

Development Contributions Policy

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Submissions No. 301-400

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Colleen Burgess

From: Long Term Plan 2021-41 Project Team
Sent: Monday, 19 April 2021 8:40 AM
To: Records Processing
Subject: FW: Long Term Plan 2021-2041
Attachments: 001.jpg; 002.jpg; 003.jpg; 004.jpg; 005.jpg; 006.jpg; 007.jpg

Follow Up Flag: Follow up
Flag Status: Completed

From: Sheila Norton [REDACTED]
Sent: Sunday, 18 April 2021 11:17 PM
To: Long Term Plan 2021-41 Project Team <ltlp@horowhenua.govt.nz>
Subject: Long Term Plan 2021-2041

Re: Long Term Plan.

Sheila Norton [REDACTED]
To: Sheila Nort [REDACTED]

Sun, 18 Apr, 9:31 PM



Dear Sir/Madam,

In reference to your letter dated 07/04/21 re: the proposed Long Term Plan 2021-2041. We wish to submit the following information.

We purchased the 0.8170ha, in McLeavey Road, Levin, in 2007. Since this date it has remained bare land and used continuously by the adjoining farmer, at a minimal charge, for grazing his sheep, horses and cattle. It does not have water, or electricity connected and therefore we consider it should be rated as farm land, as it is being used as such.

The land is held in trust for our young grandchild, therefore the use of the land will not change for some considerable time. The council will be informed immediately should there be any change.

We await your response.

Kind regards

William and Sheila Norton. Trustee's



Long Term Plan 2021 – 2041

Submission Form

Submissions must be provided to Council by no later than **4pm, Monday 19 April 2021**

Submissions can be:

Delivered to:
Horowhenua District Council Offices, Takeretanga o Kura-hau-pō, Te Awahou Nieuwe Stroom and Shannon Library.

Posted to:
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Any additional comments can be attached and submitted with this form.

Contact Details

(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: MR

Full Name: WILLIAM MORRISON NORTON

Name of Organisation: THE W & S NORTON TRUST ^{FAMILY}

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

If yes, please specify below:

In person zoom

Do you require a sign language interpreter?

Yes No

Do you require a translator?

Yes No

If yes, please specify below:

Topic One

Foxton Pool

The structure of the Foxton Pool needs to be replaced for health and safety reasons. There are five options for the community to consider.

	Option 1 All-Year Leisure	Option 2 All-Year Basic	Option 3 Seasonal Leisure	Option 4 Seasonal Basic	Option 5 Close the Pool
Indoor provision – All-year	✓	✓			
Outdoor provision – Seasonal			✓	✓	
25m Pool	✓	✓	✓	✓	
Leisure Pool	✓		✓		
Teacher/Toddler Pools	✓	✓	✓	✓	
Splashpad	✓		✓		
Upgrade change rooms	✓	✓	✓	✓	
Cover over Teaching/Toddler Pools	✓		✓	✓	
Outdoor landscaping/BBQ area	✓		✓		
Multi-purpose room	✓				
Rates impact	\$44.53	\$26.61	\$22.00	\$16.02	-\$12.49

Tick below to identify your preferred option

- Option 1:** Indoor and Outdoor Leisure Pool
- Option 2:** Basic All-year Pool
- Option 3:** Seasonal Outdoor Leisure Pool
- Option 4:** Seasonal Outdoor Basic Pool
- Option 5:** Permanently Close Facility

Topic Two

Infrastructure Funding: Development Contributions

Council is considering the reintroduction of Development Contributions as a key source of funding our growth infrastructure. Do you think this is a good idea?

Tick below to identify your preferred option.

- Option 1:** Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.
- Option 2:** Not using development contributions for funding growth infrastructure, and increasing rates instead.

Draft Development Contributions Policy

If Council reintroduces development contributions, the Draft Development Contributions Policy outlines what contributions are collected and how.

Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes
- No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

- Rooding
- Water supply
- Wastewater treatment
- Stormwater
- Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Catchments

The Draft Development Contributions Policy is proposing to use district-wide contributions for roading and community infrastructure. It is also proposing scheme-by-scheme contributions for the three waters, which means different contribution amounts would apply to each scheme area. The big growth areas will pay an additional contribution for major expenses related just to them, however there are other approaches Council could use such as everyone paying the same.

Which approach do you think should be used?

- District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.
- District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas do not pay for major expenses related to them, these are spread out over the rest of the scheme.
- Harmonisation: all required contributions are the same across the district.
- Other (please specify)

Time of payment

Normally development contributions are charged when granting development consents. That is early in the development process and developers can find it difficult to manage cash flows when there is still a lot to do before selling a lot or a new house.

The draft policy proposes to invoice developers at later times in the case of subdivision and building consents, closer to when lots and homes are to be sold as identified below.

A subdivision consent, at the time of granting a certificate under section 224(c) of the Resource Management Act 1991; and

A building consent, at the time the first building inspection is carried out.

Do you agree with this approach?

Yes No

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- a. provides a significant public benefit; or
- b. addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

- Option 1: Remove Differential**
All ratepayers pay the Land Transport Targeted Rate based on capital value.
- Option 2: Status Quo**
Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Council is considering changes to the General Rate to enable rural properties to gain the same benefits from growth as urban properties. The existing differential treated non-farming properties the same as farms even though they do not have the same large footprint and land value.

Tick below to identify your preferred option

Option 1: Creating a Farming differential
Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide).

Option 2: Status Quo
Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates Rates income.

Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

SEE ATTACHED LETTER

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

Financial Strategy

To deliver the projects and services planned over the next 20 years, we are proposing the limit on annual rates increases to range between 4.6% and 7.5% per year for the first 10 years, with an average of 4.4% for the following 10 years. We are also proposing to increase our net debt limit from 195% to 250% of our operating income. Generally operational costs to run the business and renewals are funded by rates, and capital projects such as building new facilities and putting in new infrastructure is funded by debt.

Have we got the balance right between rates increases and debt levels?

Yes No

Community Outcomes

Council has reviewed the community outcomes which are what we aim to achieve for our community. The outcomes are Vibrant Economy, Outstanding Environment, Fit for purpose Infrastructure, Partnership with Tangata Whenua and Strong Communities.

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes No

Are we missing something, or focusing on something we shouldn't be?

Thank you for your submission

Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be made available to the media and public as part of the decision making process. Your submission will only be used for the purpose of the long term plan process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

FreePost 108609

Horowhenua
DISTRICT COUNCIL 

Free 



Horowhenua District Council
Private Bag 4002
Levin 5540

From: Long Term Plan 2021-41 Project Team
Sent: Monday, 19 April 2021 8:43 AM
To: Records Processing
Subject: FW: Summerset submission on the draft Development Contribution Policy
Attachments: Submission on Horowhenua District Council Development Contributions Policy.pdf

From: Young Yoon <Young.Yoon@summerset.co.nz>
Sent: Friday, 16 April 2021 6:29 PM
To: Long Term Plan 2021-41 Project Team <ltip@horowhenua.govt.nz>
Subject: Summerset submission on the draft Development Contribution Policy

Dear Sir/Madam

Please see **attached** our submission on the draft Development Contribution Policy.

Please let us know if you require anything further from us at this time.

Kind regards

Young Yoon
Legal Counsel
Summerset Group Holdings Limited
Mob 021 972 613
Office 04 894 7320 Fax 04 894 7319
Web www.summerset.co.nz
Email Young.Yoon@summerset.co.nz
PO Box 5187, Wellington 6140
Office Level 27, Majestic Centre
100 Willis St, Wellington



Toitū carbonzero^{cert™} certified business

This is a confidential and privileged communication. If sent to you in error please notify me and delete.

SUBMISSION

IN THE MATTER OF:	Draft Development Contributions Policy 2021
TO:	Horowhenua District Council
FROM:	Summerset Group Holdings Limited
DATE:	16 April 2021
BY EMAIL:	ltp@horowhenua.govt.nz

INTRODUCTION

1. Summerset Group Holdings Limited (*Summerset*) is pleased to have the opportunity to submit on the Draft Development Contributions Policy 2021 (*Policy*) proposed by Horowhenua District Council (*Council*).

BACKGROUND

2. Summerset is New Zealand's second largest developer and operator of retirement villages, which makes it one of New Zealand's largest home-builders. Summerset currently operates 29 villages across New Zealand and provides a range of living options for more than 6,200 residents.
3. Summerset develops and operates comprehensive care retirement villages, that provide a continuum of care, with its villages containing independent (villas, townhouses and apartments) and assisted living units and residential care (rest home, hospital and dementia level care) for those who require greater assistance. The average age of a resident entering Summerset's villages is 81 years. This resident demographic is associated with a typically low pattern of demand on community infrastructure, amenities and facilities.
4. Over the next 50 years the number of people over 75 in New Zealand is expected to grow by 245% from 315,000 in 2018 (6% of the population) to more than one million in 2068 (17% of the population). It is therefore vital that the regulatory environment recognises and provides for the development that is required to meet this growing demand, and funding for associated infrastructure, but does so on a fair and proportionate basis.

LOWER OCCUPANCY AND DEMAND PROFILE

5. Summerset acknowledges the Policy's recognition of retirement villages' lower demands on the district's infrastructure, reflected by the lower contribution rates for transport, water and wastewater. Summerset also supports the Policy's distinction between aged care rooms and independent units within retirement villages. However, Summerset considers that the Policy fails to take into account the full characteristics of comprehensive care retirement villages and their occupants, and the extent to which they, on their own or cumulatively with those of other developments, substantially reduce the impacts of development requirements for infrastructure and community facilities in the district or parts of the district both at a citywide and local area level.
6. "Retirement village" is an umbrella term given to all types of retirement living, encompassing both "comprehensive care" and "lifestyle" retirement villages.
 - 6.1. As discussed above, comprehensive care retirement villages provide a full range of living and care options from independent living through to assisted living, rest home, hospital and memory care (dementia). The residential care component makes up a relatively high percentage of the overall unit mix.
 - 6.2. Lifestyle retirement villages focus mostly on independent living units with occasionally a small amount of serviced care on a largely temporary basis. When a resident becomes frail over time, usually they would be forced to move from a lifestyle village. This is because care provision is minimal and not suitable as a long-term solution.
7. There is a fundamental difference between a comprehensive care retirement village (as Summerset's new villages are) and a lifestyle retirement village. Each village attracts a very different resident demographic. As discussed above, the average age of a resident entering Summerset's villages is 81 years. For completed and fully occupied villages, the average age across all residents is closer to mid-80s. Residents are typically people that chose to live in their own homes for as long as possible and have moved to a retirement village primarily due to a specific need (such as deteriorating health or mobility challenges, or for companionship – many of Summerset's residents are widows). By contrast, lifestyle villages cater for a younger, more active early retiree, with a higher proportion of couples. The average age of a resident moving into a lifestyle village is more mid-to-late 60s.
8. Summerset's villages typically provide an extensive range of on-site amenities that are suited to the older residents' specialist physical and social needs – including on-demand mini-vans for residents' shopping and outings, a bar, café and restaurant, small residents' convenience shop, pool, gym, activities room, pool table, piano, hairdressing and beauty salon, treatment room, bowling green, hobbies shed, meeting rooms, theatre, library, communal sitting and lounge areas, residents' vegetable gardens and large park-like landscaped gardens. These on-site amenities greatly reduce, and in some cases eliminate, usage of Council's community amenities and facilities by Summerset's residents.
9. Summerset's average occupancy for its independent units is 1.3 residents per unit regardless of the number of bedrooms in the unit. Summerset's average occupancy for its care units is 1 resident per unit. The reduced occupancy per unit, together with the reduced demand per occupant, results in a reduced demand on both local infrastructure and community facilities when compared against the demand assumptions for a typical household unit.

10. Summerset notes that the reduced occupancy, and demand per occupant, for comprehensive care retirement villages has been thoroughly tested and is now provided for by Auckland Council which has defined “Retirement Villages” in the Auckland Unitary Plan and its Development Contributions Policy. This approach recognises the reduced demand placed on local infrastructure and community amenities.
11. Summerset considers that Council, in developing the Policy, has not given adequate consideration to the unique characteristics of comprehensive care retirement villages, and the significantly lower demand profile when compared to lifestyle retirement villages, particularly due to:
 - 11.1. reduced activity levels of the residents due to their age and frailty; and
 - 11.2. the provision of specialist on-site amenities provided to cater for the residents’ specific needs.

POLICY NOT FAIR AND PROPORTIONATE

12. Summerset notes and supports the decrease in development contribution charges for rooms and units in retirement villages generally. However, the Policy does not distinguish between lifestyle retirement villages and comprehensive care retirement villages.
13. The Policy therefore does not account for:
 - 13.1. the unique characteristics of comprehensive care retirement villages, as compared to lifestyle retirement villages; or
 - 13.2. the extensive on-site amenities and facilities provided by comprehensive care retirement village operators.

RELIEF SOUGHT

14. To fairly account for the lower demand profile, both a population per unit discount (to account for the lower occupancy) and a demand factor discount (to account for the older demographic and on-site amenities) should be applied to set specific contribution calculations for comprehensive care retirement villages.
15. Summerset requests that a separate rate is set for retirement villages, consistent with development contribution policies being developed by other councils. This should distinguish retirement units, and aged care rooms, and provide separate rates for each.
16. Water and wastewater contributions should be assessed according to the demand factors for comprehensive care retirement villages calculated and agreed with Council at resource consent stage against those assumed for typical household equivalent units, to recognise the lower demand on those reticulated services.
17. Stormwater contributions should be assessed according to the demand factors for comprehensive care retirement villages based on the site-specific stormwater management outlined and agreed with Council at resource consent stage. Council need to clearly demonstrate

the causal connection between any public stormwater infrastructure required as a result of the increase in demand (if any) directly attributable by the retirement village.

18. Taking into account both population per unit/room, and demand factors, Summerset suggests the rates in the table below. These are based on the equivalent rates in the current Auckland Council Development Contribution Policy, which were established after robust hearings processes including the calling of expert evidence in relation to demand.

Development type	Activity	Units of demand
Retirement unit	Transport	0.3 HUE per unit
	All others	0.1 HUE per unit
Aged care room	Transport	0.2 HUE per room
	Community infrastructure	0.1 HUE per room

TIMING

19. Summerset submits that the Policy should be explicit about the assessment and timing of payment for large staged projects that require both land use resource consent(s) and building consent(s). Summerset submits that where both a land use resource consent and a building consent are required, the activity should be assessed for development contributions based on the relevant Policy applicable at the time that the resource consent application is lodged, with payment of the total assessed development contributions staged such that a proportionate amount is payable prior to uplift of the code of compliance certificates for each staged building consent. That manner of assessment and payment is fair and reasonable and gives developers certainty of the development contributions payable on large, staged projects such as comprehensive care retirement villages.
20. Section 3.5.2 of the Policy provides that for a subdivision consent or a building consent, the development contributions will be assessed at the time of granting the consent, but invoiced and payable upon granting a s224(c) certificate or at the time of the first building inspection. Summerset requests clarification of section 3.5.2 of the Policy as follows, in line with the above approach.
- 20.1. Where a building consent is required to be issued for the development proposed, then the development contributions should be payable on the issue of associated code compliance certificate(s) rather than at the time at the request of the first inspection of building works. That is the point at which the land use could lawfully be given effect to without breaching the Building Act 2004. Given occupancy is permitted at that point, it is also the time at which any additional demand on Council infrastructure would arise. In a larger staged development, this may mean a series of payments over time as the building work under each staged building consent is completed and signed off.
- 20.2. While section 3.5 relates to invoicing and payment, it should be clarified that in terms of the timing of the assessment and the version of the policy that applies, the development contributions would be calculated and assessed against the relevant Policy at the time

that the land use consent application was lodged but payable at the time of code compliance certificate(s).

FINAL COMMENTS

21. Summerset is grateful for the opportunity to submit on the Policy and looks forward to engaging with the Council during the consultation process. Summerset would be happy to meet with the Council or attend at a hearing to discuss this submission further if that would assist.



Aaron Smail
General Manager Development
Summerset Group Holdings Limited



Submission Form

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Any additional comments can be attached and submitted with this form.

Contact Details

(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: Mr

Full Name: Kimbal M Hugo

Name of Organisation: _____

Postal Address: 173 TAKARU Rd

RDSI Manakau **Post Code:** 5573

Telephone: 06 362 6345

Mobile: 029 835 1215

Email: mchugo@mchugo.co.nz

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

If yes, please specify below:

In person zoom

Do you require a sign language interpreter?

Yes No

Do you require a translator?

Yes No

If yes, please specify below:

Topic One

Foxton Pool

The structure of the Foxton Pool needs to be replaced for health and safety reasons. There are five options for the community to consider.

	Option 1 All-Year Leisure	Option 2 All-Year Basic	Option 3 Seasonal Leisure	Option 4 Seasonal Basic	Option 5 Close the Pool
Indoor provision - All-year	✓	✓			
Outdoor provision - Seasonal			✓	✓	
25m Pool	✓	✓	✓	✓	
Leisure Pool	✓		✓		
Teacher/Toddler Pools	✓	✓	✓	✓	
Splashpad	✓		✓		
Upgrade change rooms	✓	✓	✓	✓	
Cover over Teaching/Toddler Pools	✓		✓	✓	
Outdoor landscaping/BBQ area	✓		✓		
Multi-purpose room	✓				
Rates impact	\$44.53	\$26.61	\$22.00	\$16.02	-\$12.49

Tick below to identify your preferred option

- Option 1:** Indoor and Outdoor Leisure Pool
- Option 2:** Basic All-year Pool
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N/A

Topic Two

Infrastructure Funding: Development Contributions

Council is considering the reintroduction of Development Contributions as a key source of funding our growth infrastructure. Do you think this is a good idea?

Tick below to identify your preferred option.

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Do you wish to speak to the Development Contributions Policy at a hearing?

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Which approach do you think should be used?

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- Harmonisation: all required contributions are the same across the district.
- Other (please specify)

THERE IS NO INFORMATION
ON THIS IN YOUR
CONSULTATION DOCUMENT

Time of payment

Normally development contributions are charged when granting development consents. That is early in the development process and developers can find it difficult to manage cash flows when there is still a lot to do before selling a lot or a new house.

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Do you agree with this approach?

Yes No

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- provides a significant public benefit; or
- addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

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Option 2: Status Quo
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Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

Financial Strategy

To deliver the projects and services planned over the next 20 years, we are proposing the limit on annual rates increases to range between 4.6% and 7.5% per year for the first 10 years, with an average of 4.4% for the following 10 years. We are also proposing to increase our net debt limit from 195% to 250% of our operating income. Generally operational costs to run the business and renewals are funded by rates, and capital projects such as building new facilities and putting in new infrastructure is funded by debt.

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FreePost 108609



Horowhenua District Council
Private Bag 4002
Levin 5540

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 9:27AM**
Receipt number: **139**
Related form version: **2**

Contact Details

Please tick this box if you want to keep your contact details private

Title: **Mr**

Full Name: **Andy Kent**

Name of Organisation: **Surf Life Saving New Zealand**

Postal Address: [REDACTED]

Postcode: [REDACTED]

Telephone: [REDACTED]

Mobile:

Email: [REDACTED]

Did you provide feedback as part of pre-engagement on the Long Term Plan? **No**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **No**

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxtan Pool

Tick below to identify your preferred option: **Option 1: Indoor and Outdoor Leisure Pool**

Comments: **Surely with the expected increase in population Option 1 makes the most sense. The facility needs to be fit for the future.... not a quick fix.**

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option: **Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.**

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure? **Water supply
Stormwater**

Comments:

Which approach do you think should be used? **Harmonisation: all required contributions are the same across the district.**

Comments on Catchments:

Do you agree with this approach? **Yes**

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions? **Yes**

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)

Comments:

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy? **No**

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases **Yes**
and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes **Yes**
reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we
shouldn't be?

Additional Comments

Please identify any additional comments you have on
what is proposed as part of Council's Draft Long Term
Plan 2021-2041.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 10:17AM**
Receipt number: **140**
Related form version: **2**

Contact Details

Please tick this box if you want to keep your contact details private

Title: **Mr**

Full Name: **Colin Petterson**

Name of Organisation:

Postal Address: [REDACTED]

Postcode: [REDACTED]

Telephone: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

Did you provide feedback as part of pre-engagement on **Yes** the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **No** Hearing?

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option: **Option 4: Seasonal Outdoor Basic Pool**

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option: **Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.**

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure? **Water supply**
Wastewater treatment
Stormwater

Comments:

Which approach do you think should be used? **Harmonisation: all required contributions are the same across the district.**

Comments on Catchments:

Do you agree with this approach? **Yes**

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions? **Yes**

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Comments:

/cant see how the increase in rates for bare land will give us the same benefits as those in town

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates rates income.

Comments:

as the previous comment - hard to see the benefits of a farm owner getting huge rate hikes on bare land!!!

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy? **No**

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases **No** and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes **Yes** reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we shouldn't be?

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 11:36AM**
Receipt number: **141**
Related form version: **2**

Contact Details

Title: **Mr**

Full Name: **Brian Forth**

Name of Organisation:

Postal Address: **130 Park Ave**

Postcode: **5510**

Telephone: **0272265052**

Mobile: **0272265052**

Email: **bforth4@gmail.com**

Did you provide feedback as part of pre-engagement on the Long Term Plan? **No**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **No**

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option:

Option 2: Basic All-year pool

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 2: Not using development contributions for funding growth infrastructure, and increasing rates instead.

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Comments:

Which approach do you think should be used?

District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.

Comments on Catchments:

Do you agree with this approach?

Yes

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions?

Yes

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates rates income.

Comments:

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

No

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases and debt levels? **Yes**

Comments:

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community? **Yes**

Are we missing something, or focusing on something we shouldn't be?

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

I Support a new surf club building. This is an urgent matter as the present building is in a very poor state.

I Support council ownership of the new building as Waitarere beach lifeguarding is a service to the Horowhenua District.

I ask that funding is moved to Year 1 of the LTP. (from year 3) due to the urgent matter regarding the state of the existing structure.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 11:58AM**

Receipt number: **143**

Related form version: **2**

Contact Details

Title: **Mr**

Full Name: **David Roache**

Name of Organisation: **Foxton Community Board**

Postal Address: **126 Oxford Street**

Postcode: **5510**

Telephone: **027 442 5961**

Mobile: **027 442 5961**

Email: **DavidRoache@horowhenua.govt.nz**

Did you provide feedback as part of pre-engagement on the Long Term Plan? **Yes**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **Yes**

If yes, please specify below: **In person**

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxtan Pool

Tick below to identify your preferred option:

Option 1: Indoor and Outdoor Leisure Pool

Comments:

The Board supports Option 1. It is the belief of the Board that Council should take a positive and proactive approach in considering what is needed to support and sustain community facilities in response to the the district growth that is currently being seen and is predicted to continue over the next 20 years. The Council's recent adoption of the 95th percentile confirms this.

The alternative is ad hoc planning that will quickly make it difficult to create positive outcomes and a lack of a suitable facility for our growing community in the aquatics space in Foxtan and across the district. The existing pool is an example of what happens when planning for the future is not considered, an aquatics facility that is not fit for purpose within 12 years of construction, and as a result is poorly attended and unpleasant to use. The Board urge Council to make a decision that reflects the needs of the community and wider district for both now and the future.

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **Yes**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading
Water supply
Wastewater treatment
Stormwater
Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Comments:

Which approach do you think should be used?

District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.

Comments on Catchments:

Do you agree with this approach?

Yes

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions?

Yes

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)

Comments:

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

Yes

If yes, please provide comments:

Horowhenua needs to spend a considerable sum on Infrastructure and assets both new and replacement. Putting off these major expenses does not make them go away Debt is the mechanism that shares the cost of new assets with future uses.

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases and debt levels? **Yes**

Comments:

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community? **Yes**

Are we missing something, or focusing on something we shouldn't be?

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

Attach any other comments:

[Foxton Community Board - LTP Submission 2021-2041 - 19 April 2021.pdf](#)

Foxton Community Board

Submission to the Horowhenua District Council 2021-2041 Long Term Plan

Economic Development

Destination Management Strategy

The Board supports the development of the Destination Management Strategy and encourages Council to investigate and identify the mechanisms to drive it. We need to develop a clear identity for Foxton/Foxton Beach which are distinct but complementary. Foxton as the commercial centre and Foxton Beach as the recreation hub.

The development of a Foxton Town Centre Strategy should be incorporated to draw tourists into the town centre and promote the unique attractions Foxton has to offer.

Foxton Futures

Fundamental to Foxton Futures is the re-opening of the River loop.

The Board supports Horowhenua District Council continuing to pursue funding opportunities to progress the projects and community aspirations outlined in the Foxton Futures Report and implementation plan to improve Foxton and Foxton Beach.

Economic Development

The Board support Council with the development and implementation of an Economic Development Plan this should include the Foxton and Foxton Beach and the wider area. The Board is keen to explore opportunities to play a greater supporting role in any economic initiatives.

Redevelopment of Foxton War Memorial Hall

The Board supports the redevelopment of the Memorial Hall and encourage Council to support the proposal presented to the Board by the Interim society on the 22 March 2021, to return the Foxton War Memorial Hall to Foxton Community ownership through the sale or gifting of the hall to a Foxton-based incorporated society.

Heritage and Arts

Continued support for the ongoing development of MAVTEC including the work around the development plan and support the preparation of the business plan.

The Board would like to see the re-establishment of the Heritage Fund, recognising Foxton as the heritage capital of the district and subject to reconsideration of the criteria.

Growth Planning

Housing

The Board support and encourage Council to progress with the development of Foxton Beach endowment land with an immediate focus on the Kilmeister block development.

The Board would like to ensure an adequate supply of land for residential housing and that natural hazards are appropriately considered and sustainability is incorporated into future planning.

Foxton Pool

The Board supports Option 1. It is the belief of the Board that Council should take a positive and proactive approach in considering what is needed to support and sustain community facilities in response to the the district growth that is currently being seen and is predicted to continue over the next 20 years. The Council's recent adoption of the 95th percentile confirms this.

The alternative is ad hoc planning that will quickly make it difficult to create positive outcomes and a lack of a suitable facility for our growing community in the aquatics space in Foxton and across the district. The existing pool is an example of what happens when planning for the future is not considered, an aquatics facility that is not fit for purpose within 12 years of construction, and as a result is poorly attended and unpleasant to use.

The Board urge Council to make a decision that reflects the needs of the community and wider district for both now and the future.

Holben Reserve

The Board would like to see sufficient funding allocated to the Holben Reserve development in accordance with the concept plan.

Without the funding from central government the board identifies the Road Safety improvements as its first priority. The Board would like to see funding allocated to Holben Reserve road safety improvements to be undertaken in the first year of the LTP.

A further priority is to dedicate the \$700k from the Foxton Beach Reserves Investment fund to stormwater mitigation coupled with beautification such as boardwalks, wetland planting and ecological improvements.

The Board further requests Council to allocate sufficient funding in the first three years of this LTP to enable a staged development across the reserve over subsequent years including playground and recreational facilities.

Dawick Street reserve

The Board support Council investigating opportunities for commercial development of Dawick Street Reserve. We urge Council to progress with the development of the residential lots along Hall Place.

Community Wellbeing

Environmental Enhancement

The Board encourage continued engagement and collaboration with key partners to lead the development of and joint funding of an overarching management plan for the Manawatu Estuary and surrounding dune fields.

The Board support increased stewardship by statutory partners of this internationally recognised RAMSAR site and surrounding environment and urge Council to lead this work.

The board also see that partnership with local environmentally focused groups and stakeholders such as Foxton Beach Progressive Assn Inc, Manawatu Estuary Trust, Manawatu Estuary Management Team, and Iwi, is vital to ensure there is an ongoing coordinated and collaborative

approach to this important work to achieve the best outcomes for this sensitive and highly valued environment.

CCTV

The Board supports and encourages CCTV establishment in the Foxton Town Centre and requests consideration be given to an allocation of funding to support this project.

CCTV in the town centre/Main Street is a good investment which will help curb unsavoury behaviour and crime, as well as providing health and safety to citizens using the streets. And will offer support to the local Police who are only in Foxton a few hours each day.

Foxton Water Tower lighting/ lighting projects

Recognising the iconic nature of the water tower for locals and visitors alike. The Board recommend that Council identify the income stream from the telecommunications rental as a source of funding and allocate additional funding for maintenance as required.

Maintenance costs part sourced from telecommunications rental would reduce cost for Council allocation.

Foxton beach surf club promenade enhancement

The Foxton Community Board are supportive of the Foxton Beach Surf club promenade enhancement work and request for funding to be allocated to complete the required work. The Board recommend the Foxton Beach Freeholding account as the funding source.

The Board recognise the completion of the promenade enhancement work in unison with the Surf club improvements will support the predicted growth and provide for future generations.

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 12:39PM**
Receipt number: **144**
Related form version: **2**

Contact Details

Please tick this box if you want to keep your contact details private

Title: **Ms**

Full Name: **Sarah Elliot**

Name of Organisation:

Postal Address:

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Postcode:

[Redacted]

Telephone:

[Redacted]

Mobile:

[Redacted]

Email:

[Redacted]

Did you provide feedback as part of pre-engagement on **No** the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **Yes**
Hearing?

If yes, please specify below: **In person**

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxtan Pool

Tick below to identify your preferred option:

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 2: Not using development contributions for funding growth infrastructure, and increasing rates instead.

Comments:

I am opposed to the implementation of Development Contributions. Contributions are being made available by Govt for significant infrastructure needs, there is a significant disparity in blanket charges when not all have access to the intended improvement or infrastructure. There is no set fund, all monies enter the consolidated fund - previous contributions were not itemized or identified in Annual Reports etc, no specific benefit was noted. Numerous areas have no need for such contribution given they don't access urban networks (water, sewerage, footpaths etc). There is a requirement to provide infrastructure currently in subdivision or developments already.

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **Yes**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Comments:

I don't believe they are required for the individual - especially when they have already been paid by the original developer, or instated during the development of a lot or subdivision. There is no evidence the funds were used for the above noted when in place previously - clear evidence to the contrary.

Which approach do you think should be used?

Comments on Catchments:

I do not support the introduction of another tax that is not able to be utilised by those who pay it necessarily - this is only access by those of urban areas. There is then disparity and unfairness in the charges and allocation.

Do you agree with this approach?

Comments on Time of payment:

I am opposed to the addition of these contributions/taxes.

Do you agree with the proposed scope for reducing development contributions?

Comments on Reductions:

I am opposed to the introduction, these proposals indicate further layers of administrative requirements which are a cost. We do not need increased costs in any manner.

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Comments:

Most businesses receive inwards and outwards goods within the urban catchment - the greater roading needs are within those areas - the rating basis can remain the same.

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates rates income.

Comments:

I am opposed to any changes in the General Rate. Urban property by it's nature has access to the facilities and infrastructure that rural does not. Rural properties already pay the same (pro rata) rates as urban, but have no facilities or access. There are significantly more homes throughout the region now contributing to a greater rating collection already and the need should be met within the revenue available. Prudence needs to be shown in Council spending to operate within means per any business model, with greater focus on need to have rather than nice to have.

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

Yes

If yes, please provide comments:

Council needs to be operating within its financial limits - there is excess and additional spending on unnecessary items during a time of restriction, and this applies to the rating base which is not at liberty to be called upon to fund these tickets.

Council needs to work within the business model where funds are finite, and operations are based within the available income, rather than seeking to increase debt and tax obligations for current and future generations.

Council could also work in partnership and with sponsorship for various programs of work seen as desirable but commercially unaffordable against the operating budget. Greater creative strategies to achieve outcomes could be employed - whereas to exclusively demand greater rating increases and other "contributions" is single lens viewing and limited.

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

This is an area which requires further exploration - there are commercial operations that are not equally contributing and would benefit from closer scrutiny regarding their blanket entitlements.

Financial Strategy

Have we got the balance right between rates increases and debt levels? **No**

Comments:

Successful business works within operating limits - continued debt growth is not sustainable in an era of paying down debt.

Working within financial constraints requires diligence and efficiency - noting the increase of rating base, still there is insufficient to fund the intended operating model indicating greater efficiencies and economies are required before considering further charges and debt.

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community? **No**

Are we missing something, or focusing on something we shouldn't be? **Duplication - an issue across the rohe.**

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041. **I look forward to speaking with Council. My details are private due to the nature of my employment, nga mihi, Sarah**

Attach any other comments:

RECEIVED ON
19/04/2021

From: Long Term Plan 2021-41 Project Team
Sent: Monday, 19 April 2021 12:46 PM
To: Records Processing
Subject: FW: Plan feedback

From: Derek j Robinson <drrobbo@xtra.co.nz>
Sent: Monday, 19 April 2021 11:27 AM
To: Long Term Plan 2021-41 Project Team <ltp@horowhenua.govt.nz>
Subject: Plan feedback

Paul Robinson 362 Kimberley Rd RD1 Levin 5571 027 663 9183 I do not want to present to council.

Foxton Pool I prefer option 2 all year basic.

Infrastructure funding Development contributions. I prefer option 1 Funding of growth of infrastructure by development contributions, for all the activities mentioned (as applicable eg sewerage and maybe water would not apply to rural properties with own septic tanks and water supply. and district wide catchments. The time of payment should be at time of subdivision or earlier unless there is a way of excluding previously subdivided properties that paid the old development contribution 15 years or so ago as it would not be fair for them to pay twice. I don't think there should be reductions unless the public are notified of them for transparency.

I am happy for the removal of the differential for the land transport targeted rate.

I generally support the creation of a farming differential for the general rate but it is not clear that lifestyle blocks are considered? They could have farms, gardens, forests that would not be fair to rate as there is a greater land area than urban sections but the pressure on general rates is no greater from these properties. So the farming rate should apply to them.

Financial strategy and community outcomes ok.

Regards

Paul

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 12:46PM**
Receipt number: **32**
Related form version: **2**

Contact Details

Title:	Mr
Full Name:	Michael Kay
Name of Organisation:	Ratepayer farmer
Postal Address:	54 Gleeson Road RD 31 Manakau Levin
Postcode:	5573
Telephone:	021 458 505
Mobile:	021 458 505
Email:	michaelkay280@gmail.com

Did you provide feedback as part of pre-engagement on **Yes**
the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **Yes**
Hearing?

If yes, please specify below: **In person**

Do you require a sign language interpreter? **No**

Do you require a translator?

No

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option:

Option 1: Indoor and Outdoor Leisure Pool

Comments:

One of the biggest features of the foxton community is youth, family and fun. The lifting community up to be part of the notion of growth is very much linked to collective assets that bring the community together.

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.

Comments:

This has been a cornerstone of contention and low public trust in council and severely at a financial and social cost excluded many from engaging and building a robust, safe and diversely rich Horowhenua.

It has marred every single huge ambitious project and accomplishment the council has prevailed on, endured and for many it has been an opportunity, to engage in small medium and large projects.

At one point this stimulus was a decision made, I am sure with much trepidation.

However without having the courage to make it, much of the opportunity that now lays before our community to grow would not have happened.

The urgency to have placed D C'S back on truly has been in the extreme recently.

Had we still, thriving manufacturing and almost full employment as we had from 1938 to 1967 when Levin

Originally grew the fastest.

This economic well-being is best explained as a money flow that capitalised in wages paying for housing, paying rates or wages and profits being in excess, such as these excesses could be spent beyond needs, to wants. These wants would be cars, holidays etc.

Wage based wealth, low social need, low suicide, high community participation and engagement with democracy and sharing in social good.

From 69 to 84, this was the engagement of debt economic recovery.

Our area started to see stress on export based enterprises and a shrinking of jobs and wages and most importantly a rapid rise in debt interest rates. This is where a mere few capitalised huge gains on the defaulting of loans. And where a great many became dependent on the state.

Suicide ramped up with joblessness and community engagement with democracy was that of protest, outrage and revolution.

From 84 In flowed cheap money.

Most importantly loans could actually been drawn down, on the close of the previous section of economic normative, loans even a simple overdraft at the close of this era, simply banks just said no.

Now not only did they say yes. Later in this period prior to 2008 and only few years ago, banks would actually ring to offer more cheap money.

This has been liberating, it has created what we could visibly see as growth. We no longer see many cars over 10 years old and when the world talks electric cars,, the following day they are driving down oxford street.

This is growth, not at the means of wages and salaries but at the cost of debt.

This debt is up to 80 percent of some properties and as is the same all over NZ some homes that once were freehold are now 10 times their original value in debt.

We have multiple forms of debt, we have our fixed debt in our mortgages and our debt in our annual creditors, all of which is much higher than it ever was when the economy was powered by productivity that fuelled wages and salaries and by extension built houses.

Now we are building houses, perceiving this as productivity when it is only debt that is paying wages. And our collective additional debt our elected peers are charged with oversight is our local government debt we are all guarantors for.

If we view our growth equally in the view of the cost it comes at in our debt as property owners and the debt in our growing costs on infrastructure not just as ethereal in on the exterior things seem to be inflating.

Big debt such as that we are equal to of Greece now comes with massive risk when those that lent want their money back or global shock sends a growth in interest rates.

We run the risk many of our young people will build many houses in their lifetime but may never be able to afford to own one.

It was inflation that in the end brought a government borrowing money to heal that was hell bent on spending its way out of negative growth.

It's truly remarkable the action of the decision to remove DC Fees at the time this council did.

It was inevitable that the cost of this would come to

bare on us all.

There is no obstruction or subsidies needed to bring people to build houses.

The council and the community now need to collectively plan and individually plan to solidify the gains of our collective aims at growth but we must expect everyone to pay their way and pay their fair share.

We also must place much more lucidity at what cost growth without productivity and meaningful permanent employment and productivity will look like as NZ as a whole adjusts rather sharply to debt levels personally, and collectively guarantors for central and local governments debt.

Failure to deduct fees now will have a tenfold effect on collective rate payers in the future and potentially very near future.

The only way a central government can cool the inflation is rise interest rates.

Or manipulate the market by fixing caps on inflationary concerns.

What will this look like to our long term ability to grow.

It took 30 years to deflate wage based growth.
It took a consumption tax, removal of collective unions.

I appreciate the council attention to bring a core principle of health and well-being.

We all know the intrinsic link in lack of meaningful employment and the rise in suicide or poor mental health.

Although it's highly contested that as a country with collective debt levels higher than that Greece when it

fell into financial meltdown.

I would ask the councillors to if take nothing else from my little tale here.

Please reconcile there is a big difference between a government or even local government in debt failure.

Mass population debt failure, or collapse of personal family home lending is something that before we reconcile our collective prospects in the next 30 years we must not lose sight of the obvious, debt is so finitely managed to its end that there's no wiggle room.

We must not forget our aged population in horowhenua have a debt horizon that inflation of costs will terminate the age term of which was their expectations to live independently after working hard all their lives.

Farming has previously been able to hold a bottom line of export income of which it can not be counted on to do so while disproportionately Horticulture dairy sheep and beef the most NZ owned of NZ farming enterprises Has taken the lions share of the restrictive regulations in three waters and carbon zero.

With the real winners being the foreign owned enterprises of water And waste treatment And pine investment whole logs.

This is a double cost and long tail risk to all regional and local councils.

Perennial pasture farming without urea is the number one best model worldwide even before it undertakes any regenerative practice opening up more income earning Pipelines.

Perennial horticulture combined with grazing of residue crops and intercropping of row crop

vegetables is by far superior to anything we have done before.

In horowhenua our biggest growers will release this in time as they innovate every week urgently seeking long term solutions.

There is no available solution to monoculture pine and it's severe erosion costs to waterways that it poses on light soils hill country that we have in the Horowhenua.

Of which this cost of mega tonnes of soil this winter that will flow from the clear felling that is equal to early settlers first felling of the Bush throughout this district will decimate our waterways and our ocean and already tortured lakes.

In the micro enormous good work of small local catchment groups on any given watercourse

Must be emulated one day across districts that share or in our case are the recipient of something like all Palmerston north's Natures calls.

A model of the Soviet Harvard school of thought (extreme managerialism of consultants, experts and supposedly science) has managed to consume the peoples money of Palmerston and is now narrowed it down from shooting it into the atmosphere to pumping it strait to the waterways.

We are a country of innovation and the majority of that has come from the cliff face, from the workforce and from real people doing real jobs.

If nothing else you get from me as a stimulus to think a little differently.

Let's look hard at what's worked best and what truly if we stood back and confronted it with courage and

honesty is not working at all.

We must cap and rein in spending on the whimsical, on planning and managerialism at the cost of \$1 that enters council earmarked to spend on \$1 of infrastructure.

Let's make sure it gets there.

Let's make sure we exhaust our local knowledge from within our community first before we take money from innovative and productive hard working people and the poor of Horowhenua and pay it to someone with a degree in whimsy.

We see out of 903 workshop meetings nationally only 103 were inclusive and open to the communities these meetings were about.

As all councils ask for more funds from their ratepayers May I please ask Horowhenua to reach across the table and open the door to a future of the best public trust and open Local government and integrity in NZ.

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **Yes**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading

Water supply

Wastewater treatment

Stormwater

Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Comments:

These DC'S should be targeted to not only buy in but to bring a collective feeling of being part of the district.

Sure it's unfair if you have sold one property to move to another, and you have paid all your life.

It's absolutely unfair if your rural and moving to residential where as a rural rate payer you have paid very high rates to pay for urban growth or expansion beyond infrastructure.

However this is a one off payment.

The alternative is councils having the uncomfortable consequences of inflating rates to subsidise the profits that were capitalised by cutting up production land or making high density high infrastructure dependant housing.

Which approach do you think should be used?

Other: Harmonise a portion but direct rate brand new areas or high density high dependence

Comments on Catchments:

We can either expect to benefit collectively from potentially a brand new start for the Horowhenua, then we should accept that as this takes shape that not on house value.. but on where we can protect and enhance our business district, actually collectively yield from our agricultural economy and focus on innovation of food and fibre Of which Levin was once a leader in.

If we can to be very blunt, pour youth and vibrancy into a productivity in Levin of the growth of resettlement.

Then collectively we should feel a pride and belonging to pay our share.

However

Where brand new settlements are planned to land and draw from existing infrastructure this catchment should be able to spread this cost over time to make up the differential.

However, the original principal developer can only sell these as going concerns based on the communities contract to supply waste and water and the community assets and such this is not a gift based economic exchange so a percentage value of this shortfall must be contributed in fair and reasonable DC fees.

Do you agree with this approach?

No

Comments on Time of payment:

The fees must be paid before consent is granted.
In the event a consent is withdrawn or fails to be granted the fees must be repaid less any debts owed in the process.

In the event a development falls into receivership these fees should be frozen from liquidators until all reasonable open market attempts have failed to sell as a going concern.

Do you agree with the proposed scope for reducing development contributions?

No

Comments on Reductions:

If central government wishes to subsidise affordable housing, which it does.

It is best to avoid any public trust or Anti trust issues if the rigour of central government actually defines qualification and being that its the state Or central government that had mandated affordable housing Then it is the state that can refund those fees.

Should we ask each other as a district via our council to socialise a fund from us all and to then offer affordable housing we have as a district received into council a no interest housing Corp loan and supplied affordable housing and then later decided with great deliberation to sell this.

This option would be the extreme dog of the previous as we ratepayers would be guarantors for others to get into the business of cheap housing with zero gains to us only rising rates and compete capitalisation for picked winners, picked by our council.

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.

Comments:

Forestry rates for the damage to our roaring should be sought with urgency.
These should be charged in managed consents to all export log harvests unless the logs are manufactured locally.
Charging per harvest block should have a formula for the road use and tonnage charged before harvesting can be commenced.

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)

Comments:

Declaring conflict of interest or self interest. Farmer.
In declaring this conflict please note as ratepayers owning homes or as councillors hearing my pleas.
We must speak to our interests otherwise how would any one know what is good bad or ugly.
I concur with the discussion documents we pay on our small one employee farm 8k to HDC and about the same to HRC.
Of which 12 hectares has been taken with no compensation in fencing waterways.
That sounds emotive, look it's still there, it's just a rat super corridor.
We pay target catchment rates for that waterway which is 3,500 alone to HRC.
Again on land we can not use.
Our rates are based on the premise our farm and all neighbours farms can be cut up to lifestyle blocks.
What this means to the district is many farmers discouraged their kids to be farmers and instead to get educated and work for the council.

I am humbled that we get considered as a potential productivity and have a value of more than what our farms we want to pass on to future generations to grow food and fibre and we may have a future plan one day that protects land that can grow and sustain and generate export income.

There are very few countries that do so. And we see the consequences as populations march singing songs such as the French about their grandfathers selling the farms.

This is haunting to a farming boy whom grew up on the enormous vibe of NZ rural sector and its competitive nature in the global economy of agriculture.

All I have seen as have the kids of Africa, India, France, Ireland, Canada, America and the UK is the number of farmers decline, the size and corporate nature of farming expand and places like Kentucky, the fable bluegrass state loosing 300 hectares a day to urbanisation.

I have been as best I can to start to promote natural farming and I expect regardless of any of our activities, this will be a focal point of meeting the needs of better environmental, social and economic outcomes in the future especially at the pace and rapid engagement throughout NZ and the world with regenerative agriculture.

Our achievements in NZ in bringing energy back into the grass roots and soil of farming is in paralleled by any paid for enterprise drive in the past.

Our location as a growing district to two cities and now with the smart action of our council to secure a major transport hub in Levin.

Growing the best food and fibre and supplying it locally and internationally is at our finger tips.

But not if we let farming be grabbed like as a country we let manufacturing be liquidated by trade policy.

We have regardless of our natural farming hat or our standard farming boots a huge headwinds of policy in water and carbon.

None of which will be anything but cost to us as farmers and consumers and costs to councils to super manage.

We have seen intensive managerialism ruin Building, health, education and governance.

We are well aware as farmers not one council nor farmer wanted any of the presets in these policies we know you were all right there with no one listening to you like no one listened to us.

Universities and self interest investment , investment pine monoculture and consulting managed to swiftly run a bow wave of self interest past a several select committee to the floor or parliament and now universities are out first offering a \$3000 per farmer course on farm management plans.

However until this policy reaches reforms it will cost an enormous amount of difficulties for all local authorities, for land users and for central government.

The first councils to accept soil carbon progressive testing and data banking will circumnavigate the failures and conflictive nature of both the water and carbon policies.

Working together with regional council and a target group to secure self testing and digital data mapping

will be the most progressive way to manage infrastructure projects and farming enterprises for profit and avoid the catastrophic nature of bad policy.

In short what I am saying is even as a farmer whom uses no chemicals, no fertiliser I will still endure costs and prohibiting of what I do.

This is at a time post Covid where we need to as a farming export country be our most productive and innovative.

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy? **No**

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases and debt levels? **No**

Comments:

In any business where demand has increased and councils fall into the same trap rational and meaningful discussion on where to spend money wisely has to happen.

As I have already stated, it has besieged NZ governance to overburden the workforce and workplace with management.

Stripping out managerialism, the reports, team leaders, consultants, planners. To hands a hands on roll up your sleeves work force that's carried this masterclass. Is removing a scar from a society and meaningful jobs all over NZ both civil and private enterprises.

This consolidation and trimming or leaning up of the cost of enterprise places more worth and permanent meaningful and highly valued productive staff in the best place to enjoy and thrive in employment and pass knowledge through the staff infrastructure.

It removes bullying and the social and financial costs and personal costs to staff in job satisfaction and long term contribution.

Work from home now offers a huge change in the workplace and a higher workplace trust contract and exciting new era of civil employment.

This reduces the costs of housing huge numbers of staff and as we move post Covid and to a braver new world of living, we must shut the door on the old of highly managed and reporting staff to. A trust placed in staff and the liberty to by default place that trust and allow all staff the maximum amount of time to complete their work in trust.

To energise this workplace and to reconnect to the whole of enterprise and community with a high public trust contract of true transparency and inclusion and the ultimate diversity of a thriving local government can gather up huge savings from operations costs of which.

Given the ratepayers and society has only incurred by its means only more debt, and the council reciprocally has indeed incurred its own of which is all of our debt.

As any business or home laden with debt before we borrow more or ask for more money the exercise of spending money best has not been raised or addressed in the consultations and the culture to do so has not yet been formed with in a social contract.

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

No

Are we missing something, or focusing on something we shouldn't be?

We have to be blatantly honest.

Our young people leave Horowhenua to get a job to afford to live here or leave for good.

We have disproportionately housed a bored older generation with many of the facilities they once could have enjoyed either sold or closed due to earthquake prone or lack of wider community engagement.

A big section of the Horowhenua reluctantly pays rates into the rate pool and the distance to use the facilities and infrequent public services supplied by regional council prohibit them from truly feeling like a person of Horowhenua.

Although many service facilities are an amazing confidence in the district and council of which well done, main freight, PlaceMakers mitre 10 mega

We really have gone to a building supply's local greasy spoon or fast foods town from what once was a manufacturing textiles town.

Our a fast highway south will drive consumers dollars south

What's going to drive it north?

Are they going to drive to sit by the lake and inhale the smell of rotting eutrophication.

Will they want to drive out hokio beach and lay on pine logs and dirt from the harvest of logs.

For the millions we have spent in a battle of community with consultants and what should be OUR regional and local council we have a huge realisation there's life out side the retirement village or stunning rural escape or the only 30 minutes from Palmerston North dream home and it's really struggling.

Totally I am misrepresenting my view if you feel I am blaming council for this.
It's ours.

This is what we have got.

We are not a thriving connected district and we have no cohesion and push that could build confidence to make things better and it will come from many hands.

Not as the question suggests the big hand that Taketh From everyone and give to a select few.

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

This is a crossroad in the middle of a four lane highway.

We can all go together left or right and forever we can agree on somethings and disagree like mad on others.

Should we go straight ahead however, I fear there is no U Turns no going back.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 12:59PM**
Receipt number: **145**
Related form version: **2**

Contact Details

Please tick this box if you want to keep your contact details private

Title: **Mr**

Full Name: **Jon Flatley**

Name of Organisation:

Postal Address: [Redacted]

Postcode: [Redacted]

Telephone: [Redacted]

Mobile:

Email: [Redacted]

Did you provide feedback as part of pre-engagement on **No** the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **No** Hearing?

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option: **Option 2: Basic All-year pool**

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option: **Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.**

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading

Water supply

Wastewater treatment

Stormwater

Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Comments:

Which approach do you think should be used?

Comments on Catchments:

Do you agree with this approach?

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions?

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Comments:

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we shouldn't be?

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 1:02PM**
Receipt number: **146**
Related form version: **2**

Contact Details

Title: **Mrs**

Full Name: **Cathryn Pollock**

Name of Organisation:

Postal Address: [REDACTED]

Postcode: [REDACTED]

Telephone: [REDACTED]

Mobile:

Email: [REDACTED]

Did you provide feedback as part of pre-engagement on the Long Term Plan? **No**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **No**

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxtan Pool

Tick below to identify your preferred option:

Option 2: Basic All-year pool

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading

Water supply

Wastewater treatment

Stormwater

Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Comments:

Which approach do you think should be used?

District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.

Comments on Catchments:

Do you agree with this approach?

No

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions? **No**

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)

Comments:

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy? **No**

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases **Yes**
and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes **Yes**
reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we
shouldn't be?

Additional Comments

Please identify any additional comments you have on
what is proposed as part of Council's Draft Long Term
Plan 2021-2041.

Attach any other comments:

Submission to Horowhenua District Council LTP 2021 – 2041

RECEIVED ON
19/04/2021

Development Contributions

These should be implemented and take effect immediately. It is a no brainer.

Activities:

All five options presented in the prescribed submission form should have funding from Development contributions.

Catchments:

Development Contributions should be charged on a **district wide** basis.

Time of Payment:

The timing of payment should occur at commencement of construction of homes. The timing of payment for subdivision lots should occur at the point of being offered for sale, not wait for purchase to occur.

Reductions:

No reductions should be applied.

Questions:

What risk management plan does Council have in place if a developer is financially unable to complete the development?

Will the ratepayer be expected to pick up the 'tab', either directly or indirectly?

Environment:

There is no money in the Long Term Plan for the Environment – Why is that ?

Action:

Given environmental concerns have been on peoples radar for at least the last ten years it would seem imperative that Council form an environment committee made up of councillors, council staff and members from the community.

An annual report would be made available to the community to keep them informed of environmental issues particularly around wastewater, sewage and water supply.

It would be involved with risk management of these three areas. It would involve scientific evidence and resource planning.

Focus on restoration of wetlands that help increase biodiversity and aid the climate.

Adopt a '20 minute neighbourhoods' policy. This originated in Portland Oregon and the idea is work, schools, shopping, healthcare and recreation should be within 20 minutes by foot, bike or public transport. It also makes the area less car dependent. (Councils outstanding environment)

Landfill:

A disaster waiting to happen and it will, given climate change. Who will bear the burden of that? ...The community?

An urgent decision needs to be made about closure and all waste taken to Marton. Council claim it would be too costly. How come a small community like Masterton can afford it without a significant rate rise?

Has there been any progress in negotiations with Kapiti District Council to cease accepting their waste?

What is the height/angle of existing landfill mountain? Effect on gas plume related to height of landfill?

The gas plume explosive level measure is 20, only 5 less than when the plume will explode – what safety measures are in place if this occurs?

What plans are in place for remediation and mitigation of the Landfill once closed? Will these be based on international research?

‘The current Horowhenua District Council has inherited a region with a highly degraded environment and toxically high levels of community mistrust in the council. Particularly affected sectors of the community include the Hōkio community, Ngāti Pareraukawa, hapū of Muaūpoko, and environmental groups. The main sources of this conflict are; the wider history of colonisation and how it has played out in the Horowhenua, recent council actions of intimidation and dishonesty, and a council culture of interacting divisively with Māori communities. The historic apathy of the Manawatū-Whanganui Regional Council (Horizons) has also played a significant role. The Levin Landfill is a key environmental issue in the region.’

(Social Impact document prepared by Bronwyn Kerr. Executive Summary. July 2020).

The Pot:

With the expected rise in growth what is the likely impact on the Pot? Do you have risk management in place? How will this be monitored?

Trees:

It is well documented that more trees help cool urban temperatures. Climate change is happening. There is a dearth of trees planted in the streets. The south end of town is barren, ugly and uninviting. As well as being good for the environment in terms of carbon credits, it rewards us with an increase in bird life which brings joy to people. There is nothing quite like birdsong. Trees also provide shelter from the sun. (‘outstanding environment’ appears frequently on the Long term plan - lets hope they are just not nice words to put in the document) Focus on evergreens rather than deciduous tree planting to decrease blocked drains due to leaf fall.

Fiduciary Duty of Care Policy:

The community has been asking for transparency, honesty and clarity from Council for years and it is timely for this policy to be implemented.(refer to **Social Impact Report by Bronwyn Kerr**).

Decision making behind closed doors has to stop.

It was stated by the Mayor at the public forum meeting held by Horowhenua District Residents and Ratepayers Association Inc on 11 April 2021 that this did not occur. However according to the Chronicle Article p.11 Friday April 16, it does indeed occur.

Below are just three examples.

Questions:

How come councillors were not included in the Matarapa Agreement prior to decision making?
All have stated they were only informed after the event. Closed doors?

How come elected representatives (excluding Robert Ketu), were not included in a highly suspicious agreement around the Pot. An agreement was reached with Hapu from Ngati Kikopiri, Ngati Pareraukawa, Ngati Hikitunga, Te Runanga O Raukawa Incorporated and Muaupoko Tribal Authority Lands Trust involving sums of money. This led to an agreement that they would not oppose HDC seeking a 25 year consent to operate the Pot for that length of time – an environmental disaster created for a sum of money. Who was behind the Judas act? Was it out in the open for all to know about?

All finance meetings are considered ‘commercially sensitive’ and not in public. Therefore done behind closed doors.

Who decides what is commercially sensitive?

Given it is the community’s money being spent shouldnt the community be part of the discussions?
For this kind of skulduggery to stop a Fiduciary Duty of Care policy needs urgent implementation.

Growth:

Growth is being driven by Council and not the developers, who should be approaching Council with plans rather than other way around.

Question:

Is it Council’s role to be running a business? Is its primary function to be a service to the community? Is Council planning to be a property developer?

Is Council purchasing land in the Taraika Development for parks and reserves?

Shouldn’t the developers be required to provide parks and reserves?

Are existing ratepayers paying for growth and if so by how much?

Financial/infrastructure/ activities strategies.

How come Council operates without project accounting? – this provides transparency around individual projects and ensures clarity.

Is there a business plan for Taraika?

Where is the project accounting for the billion dollar projects?

Why is Council limiting stormwater collection rate to urban properties?

In year (1) the operational budget is up by \$5 million – what for?

Leone Brown
leoneb@xtra.co.nz
021 1219765

I wish to speak to this submission and request 15 minutes from the Chair

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 1:56PM**

Receipt number: **63**

Related form version: **2**

Contact Details

Title: **Mrs**

Full Name: **Glynis Pearl Easton and John Douglas Easton**

Name of Organisation:

Postal Address: **304 Waitarere Beach Road, RD 4 Levin**

Postcode: **5574**

Telephone: **0272408519**

Mobile:

Email: **ratanuifarm@xtra.co.nz**

Did you provide feedback as part of pre-engagement on the Long Term Plan? **No**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **No**

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxtton Pool

Tick below to identify your preferred option:

Option 3: Seasonal Outdoor Leisure Pool

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Comments:

In May 2013 when development contribution fees were in place we paid \$5325.65 for moving a house onto our farm . (There was no new direct infrastructure required as a result of this). We object to the fact that we paid these fees and many people at the same time did not pay their development contribution fees debt, and if it was not enforceable then why would it be in the future? I would like to know why they did not have to pay.

Development contributions should be paid only by those developers who develop, subdivide and sell off sections whereby creating the need for new infrastructure. It should not be charged to individuals building a home.

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Comments:

Which approach do you think should be used?

Comments on Catchments:

Do you agree with this approach? **No**

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions?

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates rates income.

Comments:

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we shouldn't be?

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

We support the new Waitarere Surf Club build but it is needed urgently.

We want the funding moved to year 1 of the Long Term Plan from year 3.

There is so much enthusiasm by dedicated volunteers they deserve to have better a facility now and it will only strengthen support

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 2:06PM**
Receipt number: **148**
Related form version: **2**

Contact Details

Title: **Ms**

Full Name: **Bridget Tyson**

Name of Organisation:

Postal Address: **31 Riveredge Terrace
Ohau
RD 20
Levin**

Postcode: **5570**

Telephone: **0272303890**

Mobile: **0272303890**

Email: **chris_bridget@xtra.co.nz**

Did you provide feedback as part of pre-engagement on **No**
the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **No**
Hearing?

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option: **Option 4: Seasonal Outdoor Basic Pool**

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option: **Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.**

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading

Water supply

Wastewater treatment

Stormwater

Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Comments:

Which approach do you think should be used?

Harmonisation: all required contributions are the same across the district.

Comments on Catchments:

Do you agree with this approach? **No**

Comments on Time of payment:

The payment should be made up front so that appropriate infrastructure is at least partially funded and is able to be put in place at the outset.

Do you agree with the proposed scope for reducing development contributions?

No

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates rates income.

Comments:

I strongly object to the proposed change to the rating differentials. The current proposal for option one does not provide a definition for what is meant by a 'farming property'. This definition is fundamental to understanding the proposal. Therefore I do not consider that the council has adequately consulted on this proposal. I have been verbally informed by your CFO that the definition of a farming property is any property over 10ha. My property is just over 12ha and as such the proposal should not apply to my property nor should I have the recent letter from the CFO. My property is also used as a greenfield horticulture business. I expect that there are a significant number of properties that are used as commercial horticultural operations on blocks smaller than 10ha. I consider that the current definition of farming property is arbitrary. Instead, the Council should be obtaining information about the use of rural properties and only removing the rural differential only where such properties are not being used for farming or horticultural purposes.

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

No

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases and debt levels? **No**

Comments:

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community? **No**

Are we missing something, or focusing on something we shouldn't be?

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

Attach any other comments:



Long Term Plan 2021 - 2041

Submission Form

Submissions must be provided to Council by no later than 4pm, Monday 19 April 2021



Submissions can be:

- Delivered to:** Horowhenua District Council Offices, Takeretanga o Kura-hau-pō, Te Awahou Nieuwe Stroom and Shannon Library.
- Posted to:** Horowhenua District Council, Private Bag 4002, Levin 5540
- Emailed to:** ltp@horowhenua.govt.nz
- Completed online or are available for download** from Council's website: horowhenua.govt.nz/GrowingOurFutureTogether
- Copies** of the Consultation Document for the Long Term Plan 2021-2041 (and Supporting Information) are available online or at Council's Office, Te Takeretanga o Kura-hau-pō, Te Awahou Nieuwe Stroom and Shannon Library.

Contact Details

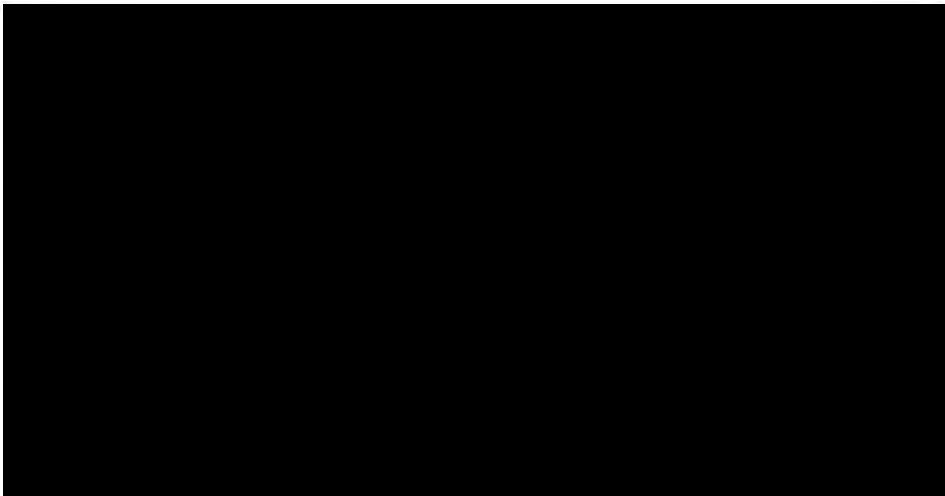
(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: _____

Full Name: Wendy & Bryan Kibbey

Name of Organisation: _____



Any additional comments can be attached and submitted with this form.

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

If yes, please specify below:

In person zoom

Do you require a sign language interpreter?

Yes No

Do you require a translator?

Yes No

If yes, please specify below:

Topic One

Foxton Pool

The structure of the Foxton Pool needs to be replaced for health and safety reasons. There are five options for the community to consider.

	Option 1 All-Year Leisure	Option 2 All-Year Basic	Option 3 Seasonal Leisure	Option 4 Seasonal Basic	Option 5 Close the Pool
Indoor provision – All-year	✓	✓			
Outdoor provision – Seasonal			✓	✓	
25m Pool	✓	✓	✓	✓	
Leisure Pool	✓		✓		
Teacher/Toddler Pools	✓	✓	✓	✓	
Splashpad	✓		✓		
Upgrade change rooms	✓	✓	✓	✓	
Cover over Teaching/Toddler Pools	✓		✓	✓	
Outdoor landscaping/BBQ area	✓		✓		
Multi-purpose room	✓				
Rates impact	\$44.53	\$26.61	\$22.00	\$16.02	-\$12.49

Tick below to identify your preferred option

- Option 1:** Indoor and Outdoor Leisure Pool
- Option 2:** Basic All-year Pool
- Option 3:** Seasonal Outdoor Leisure Pool
- Option 4:** Seasonal Outdoor Basic Pool
- Option 5:** Permanently Close Facility

Topic Two

Infrastructure Funding: Development Contributions

Council is considering the reintroduction of Development Contributions as a key source of funding our growth infrastructure. Do you think this is a good idea?

This needs to be implemented fairly across the board.

Tick below to identify your preferred option.

- Option 1:** Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.
- Option 2:** Not using development contributions for funding growth infrastructure, and increasing rates instead.

Draft Development Contributions Policy

If Council reintroduces development contributions, the Draft Development Contributions Policy outlines what contributions are collected and how.

Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

- Roading
 Water supply
 Wastewater treatment
 Stormwater
 Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

We do not need to spend ~~these~~ huge money in this climate on feel good projects. Lets get our infrastructure right first. We have great parks and playground. Please do it right once so we don't have to go back in 10 yrs and fix up. Stop wasting

our money it doesn't grow on trees!!

Stop trying to please a few at the cost of everyone!!

We have had great community projects in the past eg the Hockey turf, adventure playground involving community makes for a better connected district!

Catchments

The Draft Development Contributions Policy is proposing to use district-wide contributions for roading and community infrastructure. It is also proposing scheme-by-scheme contributions for the three waters, which means different contribution amounts would apply to each scheme area. The big growth areas will pay an additional contribution for major expenses related just to them, however there are other approaches Council could use such as everyone paying the same.

Which approach do you think should be used?

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 Harmonisation: all required contributions are the same across the district.
 Other (please specify)

All houses should have watertanks and meters, you have to educate the urban community to conserve water it is gold.

Our roads are in bad repair and lowering the speed limit is not the answer. Again you need to do the job once and do it right. Patch up jobs only cost more in

the long run. Need to spend our money wisely.

Time of payment

Normally development contributions are charged when granting development consents. That is early in the development process and developers can find it difficult to manage cash flows when there is still a lot to do before selling a lot or a new house.

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Do you agree with this approach?

Yes No

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- a. provides a significant public benefit; or
- b. addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

Option 1: Remove Differential
All ratepayers pay the Land Transport Targeted Rate based on capital value.

Option 2: Status Quo
Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Council is considering changes to the General Rate to enable rural properties to gain the same benefits from growth as urban properties. The existing differential treated non-farming properties the same as farms even though they do not have the same large footprint and land value.

Tick below to identify your preferred option

Option 1: Creating a Farming differential
 Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide).

Option 2: Status Quo
 Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates Rates income.

There needs to be a way for farmers with small blocks or runoffs to be able to prove they are part of their farming operation ~~to~~ and are not being land banked

Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

don't have a crystal ball our districts future.

We need to keep our debt down ~~for~~ ~~the~~ interest rates are low at the moment but we and you should not gamble

Financial Strategy

To deliver the projects and services planned over the next 20 years, we are proposing the limit on annual rates increases to range between 4.6% and 7.5% per year for the first 10 years, with an average of 4.4% for the following 10 years. We are also proposing to increase our net debt limit from 195% to 250% of our operating income. Generally operational costs to run the business and renewals are funded by rates, and capital projects such as building new facilities and putting in new infrastructure is funded by debt.

Have we got the balance right between rates increases and debt levels?

Yes No

Our debt level needs to stay at 195% cut out the feelgood Projects spending \$36 m on Donnelly Park and \$22 m for Foxton Beach Reserve is extravagant to say the least. And should be put on the shelf for now.

Community Outcomes

Council has reviewed the community outcomes which are what we aim to achieve for our community. The outcomes are Vibrant Economy, Outstanding Environment, Fit for purpose Infrastructure, Partnership with Tangata Whenua and Strong Communities.

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes No *unsure.*

Are we missing something, or focusing on something we shouldn't be?

We should be one community not singling out, be including everyone

Thank you for your submission

Privacy Act 1993

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Contact Details

(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: _____

Full Name: Andrew Buchanan

Name of Organisation: _____

Postal Address: Railway Tce, Roto
Ohau **Post Code:** 5570

Telephone: _____

Mobile: _____

Email: abuchanan@gmail.com

Did you provide feedback as part of pre-engagement on the Long Term Plan?

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Tick below to identify your preferred option

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Time of payment

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- A building consent, at the time the first building inspection is carried out.

Do you agree with this approach?

Yes No

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- provides a significant public benefit; or
- addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

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Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

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Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

Financial Strategy

To deliver the projects and services planned over the next 20 years, we are proposing the limit on annual rates increases to range between 4.6% and 7.5% per year for the first 10 years, with an average of 4.4% for the following 10 years. We are also proposing to increase our net debt limit from 195% to 250% of our operating income. Generally operational costs to run the business and renewals are funded by rates, and capital projects such as building new facilities and putting in new infrastructure is funded by debt.

Have we got the balance right between rates increases and debt levels?

Yes No

? who knows - only time will tell.

Community Outcomes

Council has reviewed the community outcomes which are what we aim to achieve for our community. The outcomes are Vibrant Economy, Outstanding Environment, Fit for purpose Infrastructure, Partnership with Tangata Whenua and Strong Communities.

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes

No

Don't know what is proposed seems sensible

Are we missing something, or focusing on something we shouldn't be?

Thank you for your submission

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Horowhenua
DISTRICT COUNCIL

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Contact Details

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Please tick this box if you want to keep your contact details private

Title: MR & MRS

Full Name: Graham & Gillian Phelps

Name of Organisation:



Any additional comments can be attached and submitted with this form.

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

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Yes No

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Yes No

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Topic One

Foxton Pool

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Multi-purpose room	✓				
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Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes
- No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

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- Other (please specify)

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Please tick this box if you want to keep your contact details private

Title: Mr

Full Name: Belinda Hailwood

Name of Organisation:

Postal Address: 15 Hamstead st

Wainuomata Post Code:

Telephone: 02040452085

Mobile:

Email: hailwoodbelinda063@gmail.com

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- A building consent, at the time the first building inspection is carried out.

Do you agree with this approach?

Yes No

unsure

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- a. provides a significant public benefit; or
- b. addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

unsure

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

- Option 1: Remove Differential**
All ratepayers pay the Land Transport Targeted Rate based on capital value.
- Option 2: Status Quo**
Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

unsure

Council is considering changes to the General Rate to enable rural properties to gain the same benefits from growth as urban properties. The existing differential treated non-farming properties the same as farms even though they do not have the same large footprint and land value.

Tick below to identify your preferred option

Option 1: Creating a Farming differential
Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide).

Option 2: Status Quo
Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates Rates income.

Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

Financial Strategy

To deliver the projects and services planned over the next 20 years, we are proposing the limit on annual rates increases to range between 4.6% and 7.5% per year for the first 10 years, with an average of 4.4% for the following 10 years. We are also proposing to increase our net debt limit from 195% to 250% of our operating income. Generally operational costs to run the business and renewals are funded by rates, and capital projects such as building new facilities and putting in new infrastructure is funded by debt.

Unsure

Have we got the balance right between rates increases and debt levels?

Yes No

Community Outcomes

Council has reviewed the community outcomes which are what we aim to achieve for our community. The outcomes are Vibrant Economy, Outstanding Environment, Fit for purpose Infrastructure, Partnership with Tangata Whenua and Strong Communities.

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes No

Are we missing something, or focusing on something we shouldn't be?

Comments. live in wellington but are always up in fexton every weekend, school holidays

Thank you for your submission

Privacy Act 1993

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DISTRICT COUNCIL

15 APR 20
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Horowhenua District Council
Private Bag 4002
Levin 5540



Long Term Plan 2021 - 2041

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ltp@horowhenua.govt.nz

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**Any additional comments can
be attached and submitted
with this form.**

Contact Details

(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: Mr

Full Name: Glenn Williams

Name of Organisation:

Postal Address: 9 Easton Street

Foston

Post Code: 4814

Telephone: 0210 2296644

Mobile:

Email: bikeglennio@outlook.com

**Did you provide feedback as part of pre-engagement
on the Long Term Plan?**

Yes No

Hearing of Submissions

**Do you wish to present your
submission to Council at a
Hearing?**

Yes No

If yes, please specify below:

In person zoom

**Do you require a sign
language interpreter?**

Yes No

Do you require a translator?

Yes No

If yes, please specify below:

Topic One

Foxton Pool

The structure of the Foxton Pool needs to be replaced for health and safety reasons. There are five options for the community to consider.

	Option 1 All-Year Leisure	Option 2 All-Year Basic	Option 3 Seasonal Leisure	Option 4 Seasonal Basic	Option 5 Close the Pool
Indoor provision – All-year	✓	✓			
Outdoor provision – Seasonal			✓	✓	
25m Pool	✓	✓	✓	✓	
Leisure Pool	✓		✓		
Teacher/Toddler Pools	✓	✓	✓	✓	
Splashpad	✓		✓		
Upgrade change rooms	✓	✓	✓	✓	
Cover over Teaching/Toddler Pools	✓		✓	✓	
Outdoor landscaping/BBQ area	✓		✓		
Multi-purpose room	✓				
Rates impact	\$44.53	\$26.61	\$22.00	\$16.02	-\$12.49

Tick below to identify your preferred option

- Option 1:** Indoor and Outdoor Leisure Pool
- Option 2:** Basic All-year Pool
- Option 3:** Seasonal Outdoor Leisure Pool
- Option 4:** Seasonal Outdoor Basic Pool
- Option 5:** Permanently Close Facility

Topic Two

Infrastructure Funding: Development Contributions

Council is considering the reintroduction of Development Contributions as a key source of funding our growth infrastructure. Do you think this is a good idea?

Tick below to identify your preferred option.

- Option 1:** Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.
- Option 2:** Not using development contributions for funding growth infrastructure, and increasing rates instead.

Draft Development Contributions Policy

If Council reintroduces development contributions, the Draft Development Contributions Policy outlines what contributions are collected and how.

Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

- Roding
 Water supply
 Wastewater treatment
 Stormwater
 Community Infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Catchments

The Draft Development Contributions Policy is proposing to use district-wide contributions for roading and community infrastructure. It is also proposing scheme-by-scheme contributions for the three waters, which means different contribution amounts would apply to each scheme area. The big growth areas will pay an additional contribution for major expenses related just to them, however there are other approaches Council could use such as everyone paying the same.

Which approach do you think should be used?

- District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.
 District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas do not pay for major expenses related to them, these are spread out over the rest of the scheme.
 Harmonisation: all required contributions are the same across the district.
 Other (please specify)

So does this mean that the district wide covers the basic costs and the area that is affected pays the additional costs due to extra costs due to unforeseen circumstances

Time of payment

Normally development contributions are charged when granting development consents. That is early in the development process and developers can find it difficult to manage cash flows when there is still a lot to do before selling a lot or a new house.

The draft policy proposes to invoice developers at later times in the case of subdivision and building consents, closer to when lots and homes are to be sold as identified below.

- A subdivision consent, at the time of granting a certificate under section 224(c) of the Resource Management Act 1991; and
- A building consent, at the time the first building inspection is carried out.

Do you agree with this approach?

Yes No

so when the developer has obtained title to all sections the developer will be charged the levy

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- provides a significant public benefit; or
- addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

Option 1: Remove Differential
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Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

Financial Strategy

To deliver the projects and services planned over the next 20 years, we are proposing the limit on annual rates increases to range between 4.6% and 7.5% per year for the first 10 years, with an average of 4.4% for the following 10 years. We are also proposing to increase our net debt limit from 195% to 250% of our operating income. Generally operational costs to run the business and renewals are funded by rates, and capital projects such as building new facilities and putting in new infrastructure is funded by debt.

Have we got the balance right between rates increases and debt levels?

Yes No

Community Outcomes

Council has reviewed the community outcomes which are what we aim to achieve for our community. The outcomes are Vibrant Economy, Outstanding Environment, Fit for purpose Infrastructure, Partnership with Tangata Whenua and Strong Communities.

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes No

Are we missing something, or focusing on something we shouldn't be?

Thank you for your submission

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Levin 5540



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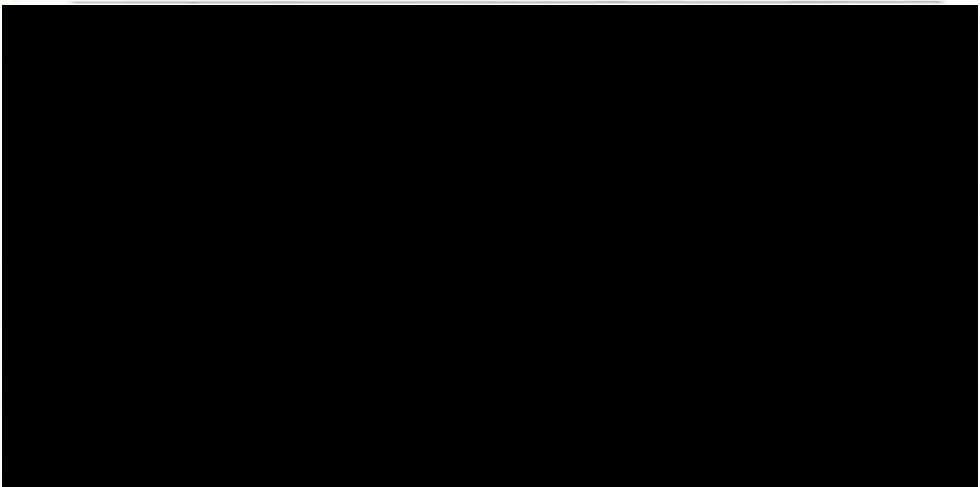
(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title:

Full Name: CAROL DYER

Name of Organisation:



Any additional comments can be attached and submitted with this form.

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

If yes, please specify below:

In person zoom

Do you require a sign language interpreter?

Yes No

Do you require a translator?

Yes No

If yes, please specify below:

Topic One

Foxton Pool

The structure of the Foxton Pool needs to be replaced for health and safety reasons. There are five options for the community to consider.

	Option 1 All-Year Leisure	Option 2 All-Year Basic	Option 3 Seasonal Leisure	Option 4 Seasonal Basic	Option 5 Close the Pool
Indoor provision – All-year	✓	✓			
Outdoor provision – Seasonal			✓	✓	
25m Pool	✓	✓	✓	✓	
Leisure Pool	✓		✓		
Teacher/Toddler Pools	✓	✓	✓	✓	
Splashpad	✓		✓		
Upgrade change rooms	✓	✓	✓	✓	
Cover over Teaching/Toddler Pools	✓		✓	✓	
Outdoor landscaping/BBQ area	✓		✓		
Multi-purpose room	✓				
Rates impact	\$44.53	\$26.61	\$22.00	\$16.02	-\$12.49

Tick below to identify your preferred option

- Option 1:** Indoor and Outdoor Leisure Pool
 Option 2: Basic All-year Pool
 Option 3: Seasonal Outdoor Leisure Pool
 Option 4: Seasonal Outdoor Basic Pool
 Option 5: Permanently Close Facility

The pool is important for children
 teens keen on swimming but for learning
 to swim. Good opportunity for a sensible, safe
 activity. How many people use it all yr?
 If low numbers then a seasonal use
 area is better. Keen swimmers can
 always come to Levin

Topic Two

Infrastructure Funding: Development Contributions

Council is considering the reintroduction of Development Contributions as a key source of funding our growth infrastructure. Do you think this is a good idea?

Tick below to identify your preferred option.

- Option 1:** Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.
 Option 2: Not using development contributions for funding growth infrastructure, and increasing rates instead.

Yes this should be re-instated in
 view of the development going on.
 Better roading and footpaths
 water/drainage/storm water
 provision need to be considered
 & developers should contribute
 to these

Draft Development Contributions Policy

If Council reintroduces development contributions, the Draft Development Contributions Policy outlines what contributions are collected and how.

Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes
- No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

- Roothing
- Water supply
- Wastewater treatment
- Stormwater
- Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

All of these.

Catchments

The Draft Development Contributions Policy is proposing to use district-wide contributions for roading and community infrastructure. It is also proposing scheme-by-scheme contributions for the three waters, which means different contribution amounts would apply to each scheme area. The big growth areas will pay an additional contribution for major expenses related just to them, however there are other approaches Council could use such as everyone paying the same.

Which approach do you think should be used?

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- Harmonisation: all required contributions are the same across the district.
- Other (please specify)

Definitely. It's user pays these days

Time of payment

Normally development contributions are charged when granting development consents. That is early in the development process and developers can find it difficult to manage cash flows when there is still a lot to do before selling a lot or a new house.

The draft policy proposes to invoice developers at later times in the case of subdivision and building consents, closer to when lots and homes are to be sold as identified below.

- A subdivision consent, at the time of granting a certificate under section 224(c) of the Resource Management Act 1991; and
- A building consent, at the time the first building inspection is carried out.

Do you agree with this approach?

Yes No

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- a. provides a significant public benefit; or
- b. addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

Not sure about this

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

Option 1: Remove Differential
All ratepayers pay the Land Transport Targeted Rate based on capital value.

Option 2: Status Quo
Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Council is considering changes to the General Rate to enable rural properties to gain the same benefits from growth as urban properties. The existing differential treated non-farming properties the same as farms even though they do not have the same large footprint and land value.

Tick below to identify your preferred option

Option 1: Creating a Farming differential
Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide).

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Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

Financial Strategy

To deliver the projects and services planned over the next 20 years, we are proposing the limit on annual rates increases to range between 4.6% and 7.5% per year for the first 10 years, with an average of 4.4% for the following 10 years. We are also proposing to increase our net debt limit from 195% to 250% of our operating income. Generally operational costs to run the business and renewals are funded by rates, and capital projects such as building new facilities and putting in new infrastructure is funded by debt.

Have we got the balance right between rates increases and debt levels?

Yes No

Community Outcomes

Council has reviewed the community outcomes which are what we aim to achieve for our community. The outcomes are Vibrant Economy, Outstanding Environment, Fit for purpose Infrastructure, Partnership with Tangata Whenua and Strong Communities.

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes No

Are we missing something, or focusing on something we shouldn't be?

- ① Every new house/building should have grey water tanks & rainwater tanks.
- ② " " " " could have solar panels installed.
- ③ Investigate better options for reducing landfill waste by reuse of plastics. The fence post production in Waikato fr waste plastics is a great idea. Why aren't we doing that?
- ④ Reconsider the infill housing going on now. It will lead to more concrete & more storm water. 2 storey apartments could be built instead of 2 or 3 'boxes' on a section. We need greenery - lawns & shrubs, fruit trees & community gardens. Where do these figure in the long term plan?
Thank you for your submission Don't use good vegetable growing areas for housing. We need food

Privacy Act 1993

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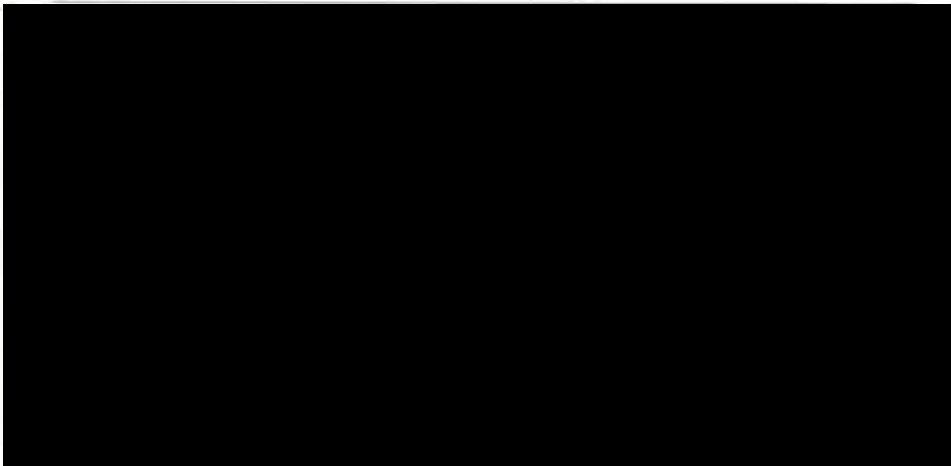
(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: Mrs

Full Name: Ruth Williams

Name of Organisation: N/A



Any additional comments can be attached and submitted with this form.

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

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If yes, please specify below:

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Foxton Pool

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Cover over Teaching/Toddler Pools	✓		✓	✓	
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Multi-purpose room	✓				
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Tick below to identify your preferred option:

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- Option 3:** Seasonal Outdoor Leisure Pool
- Option 4:** Seasonal Outdoor Basic Pool
- Option 5:** Permanently Close Facility

With the growth of both Foxton and Levin this facility is needed in Foxton. The majority of local Foxton Schools do not have pools now. It is imperative that our kids have a pool to learn to swim along with the opportunity to relax and play. So this is a must for Foxton.

Topic Two

Infrastructure Funding: Development Contributions

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Tick below to identify your preferred option.

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- Option 2:** Not using development contributions for funding growth infrastructure, and increasing rates instead.

I ticked option one, however the council need to have a robust plan for this and be consistent and fair to everyone.

Draft Development Contributions Policy

If Council reintroduces development contributions, the Draft Development Contributions Policy outlines what contributions are collected and how.

Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

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Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

Financial Strategy

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Have we got the balance right between rates increases and debt levels?

Yes No

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Are we missing something, or focusing on something we shouldn't be?

Thank you for your submission

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ltp@horowhenua.govt.nz
- Completed online or are available for download** from Council's website: horowhenua.govt.nz/ GrowingOurFutureTogether
- Copies** of the Consultation Document for the Long Term Plan 2021-2041 (and Supporting Information) are available online or at Council's Office, Te Takeretanga o Kura-hau-pō, Te Awahou Nieuwe Stroom and Shannon Library.

Any additional comments can be attached and submitted with this form.

Contact Details

(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: MR

Full Name: Shane Garry HAGGLAND

Name of Organisation:

Postal Address: 1a Liddell Street

FOXTON **Post Code:** 4814

Telephone:

Mobile: 027 2288522

Email: Shane.h.nz74@gmail.com

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

If yes, please specify below:

In person zoom

Do you require a sign language interpreter?

Yes No

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Yes No

If yes, please specify below:

Topic One

Foxton Pool

The structure of the Foxton Pool needs to be replaced for health and safety reasons. There are five options for the community to consider.

	Option 1 All-Year Leisure	Option 2 All-Year Basic	Option 3 Seasonal Leisure	Option 4 Seasonal Basic	Option 5 Close the Pool
Indoor provision – All-year	✓	✓			
Outdoor provision – Seasonal			✓	✓	
25m Pool	✓	✓	✓	✓	
Leisure Pool	✓		✓		
Teacher/Toddler Pools	✓	✓	✓	✓	
Splashpad	✓		✓		
Upgrade change rooms	✓	✓	✓	✓	
Cover over Teaching/Toddler Pools	✓		✓	✓	
Outdoor landscaping/BBQ area	✓		✓		
Multi-purpose room	✓				
Rates impact	\$44.53	\$26.61	\$22.00	\$16.02	-\$12.49

Tick below to identify your preferred option

- Option 1:** Indoor and Outdoor Leisure Pool
- Option 2:** Basic All-year Pool
- Option 3:** Seasonal Outdoor Leisure Pool
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- Option 5:** Permanently Close Facility

Please provide lots of extra Carparking if possible

Topic Two

Infrastructure Funding: Development Contributions

Council is considering the reintroduction of Development Contributions as a key source of funding our growth infrastructure. Do you think this is a good idea?

Tick below to identify your preferred option.

- Option 1:** Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.
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Draft Development Contributions Policy

If Council reintroduces development contributions, the Draft Development Contributions Policy outlines what contributions are collected and how.

Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

- Roading
 Water supply
 Wastewater treatment
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 Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Catchments

The Draft Development Contributions Policy is proposing to use district-wide contributions for roading and community infrastructure. It is also proposing scheme-by-scheme contributions for the three waters, which means different contribution amounts would apply to each scheme area. The big growth areas will pay an additional contribution for major expenses related just to them, however there are other approaches Council could use such as everyone paying the same.

Which approach do you think should be used?

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 Harmonisation: all required contributions are the same across the district.
 Other (please specify)

Time of payment

Normally development contributions are charged when granting development consents. That is early in the development process and developers can find it difficult to manage cash flows when there is still a lot to do before selling a lot or a new house.

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Do you agree with this approach?

Yes No

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- a. provides a significant public benefit; or
- b. addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

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Option 1: Remove Differential
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Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Council is considering changes to the General Rate to enable rural properties to gain the same benefits from growth as urban properties. The existing differential treated non-farming properties the same as farms even though they do not have the same large footprint and land value.

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Topics Three and Four propose changes to the draft Revenue and Financing Policy.

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Yes No

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15 APR 21 10:00



Horowhenua District Council
Private Bag 4002
Levin 5540



Long Term Plan 2021 - 2041

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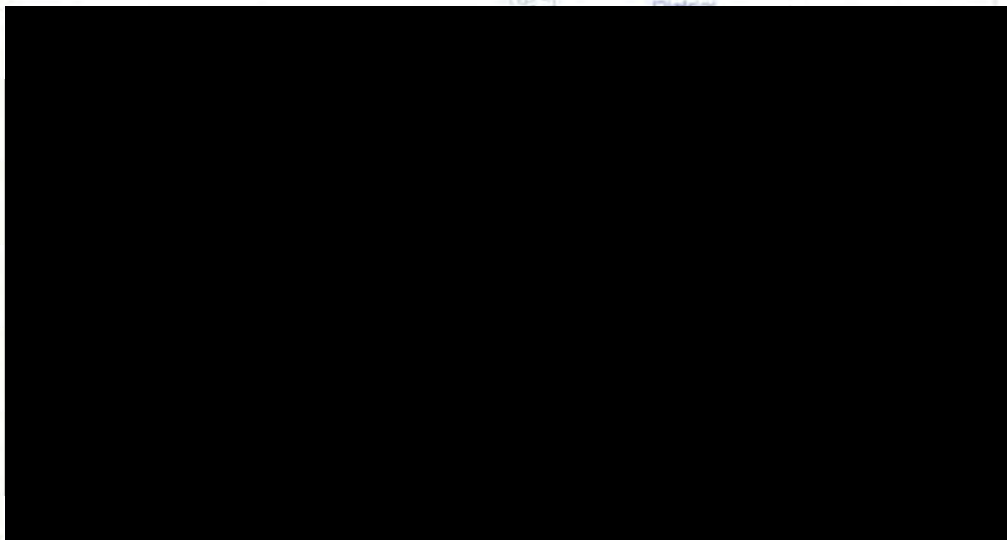
(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: Ms _____

Full Name: Henriette Stella van Rijn _____

Name of Organisation: _____



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Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

If yes, please specify below:

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Do you require a sign language interpreter?

Yes No

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Topic One

Foxton Pool

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Multi-purpose room	✓				
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Keeping the pool going at minimum cost until a) there are sufficient visits (promotion & marketing needed) to warrant the CAPEX, and b) raising money in the community directly; this will indicate

the actual level of public support vs a small action group, while not excessively impacting on rates. Core opinion: essentials first.

Topic Two

Infrastructure Funding: Development Contributions

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Keeping in mind the difference between 'small' & 'big' to avoid wealth transfer from 'many & poor' to developing 'sharks'; particularly for those unable to have much benefit from Kiwisaver to have a nest egg.

Draft Development Contributions Policy

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Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

- Roading
- Water supply
- Wastewater treatment
- Stormwater
- Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

of 'units' for sale (whether house, section or industrial sites) with good profits (as per current real estate prices vs cost of materials, labour & services) fail to meet expectations, Council (read: rate payers) are left with a big bill to foot & interest to pay until those units are sold in the end, often at considerable discount, or even loss.

Catchments

- 'Organic' growth on a healthy basis of up-to-date infrastructure should ultimately pay for itself.

The Draft Development Contributions Policy is proposing to use district-wide contributions for roading and community infrastructure. It is also proposing scheme-by-scheme contributions for the three waters, which means different contribution amounts would apply to each scheme area. The big growth areas will pay an additional contribution for major expenses related just to them, however there are other approaches Council could use such as everyone paying the same.

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- Harmonisation: all required contributions are the same across the district.
- Other (please specify)

- Case by case, aiming for the most 'fair deal' for those who tend to lose out, i.e. small urban & rural communities. The urban centers having the benefit of numbers; which is exacerbated by urban growth

- Main concern is the 'growth for profit' on top of a backlog of maintenance & renewal.
- What happens when borders open up again & those who came back, or the younger generation leaves NZ to find work elsewhere again?
- When big developments, with lots of 'units' for sale (whether house, section or industrial sites) with good profits (as per current real estate prices vs cost of materials, labour & services) fail to meet expectations, Council (read: rate payers) are left with a big bill to foot & interest to pay until those units are sold in the end, often at considerable discount, or even loss.
- 'Organic' growth on a healthy basis of up-to-date infrastructure should ultimately pay for itself.
- These seem somewhat loaded questions. Three waters is still a big unknown, and a balance between who pays for what, and when is not as simple as this.
- Urban people don't eat without the rural people providing 'primary produce'; rural people have less need for an extended road network.

Time of payment

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Do you agree with this approach?

Yes No

Reductions

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- a. provides a significant public benefit; or
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Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

- This appears too open to interpretation of what is a 'public benefit' or what is 'affordable'.
- If something isn't affordable, maybe it can be deferred until it becomes affordable.
- 'Trendy' projects like splash pools, or limited use pools, libraries, parks etc or 'prestige' projects that drain public funds are not of public interest.

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

Option 1: Remove Differential
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Option 2: Status Quo
Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

- Businesses make increased uses of the infrastructure, whether roading or wastewater, over private properties
- Businesses also have tax benefits and other financial options, not open to a private person

Council is considering changes to the General Rate to enable rural properties to gain the same benefits from growth as urban properties. The existing differential treated non-farming properties the same as farms even though they do not have the same large footprint and land value.

Tick below to identify your preferred option

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 Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates Rates income.

With the proviso that the community does in fact provide what they are paying for.

through Council core tasks

Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

money borrowed. - Paying interest erodes the spending power of the rates income - With the Covid-19 experience still with us, being 'bullish' for growth might backfire, so maybe downscaling the project(s), spreading them out, working on 'infill' instead of more area for urban centre(s) and no fun/prestige/leisure projects until a solid base has been achieved, i.e. slow-down instead of speed-up

- Growth numbers are optimistic - if less growth than expected, rates will need to be increased and/or more

Financial Strategy

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Have we got the balance right between rates increases and debt levels?

Yes No

This never looks at whether people can afford it all.

someone might pay 'average' rates but what is

the income it comes out of?

*- Is staying with the basics not a safer option?
 - Instability is created by growth on an unstable base; the rate of growth 'planning' is like force feeding, which creates ill-health - but instead of increased medicine it'd result in even more borrowing & more rates increases instead of the overpromised rate-eases, which just are rare as hen's teeth & need a pandemic to happen.*

Community Outcomes

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Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes No

Are we missing something, or focusing on something we shouldn't be?

For a vibrant economy & outstanding environment, look toward regenerative agriculture/horticulture, giving cleaner water & healthier soil, growing healthier food. This builds healthier people + artisanal small businesses, farmers markets, and cultural sharing provide strong communities with attractiveness for job satisfaction & meaning. That is what makes people proud to be part of. "Cold" financial/economic planning turned the USA into a place that people actually want to leave, rather than move toward, once you know it - do we really want to try and copy that, on a micro-scale?

Thank you for your submission

- Can we minimize all that outsourcing?
- My understanding for Council is that it isn't here to keep us in 'bread or circus' but to provide the basic infrastructure that business & community can build on.
- a stable, affordable financial base for all.

Privacy Act 1993

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- Thanking Council for the work that's gone into the LTP and the time of Council staff & councillors to field questions & help me "work through" the data.
Good luck & Go well :)

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Horowhenua
DISTRICT COUNCIL

Free 



Horowhenua District Council
Private Bag 4002
Levin 5540



Long Term Plan 2021 - 2041

Submission Form

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Contact Details

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Please tick this box if you want to keep your contact details private

Title: MR.

Full Name: CHRIS LEWIS

Name of Organisation: _____

Postal Address: 86 MacArthur St
LEVIN **Post Code:** 5510

Telephone: _____

Mobile: 027 413 1504

Email: chris.lewis@cityoflewis.com

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

If yes, please specify below:

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Foxton Pool

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ALREADY AN ALL-YEAR POOL IN THE DISTRICT.

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Horowhenua District Council
Private Bag 4002
Levin 5540

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 2:43PM**
Receipt number: **150**
Related form version: **2**

Contact Details

Title: **Mr**

Full Name: **Graeme Fox**

Name of Organisation:

Postal Address: **1 Nash Parade, Foxton Beach**

Postcode: **4815**

Telephone: **0224977424**

Mobile:

Email: **fox09@slingshot.co.nz**

Did you provide feedback as part of pre-engagement on the Long Term Plan? **Yes**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **No**

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxtton Pool

Tick below to identify your preferred option:

Option 1: Indoor and Outdoor Leisure Pool

Comments:

Isupport full indoor plans but not overly keen on outdoor section. I also believe the concept plans have absolutely no functionality for families with wide ranging age and ability needs. Whilst it would be a shame to move toddler learning pools - they need to be moved down to beside family and bombing pool. Spa pools need to be removed back to to old site of toddler pool with addition of hydrotherapy pools which could all be fenced off to stop children going in. Yr Infrastructure document talks about Levin being over capacity and growing age in whole region so putting capacity of hydrotherapy in plans (even if staged development is far less costly to do now. Foxtton Futures and State Highway changes turns Foxtton into a destination by 2029 so another reason to build capacity for visitors now. Also meeting room down by family are, narrow and long if better for site - to allows not just excercise but rental income family birthday and other events where mot of 'action' will be - also stop children running around a large complex.

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.

Comments:

Also lobby government for law change to have existing service subdivisions have to have development contributions as the ever reducing section sizes is contributing to expansion as well as renewal costs of existing assets for all 3 'waters'.

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading
Water supply
Wastewater treatment
Stormwater
Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Comments:

As per previous comment, growth comes at a cost and I believe all that growth should be paid for by developers AND people sub-dividing existing land that has services for one house - not two or more,

Which approach do you think should be used?

District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.

Comments on Catchments:

I have concerns about scheme-by-scheme contributions - this might need a balance as smaller communities may not be able to afford best practice and most environmentally sustainable schemes. Also needs more transparency and education to rate payers on what parts are harmonised and what isn't. Example - if Foxton and Foxton Beach get Option One pool with a targeted rate, then other communities in the council should not be swaying decisions on options thru submissions.

Do you agree with this approach? **Yes**

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions? **No**

Comments on Reductions:

There are other ways to address affordability - as a region we also need to look at new developments to not only have water metres but whole communities on compostable toilet systems, septic tanks and rainwater collection rather than massive expense adding to already strained infrastructure systems

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.

Comments:

Businesses bring trucks, which brings pollution and heavier wear on roading - we should all pay same.

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)

Comments:

Lifestyle blocks who have own water and sewerage need relief but a major compliance issue for checking that home businesses are not operating would need to occur.

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

No

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Continued and stronger lobbying for central government onto national government to get these amounts raised, not with CPI but with market property values which rates are based on.

Financial Strategy

Have we got the balance right between rates increases and debt levels? **No**

Comments:

There seems a pattern of every 3 years we have a higher increase of rates for 2-4 years then reducing but then 3 years later same 'graph' with different dates appear. Council needs to look at it's responsibility of debt against growth - can HDC ratepayers really afford the costs of growth with the huge amount of infrastructure repair and renewal that now needs to occur because of lack of previous councils actions. Yes we now have to pay the bill - so perhaps time to say no to growth and get our infrastructure fixed with rates truly affordable with council back to supporting current residents, not future ones.

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes

Are we missing something, or focusing on something we shouldn't be? **I often feel some staff put forward ideas and plans that are not actually wanted, nor affordable for the residents especially when the basics are not being maintained or even present in smaller communities - footpaths, stormwater that doesn't flood. A vibrant economy with an outstanding environment means having community being heard in the communities that are affected by the change. I hope council will listen to the desire of Foxtton (and probably Shannon) to gift back their Foxtton War Memorial Hall AND provide support to help ensure it grows to a vibrant hub.**

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 2:54PM**
Receipt number: **130**
Related form version: **2**

Contact Details

Title:	Mr
Full Name:	Hugh Bentall
Name of Organisation:	Totally Vets LTD
Postal Address:	518 Queen St 82 Sorenson Rd
Postcode:	5510
Telephone:	368 2891
Mobile:	0274452795
Email:	hugh.bentall@tvg.co.nz

Did you provide feedback as part of pre-engagement on the Long Term Plan? **No**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **Yes**

If yes, please specify below: **In person**

Do you require a sign language interpreter? **No**

Do you require a translator?

No

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option:

Option 2: Basic All-year pool

Comments:

Rather than close the pool and require Foxton people to travel to Levin Aquatic center, I would prefer a basic year round pool in Foxton

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.

Comments:

New residential and commercial developments should help to fund new infra structure, rather than it fall on existing rate payers. My experience of paying this contribution some years ago for Levin & Horowhenua Vet Centre's new clinic, was ok.

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading

Water supply

Wastewater treatment

Stormwater

Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Comments:

I see all of the above as infrastructure requirements of new developments.

Which approach do you think should be used?

District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.

Comments on Catchments:

Without stifling future development, it seems fair to assign 3 waters contributions to related growth areas

Do you agree with this approach?

Yes

Comments on Time of payment:

I can see that cash flow problems could arise when it takes months or years to complete the sale of a development

Do you agree with the proposed scope for reducing development contributions?

Yes

Comments on Reductions:

I can see the significant public benefit argument, but less so for affordability.

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.

Comments:

I think removing the differential would be fairer on a user pays basis, as the residential population grows and hence an increase in residential capital values, residential rate payers will be paying more.

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)

Comments:

I feel that it would be fairer to farmers, when their numbers are decreasing relative to residential.

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy? **Yes**

If yes, please provide comments:

I gathetr that Shamubeel has promoted the idea of using the Special purpose vehicle to fund development and that sounds a good idea, to avoid excessive debt for rate payers.

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy? **None**

Financial Strategy

Have we got the balance right between rates increases and debt levels? **No**

Comments:

I worry about the affordability of a 4.4% rates increase each year over the following 10 years, I would hope that an increased population over the coming years, would actually help to keep rates in check, as costs are spread over a larger number of rate payers

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community? **Yes**

Are we missing something, or focusing on something we shouldn't be? **Yes I think being business friendly and hence help job creation,**

and assisting growth in the townships, so that consents for new residential and business properties are facilitated.

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

I foresee a bright future for the district, where growth is facilitated and efficiencies of a larger base of rate payers, help to reduce rates per rate payer.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 3:02PM**
Receipt number: **151**
Related form version: **2**

Contact Details

Please tick this box if you want to keep your contact details private

Title: **Mrs**

Full Name: **Phillipa Wickremasinghe**

Name of Organisation:

Postal Address:

[Redacted]

Postcode:

[Redacted]

Telephone:

[Redacted]

Mobile:

Email:

[Redacted]

Did you provide feedback as part of pre-engagement on **No** the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **Yes** Hearing?

If yes, please specify below:

In person

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option: **Option 4: Seasonal Outdoor Basic Pool**

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option: **Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.**

Comments:

- Fee should be based on the zoning (density) rather than a flat rate.
- The fee implemented, should be set at a level to encourage growth plan
- one standard fee, irrespective of location within Horowhenua
- Clear ruling on when development contribution is payable

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **Yes**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

- Roading**
- Water supply**
- Wastewater treatment**
- Stormwater**

Comments:

Community infrastructure should come from rates as it is for general use and is an ongoing commitment. There are other areas that need to be considered that are not listed above.

Which approach do you think should be used?

Other: Fees & use

Comments on Catchments:

Greater clarity is required on the "district-wide" roading and three waters. The development fee should be spent within the area this is being developed.

The development fee should not be utilised for community infrastructure.

Do you agree with this approach?

Yes

Comments on Time of payment:

The development contribution should be payable at the time that the building consent is issued.

Do you agree with the proposed scope for reducing development contributions?

No

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates rates income.

Comments:

We support the concept of general rate change but farming support land should be zoned as farming and not re-zoned to residential.

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

No

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Greater certainty should be provided to land owners on whether they will be provided rates remission. Currently application must be made after a zoning change (for example) but how can the land owner have certainty that the zoning change will not adversely affect them if they then have to wait for confirmation of rates remission.

Financial Strategy

Have we got the balance right between rates increases and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes

Are we missing something, or focusing on something we shouldn't be?

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 3:24PM**
Receipt number: **152**
Related form version: **2**

Contact Details

Please tick this box if you want to keep your contact details private

Title: **Mr**

Full Name: **John And Jeny Brown**

Name of Organisation:

Postal Address:

[Redacted]
[Redacted]
[Redacted]

Postcode:

[Redacted]

Telephone:

[Redacted]

Mobile:

Email:

[Redacted]

Did you provide feedback as part of pre-engagement on **Yes** the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **Yes** Hearing?

If yes, please specify below:

In person

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option: **Option 2: Basic All-year pool**

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option: **Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.**

Comments:

Yes BUT,

***One standard fee no matter where the location within the Horowhenua**

***Fee implemented/ set at a level to encourage growth plan**

***Clear ruling on when this payment is due eg payment when building permit is issued.**

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **Yes**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading

Water supply

Wastewater treatment

Stormwater

Comments:	<p>Community infrastructure - No this should be out of rates as this is a general use/ongoing commitment that our rates currently cover.</p> <p>Roading, water supply, wastewater treatment, storm water - Yes But there are areas that need to be considered.</p>
Which approach do you think should be used?	Harmonisation: all required contributions are the same across the district.
Comments on Catchments:	<p>More clarity is need on the "district-wide" roading and the three waters.</p> <p>The development fee should be spend within the area that is being developed.</p> <p>We do not agree with development fee being charged for community infrastructure</p>
Do you agree with this approach?	No
Comments on Time of payment:	We believe that payment of this cost should be payable at the time of the building consent being issued.
Do you agree with the proposed scope for reducing development contributions?	No
Comments on Reductions:	<p>The Levy needs to be charged at the time that a</p> <p>Building Consent is applied for</p>

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:	Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.
---	--

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)

Comments:

Support the concept of general rate change but opposed the .5 option. Farming support land should be zoned as farming and not as residential.

We agree in principal but the issue of Vacant Lifestyle rating units which are part of farming as either part of the main farm block or used as support blocks being moved to District Wide group needs to be addressed first, therefore the differential factor may need to be amended in light of the outcome of the above

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

Yes

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

As the district continues to grow and goes through ongoing re-zoning lands to accommodate the growth then it is important that this policy is maintained and extended to cover the situations where the land use has not changed but the zoning has and that change of zoning has impacted on the rating charge.

Financial Strategy

Have we got the balance right between rates increases **No**
and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes
reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we
shouldn't be?

Additional Comments

Please identify any additional comments you have on
what is proposed as part of Council's Draft Long Term
Plan 2021-2041.

Attach any other comments:

SUBMISSION TO THE HOROWHENUA DISTRICT COUNCIL ON THE DRAFT LONG TERM PLAN 2021

19 April 2021

Horowhenua District Council

ltf@horowhenua.govt.nz

Name of submitter: **Federated Farmers of New Zealand – Manawatu/Rangitikei**

Geoff Kane
Manawatu/ Rangitikei Province
Horowhenua Section Chair

Coralee Matena
FFNZ Senior Regional Policy Advisor

Address for service: Federated Farmers of New Zealand
PO Box 945
Palmerston North, 4440

cmatena@fedfarm.org.nz

1. The Manawatu/Rangitikei Province of Federated Farmers (Federated Farmers) welcomes the opportunity to comment on the Horowhenua District Council Draft Long Term Plan (LTP) 2021.
2. Federated Farmers would like to be heard in support of our submission. We prefer to be heard during the day if possible, ideally on the 13th of May.

SUMMARY OF RECOMMENDATIONS

3. Federated Farmers supports Council's proposal to include a farming specific differential for the general rate. We appreciate Council's recognition that higher farming land values often means farmers are paying an unfair level of rates.
4. Federated Farmers is concerned that some property titles may have been inadvertently categorised incorrectly, resulting in rating errors. We therefore propose that Council individually seek feedback from all impacted landowners to remedy any errors prior to issuing rates statements.
5. We are also concerned about the removal of a rural differential for non-farming rural titles. These landowners arguably do not benefit to the same level from the general rate as urban ratepayers would, therefore an additional differential/s to recognise this should be included.
6. Federated Farmers remains concerned about the increasing levels of Council debt. While we appreciate that debt is necessary to fund key projects, we are concerned about using debt to fund those projects that can be considered 'nice to haves'. We therefore seek further information on the proposed \$36m to upgrade Donnelly Park, and \$22m for Foxton Beach reserves, to understand if these projects can be trimmed down or delayed in order to focus on key infrastructure items only.
7. Federated Farmers in principle supports the proposal to introduce Development Contributions, however asks Council to ensure that these charges are fair and only sought when there is a direct link to Council services. Development contributions should not be required for any perceived or possible/potential future benefit of Council services.
8. Federated Farmers also proposes that the Development Contributions Policy exempts farm ancillary buildings from requiring a Development Contribution because of the minimal demand they place on Council infrastructure.
9. With regard to funding work for the Foxton Pool, we ask Council to explore the option of progressing Option 4 - removing the roof and collecting information to feed into the wider aquatic review before progressing with any possible building rebuild (Option 2).
10. Federated Farmers appreciates that infrastructure deficits for waste and storm water along with Government direction for drinking water will increase rating pressure for Council. Federated Farmers concern is that the cost of remedying failing infrastructure and providing infrastructure for future urban growth will steadily work its way into farm rates. We ask Council to ensure that these costs continue to be targeted directly to service users, both current and future (targeted debt repayments).

SUBMISSION

GENERAL COMMENTS

11. Rates are among the top ten operational expenses of a farming business. They are a source of considerable financial pressures for all farmers. Federated Farmers makes submissions on Annual and LTP's to ensure Council's exercise fiscal prudence, and consider affordability, fairness and equity issues when recovering rates (to the extent this is possible in land and capital value taxation systems).
12. Federated Farmers appreciates that for Regional and District Councils alike the 2021 LTP is heavily directed by external factors. Increasing costs to implement Central Government regulatory changes, coupled with the ongoing impact of COVID19 are untimely challenges for Councils. We appreciate that for many Councils, the pressure to invest in new and upgraded infrastructure while also maintaining existing infrastructure, is forcing tough conversations to be had about nice to have services compared to core services. For our members, this conversation is long overdue.

FINANCIAL STRATEGY

Rates Increases

13. Over the past few years ratepayers have experienced rates increases well above the rate of inflation, whether it is expressed as the consumer price index (which is of primary importance to ratepayers) or the local government cost index. This places considerable burden on ratepayers.
14. Rates are a charge for services, and they are supposed to reflect the access to, and benefit derived by ratepayers from council services. This is a key principle, reinforced in 2019 by the Productivity Commission and a key provision in s.101 of the LGA that sets out funding principles for local authorities. In practice though, Federated Farmers considers that the 'benefit principle' is often eroded by factoring in other considerations like 'affordability' or 'ability to pay', albeit without evidence about the real financial situations of individual ratepayers.
15. Federated Farmers notes that the average rates increase for year 1 in the LTP is 6.7%, however as demonstrated on page 38 of the Consultation Document, the actual rate increase varies across rating groups. We note that the example rural property will have a rates decrease of 2.5%, \$188 less than 2020. We are encouraged by this rural property example and thank Council for reviewing the rating mechanisms with the intention of spreading rates to farmers in a more equitable way.
16. We do however note on page 38, rural commercial/industrial has a forecast increase of 31.7%, whereas Utility will have a decrease in rates of -26.1%. In order to be fully transparent and fair to all ratepayers, we ask Council to provide a breakdown to explain why these rating categories are so far out of step from others. As discussed below, we are concerned that property titles may inadvertently be categorised incorrectly, resulting in incorrect rating appropriations.

General Rate

17. Rates based on capital or land value result in farms paying much more than other types of property for the general services of local government. Federated Farmers therefore supports Council's proposal to include a farming specific differential for the general rate. We appreciate Council's recognition that as farms often have a high land value, farmers have been paying an unfair level of rates.
18. Federated Farmers is however concerned about the workability of the proposal and the lack of ground truthing with the rate payer to ensure that the categorisation/classification applied was/is

correct and/or appropriate. Farms often operate on multiple titles and without further exploration, may be incorrectly classified. We therefore propose that Council seek feedback from all impacted landowners, to survey each directly about any classification their land has been given, to remedy any errors prior to progressing.

19. We are also concerned about the removal of a rural differential for non farming rural titles. These landowners arguably do not benefit to the same level from the general rate as urban ratepayers do, therefore an additional differential to recognise this should be included.

Land Transport Rate

20. Federated Farmers also supports the amendments to the Land Transport Rate and agree that this decision will more fairly spread the rating for Land Transport across ratepayers.

Debt

21. Federated Farmers remains concerned with the increasing levels of Council debt. We note that Council are proposing to through the 20 years of the plan, spend close to \$310M which will require debt limits to be increased to 250% of operating expenditure. While we appreciate that debt is necessary to fund key projects such as the Wastewater Treatment Plant, we are concerned about using debt to fund those projects that can be considered 'nice to have'.
22. We therefore support the Mayors introductory commentary in the Consultation Document to spend the next few years investing in the core infrastructure of our district. For transparency, we therefore seek further information on the proposed \$36m to upgrade Donnelly Park., and \$22m for Foxton Beach reserves, to understand if these projects can be trimmed down or delayed in order to focus on key infrastructure items only.

Development Contributions

23. Federated Farmers notes that Council is proposing to introduce development contributions, to help offset debt for development. In general, alternative revenue sources like development contributions are viewed positively by the farming community. When applied appropriately, Development Contributions can reduce the reliance on rates and more fairly align with a user pays approach.
24. However, development contributions can also be applied inappropriately, for example when the charge is not collected proportionate to the actual use of Council infrastructure (ie. payment for sewerage connection when sewerage will be managed onsite. Federated Farmers therefore asks Council to review and seek feedback on development contributions on an annual basis, to ensure they are fit for purpose and/or amended as required.
25. Federated Farmers also proposes that the Development Contributions Policy align with the approach taken by other Territorial Authorities for rural non inhabitable buildings.
26. Hastings District Council's Development Contributions Policy exempts farm ancillary buildings from requiring a Development Contribution because of the minimal demand they place on the Council's infrastructure "*Non-residential sheds and farm buildings ancillary to land based primary production occurring on the subject site, and which do not place additional demand on infrastructural services, will not incur a development contribution*". Federated Farmers supports this approach and recommends that Council make rural ancillary buildings exempt.

PROGRAMME CHANGES

Foxton Pool

27. Federated Farmers appreciates that the Foxton Pool is failing and requires urgent attention. We note Council have also flagged possible future aquatic projects, specifically the Levin Pool redevelopment and the inclusion of a splash pad at Jubilee Park. Bearing in mind the possible

future package of activities to address the aquatic provisions for the District, Federated Farmers considers that Council needs to consider a slight variation to the options proposed for the Foxton Pool.

28. Federated Farmers recommends that Council explore the option of progressing Option 4 - removing the roof before progressing with any possible rebuild (for example Option 2). A two stage approach would allow Council to consider how the pool sits within the wider Council asset base, with any future work considered as part of the business plan to scope developments to the Districts aquatic assets. This would ensure that any funding directed to this asset is necessary and the best fit for the community and wider District.

Three Waters – Drinking, Waste and Stormwater

29. Federated Farmers appreciates that infrastructure deficits for waste and storm water, along with Government direction for drinking water will increase rating pressure for all Councils. We are however concerned that the cost of remedying local government's failings in this regard is steadily working its way into farm rates.
30. Federated Farmers therefore reminds Council that any increase to rates to fund infrastructure to support the needs of urban ratepayers should be passed back to these ratepayers specifically. Funding for water and wastewater infrastructure should not be via the general rate. We also encourage Council to leverage Central Government funding for these services where possible.

Shared services

31. Federated Farmers supports Council initiatives to streamline procurement models to make most of capital, contractors and cost sharing opportunities with wider Councils. This aligns with our submission to the 2020 Annual Plan.

Manawatu/Rangitikei Federated Farmers thanks the Horowhenua District Council for considering our submission.



RECEIVED ON
19/04/2021

From: Long Term Plan 2021-41 Project Team
Sent: Monday, 19 April 2021 3:27 PM
To: Records Processing
Subject: FW: LTP 2021-2041 Submission

From: Allan Day <allan-day@xtra.co.nz>
Sent: Monday, 19 April 2021 2:29 PM
To: Long Term Plan 2021-41 Project Team <ltp@horowhenua.govt.nz>
Cc: Allan Day <allan-day@xtra.co.nz>
Subject: LTP 2021-2041 Submission

LTP Submission
From:
Allan Day
205A Tiro Tiro Road
Levin 5510
06-3687960
allan-day@xtra.co.nz
19-04-2021

Dear Councillors
Thank you for the opportunity to present a submission for your consideration pertaining to some of the topics.

Topic One Foxton Pool:

Option (2) With a view working towards Option (1) when future funds can be allocated.

Topic Two Infrastructure Funding: Development Contributions.

Council has separated this section down to questions, activities, catchments, time of payment and reductions.

I begin by in brief conveying my experience with Councils past application of a Development Contribution (DC) regime, and trust that Council will understand as to why I oppose what Council has put forward for discussion this time, but I do not oppose a Development Contribution when it is in line with **Case Law**. I make no reference to Council Officers but just the way that the then system dictated how they applied and administered (DC)
The following is a brief example as to how Council can become embroiled unnecessarily when applying a (DC).

In late 2011 I was to begin a building that attracted a then Council perceived (DC), Council assessed the (DC) at \$5487.64.
On the application I marked that I opposed that fee. That was over looked and a bill for \$5487.64 arrived in due course.

Twice, I wrote to Council Officers expecting to enter into meaningful discussions, (NO RESPONSE) I then received a second invoice informing me that a 2% penalty will apply to an invoiced amount of \$6729.57.

I again looked at the Invoice presented from Council. I held that Councils Office had issued to me an invoice that had not ensured that the amount charged complies with the fundamental statutory obligations, to only assess a contribution against a development that generates a demand.

As a result:

Discussions were again entered into between Council Officers, and as a result the fee was reduced to \$801.64. As soon as I was informed of this I knew that I would be paying NO FEE as clearly the then Council regime of (DC) was clearly add-hock! A Council cannot go from a bill of \$6729.57 down to \$801.64 as there was no substance or justification.

Following is in part redacted correspondence. (In black the Act and Case Law) in (Blue my correspondence)

Good morning XXXXXXXX

The follow up, I have provided the case law attachment as detailed pertaining to the matters at hand.

Basis on which development contributions may be required.

(1) Development contributions may be required in relation to developments if the effect of the developments is to require new or additional assets or assets of increased capacity and, as a consequence, the territorial authority incurs capital expenditure to provide appropriately for - Mr Kirkpatrick accepted that a “development” must be identified before the

(a) (b) (c)

As you will have read XXXXX our shed is simply an addition to an existing shed, Council has "NOT" incurred capital expenditure in anticipation of our shed.

The shed does not exceed the threshold so as to become a development, this fact is supported by the fact that for Council, no new or additional assets or assets of capacity have occurred or will be required.

Therefore case law confirms, the shed does "NOT" qualify as a development.

reserves; network infrastructure; community infrastructure.

(2) This section does not prevent a territorial authority from requiring a development contribution that is to be used to pay, in full or in part, for capital expenditure already incurred by the territorial authority in anticipation of the development.

(3) In subsection (1), **effect** includes the cumulative effects that a development may have in combination with another development.

[109] Section 199 imports the definition of “development”. By s 197, to qualify as a “development” a subdivision or other development must generate a demand for infrastructure. Then under s 199, if the effect of the development either by itself or cumulatively with another development (s 199(3)), is to require new or additional assets or assets of increased capacity to provide appropriately for reserves or infrastructure, which involves the territorial authority in capital expenditure, development contributions may be required.

However XXXXXXXX

This now raises other issues.

I feel that the method adopted by Council in presenting an account for a Development Contribution at the time that a consent to build is issued is a negative unwelcome

approach to members of our community. I believe that Council should consider the following approach.

(1) When a consent is applied for, that Council determines if the proposal is or is not a development. (Mr Kirkpatrick accepted that a “development” must be identified)

(2) If it is not then you do not present the applicant with a scale of fees (Development contribution) hoping that it is paid without question.

(3) If Council decides that the proposal is a development then it is a nonsense to present the maximum amount hoping for that to be paid without question, for example in my case it has gone from approximately \$8000.00 down to \$800.00, as soon as that happened to my mind the regime presented by Council has no legal foundation but is just a catch who we can approach. Case law shows that you must substantiate what you are claiming, it is of no relevance to have a meeting between yourselves and come up with a figure unless it can be supported with detailed itemized facts.

I hold that no development contribution is payable as no development (to identify and establish grounds for a contribution) has occurred.

I hold that the amount already paid is more than fair and reasonable for a decision for Council staff to record a mutual agreement between neighbors regarding the positioning of a shed in relation to respective boundaries.

XXXXXXX I am happy to sit down with you at your convenience and discuss the matters further as you will have now had time to refresh with the judgment of justice J Potter, so as we can arrive at an amicable solution.

Kind regards

Allan

The final outcome was that NO (DC) was paid and Council soon after abandoned the (DC) regime District Wide.

My view on the solution of (DC) for Councils Consideration:

Council should stand aside when it comes to a **NEW** Development, (Roading, underground services, sections etc)

Allow the Developer to create the Development in conjunction with Councils terms, conditions and standards. Council could also

simply require a Clerk of works be retained by the Developer to report to Council. No liability will fall upon Rate payers, Council will not

be required to calculate and collect (DC) from the Developer and find that not enough was estimated or that the Developer was over

charged, and then Council had to calculate a scope for (DC) reductions or refunds. That development must be ring fenced from existing

rateable properties until the handover. Where a development requires connection to an existing Council Infrastructure that as a result,

requires upsizing or modification as a result of the New Development then that is where Council charges a Development Contribution.

That (DC) must be calculated and presented as an agreed factual cost upon Council, to the Developer before any development can

proceed and ideally be carried out in conjunction with the new development. By ring fencing all new developments outside of the current

rateable properties, it does not increase the current rates as those properties who already pay for infrastructure (DC) as a percentage

of their annual rates.

As Council will set out the standards required before a large development begins, I include a photo that may well be a consideration

for Council and any large development. The photo shows a street in a subdivision where there is NO curb and channeling, the road itself forms a slight fall to its centre position. The outer edge has a narrow concrete strip outside of which is a grass verge and footpath. The storm water drainage is at spacing in the middle of the road. Services can be conveyed within outer grass strip, there are numerous additional benefits that Councillors would appreciate. It is clean and tidy, safe for children on bikes, and the elderly The width of the grass verge may be best sized for services. Overall off road parking could be an extension of road width. Storm water grills are located at various distances within the road centre.



Raising the net debt limit from 195% to 250%

A proposal of raising the net debt limit to my mind is a proposal that simply transfers new additional debt liability to all rate payers.

As such it is an indication of unbridled management. Net Debt does exist through a period of initial start up to establishment,

but once that is achieved then all debt itself held is a restraint, after all Levin has had over 100 years to establish and reduce net debt.

To date management has not achieved that goal and the proposal to increase is simply a sign of not understanding the smart workings of

money management. Therefore my view is that the target must be REDUCING net debt by a realistic % per rating period through skilful management.

Thank you for providing me with records of Council loans and Interest payments. I note that Council has within its loans some very attractive interest arrangements from less than 1% to 5.1% + or - and an average of + or - of 2.39% on STL.

You have said that you look forward to reading my suggestions to reduce the net debt limit.

Thank you for that opportunity. I suggest one option as follows for your considerations .

Levin is reputed to have a high number of retired ratepayers, when I look at what is available for that class of resident to receive a return upon their savings, the no risk returns are extremely poor and of course any return also has a Tax liability percentage.

If Council were to view their loans that attracts an interest rate, (say 5.1%) you could offer all rate payers the option to pay one years rates

in advance while at the same time the rate payer continues to pay their monthly or quarterly instalments.

Council can then share the interest

figure 50/50 on the rates per property paid in advance. Council would not pay out the interest but simply shows as a % credit (reduction)

on those rates paid in advance.

As Council receives that money one year in advance then ALL of that money is allocated to loan reduction.

The rate payers funds

are secured and no interest is paid by Council or received by the rate payer. Looking at it from a business who may have an annual rate

liability of say \$30,000.00 + or -, If Council puts this proposal in place then that Business pays \$30,000.00 in advance automatically, claims their

33% + or - tax deduction along with gaining a 2.5% rates reduction, in fact any business can pay any amount to Council in good years and

when times are tight simply let the credit be consumed. As Council has used those funds ONLY for loan reduction then there is no negative

effect upon Councils finances. Council cannot use those funds in the current financial year. Council also has the comfort of knowing that a %

of rates for the ensuring year are already received if the current payments are deferred. The rate payer and business has the comfort of

knowing that their funds are 100% secure and the Business has just reduced their Tax liability by 36% + or - (on the amount paid) its simple ,

and as I understand it Council has a system that can accommodate the suggestion for the benefit of all parties.

If you see any merit in my submission I am more than happy to answer any questions as to my submission content.

Your work as Councillors is appreciated.

Thank you

Kind regards

Allan Day

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 3:32PM**
Receipt number: **154**
Related form version: **2**

Contact Details

Title: **Mr**

Full Name: **Melinda Vandermade**

Name of Organisation:

Postal Address: **62 Salisbury Street**

Postcode: **5510**

Telephone: **0275246086**

Mobile:

Email: **melindacarolinevandermade@xtra.co.nz**

Did you provide feedback as part of pre-engagement on the Long Term Plan? **No**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **No**

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxtan Pool

Tick below to identify your preferred option:

Option 1: Indoor and Outdoor Leisure Pool

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading

Water supply

Wastewater treatment

Stormwater

Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Comments:

Which approach do you think should be used?

District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.

Comments on Catchments:

Do you agree with this approach?

No

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions? **No**

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)

Comments:

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy? **No**

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases **Yes**
and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes **Yes**
reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we
shouldn't be?

Additional Comments

Please identify any additional comments you have on
what is proposed as part of Council's Draft Long Term
Plan 2021-2041.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 3:34PM**
Receipt number: **155**
Related form version: **2**

Contact Details

Please tick this box if you want to keep your contact details private

Title: **Ms**

Full Name: **Helen Brown**

Name of Organisation:

Postal Address:

[Redacted]

Postcode:

[Redacted]

Telephone:

[Redacted]

Mobile:

[Redacted]

Email:

[Redacted]

Did you provide feedback as part of pre-engagement on **No** the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **Yes** Hearing?

If yes, please specify below:

In person

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option: **Option 2: Basic All-year pool**

Comments:

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option: **Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.**

Comments:

The Development Contribution Levy needs to be uniform charge over the whole district something along the lines of \$10K for new sections with water, sewage and stormwater connections, \$7K for sections with connection to 2 of the 3 services, only one service connection \$5K and \$2K for sections that have to supply all their own services and only use the roading.

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **Yes**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

Roading
Water supply
Wastewater treatment
Stormwater

Comments:	Yes but there are a number of areas that need to be considered
Which approach do you think should be used?	Harmonisation: all required contributions are the same across the district.
Comments on Catchments:	Levy should be charged at the time of building consent.
Do you agree with this approach?	No
Comments on Time of payment:	
Do you agree with the proposed scope for reducing development contributions?	No
Comments on Reductions:	

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:	Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.
---	--

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:	Option 1: Creating a Farming differential - Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide)
---	--

Comments:

We agree in principal but the issue of Vacant Lifestyle rating units which are part of farming as either part of the main farm block or used as support blocks being moved to District Wide group needs to be addressed first, therefore the differential factor may need to be amended in light of the outcome of the above

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy? **Yes**

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases and debt levels? **No**

Comments:

DO NOT increase the net debt limit from the current 195%.

Do not waste money on the feel good projects that does not benefit the community as a whole.

We are concerned about the huge proposed spending without the additional rate payers to support the additional proposed lending levels.

These projects should not be envisaged until Levin has the critical mass to support financially the projects.

Community Outcomes

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we shouldn't be?

Additional Comments

Please identify any additional comments you have on what is proposed as part of Council's Draft Long Term Plan 2021-2041.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 3:37PM**
Receipt number: **156**
Related form version: **2**

Contact Details

Please tick this box if you want to keep your contact details private

Title: **Ms**

Full Name: **Wendy Dixon**

Name of Organisation:

Postal Address:

[Redacted]

Postcode:

[Redacted]

Telephone:

[Redacted]

Mobile:

Email:

[Redacted]

Did you provide feedback as part of pre-engagement on **No** the Long Term Plan?

Hearing of Submissions

Do you wish to present your submission to Council at a **No** Hearing?

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option: **Option 1: Indoor and Outdoor Leisure Pool**

Comments: **If the pool was running all year round, a lot more of the locals would use this, especially if been able to provide exercise classes during the day, evenings and weekends.**

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option: **Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.**

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure? **Roading
Wastewater treatment
Stormwater**

Comments:

Which approach do you think should be used? **District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas do not pay for major expenses related to them, these are spread out over the rest of the scheme.**

Comments on Catchments:

Do you agree with this approach? **Yes**

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions? **Yes**

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates rates income.

Comments:

Rural properties including farms, lifestyles or small properties outside of towns are impacted in a farming differential is brought in. Rural properties don't benefit from any changes, however we still have to pay towards the General Rate, Library and Community Centres, Solid Waste Disposal, water supply and rubbish disposal within our rates currently however we do not use any of this. Rural properties depend on their own septic tanks and pay for these to be emptied, their own water tanks for water supply we don't have the benefit of town supplied water, and if our waters are empty we have to pay for water to fill them up again. We dispose of our own rubbish there is no rubbish/recycling collection. So having to increase rates for rural properties is only benefiting those who are within town boundaries and don't have to worry about where their water comes from or if it will run out, that the toilet is about to overflow due to the septic tank been full. Where are the benefits to those of us who live rural - there are none.

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy?

No

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases **Yes**
and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes **Yes**
reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we
shouldn't be?

Additional Comments

Please identify any additional comments you have on
what is proposed as part of Council's Draft Long Term
Plan 2021-2041.

Attach any other comments:

Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 3:45PM**
Receipt number: **149**
Related form version: **2**

Contact Details

Title:	Miss
Full Name:	Desiree Paul
Name of Organisation:	Te Waiora Community Health Services
Postal Address:	10 Spring Street
Postcode:	4814
Telephone:	0276935896
Mobile:	0276935896
Email:	desiree.paul@thinkhauora.nz

Did you provide feedback as part of pre-engagement on the Long Term Plan? **No**

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing? **No**

If yes, please specify below:

Do you require a sign language interpreter? **No**

Do you require a translator? **No**

If yes, please specify translation details below:

Topic One - Foxton Pool

Tick below to identify your preferred option:

Option 1: Indoor and Outdoor Leisure Pool

Comments:

I think option 1 is the best choice for the purpose of extra activities and leisure for Foxton community and others who wish to travel to see the attraction.

Topic Two - Infrastructure Funding: Development Contributions

Tick below to identify your preferred option:

Option 1: Using development contributions as the key source of funding for growth infrastructure, in combination with other sources.

Comments:

Draft Development Contributions Policy

Do you wish to speak to the Development Contributions Policy at a hearing? **No**

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

**Water supply
Wastewater treatment
Stormwater
Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.**

Comments:

Which approach do you think should be used?

District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.

Comments on Catchments:

Do you agree with this approach?

Yes

Comments on Time of payment:

Do you agree with the proposed scope for reducing development contributions? **Yes**

Comments on Reductions:

Topic 3 - Changes to the Land Transport Targeted Rate

Tick below to identify your preferred option:

Option 1: Remove Differential - All ratepayers pay the Land Transport Targeted Rate based on capital value.

Comments:

Topic Four - Changes to the General Rate

Tick below to identify your preferred option:

Option 2: Status Quo - Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates rates income.

Comments:

Draft Revenue and Financing Policy

Do you have any other comments about the draft Revenue and Financing Policy? **No**

If yes, please provide comments:

Draft Rates Remission Policy

Do you have any comments or suggested changes on the Rates Remission Policy?

Financial Strategy

Have we got the balance right between rates increases **Yes**
and debt levels?

Comments:

Community Outcomes

Do you think the proposed Community Outcomes **Yes**
reflect the aspirations of the Horowhenua community?

Are we missing something, or focusing on something we
shouldn't be?

Additional Comments

Please identify any additional comments you have on
what is proposed as part of Council's Draft Long Term
Plan 2021-2041.

Attach any other comments:



Long Term Plan 2021 - 2041

Submission Form

Submissions must be provided to Council by no later than **4pm, Monday 19 April 2021**

Submissions can be:

- Delivered to:**
Horowhenua District Council Offices, Takeretanga o Kura-hau-pō, Te Awahou Nieuwe Stroom and Shannon Library.
- Posted to:**
Horowhenua District Council, Private Bag 4002, Levin 5540
- Emailed to:**
ltp@horowhenua.govt.nz
- Completed online or are available for download**
from Council's website: horowhenua.govt.nz/
GrowingOurFutureTogether
- Copies** of the Consultation Document for the Long Term Plan 2021-2041 (and Supporting Information) are available online or at Council's Office, Te Takeretanga o Kura-hau-pō, Te Awahou Nieuwe Stroom and Shannon Library.

Any additional comments can be attached and submitted with this form.

Contact Details

(You must provide your contact details for your submission to be considered)

Please tick this box if you want to keep your contact details private

Title: _____ Ms _____

Full Name: _____ Patricia Metcalf _____

Name of Organisation: _____

Postal Address: _____ 23a Ladys Mile, Foxton _____

_____ **Post Code:** _____ 4814 _____

Telephone: _____

Mobile: _____ 021 447711 _____

Email: _____ p.metcalf.ca@gmail.com _____

Did you provide feedback as part of pre-engagement on the Long Term Plan?

Yes No

Hearing of Submissions

Do you wish to present your submission to Council at a Hearing?

Yes No

If yes, please specify below:

In person zoom

Do you require a sign language interpreter?

Yes No

Do you require a translator?

Yes No

If yes, please specify below:

Draft Development Contributions Policy

If Council reintroduces development contributions, the Draft Development Contributions Policy outlines what contributions are collected and how.

Do you wish to speak to the Development Contributions Policy at a hearing?

- Yes No

Activities

What activities do you think development contributions should be collected for as a source of funding growth infrastructure?

- Roding
- Water supply
- Wastewater treatment
- Stormwater
- Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Catchments

The Draft Development Contributions Policy is proposing to use district-wide contributions for roading and community infrastructure. It is also proposing scheme-by-scheme contributions for the three waters, which means different contribution amounts would apply to each scheme area. The big growth areas will pay an additional contribution for major expenses related just to them, however there are other approaches Council could use such as everyone paying the same.

Which approach do you think should be used?

- District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas pay for major expenses related to them.
- District-wide contributions for roading and community infrastructure. Scheme-by-scheme contributions for the three waters. Growth areas do not pay for major expenses related to them, these are spread out over the rest of the scheme.
- Harmonisation: all required contributions are the same across the district.
- Other (please specify)

Time of payment

Normally development contributions are charged when granting development consents. That is early in the development process and developers can find it difficult to manage cash flows when there is still a lot to do before selling a lot or a new house.

The draft policy proposes to invoice developers at later times in the case of subdivision and building consents, closer to when lots and homes are to be sold as identified below.

A subdivision consent, at the time of granting a certificate under section 224(c) of the Resource Management Act 1991; and

A building consent, at the time the first building inspection is carried out.

Do you agree with this approach?

Yes No

Reductions

The draft policy proposes a limited scope for reducing development contributions once they are calculated for a development. This scope includes just two principles, that the development:

- a. provides a significant public benefit; or
- b. addresses significant affordability issues.

Before agreeing to any reduction, Council needs to be sure it can fund the income it forgoes from another source.

Do you agree with the proposed scope for reducing development contributions?

Yes No

Topic Three

Changes to the Land Transport Targeted Rate

Council is considering whether the differential on the Land Transport Targeted Rate should be removed. Currently there is a differential that means businesses only pay 35% of the Land Transport Targeted Rate. This was set up when businesses made up 38% of the capital values in the district. However, due to residential growth, businesses now only make up 30% of the district, but are still paying 35% of the Land Transport Targeted Rate.

Tick below to identify your preferred option

Option 1: Remove Differential
All ratepayers pay the Land Transport Targeted Rate based on capital value.

Option 2: Status Quo
Differential where businesses pay 35% of the Land Transport Targeted Rate and District Wide properties pay 65%.

Changes to the General Rate

Council is considering changes to the General Rate to enable rural properties to gain the same benefits from growth as urban properties. The existing differential treated non-farming properties the same as farms even though they do not have the same large footprint and land value.

Tick below to identify your preferred option

Option 1: Creating a Farming differential

Differential that only applies to Farming properties with a differential factor of 0.5 (Farming) to 1 (District Wide).

Option 2: Status Quo

Rural properties (including all business in the rural zone) pay 25% of the General Rate rates income, District wide pay 75% of the General Rates Rates income.

Draft Revenue and Financing Policy

Topics Three and Four propose changes to the draft Revenue and Financing Policy.

Do you have any other comments about the draft Revenue and Financing Policy?

Yes No

A huge investment in infrastructure is needed, for both replacement and new plant. This is because, like every other city and town in New Zealand, our infrastructure is getting old and worn out, plus needing to cater for the expected growth

If this expenditure keeps getting pushed to the future, the costs only increase and the level of service deteriorates.

Using a combination of debt and rate increase, with debt been the larger portion, spreads the burden more equitably. That is the future users share the cost rather than only the current rate payers

Financial Strategy

To deliver the projects and services planned over the next 20 years, we are proposing the limit on annual rates increases to range between 4.6% and 7.5% per year for the first 10 years, with an average of 4.4% for the following 10 years. We are also proposing to increase our net debt limit from 195% to 250% of our operating income. Generally operational costs to run the business and renewals are funded by rates, and capital projects such as building new facilities and putting in new infrastructure is funded by debt.

Have we got the balance right between rates increases and debt levels?

Yes No

Community Outcomes

Council has reviewed the community outcomes which are what we aim to achieve for our community. The outcomes are Vibrant Economy, Outstanding Environment, Fit for purpose Infrastructure, Partnership with Tangata Whenua and Strong Communities.

Do you think the proposed Community Outcomes reflect the aspirations of the Horowhenua community?

Yes No

Are we missing something, or focusing on something we shouldn't be?

Thank you for your submission

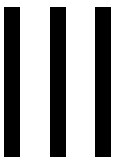
Privacy Act 1993

Please note that submissions are public information. Information on this form including your name and submission will be made available to the media and public as part of the decision making process. Your submission will only be used for the purpose of the long term plan process. The information will be held by the Horowhenua District Council, 126 Oxford Street, Levin. You have the right to access the information and request its correction.

FreePost 108609

Horowhenua 
DISTRICT COUNCIL

Free 



Horowhenua District Council
Private Bag 4002
Levin 5540