documents are very urban centric, cater to the metropolitan population more and people removed from these areas appear forgotten. This is not my opinion alone. Other residents feel this way. Yet Mohaka is the largest Ward by land area, and has the highest income per capita of the Wards. Mohaka is a driving force for Hastings prosperity as are Kahuranaki and Havelock North-Hastings Wards.

If Mohaka Ward residents want to get to Hastings, they have to go through Napier City. Napier meets nearly all grocery, hardware, automotive, entertainment, building and health needs. I would only get to Hastings four times a year for specialised products or services not available in Napier. Napier is our "economic powerhouse". The writers' of your documents' need a wider view, inclusive of Napier and other localities and the roles they play in Hastings Districts economy, social structure, services provided and prosperity. I contend that a lot of what the Hastings District produces, never goes through Hastings City at all. It goes directly to the Port of Napier or to Taupo, and wider, via SH5 and SH1.

Merging Napier and Hastings as Local Authorities has a lot of sense for me.

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #399

CREATED



PUBLIC
May 27th 2024, 1:07:28 pm

IP ADDRESS



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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

5/27/24, 2:19 PM

Wufoo - Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

Please refer to our attached letter.

Attach a document to your submission

2405_hastings_ltp_submission.pdf



27 May 2024

The Chief Executive
Hastings District Council

THREE YEAR PLAN 2024 – 2027

1. Timberlands Limited (**we, us, our**) welcomes the opportunity to provide this brief submission on your Three Year Plan 2024–2027 (the **three year plan**).

About us

2. We manage the Kaingaroa Timberlands forest estate on behalf of the Kaingaroa Timberlands Partnership. The estate comprises over 210,000 ha of land, including over 189,000 ha of forest plantation. Approximately 1% of the Kaingaroa Timberlands forest estate (circa 1,500 ha) is within the Hastings District, being Urutomo Forest.
3. Further information about us and the Kaingaroa Timberlands Partnership can be found [here](#) and [here](#).

General

4. Timberlands acknowledges the extraordinary and challenging circumstances Hasting District continues to face as a consequence of Cyclone Gabrielle. We can understand how difficult preparing this three year plan has been as Council seeks to navigate a pathway to recovery and we appreciate the opportunity to be able to put forward our views.

Proposed Rate Rises - 2024 – 2027

5. While recognising the problems you face as a Council, we do not support the ongoing rises in rates proposed in your Three-Year Plan Consultation Document. A 25% rate rise followed by increases of 15% and 10% are unsustainable and every effort needs to be made to contain these costs.
6. We commend your efforts to pare back your expenses by removing capital investment on a number of 'nice to have projects' noting that this will save \$50M over the first five years of the Plan. Your intentions to continue scrutinising all programmes and projects budgets for further savings and efficiencies is also endorsed. In addition, we strongly urge you to use the local government channels available to you and work with your colleagues and government to a collectively identify more appropriate sources of revenue and a better model for funding local government as opposed to being confined to property rates.

Cyclone Recovery Targeted Rate (CRTR)

7. Timberlands acknowledges its responsibilities as a corporate citizen but we do not support the way Hastings District Council has constructed its 'we are in this together' approach. Your Consultation Document states that the CRTR "... has been set to reflect that some benefit more than others from the [cyclone] repairs" and earlier on this same page you identify the rural community as needing to pay a bit more to reflect the direct benefits to these communities (page 36).
8. We contend that your approach is too broad. As a rural ratepayer, we will receive limited benefits from the CRTR. Most of the revenue collected through the rate is to be applied to the roading network repairs and Council's share of the Voluntary Buy-out Programme for category 3 properties. As Council will be aware, we do not rely on local roads for the transportation of logs. Our forest in the Hastings District exits directly onto SH5 (Urutomo). On this basis we neither benefit from nor exacerbate Hastings' district roads.
9. As the proposed new rate currently stands, we would be unfairly rated and we request that you refine at the settings to more accurately apportion benefit.

Timberlands Limited
PO Box 1284, Rotorua 3040, New Zealand
ph: +64 7 343 1070 fax: +64 7 343 1071
website: www.tll.co.nz



Roads Renewal and Maintenance

10. We note that, over and above repairs due to the cyclone damage, planned renewal and maintenance of the district's roading network is a key ingredient of Council's work programme and budget. As discussed above, we neither benefit from nor exacerbate Hastings' district roads and this should be taken into account when determining the rates for rural properties in Rating Area 2.

Formal hearings

11. We do not wish to formally present our submission to Council.

12. We wish to thank Hastings District Council for the opportunity to submit on the three year plan.

Nga mihi,

Yours faithfully

TIMBERLANDS LIMITED



Colin Maunder
GM - Sustainability



HDC - 2024 - 2034 Long Term Plan

COMPLETE #408

CREATED



PUBLIC
May 27th 2024, 2:20:08 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

It's about right

It's about right

It's about right

5/27/24, 2:22 PM

Wufoo - Entry Detail

Share your thoughts here . . .

Hi there,

I am submitting on behalf of the Kereru Hall Society as the Chairman of the committee. We are located In the Kereru District 50 minutes west of Hastings.

The Kereru Hall Society is the governing body that manages and cares for the Kereru Hall. The Kereru Hall is the Community Hub for sporting events, Local theater and performances, Community meetings and social gatherings. We are also the community hub for when there is a disaster or some event, we manage the local response from the Hall.

I would like the Kereru Hall to be recognized as part of the Long term Plan due to its high level of responsibility within the isolated district of Kereru.

We are currently undergoing a number of upgrades to the Hall and would very much appreciate some help with funding towards a new Kitchenette to help provide for the Kereru community. We are looking at requiring around \$40,000 for the Hall Kitchen upgrade.

Thanks for your time,

regards

Harry Gaddum

Attach a document to your submission

HDC - 2024 - 2034 Long Term Plan

COMPLETE #413

CREATED



PUBLIC
May 27th 2024, 2:37:45 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Share your thoughts here . . .

Please see attached submission for Federated Farmers.

Attach a document to your submission

ffnz_submission_hastings_ltp_202434.docx

SUBMISSION

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



To: Hastings District Council

Submission on: **Draft Long Term Plan 2024-2034**

Date: 27 May 2024

Submission by: Hawke's Bay Federated Farmers

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INTRODUCTION

Hawkes Bay Federated Farmers welcomes the opportunity to submit to Hastings District Council on its *Long Term Plan Consultation Document 2024-2034*.

Federated Farmers submits on Annual Plans and Long-term Plans throughout New Zealand and make constructive proposals whenever the opportunity is provided.

Federated Farmers also submit on central government policies that affect local government revenue and spending, with the aim of ensuring that local government has the appropriate resources to carry out their functions.

Federated Farmers base our arguments on the considerable cost of rates to farm businesses, in terms of the value and relative accessibility of farmers to ratepayer funded services, the rates levels on farms compared to other residents and businesses, and the failure of property value to reflect the incomes of farmers and their relative ability to pay.

Federated Farmers feedback represents the views of farming members and rate payers from the Hastings District.

We acknowledge any submissions from individual members of Federated Farmers.

Federated Farmers is focused on the transparency of rate setting, rates equity and both the overall and relative cost of local government on rural ratepayers.

Federated Farmers requests the opportunity to discuss this submission with the Council during the hearing process.

AVERAGE RATES INCREASES

The average rates increase for farms in Rating Area 2 at 24% are astronomical and unacceptable. It appears that the 2023 revaluations coming into effect and impacting the General Rate, and the new Cyclone Gabrielle rates are the main culprits for the increases. Federated Farmers has suggestions for both these further on in this submission.

Hawkes Bay Regional Council rates are also going up an average of 19.6% so ratepayers are facing a double-whammy from both councils this year and it is really pushing the limits of affordability, especially when services are signalled to remain the same or even decline.

The example farm detailed below in the Cyclone Gabrielle section of this submission, is expected to pay \$10,549 to the Hastings District Council and an additional \$2,537 to HBRC, bringing the total amount they pay in rates to \$13,086. This is just for one year.

The information published in the newspaper for consultation only shows the urban examples of where your rates are going. Rural examples are needed too.

Submission:

1. Federated Farmers submits that a 24% average rate increase for the year ahead, for farms in Rating Area 2, is unacceptably high and pushing the upper limits of affordability for ratepayers.
2. More needs to be done to reduce spending or even cancel non-core activities to ensure the financial resources available can cover core functions.

GENERAL RATE AND UAGC

Federated Farmers has always appreciated Hastings sophisticated differential system with the two rating areas plus land uses within those areas. We frequently uphold Hastings as a good example for other district councils to follow.

Also appreciated is the reduction in the cents in the dollar that the general rate for Rating Area Two farming has experienced since the 2021 Long Term Plan. Although with the rise in property values, the effect of this is cancelled out and farmers are still expected to pay more rates every year.

2021 LTP:

Differential Rating Area Two

Residential	0.85	0.201821
Lifestyle / Horticulture / Farming	1	0.237436
Commercial	1.65	0.391770

2023 AP:

Differential Rating Area Two

Residential	0.85	0.137376
Lifestyle / Horticulture / Farming	1	0.161619
Commercial	1.65	0.266672

2024 Draft LTP:

Differential Rating Area Two

Residential	0.85	0.140314
Lifestyle / Horticulture / Farming	1	0.165076
Commercial	1.65	0.272375

However we do not support land value as the basis for the General Rate. Land value may be justifiable for regional councils to rate on because most of their activities are based on land and natural environment management, but a territorial authority's functions are firmly on infrastructure and public services that benefit people and the capital asset component of their property.

Land value tends to be a lower percentage of the overall property value in urban areas, an example is Pak'n'Save supermarket at 105 Charles St which has a land value of \$6,390,000 which is only 20% of the total value of \$30,700,000. This extremely successful, nation-wide supermarket is only being rated on 20% of its total property value, whereas a typical family farm operated by a husband and wife with two children is being rated on north of 80% of their total property value. A change to capital value as the basis for the General Rate, retaining the two Rating Areas and appropriate land use differentials, will spread the rates burden more evenly and not overly rely on land-based ratepayers such as farmers out in the hinterland.

Hawkes Bay Regional Council this year has decided to switch to capital value for the General Rate, which Federated Farmers supported. We suggest the Hastings District Council takes a look at the advantages of capital value rating too.

The UAGC can do with improvement to bring it closer to the 30% maximum allowable by legislation. Activities like governance and corporate support should be funded by the UAGC because every ratepayer in the whole district receives the exact same benefit of this activity, like having a councillor and an operational council. It would be preposterous to suggest that a farmer who pays a couple of thousand dollars towards the general rate would receive preferential treatment from governance, so the amount that all ratepayers contribute to this activity should be equal.

We object to the UAGC being used to fund 20% of cost for upgraded Wastewater Treatment facilities for Hastings and Waipatiki. The beneficiaries of these wastewater services are easily identifiable as the properties connected or serviceable, there is no justification for the assumption that every ratepayer in the district receives an equal benefit and should therefore pay an equal amount.

Year	UAGC per SUIP	Total collected	Percentage compared to 30% allowable
2018	\$236	\$6,507,046	24%
2019	\$209	\$6,066,554	23%
2020	\$200	\$5,926,000	26%
2021	\$208	\$6,259,000	26%
2022	\$215	\$6,550,895.	26%
2023	\$213	\$6,482,412	?
2024	\$233	\$7,214,964	?

Submission:

3. Federated Farmers supports the two Rating Areas plus land use differentials that Hastings District Council employs for its General Rate.
4. We submit that capital value is preferable to land value as a basis to strike the General Rate to ensure that all properties are paying more proportionality towards district services on their capital asset which more closely aligns with their use and benefit derived.
5. The UAGC must increase so it is closer to the 30% legislative maximum.
6. That activities like Governance and Corporate Services are 100% funded by the UAGC to reflect that all ratepayers receive an equal benefit and therefore should pay an equal contribution.

CYCLONE GABRIELLE RECOVERY

Federated Farmers is acutely aware of the need for the district to recover its public infrastructure that was damaged by the cyclone. We know this is going to take some serious cash.

Farmers are also recovering from the cyclone. The need for farm fencing to be repaired was so acute that a charity fencing programme had to be set up, with two donated tractors and the extraordinary efforts of workers donating their time to re-fence 100 farms. Only boundary fences were donated to secure livestock, farmers still have the massive task of repairing and replacing internal paddock fences. This work is still occurring. The bigger the farm, the more kilometres of fencing they likely have to repair.

Federated Farmers does not support the Cyclone Gabrielle Recovery Rate being struck on land value. This results in farmers with land value as a significant proportion of their overall property value contributing many hundreds of dollars more to the district recovery, than urban ratepayers. This inequity is compounded by the fact that these farmer ratepayers are also trying to recover their own farm infrastructure.

As an example, a member’s farm that had its farm water supply infrastructure destroyed by the cyclone, is expected to contribute \$1,036 towards the Cyclone Gabrielle rate

Type	Description (Basis)	Factor	Amount
2CGCHG	Cyclone Gabrielle Charge	1.00	\$323.00
2CGRATE	Cyclone Gabrielle Rate	5,110,000.00	\$1,036.30
2FARMCMRM	Community & Resource Mgmt Rate	1.00	\$434.00
2FARMGEN	General Rate	5,110,000.00	\$8,435.37
2FARMPOOL	Swimming Pool Safety Rate	1.00	\$88.00
2FARMUAGC	Uniform Annual General Charge	1.00	\$233.00
Total Rates Levied			\$10,549.67

The strike on land value is doubly unfortunate because of the revaluations taking effect this year, and this example farm has had an enormous \$1.5k jump in their land value. Their capital assets have only gone from \$640,000 to \$700,000 in that same time. Land value makes up 87% of their total property value.

Year	Land Value	Capital Value
2023/24	\$5,110,000	\$5,810,000
2022/23	\$3,570,000	\$4,210,000
2021/22	\$3,570,000	\$4,210,000
2020/21	\$3,570,000	\$4,210,000
2019/20	\$2,730,000	\$3,220,000
2018/19	\$2,730,000	\$3,220,000
2017/18	\$2,730,000	\$3,220,000

As a comparison, a residential Hastings property is only contributing a measly \$124.91 to the Cyclone Gabrielle Rate. Combined with the Cyclone Gabrielle flat charge they are contributing \$251.91 towards this activity. A vast discrepancy between what farmers are paying and what residential property owners are paying towards the same activity.

The land value of the residential property has increased under the recent revaluations, but land value makes up 70% of their total property value, less than the farmer’s 87%.

Residential Hastings example:

Type	Description (Basis)	Factor	Amount
1CGCHG	Cyclone Gabrielle Charge	1.00	\$127.00
1CGRATE	Cyclone Gabrielle Rate	610,000.00	\$124.91
1RESHCMRM	Community & Resource Mgmt Rate	1.00	\$705.00
1RESHGEN	General Rate	610,000.00	\$2,050.00

Year	Land Value	Capital Value
2023/24	\$610,000	\$860,000
2022/23	\$310,000	\$640,000
2021/22	\$310,000	\$640,000
2020/21	\$310,000	\$640,000
2019/20	\$205,000	\$435,000
2018/19	\$205,000	\$435,000
2017/18	\$205,000	\$435,000

And the Hastings Pak’n’Save supermarket is being charged only \$1,308 towards the Cyclone Gabrielle rate, which is a direct function of their land value being only 20% of their overall property value. Combined with the flat fee, the supermarket is contributing a total of \$1,435.46 towards cyclone recovery. Which is pretty similar to the farmer contribution, despite the supermarket being a much wealthier business.

Commercial Hastings example:

Type	Description (Basis)	Factor	Amount
1CBDHGEN	General Rate	6,390,000.00	\$64,423.74
1CGCHG	Cyclone Gabrielle Charge	1.00	\$127.00
1CGRATE	Cyclone Gabrielle Rate	6,390,000.00	\$1,308.46
1COMHCRM	Community & Resource Mgmt Rate	2.00	\$1,410.00

Year	Land Value	Capital Value
2023/24	\$6,390,000	\$30,700,000
2022/23	\$4,910,000	\$20,950,000
2021/22	\$4,910,000	\$20,000,000
2020/21	\$4,910,000	\$20,000,000
2019/20	\$3,780,000	\$17,500,000
2018/19	\$3,780,000	\$17,500,000
2017/18	\$3,780,000	\$17,500,000

Federated Farmers considers that the flat fee is a great idea, but the land value rate is creating a massive discrepancy between rural and residential ratepayers, and is hammering farmers who are already paying their own personal recovery bills.

Even through the strike for Rating Area 1 at 0.020477 cents in the dollar is higher than the 0.020280 strike for Rating Area 2, the effect is cancelled out by the use of land value as the basis.

We do not agree that land value is the basis on which ratepayers directly benefit from Cyclone Recovery, because it is the people aspect that is most benefiting from infrastructure repairs to roads and bridges for connectivity. It is a stretch to believe that the farmer contributing \$1,359 gets 440% more benefit from Council recovery activities than the \$251 residential contribution.

Location	Factor	Cents per Dollar of \$ LV
Rating Area One	1	0.020477
Rating Area Two	1	0.020280

Submission:

- Federated Farmers opposes the land value basis on which the Cyclone Gabrielle rate is struck on because it is causing a significant discrepancy between ratepayers with the disadvantage squarely on farmers who will be contributing many times more than other ratepayers.
- Federated Farmers submits that capital value with Rating Area and land use differentials are used to ensure ratepayers are contributing more proportionately towards the Cyclone Gabrielle rate.
- Support is given for the Cyclone Gabrielle charge which ensures all ratepayers within their rating area are contributing an equal amount to recovery activities that they equally benefit from. However to gain full advantage of this mechanism and reduce the over-reliance on the property value rate, the flat fee should be higher.

FOCUS ON WATER, ROADS AND RUBBISH

Federated Farmers strongly supports a focus on core council functions.

However we do not support any general rate and/or UAGC funding towards reticulated water and wastewater services, and rubbish collection services, especially if this contribution is struck on property value which means some people will be contributing more even if they are not connected.

HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2024-34 FOR WATER SUPPLY

	Annual										
	Plan	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
SOURCES OF OPERATING FUNDING											
General Rates, uniform annual general charge, rates penalties	167	163	167	172	177	181	186	190	195	199	204
Targeted Rates	15,137	18,532	21,064	23,867	26,686	28,071	28,706	29,264	29,931	30,429	31,057
Subsidies and grants for operating purposes	649										
Fees and charges	264	751	772	796	819	841	862	882	904	924	946
Internal charges and overheads recovered	5,263	6,539	6,654	6,806	6,925	7,066	7,197	7,332	7,482	7,609	7,745
Local authorities fuel tax, fines, infringement fees and other receipts											
TOTAL OPERATING FUNDING (A)	21,500	25,984	28,677	31,640	34,607	36,159	36,951	37,668	38,512	39,162	39,992

Although \$167,000 of the funding for water supply coming from district-wide ratepayers may seem small, it is still asking rural ratepayers to contribute to an activity they don't benefit from, in order to subsidise those that do. Farmers provide their own water supply and meet drinking water standards, and do not receive ratepayer contributions towards their bores or surface take infrastructure, pipe network or quality/quantity management activities.

Reticulated wastewater receives 20% of its funding from the UAGC which every ratepayer contributes to, regardless if they are connected or serviceable.

Wastewater (Treatment – Domestic Waste)	Yes Low	Yes High	Industry Contributions UAGC	Part of the separation costs of the wastewater treatment project are recovered from those separable industries based on peak flow rates. The Community Benefit component (environmental and cultural considerations) is recovered through the UAGC equally from each rating unit in the district.
			Targeted Rate	A set amount is fixed on all properties connected or able to be connected to the wastewater system. A scaled pan charge is applied to non-residential properties to reflect the greater use (benefit) derived from the wastewater treatment project.

Federated Farmers challenges the community-wide benefit reasoning for reticulated wastewater services being partially funded by district-wide rates.

Clean natural environment as a community-wide benefit for reticulated wastewater services: We sympathise with the Council that meeting the new water quality standards intended to protect a clean green environment are hard to achieve and cost money. Farmers also face this issue, but they are expected by the public to 100% fund their own water quality actions such as fencing, farm effluent management and farming to nitrogen limits. Farmers already contribute a lot of their personal resources to go towards the general public benefit of a cleaner environment, and receive no district ratepayer subsidy for their on-farm actions.

We agree that sanitation provides a community-wide benefit from reticulated wastewater services, but farmers are already contributing to this goal using their own resources, and shouldn't be rated for urban services too. All sanitation provides this benefit and some services (such as town sanitation) should not be selected as worthy of community-wide funding over others (such as rural sanitation.) Farmers contribute to this public benefit by having good sanitation in their own homes, yet there is no equivalent urban ratepayer assistance to fund farmer septic tanks.

It may be argued that farmers benefit from public toilets in town, yet they already pay towards this through the general rate. If a farmer visits a café or a house that is connected to the water and wastewater, the ratepayer that owns that property is already paying their targeted rates to cover the occasional use by a visitor. This scenario is a bit of a stretch when claiming public benefit. Farmers' children using water and wastewater at urban schools should also not be classified as justifying the public benefit aspect, as Ministry of Education properties do not pay rates. Farmers may use the urban sewerage system when emptying their septic tanks, however the cost of this benefit will be directly funded at the time of disposal by a fee, so paid for at the time of use.

Central Hawkes Bay District Council has 100% targeted rate funding for reticulated water and wastewater, we urge the Hastings District Council to be the same and remove the district-wide UAGC/general rate component for reticulated services.

Submission:

10. Federated Farmers supports a focus and prioritisation on core council services and we support Council in its bold decision-making to discontinue activities that aren't delivering value or are already provided by the private sector, like the Frimley swimming pool.
11. We submit that reticulated services like water and wastewater, and rubbish collection, draw their rates funding 100% from targeted rates and not from the General Rate or the UAGC, because beneficiaries of these services are easily identifiable as those connected or serviceable.
12. We suggest that Hastings District Council looks to the Central Hawkes Bay District Council with its 100% funding of reticulated water and wastewater as an example to follow.

Federated Farmers is a not-for-profit primary sector policy and advocacy organisation that represents the majority of farming businesses in New Zealand. Federated Farmers has a long and proud history of representing the interests of New Zealand's farmers.



The Federation aims to add value to its members' farming 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 business 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; and
- 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.

HDC - 2024 - 2034 Long Term Plan

COMPLETE #448

CREATED



PUBLIC
May 27th 2024, 4:58:41 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

Yes

It's about right

It's about right

Pay more add some projects

5/28/24, 11:04 AM

Wufoo - Entry Detail

Pay less, take longer and find more savings

5/28/24, 11:04 AM

Wufoo · Entry Detail

Share your thoughts here . . .

Percentages /figures quoted re increase in cost., Bridges 38% 27% roads and water supply 30%sewerage

What would be more interest and relevant would be a break down into materials /labour/bureaucratic requirements / increased number of people employed/consultants etc

Re bridges how much does it cost in time and money todo community consultation. Leave bridge making to the the experts. Which bridges/ designs survived? Why? Other models/examples. Does each replacement bridge have to be designed from scratch. I know there isn't a bridge shop but what happened to the adopt and adapt and while it's a feel good to ask ratepayers which design they prefer- time is money and each pair of hands that touches the concept costs ...and the rate payer pays. 27% on roads. We don't want fast patch jobs with lower cost materials. It would be interesting again to have a breakdown as suggested above but also including cones/traffic management. Upmost in mind we need to do it properly first time and treated in commonsense distances rather than leaving a small space between and next thing you know...you've got another breakdown in road surface. Interesting to hear the increase in insurance claims re potholes and our roading.

Cyclone Gabrielle needs to be shared as the significant impact was felt by all. Two major cities cut-off no power, communication and limited access.

Get on with getting everyone re-connected. Again This is no place or time for community consultation. Commonsense must prevail. Resilient communities/ Civil defense there needs to be a national umbrella because the structure failed dismally and weren't prepared for the task . They need to be tied with national emergency services prepared to act anywhere at anytime.

Three waters/ Infrastructure

Aging infrastructure is going to be stretched and stressed as population is encouraged to become urban. During covid this was considered a no-no and overseas cities were held up as an example of the spread and inability to control a pandemic. Intensification means what you are doing is turning a family section with lawns and gardens/permeable surfaces with multiple dwellings and hard covered surfaces that return water back into the infrastructure/stormwater systems . Attending international conferences of landscape architects, in regards to urban living it was recommended to increase semi permeable surfaces allowing rain through and return to the ground. Flooding in large cities were cited for their flooding/hard cover. There has to be maintenance ongoing otherwise there will be deterioration and cost more to reinstate.

Environment maintenance

We pride ourselves on clean green but going down our roads it is rather embarassing,rubbish, and then turned to confetti by mowing. Vegetation control is important particularly during the summer months and fire risk. I look at the streets and maybe money could be saved by not planting heaps of deciduous trees that clog drains and gutters.

Budget Savings

Closing of the Frimley Pool while a nice to have asset is really past its used by date and will only further deteriorate and maintenance increased there are other pools that the public can access.

Pausing and cut backs will help. Cycling and walking tracks while a nice to have but in investment/population the returns are small .Maintain what we have because There has to be maintenance ongoing otherwise there will be deterioration and cost more to reinstate.

Footpath maintenance is incredibly important consider it part of the "walking network"

Looking at the increase in staffing as at 30 June an increase of 32 staff members with 19 of them falling in the \$100,000 - \$419,999 bracket. I guess the ratepayer is contributing towards that. How can that be justified? Can there be a reduction of staff or reallocation of funding and people to ensure better efficiencies and better outcomes.

Fees and Charges

If building consents and resource consent charges are set to increase, will that mean better service? Will that mean that the time to deliver these services is going to decrease. I am assuming the increased cost of development will be passed on...and who will that be to...

Rating area1/Area 2

I understand Pakowhai comes under the greater urban area 1.Hort/Farming to increase 24%.Consideration to farming in Rating area 2 as they are not connected to many services. Well neither is the ratepayer in Pakowhai.

There does need to be a look at future rating for Cat3 land.

The increase in rates is fine while there is a remission properties need to be revalued, and many of these people have purchased other properties away from the land and an additional set of rates. When is the next round of valuations?

Category 3 Property buyout

Unfortunately this was an example of "marry in haste, repent at leisure". Categorization pushed through government with indecent haste, against traumatized people and was seen by many to be blackmail.cHandled better the flawed premise that the Christchurch model would fit and that Esk/Pakowhai?Dartmoor/Puketapu should be measured against the same criteria. It was acknowledged each was an unique situation, but that got forgotten. I guess one saving will be when the contract runs its course then there will be less personnel.

Nice to have "Kiwi rail safety work "What has prompted this expenditure?

I would rather Kiwi rail looked to the bridge at Clive making it more climate resilient as it is a vital connection from the South to the port and would reduce flooding back inland should an event of this magnitude happen again (which is a criteria for the Category 3 properties and they could call it Safety work.

Take stock managing growth. Look to the UN predictions re aging population.The proportion of people 65+ is increasing faster than below. By 2050 more will be 65+ than under 5 and almost equivalent to the number of children under 12. More building areas means more infrastructure/ costs/rates.

Conservative, constraint, controlled...