

# Development Contributions Policy

## Contents Page

### Submissions No. 401-552

Sub No.	Organisation	Name	Page No.
<b>412</b>	Foxton Historical Society, Te Ripo o Hinemata Trust, Ngati Ngarongo	Te Kenehi Teira	1
<b>415</b>	Proarch Consultants Limited (agent for FRP Investments Limited, FRP Agricultural Limited and Heritage Estates (2000) Limited	Amanda Coats	5
<b>444</b>		Colleen Burgess	11
<b>445</b>		John Olifent	15
<b>446</b>		Philip and Shona Davis	21
<b>447</b>		Vivienne Bold	27
<b>452</b>		Karen and Stephen Prouse	35
<b>453</b>		Evangeline Rodie	41
<b>454</b>		Dean Tukapua	47
<b>455</b>		Leone Brown	53
<b>456</b>		Gwuneth Schibli	59
<b>457</b>	Truebridge Associates Limited	Roger Truebridge	66
<b>458</b>		Geoff Ritchie	72
<b>459</b>		Kevin Miles	78
<b>460</b>		Jan Alenkna	84
<b>461</b>		Mark Conroy	90
<b>462</b>		Eric Walker	97
<b>469</b>		Charles Rudd	107
<b>473</b>	G+DJ Timms / Timms Farm Ltd	Diana Timms	132
<b>478 LATE</b>	RW MacKenzie trading as Bramber NZ Ltd	Rhona MacKenzie	139
<b>479</b>		Sonja Hart	145
<b>480</b>		Sarah Chambers	151
<b>481</b>		Kevin Hari	157
<b>482</b>		Karyn Read	163
<b>484</b>		John Girling	169
<b>487</b>		Tony Phillips	175
<b>488</b>		Neil Warren and Jan Savage	181
<b>492</b>		Bruce Pacey	187
<b>494</b>		AJ Paddison	193

<b>495 LATE</b>		Chris Philpott	201
<b>496 LATE</b>		Maria and John Monk	207
<b>497 LATE</b>		Anita Joanne Mulay	213
<b>552 LATE</b>		John Lawrence	219

## Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 3:58PM**  
Receipt number: **153**  
Related form version: **2**

### Contact Details

Title:	<b>Mr</b>
Full Name:	<b>Te Kenehi Teira</b>
Name of Organisation:	<b>Foxton Historical Society, Te Ripo o Hinemata Trust, Ngati Ngarongo</b>
Postal Address:	<b>32 Avenue Road Foxton</b>
Postcode:	<b>4814</b>
Telephone:	<b>0272628890</b>
Mobile:	
Email:	<b>kenehiteira@gmail.com</b>

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 1: Indoor and Outdoor Leisure Pool**

Comments:

**Please upgrade the building housing the pool.**

## 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 Foxton Pool, Foxton Court House, Foxton Memorial Hall, DP to include protection of wahi tapu, wahi tupuna and historic places to be scheduled, Matararapa Plan of the Governance Group to be completed.**

## 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?

**Stormwater**

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

Comments:

**The Levin East Stormwater project should be consulted over with the landowners of the Koputaroa Stream. The Foxton Courthouse should be upgraded as part of the Historic Museum Reserve owned by the council. The Foxton Memorial Hall should be funded to earthquake strengthen the building.**



Which approach do you think should be used?

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

Comments on Catchments:

**The whole district should fund historic and hall buildings along with the Foxton Pool.**

Do you agree with this approach?

**No**

Comments on Time of payment:

**The council should fund their own buildings.**

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:

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?

**The Te Ripo o Hinemata wetlands at Koputoroa should continue to have full rates remission.**

## 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? **Partnership with Tangata whenua will be a priority. It should start with hapu directly for each area particularly where they are landowners.**

## Additional Comments

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

**Ngati Raukawa need a formalised MOP asap. The hapu of Kereru should be consulted on the northern expressway and stormwater effects into the Koputoroa Stream. The 3 Waters matters should be worked through with Hapu as well as iwi. Ihakara Gardens needs new pathings and headstone writing. The names of reserves need to be given Te Reo Maori names especially at Foxton Beach.**

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:**  
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Council, Private Bag 4002,  
Levin 5540

 **Emailed to:**  
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GrowingOurFutureTogether

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Te Awahou Nieuwe Stroom and  
Shannon Library.

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

**Contact Details**

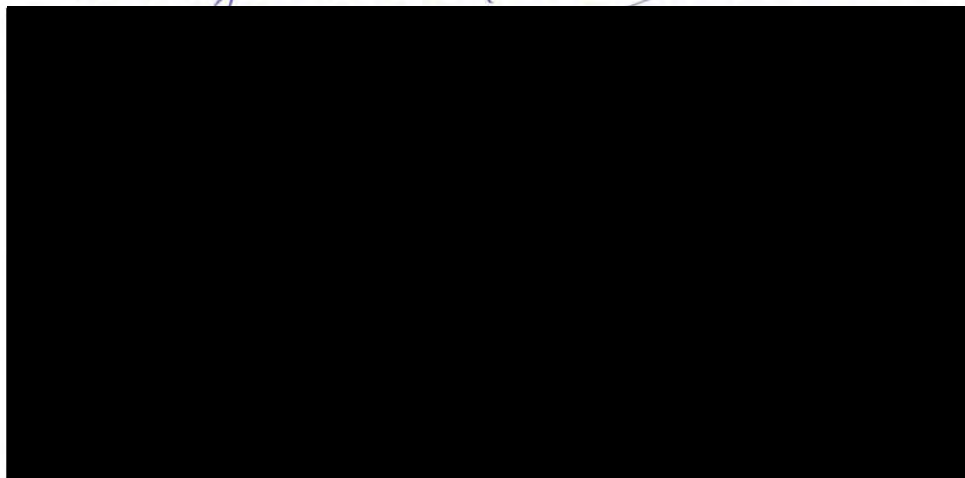
(You must provide your contact details for your submission to be considered)

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

**Title:** Ms

**Full Name:** Amanda Coats on behalf of  
Proarch Consultants Limited as agent for

**Name of Organisation:** FRP Investments Limited,  
FRP Agricultural Limited and  
Heritage Estates (2000) Limited.



**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

OR

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

☐ Yes ☐ No

**Do you require a translator?**

☐ Yes ☐ No

If yes, please specify below:

subject to Covid 19 Level.



## 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

NEUTRAL.

## 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.

No. The Council's increase on annual net debt limit appears to be unsustainable. The Council options should include enabling partnerships with developers to build the infrastructure required at their cost to Council's standards.

## 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)

*Developer led infrastructure to provide services to the level of council servicing so that the barriers to development are removed to some degree.*



## 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

*not completely*

(a) *On issue of legal title for subdivision is supported.*

(b) *In relation to building consents a site that is brownfield should not attract further development contribution where fully serviced already.*

## 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

*There is insufficient information in the notified information to support or oppose the submitter agrees that reductions should be available but the thresholds should be clear and not subject to alteration or unknowns.*

## 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%.

*The submitter is opposed to the proposed changes to the rating differentials. The notified information appears to be unclear and is complex to understand the outcome intended or resulting.*



## Topic Four

## 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.

*The questionnaire leads a response for one option or another but neither option is clearly articulated in relation to the notified material. The*

### ☐ 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.

*Submitter opposes the changes to the ratings differentials. The supplied information suggest a 100% (doubling) of rates if applied, i.e. a highest and best use approach rather than what the land is. Classifications in the consultation documents are unclear.*

## 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

*Neutral - but concerned that the debt limits are not sustainable.*

## 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

*Debt levels are unsustainable. Low borrowing rates exist currently, but are subject to change.*

## 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    *NEUTRAL*

**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.

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Horowhenua District Council  
Private Bag 4002  
Levin 5540



## Long Term Plan 2021-2041 - Submission Form



Submission date: **19 April 2021, 4:34PM**  
Receipt number: **157**  
Related form version: **3**

### Contact Details

Title: **Mr**

Full Name: **Colleen Burgess**

Name of Organisation:

Postal Address: **214 Wallace Road Levin**

Postcode: **5571**

Telephone: **021 1488 362**

Mobile:

Email: **tandcburgess@slingshot.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 - Foxton 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?

**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? **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:

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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.**

## 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

## 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:** John Olifant

**Name of Organisation:** \_\_\_\_\_

**Postal Address:** 797 Gladstone Road

**Post Code:** \_\_\_\_\_

**Telephone:** 367 - 9743

**Mobile:** \_\_\_\_\_

**Email:** john.olifant@xtra.co.nz

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

☐ 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

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## 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

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## 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%.

but you will  
need to ensure  
Capital Valuations are  
up to date



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.

**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?**

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## 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.*

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**Horowhenua**   
DISTRICT COUNCIL

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Horowhenua District Council  
Private Bag 4002  
Levin 5540





## Long Term Plan 2021 - 2041

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**Copies** of the Consultation  
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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 + Mrs

**Full Name:**

Philip and Shona Davies

**Name of Organisation:**

**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

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## 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

They should pay (the developer) Fees themselves and it should not fall back on the rate payer.

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## 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%.

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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.

**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?**

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## 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.

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DISTRICT COUNCIL

**Free** 



Horowhenua District Council  
Private Bag 4002  
Levin 5540





## 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](http://horowhenua.govt.nz/GrowingOurFutureTogether)



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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:** \_\_\_\_\_

**Full Name:** Vivienne Bold

**Name of Organisation:** N/A

**Postal Address:** 155 Montere Rd, RDI

Levin

**Post Code:** 5571

**Telephone:** 027431 5181

**Mobile:** \_\_\_\_\_

**Email:** Vivienne@orcon.net.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
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Multi-purpose room	✓				
Rates impact	\$44.53	\$26.61	\$22.00	\$16.02	-\$12.49

Tick below to identify your preferred option

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- ☐ **Option 2:** Basic All-year Pool
- ☐ **Option 3:** Seasonal Outdoor Leisure Pool
- ☒ **Option 4:** Seasonal Outdoor Basic Pool
- ☐ **Option 5:** Permanently Close Facility

If Permanently closed Council fund a Bus to & from Levin for swimming.

## 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.

Ratepayers are not a business. Council is not thinking of our young people just themselves. And I don't want to go into Debt for them (Council)



## 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 - Run-off
- ☒ Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

Council needs to develop all of these  
Maybe not so much Rooding.  
Next three - Yes including  
Waste Management.

Enclosed is a page from  
Solid Waste Management -  
showing the ~~amount~~ amount of  
Leakage from Dump site done.

### 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.

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

Growth areas causing the Problems  
of course - they pay  
Their Run-off.

## 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.

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### Do you agree with this approach?

☒ Yes ☐ No

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## 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

The Environment and the community need HELP

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## 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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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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☐ **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.

Why not capt. gains/value rate for all

## 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

*Your preparation was to put it out there in the public. Finances prove you want/need \$300 million to do your schemes. Saying this is just for Tawa/Orakea/Greene, which Council has been putting money away for since 2018!! 62.2% of Ratepayers are on limited Budgets. Yet for a long time now, your engineering/planning has been hopeless wasting more & more of Ratepayer money doing the fix ups around Horowhenua. Not replacements.*

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

*There is no balance/harmony in these communities.*

## 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?**

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## Thank you for your submission

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**Horowhenua**   
DISTRICT COUNCIL

**Free** 



Horowhenua District Council  
Private Bag 4002  
Levin 5540

# Solid Waste Management Report

## March 2021 - Landfill at Hokio.



There were **twenty-four exceedances** of the resource consent conditions in samples from the Hokio Stream during the November 2020, December 2020, and January 2021 sampling rounds; these are summarised as:

- For all sampling rounds (November 2020, December 2020, and January 2021), most of the results for scBOD5 exceeded the ANZECC AE (95%) trigger value for HS1A (new), HS1, HS2, and HS3. The only exception was in January 2021 for HS1A (new) which was below the trigger value.
- For December 2020, nitrate-n exceeded the ANZECC AE (95%) trigger value at HS1A (new), HS1, HS2, and HS3.
- For December 2020 and January 2021, dissolved copper exceeded the ANZECC AE (95%) trigger value at HS1A (new), HS1, HS2, and HS3.
- For November 2020, dissolved zinc exceeded the ANZECC AE (95%) trigger value at HS3.

The difference between the sites is marginal and shows little to no change in concentrations between upstream and downstream sites. For some parameters there may be an apparent decreasing trend downstream but this is not consistent over all parameters and may even increase slightly for some parameters. Therefore, this suggests that any influence found is likely the result of upstream sources and not the old (closed) landfill.

### 3.0 GAS DETECTION IN MONITORING WELLS

Condition 4 of Discharge Permit 6011 requires that: "...groundwater monitoring wells shall be sampled for landfill gas when groundwater samples are taken from the wells. As a minimum, sampling shall be undertaken for methane, carbon dioxide and oxygen..."

In the past, gas monitoring results were reported in the Annual Report. A recommendation of the 2019-2020 Annual Report is that this should be done every quarter so that if any results are unusually high, that appropriate action can be undertaken, including putting safeguards in place at bores.

Appendix E summarises the results of gas testing undertaken on 05 January 2021.

- ✧ Methane was detected in various amounts in 20 of the 23 groundwater monitoring bores.
- ✧ The highest recorded level was 0.94% in Bore D4, which is 9,400ppm and is 5 times below the lower explosive limit. Another nine bores also recorded levels above 5,000ppm.
- ✧ These results are significantly higher than recorded in the past and it is important to determine the reasons for this. It may be that there is an accumulation of methane that disperses rapidly once the bore cover is removed. If the reading is taken immediately in removing the cover then it is also suggested that a further reading be taken at the end of the groundwater sampling procedure to determine if it has changed. It is also possible that a different instrument is being used compared to the past. This matter should be discussed with Downer.
- ✧ The elevated methane results require that health and safety measures are adopted around the groundwater monitoring bores, as for the landfill gas extraction wells. No smoking should be permitted by personnel who undertake the groundwater sampling when in the vicinity of the groundwater wells, besides adhering to the landfill rules about no smoking at the site.

### 4.0 DISCUSSION

#### 4.1 SAMPLING QUALITY CONTROL AND ASSURANCE

The landfill extends over a significant area and there are many sampling locations. However, it is important that the length of the sampling period is kept as brief as possible because a sampling period that is too long may make comparisons of results between rounds and individual monitoring locations less valid. This current monitoring round was carried out over a 19-day period between 24 December 2020 and 11 January 2021. This is a longer timespan than the previous monitoring round which was 15 days. This monitoring period is slightly longer than the recommended period (i.e. obtaining all samples within 7 days) and therefore the results must be interpreted with some caution.

Determinant	Units	ANZECC AE (95%)	Consent Trigger Values (Table C1)	HS1A (new)			HS1			HS2			HS3		
				Nov	Dec	Jan	Nov	Dec	Jan	Nov	Dec	Jan	Nov	Dec	Jan
Dissolved Boron	mg/L	0.370	-	0.05	0.05	0.06	0.04	0.05	0.06	0.05	0.05	0.06	0.05	0.05	0.06
Dissolved Cadmium	mg/L	0.0002	Med. 0.0002	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
Dissolved Chromium (VI)	mg/L	0.001	-	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005
Dissolved Copper	mg/L	0.0014	Med. 0.0014	0.0013	<b>0.0019</b>	<b>0.0017</b>	0.0012	<b>0.0019</b>	<b>0.0014</b>	0.001	<b>0.0018</b>	<b>0.0016</b>	0.0011	<b>0.0018</b>	<b>0.0014</b>
Dissolved Iron	mg/L	-	-	0.028	0.057	0.058	0.027	0.057	0.035	0.036	0.113	0.056	0.031	0.078	0.06
Dissolved Lead	mg/L	0.0034	Med. 0.0034	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025
Dissolved Manganese	mg/L	1.9	-	0.0016	0.0062	0.0043	0.0020	0.0075	0.0040	0.0026	0.0321	0.0036	0.0050	0.0086	0.0032
Dissolved Mercury	mg/L	0.0006	Med. 0.0006	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025
Dissolved Nickel	mg/L	0.011	Med. 0.011	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025	0.00025
Dissolved Zinc	mg/L	0.008	Med. 0.008	0.001	0.003	0.002	0.001	0.001	0.001	0.001	0.002	0.002	<b>0.008</b>	0.001	0.001

Notes:

NR = Not reported

**Bold** – denotes an exceedance of the ANZECC AE 95% protection level trigger values

All '<' values have been reported as half the detection limit for statistical purposes and are expressed in italics





## Long Term Plan 2021 – 2041

## Submission Form

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## Submissions can be:

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Levin 5540
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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:** \_\_\_\_\_

**Full Name:** Karen and Stephen Prouse

**Name of Organisation:** \_\_\_\_\_

**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

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## 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.

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

Development Contributions should be fairly applied. We are concerned that rules in the District Plan and rules applying to individual Structure Plans eg Tara-Ika will not be fairly applied by the Council.

For instance developers should only be required to provide infrastructure of the scale pertaining only to their individual development eg not infrastructure or land pertaining to wider storm water requirements. Developers should not be required to vest parks etc with the Council just because these are drawn on their land. Parks, playgrounds and land for this should be financed by Development Contributions.

### 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)

We have some questions around the implications of the government grant to fund major infrastructure for Tara-Ika. If the Council has received a grant we should not be paying twice.



## 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

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## 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

What controls will be placed on this to ensure these decisions are applied equitably and are subject to cross checks & accountability controls?

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## 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%.

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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.

**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

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Horowhenua District Council  
Private Bag 4002  
Levin 5540





## 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  
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Levin 5540
-  **Emailed to:**  
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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:** Mrs

**Full Name:** Evangeline Rade

**Name of Organisation:**

**Postal Address:** 15 Purcell Street

Foxton

**Post Code:** 4814

**Telephone:** 06 - 3636604

**Mobile:** 021 150 5720

**Email:** erade@yahoo.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:

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## 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

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## 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.

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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?

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

Handwritten notes on lined paper:

1. Rooding

2. Water supply

3. Wastewater treatment

4. Stormwater

5. 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)

Handwritten notes on lined paper:

1. 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.

2. 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.

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

4. 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

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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

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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%.

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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.

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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

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## 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

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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

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Levin 5540





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

## 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

## 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:**

Dean Peri Tukapua

**Name of Organisation:**

**Postal Address:**

7A KAWI RD

Levin

**Post Code:**

5510

**Telephone:**

**Mobile:**

021 249 5001

**Email:**

deantukapua@gmail.com

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

☒ 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.

It goes without saying new development needs Water, Stormwater & Sewage as a major part of development. This should be largely funded by the Developers not the rate payers

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.

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



## 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

Developers already have a plan in place for their site, they should allow contingency for this.

## 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

Price are going up with inflation it should be going up not being reduced.

## 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

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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?**

HDC need better technical input for a lot of the infrastructure happening in the community.

## Thank you for your submission

### Privacy Act 1993

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DISTRICT COUNCIL

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**Growing**  
our future  
**Together**

**Long Term Plan 2021 – 2041****Submission Form**

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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:** \_\_\_\_\_

**Full Name:** Leane Brown

**Name of Organisation:** \_\_\_\_\_

**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	✓	✓			
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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

5/ If the pool is closed then Council could survey Foxton Community to find out if they would support a free bus service to Levin Aquatic Centre.

Option 4/ Seasonal outdoor could be achieved by removing the roof.

## 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.

Absolute must for these to be introduced.



## 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.

A contribution should be earmarked for all 5 activities but more so community infrastructure. Shared pathways connecting to CBD is a must.

### 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)

Developers to be paying for green spaces, shared pathways, parks and recreation in growth areas



## 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

I consider payments for development contributions could be staged over three payments but all owed contributions should be complete at time a lot is marketed for sale.

## 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.

To maintain fairness to all in the District I consider the removal of the Business and farming General rate differential to be more equitable

## 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

I consider more homework is needed on this policy. There appear to be many confusing figures and predictions.

## 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

I am strongly opposed to raising the net debt limit to 250%.

I consider the rate rise intended is unaffordable to this district given 2/3 pop<sup>n</sup> is low income. Rates never go down, they continue to rise. To suggest after 10 years that they will is obfuscating the truth.



## 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?**

You need to get 'Outstanding Environment' become part of an Environment policy. There is no funding for the Environment in the LTP so not sure how Council will achieve this - nice words but no substance.

## 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.

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Horowhenua District Council  
Private Bag 4002  
Levin 5540





## 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:**

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Council, Private Bag 4002,  
Levin 5540


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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:** Mrs

**Full Name:** Gwyneth Schibli

**Name of Organisation:**

**Postal Address:** 2 Ngairo Street, Levin

**Post Code:** 5510

**Telephone:** 06 367 3014

**Mobile:** 0211806218

**Email:** wgschibli@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:



## 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

*Provides best value for expenditure  
Levin also needs short term future upgrade.*

## 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.

*BOTH - Developers already pay for  
initial installations and -  
Ratepayer users should contribute to  
general long term maintenance  
So - agree in principle but not on  
specific differentials.  
As for everything else, All Dev Con's  
should be equal across district.*



## 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.

Community infrastructure of parks and reserves should be user pays. Rates across the district NOT by development contributions. Initial roading is payed by developers so maintenance should after be by ratepayers. We have huge problems with water and sewage supply and will need more Dev. Con's. to solve them.

Are there aquifer plans available for subterranean Eastern Levin to Ohau? Plans or investigations for bore availability options?

### 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)

Future reparation work on any community/Council owned asset will be the same cost regardless of area of occurrence.

Therefore contributions should be the same regardless of place in the district.

Too high development fees stopped Levin in the past. This can happen again with the proposed district defined differentials.



## 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

Agree in principle but only for newly permitted work after July 1 2021.  
Should not apply to already permitted projects.

## 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%.

Agree in principle.



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.

Generally agree but oppose the 0.5-1 ratio because rural holding definitions are too vague and many smaller agri-only units are tied to larger production farmed blocks and are NOT undeveloped lifestyle blocks

## 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

"feel-good" projects e.g. Donnelly Park.

Agree in principle but seems a wasteful difference between renewal of infrastructure and other "wanted

## 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

Wish to keep debt-to-income ratio to below 200% Projected population increase should balance this.

Only needs a minor increase in interest rates for debt to compound.



## 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 Mostly but 2 areas stand out for me.

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

- 1) Protection for Class 1 & 2 land. Horticulture. It is critical. We have no protection for Class 1 & 2 land to stop being built over. In NZ only 7.5% horticultural land is left. Horowhenua provides 33% of NZ green vegetables. A major asset of our region but not even mentioned on the basic 20yr plan. It is too vulnerable & needs to be identified and protected at all costs as NZ needs to remain self sufficient. We no longer grow veges at home. We cannot lose even 1m<sup>2</sup> of this asset.

**Thank you for  
your submission**

2) Alternative Transport. Cycling in Levin is a sick joke. Hard to find mention on HDC website. New provisions, Queen / Cambridge Str roundabout lead onto dangerous path behind angle parked cars Queen to Kent Str. 16 bike parks in Levin none provided by

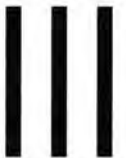
H.D.C. Nothing even at H.D.C. etc.. etc.. etc.. no space.

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Horowhenua District Council  
Private Bag 4002  
Levin 5540



3673014  
G E Schibli,  
2 Ngaio Street,  
Levin 5510  
*Strategic*  
Planning Department?  
Horowhenua District Council,  
126 Oxford Street,  
Levin



Dear Madam, Sir,  
**Re; previous request for infrastructure details for Tara-Ika.**

It is more than 2 months that I left a first request at the HDC desk.  
I have not received a reply back from the Council – even to acknowledge receipt of letter.

I requested details and a map of the proposed new pipe structure installations for the circumference of the new Tara-Ika subdivision.

That is, for the pipe sizes and the positioning of the water mains supply, sewage removal and road stormwater provisions for Gladstone Road, Tararua Road, Queen Street East and Arapaepae Road, plus if any provision is being made for a collection line, east/west, through the centre of the subdivision.

As government monies have been gifted and loaned for this project, I assume that a map of this system is readily available and certainly must be completed before work can start.

I want this information as part of my Tara-Ika submissions and to date can only say that this information has, for whatever reason, been withheld from me.

Trusting to hear from you as soon as your convenience allows,

*G E Schibli*  
Gwyneth Schibli






**Growing**  
our future  
**Together**

**Long Term Plan 2021 – 2041****Submission Form**

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Te Awahou Nieuwe Stroom and  
Shannon Library.

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

**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

**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:** ROGER TRUEBRIDGE

**Name of Organisation:** TRUEBRIDGE ASSOCIATES

LIMITED

**Postal Address:** 522 QUEEN STREET

LEVIN

**Post Code:** 5510

**Telephone:** 06 368 6249

**Mobile:** 027 472 7191

**Email:** roger@truebridge.co.nz

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

☐ Yes ☒ No

**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

Not submitting on this topic.

## 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.

We would like to see more detail on how these costs were calculated.

Contributions should be balanced & moderated across the district.

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.

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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)

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## 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

We agree with payment at 224 stage.

We do not agree with payment at Building Consent stage.

## 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%.

Not submitting on this topic.



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.

Not submitting on this topic. ✓

## 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

Not submitting on this topic. ✓

## 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

Not submitting on this topic. ✓



## 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?**

Infrastructure will either hinder or enable development. HDC needs to make sure that we get this right so that infrastructure acts as a catalyst to development. Infrastructure development should be environmentally sustainable.

## Thank you for your submission

### Privacy Act 1993

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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:** Mr

**Full Name:** Geoff Ritchie

**Name of Organisation:** \_\_\_\_\_

**Postal Address:** 76 QUEENWOOD RD

LEVIN

**Post Code:** 5510

**Telephone:** 027 373 4576 (06) 927 9281

**Mobile:** 027 373 4576

**Email:** geoffritchie01@gmail.com

**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

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## 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.

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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?**

- ☒ 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

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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

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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%.

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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

I agree with the HARRAI submission which calls for a Fiduciary Duty of Care Policy

## 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

Again, the HARRAI submission seems to point to some inaccurately presented data. Could this be cleared up?



## 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?**

Outstanding Environment — I'm not seeing  
proactive plans to achieve an outstanding  
environment in '41

Clean water + air. Climate Change

Predator Control Protecting the Night Sky

Should there be an environment committee?

## Thank you for your submission

### Privacy Act 1993

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**Horowhenua**  
DISTRICT COUNCIL

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Horowhenua District Council  
Private Bag 4002  
Levin 5540



## Long Term Plan 2021 – 2041

## Submission Form

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

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Levin 5540

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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:**

Kevin Alexander Miles

**Name of Organisation:**

**Postal Address:**

44 Rima Street

Levin

**Post Code:** 5570

**Telephone:**

0211364075

**Mobile:**

**Email:**

kmiles.swright@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:



## 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

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## 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.

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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?**

- ☒ 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

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## 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

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## 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%.

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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.

**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

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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:** JAN ALEKNA

**Name of Organisation:** \_\_\_\_\_

**Postal Address:** 172A BARTHOLOMEW RD  
LEVIN

**Post Code:** 5510

**Telephone:** 06 368 0711

**Mobile:** \_\_\_\_\_

**Email:** janalekna@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:



## 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.

Developers should "most DEFINATELY" be paying. Why would you even consider dumping all the extra onto your already struggling ratepayers.

Do you have enough doctors to cover all these extra people because there's not enough now!

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.

All of it! The houses they are being extremely well paid for will have people who will create extra pressure on all those amenities.

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

Charge when granting the development consent then you won't be chasing up unpaid contributions long after the development is built + sold.

## 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

No excuses for reduction  
If your people are capable and efficient in their areas of expertise they will have it right first time.

Im sure many developpers would be able to convince their cronnie buddies on council they are worthy of a reduction so NO! NO! 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%.

Residential growth would suggest more people using the businesses so leave as is.



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.

Rural properties not farming should be paying their share like every one else.

## 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

This council has one of the worst gross debt

ratios in the country.

Stop trying to be bigger fish than you are.

Hire yourselves some decent accountants,

(neutral ones) listen to them + stop trying to bankrupt our town.

## 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

Lodged large number of your citizens. They are low income or beneficiaries. Do you seriously think their incomes go up by 4.6% - 7.5% annually. NO! But everything they need to survive does. Cut some of your

more stupid plans with the over inflated price tags ie - Donald Duck Park Splash Pad + Start thinking more about your constituents.



## 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?**

Instead of looking after old boys club get more realistic quotes for some of your projects. Pak n Save randa but was a six month "JOKE". 20 men stood watching one man on a roller most days. And the result of the same project is ... "bigger traffic jams" YAY.

**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:** MR

**Full Name:** MARK CONROY

**Name of Organisation:**

**Postal Address:** 1121 Queen St EAST  
Levin **Post Code:** 5571

**Telephone:** 06 3688862

**Mobile:** 022 310 5048

**Email:** forconroys@

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

☒ Yes ☐ No

See attached - 110V Transmission Lines

## 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

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## 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.

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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?

- ☐ 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

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## 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

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## 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%.

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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.

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

☒ Yes ☐ No

*Focus on borrowing for  
Infrastructure / Utilities building  
while interest rates are  
low*



## 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

Land Development.  
for urban/rural areas

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

→ Improve the standard of living in Levin with considered infrastructure planning for proposed urban development, - see attached.

## 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.

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**Horowhenua**  
DISTRICT COUNCIL

Free 



Horowhenua District Council  
Private Bag 4002  
Levin 5540

## **Submission to HDC long term plan**

Update of HDC District Map: designation of the old National Grid Corridor running through Levin

Transpower has informed HDC that the old National Grid high voltage transmission Line (originally running from Mangahao to Paraparaumu) was decommissioned in 2017. HDC should therefore remove the designation from the District map as there is no legal easement for the lines on the land titles of affected private property.

Property owners were not consulted when Transpower then onsold the lines to Electra for Levin's local electricity network. Now Electra refuses to remove the lines, insisting that they have the right to keep their power poles on private land.

The proposed Tara-Ika subdivision still has these power poles which will significantly affect urban development plans both there and in surrounding areas. Removing the designation of the corridor from the district plan will require Electra to review the design of their electricity network, rather than assume that local ratepayers will eventually cover the cost of removing the poles.

Thank you

Sally and Mark Conroy

1121 Queen St East

Levin 5571

Cell 022 310 5048







## 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:**

MR

**Full Name:**

ERIC MICHAEL WALKER

**Name of Organisation:**

N/A

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

☐ Yes

☐ No

NOT SURE of MEANING.  
DID VIA MESSENGER POST some of my  
thoughts.

## 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

N/A

**Do you require a translator?**

☐ Yes

☐ No

If yes, please specify below:

N/A



## 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

IF option 2 can be upgraded  
when economic situation improves

## 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! it should NEVER HAVE  
been removed see my MESSAGING  
POST.



## 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.

Roads (48%) should NOT be the  
MAIN source of funding growth  
infrastructure

Community infrastructure such as  
parks etc should be put on the back burner  
at this time,  
with perhaps sportsfields being an  
exception

### 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)

Not sure the meaning of HDC's term - 'Growth' is it the spiralling out of control  
property valuation or which rates are fixed?  
Just so long as the ratepayers are not the target & residential property rates drop.



## 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

NEITHER NOR - But Both Together  
The development contribution could  
be paid in increments to better  
manage cash flow.

## 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

Developers can be helped by  
the HSC accepting payments over the  
period of the development's start to  
completion.

## 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%.

SINCE THESE ARE THE ONLY 2 OPTIONS  
However if Rates were taken off  
CAPITAL VALUE, OR IF CAPITAL VALUES  
fell then the charges will have to be  
gathered from another source.  
Rate payers should not have to pay for  
something they have no control over.  
CAPITAL VALUE IS DETERMINED BY MARKET PRICES



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.

NEED a Case Scenario.

CANNOT say on % figures

AGAIN ITS UNFAIR FOR FIXED

Income families to pay UNAFFORDABLE

Rates - & it is unfair for out of town

people to pay FOR INTOWN GENERAL Rates

## 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

See attached comments on what is 'FAIR' or not.

There is nothing solid to work on need a case study  
The Revenue & FINANCING Policy is fundamentally  
Skewed - NEED A Royal Commission to INVESTIGATE  
Governance in gathering Revenue & FINANCES.

## 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

SCRAP  
THIS  
proposal

Come up with a "BUSINESS" plan - with a case scenario.

GETTING mixed messages from HDC.  
Chronicle printed a rates % table that  
is WAY WAY DIFFERENT to this  
statement - IT IS this INCONSISTENCY  
that UNDERMINES any confidence in  
the LEADERSHIP & Governance of the HDC  
The History of the Deere's Contribution is  
A prime example of the HDC shifting the  
goal posts, MAKING IT IMPOSSIBLE to  
GIVE you HONEST opinion



## 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

IDEALISM is fine But it is DESTRUCTIVE when it OVERRIDES REALITY.  
Hold on to the IDEAL while LIVING in the REALITY - DO NOT LIVE in the IDEAL while IGNORING the REALITY

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

MISSING the UNDERBELLY of Homelessness, Poverty etc. Not all life in the Horowhenua is pretty pretty, up to the hills, with 2 dogs & a cat - MISSING the needs of the Vulnerable in our Community. We do not want Sympathy or even EMPATHY - WE need concrete plan of ACTION to BRING ALL in OUR Community up - As a small part of the Community is prospering @ the EXPENSE of the Rest.

## Thank you for your submission

### Privacy Act 1993

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**Horowhenua**  
DISTRICT COUNCIL

Free 

Horowhenua District Council  
Private Bag 4002  
Levin 5540





19 April 2021

Yes, it would be wonderful to have unlimited means and build the 'utopia' of our dreams, but not now the economic winds are against risk taking, the 'Bull Market' cannot last.

"Money makes money" and is not concerned with how.

Believe the Debt and ability to service the debt ratio should be 77% the USA is now 200% and Japan at 237% and many, many more are in dire straits, add to this pending global crisis, the personal debt level of the people, and there is reason for great concern. Yet the HDC proposes to go beyond Japan, to a cloud piercing 250% of its operating income, which was disastrously high at 195% this can only be described as most reckless.

Instead of having all the bells-and-whistles, state of the art ambiance, a trimming of the cloth to fit the purse would be a more prudent way to go. Jettison Debts.

Trust is toughened by Transparency. There is no Trust where Secrets abound.

Do not be lulled into a false sense of security, for we are NOT over the Covid-19 disruption, in fact the Pfizer CEO Albert Bourla believes Covid-19 inoculations will become an annual affair. Worldwide COVID-19 death toll tops a staggering 3 million, and climbing.

The over reliance on Rates (48%) puts a most stressful burden on the low-income earners and is unsustainable, especially since rates are tied into the **artificially** highly speculative priced housing market. A business person would look at both the Quick Ratio **and** the Current Ratio, it is criminal for any council to hike up rates to improve their liquidity and asset portfolio in order to present a strong investment opportunity for out of district investors. It is a very simple stratagem, in order to increase borrowing – raise the Rates, so that the lender can see the liquidity ratio is acceptable.

What do the terms 'fair' and 'equitable' really mean? The cartoon below gives three scenarios, the fence being the rates. They could also depict 1) Poor governance 2) + 4) Result of poor governance 3) Good governance.

1<sup>st</sup> frame everybody pays their share. (Poor governance)

2<sup>nd</sup> frame rate take compared to personal income (the little fellow has to pay two-thirds of income, putting him in a dangerous financial position, should the fence be raised, or adverse economic winds blow.

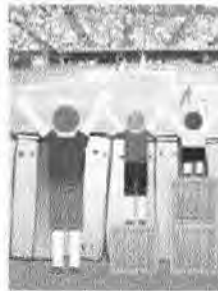
3<sup>rd</sup> frame the systematic **reliance on rates** as HDC's main source of income is removed and each is happy to enjoy this beautiful district to the full. Yes, rates will still be required, but not be an unbearable burden. (Good governance, as it utilises **every** source of funding)

4<sup>th</sup> frame is an eyeopener it clearly shows the business structure is a 'Pyramid' where top management dictates to the lower levels and if the 'Pyramid' becomes top heavy ... what then? Or if the base collapses due to over taxation ... what then?

## EQUALITY VERSUS EQUITY



In the first image, it is assumed that everyone will benefit from the same supports. They are being treated equally.



In the second image, individuals are given different supports to make it possible for them to have equal access to the game. They are being treated equitably.



In the third image, all three can see the game without any supports or accommodation because the cause of the inequity was addressed. The systemic barrier has been removed.



Note when turned on its side the pyramid structure.

The lower income earners paying relatively more in relation to real income.

The top echelon of the business model is supported by the large base that are required to use up their resources to feed the few at the top. Trickle-down effect was debunked decades ago, it is a myth.

A feature of a 'pyramid' scheme is that, they rely on a large base pouring in money for a prosperous future that is always just around the corner, just around the corner, just the corner, corner .....

Definition of a model: A model is an imitation of the real thing.

- Good Governance
- 1) Works within budget. Does not over extend its authority.
  - 2) Steers community through good/bad times with same level of care
  - 3) Able to differentiate between community's needs & wants
  - 4) Always puts Community before policies.
  - 5) Fosters healthy, open dialogue, and trust with the community.
  - 6) Brings community with them; not drives community from the rear.

An old saying; A bird never fouls its own nest. Is the HDC house in order?

Is the HDC inhouse Variable expenses, trimmed to the bone? Salaries, Wages, Office Equipment/Furnishings, Power Account, Canteen and Entertainment costs, needless interior decorating to use up unspent monies, all such items, as well as Fixed expenditure, such as legally required insurances etc are dead money, in that they do not generate an income, and can amount to hundreds of thousands of dollars of Ratepayer's money, if not kept in check. Is governance top heavy?



This is a legitimate question as it is ratepayer's money that is funding them. One recent example was the granting with full pay, four days leave as the staff deserved it (re Covid-19) other councils gave one day, and some two days, but cash strapped HDC gave four.

Ratepayers went through just as hard a time, do we get four, rate-free days?

Another extravagant use of ratepayer's money is seen in the fantastic new footpath in Queen Street West, surely common old top soil would have been fine, instead of manure to finish off the grass area.

We are all familiar with the story of the Emperor's new clothes, everyone was encouraged to look at the detail, see how fine and desirable, how intricate and pleasing to the touch, the invisible cloth is. The devil is in the small print ready to bog us down in overload of information, the never ending, prosperity *just-a-step-away*, twenty-year plan is today's 'invisible cloth' and a child called P. Demic pointed and said "Look the HDC has no cloths.

Of course, the details are going to present a sales pitch in favour of the proposal, accountants can make figures say whatever the accountant wants them to say. The details divert our attention away from the '*elephant in the room*' – that borrowing is reliant on the rates income, which in turn is riveted to the grossly over inflated, artificial speculative housing market. The word parochial comes to mind, this proposal is too narrow in its vision.

The rates to personal income ratio, should be 1 to 1.05, that is, for every dollar earned by the individual, they pay 5% of earnings in rates. Good governance would work within this limit.

This proposal is like aiming at a grey, shapeless misty promise in the grey, gloomy halls of parliament, which are full of grey, shapeless misty promises.

That the Council has spent six months of Ratepayer's money in trying to fit a square peg into a round hole, is regrettable, and shows a lack of understanding of good governance.

This proposal should be struck down, invited submissions are to be made on a moving target, full of assumptions, of 'Maybes' of 'Perhaps' of 'We are looking at's'. There is no leadership, no sound governance in this proposal.

Summary of the Development Contribution Saga:

2015 the Council stopped the DC.

- Reason 1) NO REASON GIVEN (Believe it was Behind closed doors)
- " 2) IT WAS NOT COST EFFECTIVE TO ADMINISTER
  - " 3) IT WAS FAIR THAT CONTRACTORS & RATEPAYERS PAID their Respective share
  - " 4) IT WAS TO STIMULATE GROWTH.

NONE of these excuses stack up with Reality see *Hawke's Bay Chronicle* FROM MARCH 26, 2021 p. 16 & H.C. FRIDAY APRIL 9, 2021 p. 33. The HDC ADMITTED the GOVT. ASSUMPTION WAS WRONG AS the HDC WAS EXPERIENCING GROWTH YET FROM 2015-2020 NO FINANCIAL CONTRIBUTION WAS COLLECTED ≡ MILLIONS of \$ WERE DENIED to the RATEPAYERS.

Behold to DESTINATION

THE ELKIST CREED

IT IS THE DEMOCRATIC WILL  
THAT ALL THE GOVERNING BODY  
HAVE THE RIGHT TO DISCARD  
FISCAL SPENDING AND  
THE RESPONSIBILITY OF  
PAYING FOR THE FINANCE  
THAT SOLD IN THE FUTURE

FASTER I SEE  
A ROSEY GLOW  
A HERO

LOOKS MORE LIKE  
THE FIRES OF  
HELL

ELKIST MATHS  
WE USE - YOU PAY

A SKIT ON "USER PAYS" 1971

Eve Walker





**Growing**  
our future  
**Together**

**Long Term Plan 2021 - 2041****Submission Form**

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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:** Submitter

**Full Name:** Charles Rudd

**Name of Organisation:** N/A

**Postal Address:** 242 Hokio Beach Road

LEVIN RD1

**Post Code:** 5571

**Telephone:** (06) 368 3567

**Mobile:** 021 029 787 00

**Email:** N/A

**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

see attached submission

## 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.



## 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

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## 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

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see attached document

## 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%.

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see attached document

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.

See attached ~~the~~ Submission

## 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

See attached Submission

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

see attached Submission



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.

see attached submission.

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)

see attached submission

## 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?**

See attached Submission

Charles Ruhl 19 April 2021

## 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



**Attachment to the Submission Form:**

**The Horowhenua District Council's**

**Proposed Long Term Plan 2021 – 2041**

**“Growing our future together**

**Submitter: Charles Rudd**

**Monday 19<sup>th</sup> April 2021**

**Constructive Criticism:**

“You can lead a horse to water, but you can't make it drink”

“You can fool half the people half the time, but you can't fool all the people all the time”

.....

1. Others and I lawfully expect that any in – coming Commissioners to the Horowhenua District Councils proposed Long Term Plan 2021 – 2041, to declare any Conflicts of Interests attached to the subject matters and not to participate in the Hearing.
2. The Long Term Plan Submission Form of 2021 – 2041, is a distraction toll of questions that leads to HDC's required answers.
3. The “Want to see what we're growing” booklet with the Submission Form, is not the same as the “Long Term Plan 2021 – 2041 Supporting Information” of the larger chronicled narratives.

Of which there are more questions to be asked, in regards to if the left hand knows what the right hand is doing?

**4. Attachments:**

- HDRRA      13 October 2020      Public Meeting advertisement      Attachment (1)

I attended that public meeting, and listened to the debate and concerns aired.

- HDRRA      21 March 2021      Public Meeting advertisement      Attachment (2)

I also attended that public meeting, and listened to the debate and concerns aired, as well

- HDRRA 21 Recommendations      Attachment (3)

That I Charles Rudd support HDRRA twenty-one Recommendations, because of HDC's seemly lacking in “Fiduciary Duty of Care Policy” seemingly disguised fiscal problems, amongst other matters.

- Wednesday the 14<sup>th</sup> April 2021, Charles Rudd denied and excluded to have public participation with speaking rights, to be heard and debated in a public forum.

Attachment (4)

- Friday the 16<sup>th</sup> April 2021 news article: **“Closed door sessions cause concern”**

Attachment (5)

- Friday the 16<sup>th</sup> April 2021 news article: **“Some in councils want more openness”**

Attachment (6)

.....

“What comes first, the chicken or the egg?”

## 5. **“Growing our future together”**

One has to ask oneself, is it a pyramid scheme of which those at the top skim off the cream while those at the bottom of the heap inherit the increasing debt of unaffordable inflated cost's?

### **Questions:**

- Where are the Manpower, Machinery and Material for this:  
**Assumed Growth?**
- Where are all the Doctors, and other health professionals for this:  
**Assumed growth?**
- **Where are all the other matters not thought about in this Assumed Growth?**
- Call an Ace an Ace.
- **Assumptions is the Mother of all ..... akin to delirious thinking.**

### **The Long Term Plan 2021 – 2041 Submission Form:**

#### **Topic One: Foxton Pool**

**Question:** Did HDC's operations engage with the Foxton Kerekere Ward community to action a survey on that issue, or are it just a district numbers game?

#### **Topic Two: Infrastructure: Development Contributions**

Option 1 and 2 are manipulations to a required begotten answer expected.



- There is a wrong way, a perceived right way, and an actual another way to do things correctly. Think about it.
- As I read and digest the required questions within the submission form, all I see is the requirements is all up the boo – eye.

**Yes, I do wish to speak to the Development Contribution Policy, at a Hearing.**

**In reference to:**

- **Activities**
- **Catchments**
- **Time of payments**
- **Reductions**

**Examples:**

- The Proposed Plan Change 4 in the Gladstone Green / erroneous named Taraika area, **has not yet** gone through the submission Hearing process, as of this 19<sup>th</sup> day of April 2021.
- Other large development areas such as the North East of Levin, the Roosevelt / East Liverpool Street area, the new housing development off –shoot off Hinemoa Street.
- As above, all this is being rushed through so that these development costs are not landed on certain developers and those certain landowners of today.

As said, those at the top skim off the cream while those at the bottom of the heap inherit the increasing debt of unaffordable inflated cost's?

**Questions:**

- Where are the Manpower, Machinery and Material for this **Assumed Growth**?
- Where is the extra Doctors and other health professionals for all this **Assumed Growth**?
- What else has not been taken into account of this **Assumed Growth**?

Anyone can have a nanny nap in an office, and hope the right light bulb is switched on, without paying for the consequences.

**Topic Three Changes to the Land Transport Targeted Rate?**

**Recommend:** HDC, to go back to the drawing board,

#### **Topic Four    Changes to the General Rate?**

##### **Draft Revenue and Financing Policy?**

##### **Financial Strategy?**

**Recommend:** HDC, to go back to the drawing board,

#### **Community Outcomes:**

- The proposed Community Outcomes do not reflect the aspirations of the Horowhenua District. Note that the majority of the Tokomaru residents wanting to vacate from the Horowhenua District.
- Horowhenua District has become a feudal system of not what one knows, but who one knows. A system constructed built to exclude, not to include.

#### **Vibrant Economy?**

- For those in the know, and who will personally benefit from

#### **Outstanding Environment?**

- It does stand out as the most contaminated and polluted District in the whole of Aotearoa / New Zealand and we all know it.

#### **Fit for purpose Infrastructure?**

- It depends on who is wearing the shoe, to kick others with.

#### **Partnership with Tangata Whenua?**

- Here we go again. Using Maori kupu that most do not understand. Where is the debate on that? It depends on who's perceived perception. Tangata Whenua means: People of the Land: Is not a New Zealand born Kiwi, a person of the land? Think about it.
- Partnership with Tangata Whenua depends on what goes on behind closed doors in reference to Memorandums of Understandings / Memorandums of Partnerships/ Cultural Impact Assessment reports, with certain particular selected Maori being engaged with any "In Kind" recognition given as a carrot.
- The above can and does pit Maori against Maori, Hapu against Hapu, Tribes against Tribe, in reference to "Divide and Conquer / Divide and Rule. Greed is the motivational force used, especially on matters of environmental concerns.
- It has to be said that some members of Governance and Operations are creating Class Distinction and Institutional Racism, by supporting one side against the other. They know who they are.

Naku noa na

Charles Rudd / Taare Ika

  
14<sup>th</sup> April 2021



**HOROWHENUA DISTRICT RATEPAYERS AND RESIDENTS ASSOCIATION INC.**

**PUBLIC MEETING**

**Your rates are they fair and equitable?**

**Are there disparities**

**For discussion**

**Does HDC asset sales and purchases affect  
your rates payments?**

**Total debt is \$118M (including creditors and  
other payables).**

**The CE's Delegated Authority to spend \$1M+,  
often this is hidden.**

**Failing to regard Resource Consents processes.**

**Why have Development Contributions?**

**Consultation with ratepayers and the public.**

**Can HDC demonstrate a Fiduciary Duty of Care?**

**DATE:**

**Sunday 13th October 2020**

**TIME:**

**2.30pm**

**VENUE:**

**St Mary's Church Hall**

**ADDRESS:**

**Cnr Cambridge St and  
Manchester Street**

**Contact: - 06 367 9891,  
Facebook**



**Find us on  
Facebook**

Advert: 16<sup>th</sup> October 2020



**HOROWHENUA DISTRICT  
RATEPAYERS AND RESIDENTS  
ASSOCIATION INC.**

# **PUBLIC MEETING**

**TOPIC:**

**DISCUSSION ABOUT THE  
LONG TERM PLAN**

**DATE:** Sunday 21st March 2021

**TIME:** 2.30pm

**VENUE:** St Mary's Anglican Church Hall

**ADDRESS:** Cnr Cambridge and  
Manchester St, Levin

**Contact:** Christine (06) 367 9891



Advert 19 March 2021



**To Include or too exclude  
The  
Public participation of Charles Rudd**

**Wednesday 14 April 2021**

**Council Chambers**

**Horowhenua  
District Council  
Levin**

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**Council**

**OPEN AGENDA**

**Page 45, 7. Procedural motion to exclude the public:**

1. My korero is not about any accusations about any one or any thing. My korero is about debating an issue of public interest.
2. Also my korero is about the Accountability, Credibility, Integrity and Transparency or the lack of, from Council.
3. Attached to that, are the ratepayers, taxpayers, and the public's right to know what is going to happen to have input, before it happens.
4. Regardless of excuses created by Law, the people all know at times that some created Law's can be an ASS.

**Trust and respect has to be earned:**

5. We, the public citizens, do not vote for our representatives to hide things from us, **do we?**
6. Governance of Council, do not expect the Operations of Council and or paid consultants, to be incompetent and or to hide things from Governance, **do they?**
7. When things are hidden, out comes Assumptions, Accusations, Conspiracy Theories, Intuitions, and rumours amongst other things, and we all know where that leads.

Note: that 'Big Mother's, 5 eyes is watching.

SAS

SES

SIS

SOS

SUS

8. Therefore, the public and others do have an interest on this matter, if Council has nothing to Hide.

Naku noa na

Charles Rudd snr;



gaurdian legal duty financial responsible

### Recommendation 1:

**Action:** Introduce before the 2022 Annual Plan a "Fiduciary Duty of Care Policy" so that the principle of fiduciary care is embedded in all operations, policies and procedures. This requires HDC *"seek to balance fairly respective interests of different categories of ratepayers"*.

**HDRRAI wants every person to add this recommendation to their submission ... more influence to enact change!**

1



### Legal precedent (1992):

**Fiduciary Duty: "seek to balance fairly respective interests of different categories of ratepayers"** *Mackenzie District Council v Electricity Corporation of New Zealand* [1992] 3 NZLR 41 (CA) at 47.

### Misunderstanding of Fiduciary Duty allowed:

- **Development Contribution removal:** a few developers gained financial benefits. HDC did not collect an estimated \$21 million, which became ratepayers' debt
- **Pensioner flats:** Selling on an open market may have resulted in a higher price
- **Performing assignments then acting after the event to obtain Resource Consents:**
  - Matarapa Waste Disposal, \$603,000
  - "The Pot", \$2.2 million
  - Fairfield Wastewater scheme \$8+ million

2

### Misunderstanding of Fiduciary Duty allowed low return on Asset Sales in Oxford St (2019)



3

"The one off, discounted from market value sale price, was in recognition of the relationship these leaseholders have had with the Council, in many cases for many years, and the contribution the leaseholders have made to the local community and economy through the businesses they operate out of their buildings".

### Does that balance fairly respective interests of different categories of ratepayers?

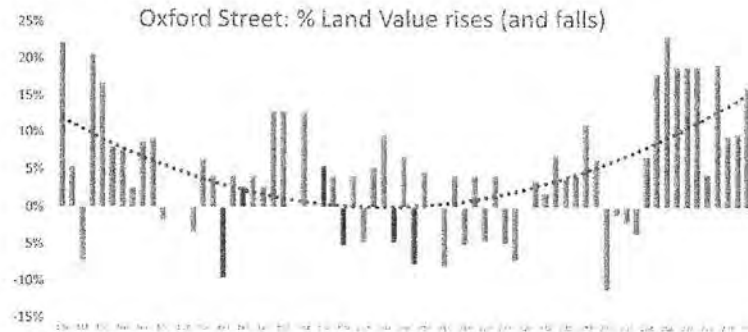
Did the sale reflect the HDC Property Strategy November 2015?

"Recognition of the relationship, contribution to the community" do not appear in the strategy.

4

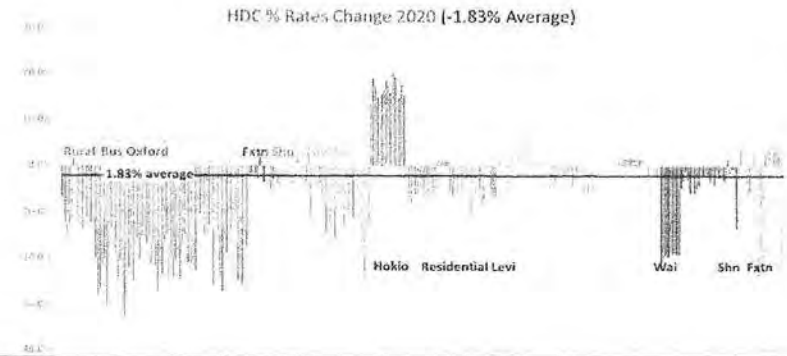


**IMPACT: The sales of business properties in Oxford Street has affectively lower the values of nearby properties.**

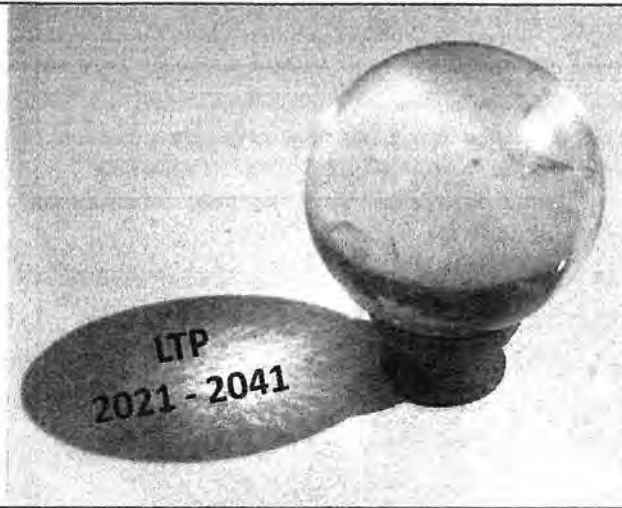


5

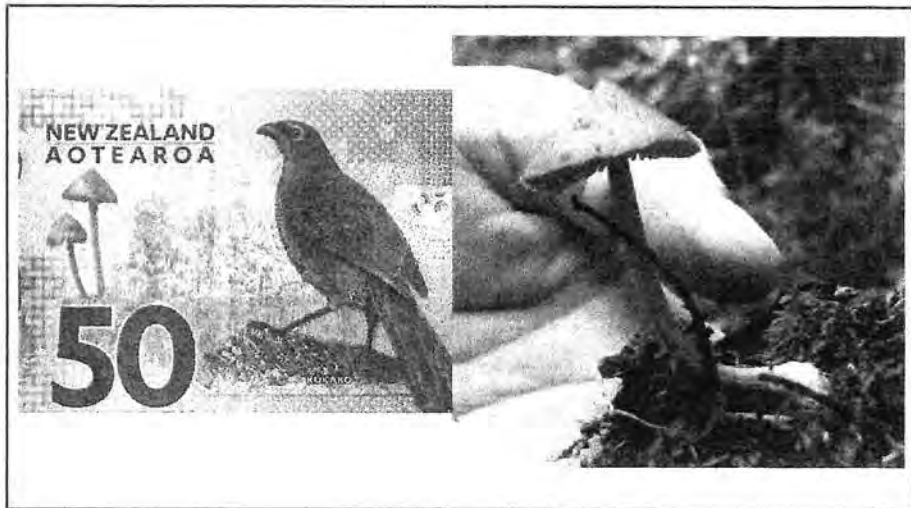
**Impact – Rates Changes 2020 Oxford St businesses get lower rates, forever**



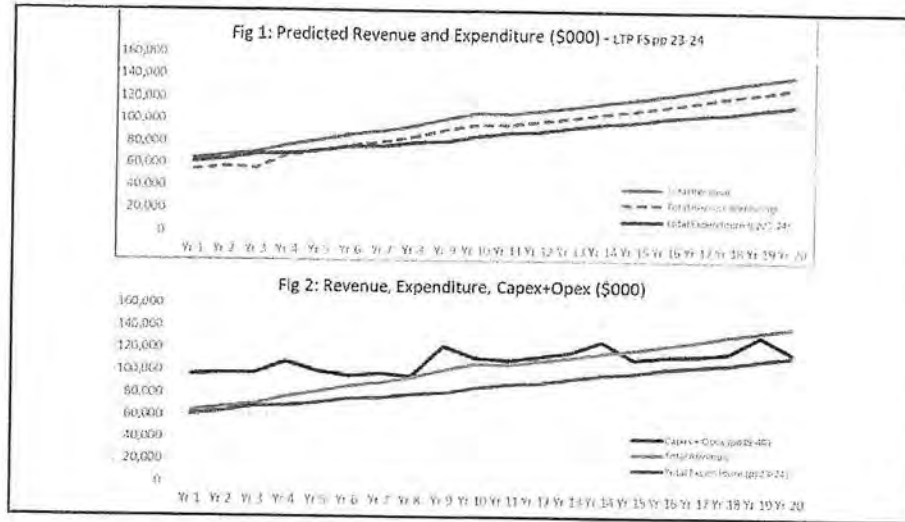
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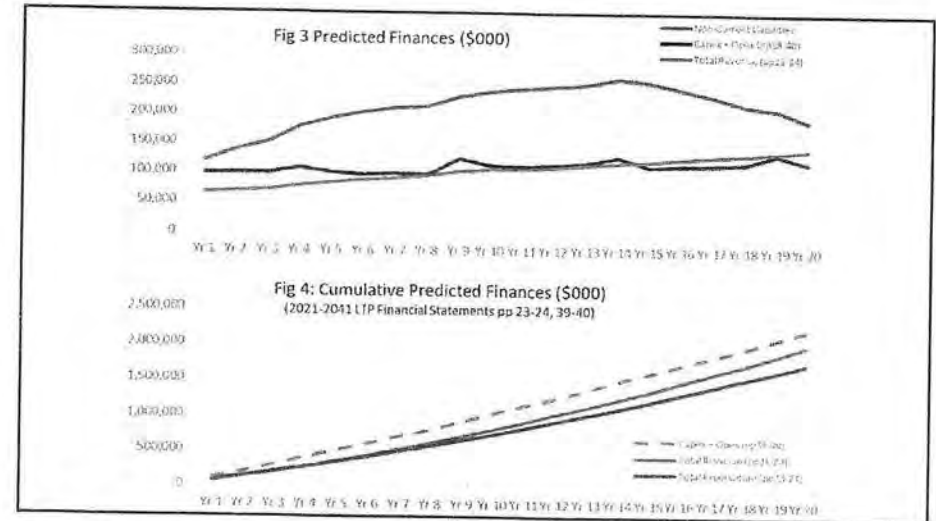
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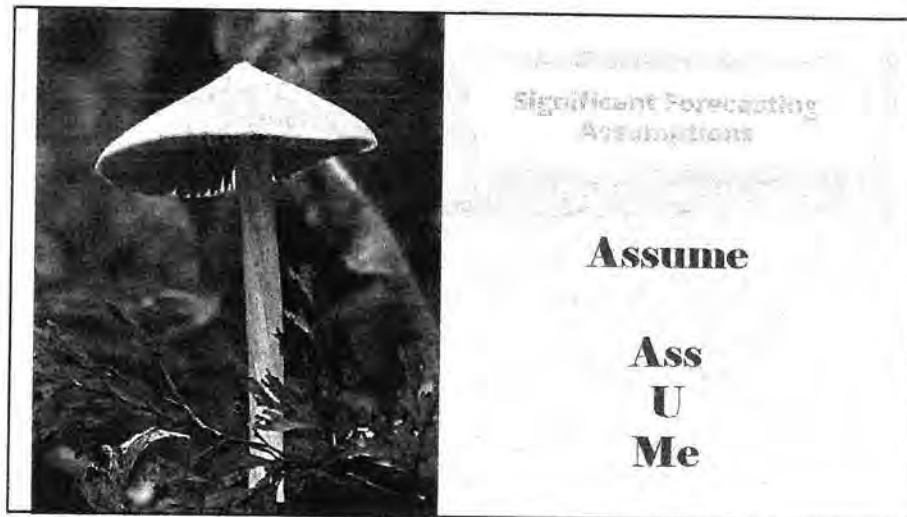
8



9



10



11

### Recommendation 2:

**Action:** Introduce by the end of the 2021-22 Financial Year a "Capital Value" Rating System.

**Horowhenua**  
DISTRICT COUNCIL

**Proposed Change to a Capital Value Rating System  
as part of the 2015-2025 Long Term Plan**

Council is proposing to change to a Capital Value rating system

Currently, General Rates and the Roadway and Stormwater Rates are calculated based on the Land Value of a property.

Under Capital Value, rates would be calculated based on the value of the land plus what is built on the land (e.g. a house, shop, or factory). Council thinks that a rating system based on the total value of a property, not just the Land Value, is more appropriate.

12



### Recommendation 2:

**Action:** Introduce by the end of the 2021-22 Financial Year a "Capital Value" Rating System.



The statutory targeted rates shows the percentage of rates which are based on the property's capital value is decreasing. This means the percentage of fixed rates per household is increasing. Outcome: Properties with high capital value pay proportionally less rates than lesser valued properties... a gain for wealthy at the expense of the less-wealthy ratepayers.

13

### Recommendation 3:

**Action:** Develop a policy by 30 April 2022 for 2022 Annual Plan, to provide a "rates affordability protocol or scale" for residents of Horowhenua to understand and submit upon.



Let it be an evidence-based analysis.

14

### Recommendation 4:

**Action:** Provide mechanisms and accountability by 30 June 2022 Annual Plan, to promote the social, economic, environmental and cultural well-being of citizens and communities (Local Government Act) in the LTP 2021-41



15

### Recommendation 5:

**Action:** Immediately withdraw the 13.5% overinflated rise in Employee Benefit Expenses (LTP Financial Statement p23)

Expenditure	2020/21	2021/22	2022/23	2023/24
Employee benefit Expenses	15,771	17,812	18,364	18,632

16

**Recommendation 6:**

**Action: Address and provide data, evidence, policies on the following issues before introducing the 2022 Annual Plan**

- Action:** publish the data within 6 months of accepting the LTP of how the reform in the Three Water sector will impact on HDC's finances for the LTP.
- Action:** publish the data within 6 months of accepting the LTP of how the reform in the Resource Management Act will impact on HDC's finances for the LTP.
- Action:** Before the LTP is agreed, recalculate and disclose all LTP financials without Tokomaru's involvement.
- Action:** Provide evidence to justify the intended outcomes re future of a (Levin) Landfill for Solid Waste Disposal.

17

**Recommendation 6:**

**Action: Address and provide data, evidence, policies on the following issues before introducing the 2022 Annual Plan**

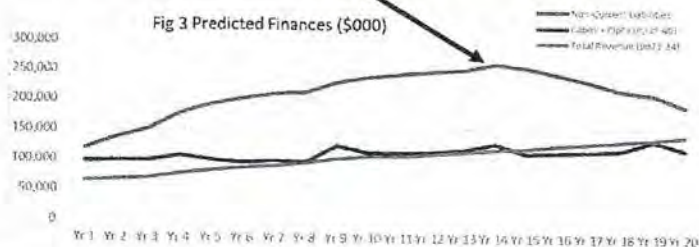
- Action:** HDC must show proof the community is in total agreement with the research, justification and return on investment data, before commencement of the project for revocation of the Oxford Street shopping precinct.
- Action:** Stop all development for the Levin Splashpad
- Action:** Before accepting the LTP, Councillors pass a motion that HDC will not be a developer anywhere in the Horowhenua.

18

**Recommendation 7:**

**Action: Do not move the debt level to 250% of the rate revenue.** (Draft LTP 2021-2041 Consultation Document, p31)

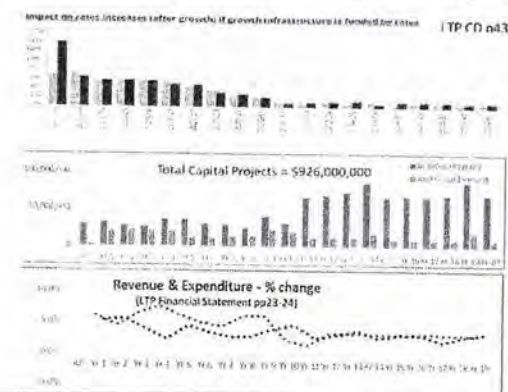
**That debt amounts to \$11130.84 per ratepayer.**



19

**Recommendation 8:**

**Action: Present transparent and accurately data.**



20



**Recommendation 9a:**

**Action:** Do and show the maths that proves: "HDC advises they will provide affordable levels of service through prudent infrastructure management."

HDC plans to spend more than \$2.1 billion on infrastructure expenditure during the 20-year period.

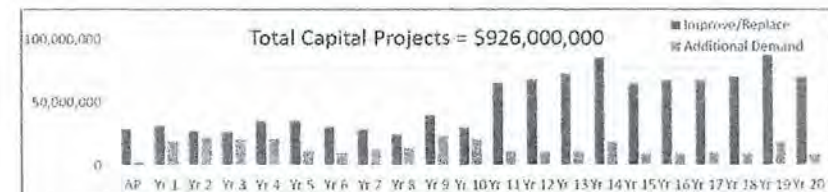
Is \$105 million per year average is an affordable level of service?

Present in the LTP data that support the assumption that affordability to current ratepayers and residents is not compromised by growth.

21

**Recommendation 9a:**

**Action:** Do and show the maths that proves: "HDC advises they will provide affordable levels of service through prudent infrastructure management."



22

**Recommendation 9b:**

**Action:** Provide evidence of the business plans for the first 3 years of Capex and Opex so ratepayers know where HDC intends to provide infrastructure.

**Forecast Funding Impact Statement (Whole of Council)**

	AP 2020/2021 \$'000	Yr 1 2021/2022 \$'000	Yr 2 2022/2023 \$'000	Yr 3 2023/2024 \$'000	Yr 4 2024/2025 \$'000
Applications of Operating Funding					
Payments to staff and suppliers	39,663	44,360	45,595	48,179	47,923
Finance costs	3,202	2,907	3,538	4,095	4,567
Other operating funding applications	-	-	-	-	-
Total applications of operating funding (B)	42,865	47,267	49,133	52,265	52,480

23

**Recommendation 9c:**

**HDC must specify where this addition funding for growth will come from before commencing actions to spend.**

Present data that shows where additional funding is required (LTP FS pp 39-40)

Total growth projects to meet additional growth \$280 million  
Development Contributions will collect \$140 million

**Shortfall \$140 million**

\$140 million cashflow deficit is covered how, by whom: Ratepayers?

24

**Recommendation 10:**

**Action:** Present accurate transparent information re Surplus/Deficit.



**Action:** Who is held accountable if the predicted surplus is not achieved?

25 Asset sales "cash flow" never pay down debt.

**Recommendation 11:**

**Action:** Taraika development should be abandoned if current ratepayers and residents are required to supply any additional finances.

Estimated cost                      \$39 million cost (LTP CD p54)  
 Government supplies            \$13 million free grant  
    \$13 million low interest loan (who pays that back?)

**Shortfall**                              \$13 million has not been secured.

26

**Recommendation 11:**

**Action:** Taraika development should be abandoned if current ratepayers and residents are required to supply any additional finances.

What are the long-term costs: replacement costs for roads, drinking water, wastewater and stormwater pipes etc.

Basic information for a business plan (long-term benefits and liabilities).

"We currently have no such analysis" is a condemnation of the HDC planning team.

27

**Recommendation 12:**

**Action:** Correct anomalies in the Rating Database

assessm	title	parcel	valnum	landval	rate	capval	inval
34 PS: 3		37693	143 0000 000A	\$650,000.00	Utilities Business	\$1,500,000.00	\$850,000.00
34 PS: 7 SO: 1		18235	143 0000 000A	\$650,000.00	Utilities Business	\$1,500,000.00	\$850,000.00
34 Lot: 1 DP:		51007	143 0000 000A	\$650,000.00	Utilities Business	\$1,500,000.00	\$850,000.00
34 Lot: 2 DP:		52543	143 0000 000A	\$650,000.00	Utilities Business	\$1,500,000.00	\$850,000.00
34 Sec: 1 SO:		52544	143 0000 000A	\$650,000.00	Utilities Business	\$1,500,000.00	\$850,000.00
5942 Lot: 75A-D		26422	143 0000 000A	\$1,380,000.00	Utilities Portion W	\$1,640,000.00	\$260,000.00
5942 Lot: 75B-D		26388	143 0000 000A	\$1,380,000.00	Utilities Portion W	\$1,640,000.00	\$260,000.00
5942 Lot: 75C-D		26385	143 0000 000A	\$1,380,000.00	Utilities Portion W	\$1,640,000.00	\$260,000.00
5942 Lot: 53 DP		27596	143 0000 000A	\$1,380,000.00	Utilities Portion W	\$1,640,000.00	\$260,000.00
5942 Lot: 730 D		28367	143 0000 000A	\$1,380,000.00	Utilities Portion W	\$1,640,000.00	\$260,000.00
5942 Lot: 733 D		15264	143 0000 000A	\$1,380,000.00	Utilities Portion W	\$1,640,000.00	\$260,000.00
11781 Lot: 4 DP:		31185	147 000 7700	\$10,900,000.00	Business	\$12,950,000.00	\$3,050,000.00
11781 Lot: 2 DP:		31183	147 000 7700	\$10,900,000.00	Business	\$12,950,000.00	\$3,050,000.00
11781 Lot: 1 DP:		31182	147 000 7700	\$10,900,000.00	Business	\$12,950,000.00	\$3,050,000.00
11781 Ptn: 403A		31926	147 000 7700	\$10,900,000.00	Business	\$12,950,000.00	\$3,050,000.00
11781 Ptn: 5A6B		31920	147 000 7700	\$10,900,000.00	Business	\$12,950,000.00	\$3,050,000.00

28



**Recommendation 13:**

**Action: Foxton Pool: Remove the building over the top of the pool and have a summer swimming.**

A free swim day attracted only 6 swimmers; presumably extra staff were employed to provide safety.

Currently the operation costs ratepayers and residents "approximately \$63 per person per visit" to run the pool.

**Recommendation 14:**

**Action: Infrastructure Funding: Introduce Development Contributions**

Net number new / rated properties 2017-2020	Total	2012 LTP values DCs not collected
Net number new rated properties	841	\$7,857,426
Building Consents issued	2868	\$21,450,773

- \$21 million in Development Contributions was not collected by a 2015 Council decision. (... underestimate: no figures for 2016)
- Fiduciary Duty of Care was not exercised because the decision financially benefited one set of ratepayers (developers) at the expense of others (all ratepayers and residents).
- NB: Not all developers are residents in the Horowhenua District.

29

Everyone uses all roads

30

Hokio village pg full Land transport  
but pass along farmers who pay less

**Recommendation 15:**

**Action: Remove the Land Transport Differential (Targeted Rate) and the quoted statement that favours businesses.**

Roading Rate based on Capital Value



• Rural/Business & Commercial  
• Urban Business  
• Rural/Business  
• Rural/Business  
• Urban Business

Horowhenua District Council 2016-2028 Long Term Plan p265 states

HDC Councillors remove "The reason for a business differential being set up is dividing the community:

"To offer a lower rate in the dollar for businesses as an economic incentive to establish and remain in the Horowhenua District"

Fiduciary Duty of Care?

31

**Recommendation 16:**

**Action: Remove the Business and Farming General Rate Differential**

General Rate based on Land Value



• Rural/Business & Commercial  
• Urban Business  
• Rural/Business  
• Rural/Business  
• Urban Business

The suggestion that farms have higher land values is biased and inaccurate.

Measure identical value of "values per square metre", not total numbers.

"To offer a lower rate in the dollar for businesses as an economic incentive to establish and remain in the Horowhenua District"

This is an issue where fiduciary duty of care is not being exercised fairly, the outcome is unjust, and may conflict with Human Rights Legislation.

32

farmers come too far to  
use urban roads yet pay less

**Recommendation 17:**

**Action:** Correct obvious mistakes: as there is a requirement to present accurate spelling and correct numbers.

Activity Statements p18

**Water Supply Projects****Primary Type – to meet additional demand**

Alternative water source for Levin  
 Parkfield sewer capacity increase – tanks  
 Wairarapa Beach/Waikaremoana Beach  
 Foxton – resource consent – 2016  
 Foxton Beach reticulation – Rotorua  
 Foxton Beach treatment plant – Rotorua  
 Foxton reticulation – Rotorua  
 Foxton water treatment plant – Rotorua  
 Levin growth area  
 Levin reticulation – Rotorua  
 Levin WTP – replacement secondary pipeline from  
 River to WTP  
 Ohau future water supply for various regions  
 Rotorua Rotorua – District wide  
 Tararua – Wairarapa

LTP Financial Statements p23:  
ERROR in totals

	Yr 3	Yr 4	Yr 5	Yr 6
2023	2023/2024	2024/2025	2025/2026	26
\$000	\$000	\$000	\$000	\$0
10	50,304	54,018	58,135	62
7	6,745	9,537	10,520	9
2	210	215	219	23
1	9,725	9,377	11,215	11
	574			
28			30	
1	3,034	3,419	3,679	31
			35,172	

33

**Recommendation 18:**

**Action:** Council explore and develop other growth funding protocols within six months of commencing the Long-Term Plan 2021-41 for all other developments in the district.

- No plan, funding expenditure is set for promote safe environment.
- Lake Horowhenua and non-compliant Queen Street drain.
- Working with NZTA for stormwater reticulation and storage.
- Mangaori and Kopotoroa Streams.
- Industrial drains polluting Lake Horowhenua.
- Pakiti and Arawhata stream restoration clean up.
- Non-compliant business pollution.
- Solid waste and long term landfill solutions.
- Sewage Treatment stations and water discharge.

34

**Recommendation 19:**

**Action:** Recover monies spent to provide “master plans for development” from developers.

- Plans are an asset and should be provided by the developer and accepted by Council. They should not be provided for free by residents and ratepayers.
- HDC has shown no expertise in development and has a track record of creating deficits (overspending)

35

**Recommendation 20: NZTA submission for Tarika**

**Action:** explore collaboration with NZTA to create a combined water retention, pond and slow-release scheme.

Currently surface water from Tararua flows through the Queen Street drains into Lake Horowhenua. Is this to continue or be diverted into the Kopotoroa Stream?

- Neither of these stormwater release processes have resource consent currently.
- Stormwater from properties should be retained on site. Where does it go?
- Will Tararua development pollute the Lake Horowhenua?
- Questions for the mitigation of Lake Horowhenua or Kopotoroa stream?

36



**Recommendation 21:**

**Action: Introduce, at the beginning of the 2021-2041 Long-Term Plan, Mandatory Project Accounting, with details of project income and expenditure, phasing, and timelines for the key outcomes.**

Details to be made available at the Finance Audit and Risk Committee meetings.

The outcome is that stakeholders and interested parties can see exactly how much HDC has contributed to every project, precisely where that funding has been allocated, in an easily understood, accountable and transparent manner.

37

**Follow up Action:**

**Participate – make your opinions known**

**Write submissions (more than 1 if necessary)  
include Fiduciary Duty of Care Policy**

**Copy and paste HDRRAI's submissions**

**Ask for speaking rights.**

38

Rates rebate



# Closed door sessions cause concerns

Horowhenua District Councillor Sam Jennings isn't the only one suspicious of council meetings being held behind closed doors. Last week, Local Democracy Reporting revealed a Rotorua man has complained to the Office of the Ombudsman about Rotorua Lakes Council's refusal to provide detailed information on the content of its public-excluded workshops. Now, an information request reveals most New Zealand councils are holding dozens of closed-door workshops a year. A constitutional law expert says it is a "troubling black hole" in the transparency of local government, while a leader in the sector suggests change may be on the horizon. Local Democracy Reporter **Felix Desmarais** asks how much is the public missing out on in secret council workshops?

**V**ictoria University of Wellington associate professor of law Dr Dean Knight can often be found in the capital's coffee shops wading through intricate issues of constitutional law.

When I call him from Rotorua, he's two double-shots into the day and his mind is sharp – or perhaps it's that Knight has been thinking about local government's issues with transparency for a while.

"It's a known and troubling black hole in the transparency framework," he says, almost before I can ask the question.

"Deliberative committees are where the action is and we should not put the spurious label of a workshop on it to avoid the public gaze."

He says the issue is widespread. "Local Government Minister Nanaia Mahuta should be really concerned by this."

The law has established a "really good regime" around meetings, "making sure they are done transparently so the public can engage in them."

Workshops are in a kind of no-man's land for local government law.



Because formal decisions aren't made in them, the public doesn't have the same access rights as they do for most official meetings. However, they're still a place where direction, debate and discussion can take place that lead to formal decisions.

"The problem comes because those workshops have been almost made systemic. Rather than being the exception, they have become the rule."

It's "raw and naked debate" that gives democracy its legitimacy, he says. If the public sees the full process, they're more likely to tolerate a decision.

"Hiding in the shadows... is problematic. It's not the ethos of local democracy."

But maybe that "raw and naked debate" is a little too raw and little



Sam Jennings, independent candidate for Otaki electorate.

too naked for those in the business of organisational reputation risk management?

The answer, from Massey University's head of public relations Dr Chris Galloway, may be a surprise.

"The justice system is based on open justice. That means justice is not only done but is to be seen to be done. The same is true with democracy. The default should be that it's an open forum unless there is a good reason for it not to be."

Galloway speaks slowly and clearly, with careful thought between each sentence.

Reputations are "built on perceptions of trustworthiness".

Doing things behind closed doors, justified or not, can have a negative impact on the perception of councils, he says.

Poetically, Kāpiti District councillor Gwynn Compton is in a closed-door briefing when I message him, via Twitter, asking if he's free to chat.

In November last year, Compton called for a Royal Commission of Inquiry on local government that would represent a wholesale reassessment of how the sector worked.

Compton says closed-door workshops "fuel a sense of distrust and scepticism" among the public.

"The whole idea of local democracy is that you have difficult discussions in public."

"There's a bit of fear in the sector, they're afraid about local democracy looking a bit messy."

People needed to see the "journey" it takes for elected representatives to arrive at a decision, he says.

"There's meant to be that tension between opposing points of view."

The former banker and public relations professional says the Royal Commission could include a rethink of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

He says the act had to be more specific as there were varying interpretations of it among councils, and to ensure "the whole decision-making process gets played out in public".

Horowhenua District councillor Sam Jennings also wants a Royal Commission.

A lawyer by trade, the first-term councillor says closed-door meetings have been "a bit of a hobby horse" since he entered office in 2019. He's almost breathless, so he's keen to talk about it.

"It has struck me how many really important, substantive directions occur behind closed doors."

Jennings says, in his view, the discussion that goes on in confidential workshops results in council meetings that are "very vanilla" and just a rubber-stamping process.

He says workshops should be, by default, open to the public, and closed only when there is a "good reason" – such as the provisions for excluding the public that apply to some parts

continued on A12



# Some in councils want more openness

continued from A11

of formal meetings.

Another problematic aspect of closed-door workshops was there being no formal record of the direction elected members gave to staff, he says.

He says some might argue there is a "chilling effect" on free and frank discussion if it is held in public, but Jennings doesn't buy that.

"If you're elected to public office, you've got to be accountable for your decisions and your comments. It doesn't mean you can't change your position down the track."

He says in his opinion there is a tendency in public bodies in New Zealand to not trust the public and seek to "control the flow of information".

That culture means people have to ask for information, rather than organisations proactively releasing it, he says.

"We don't trust [the public] to understand information. I honestly think that's wrong."

He had heard conversations in various settings where public officials or elected members would suggest not having conversations in writing because of the risk of official information requests.

He says LGOIMA reform would be "a good place to start" but he preferred Compton's idea of a Royal Commission.

"We need to start from a big picture review. Some stuff's got to change, eh?"

Local Government Minister Nanaia Mahuta, through a statement, says she expects councils to "know and respect" their transparency and accountability obligations under the LGOIMA.

She says a decision to exclude the public from a council meeting is a

"serious decision" and she expects councils to carefully consider the public interest in hearing a debate on an issue before moving into a public-excluded session.

"In general, I believe that councils... understand the importance of maintaining transparency and open debate in their communities."

Questions about Mahuta's views on local government reform were not responded to in time for the deadline.

However, in November last year, she told a South Auckland-based Local Democracy Reporter there were a number of major issues to be looked at in the sector, and it "could be due for modernisation", which would include local government law.

National Party Local Government spokesman Christopher Luxon says in a statement it's vital councils are accountable to their communities.

"There may be times where closed-door workshops are appropriate, including when councils need to receive commercially sensitive information."

"However, council decision-making should always be as public and transparent as possible."

Local Government New Zealand president Stuart Crosby's position on workshops is unequivocal.

"As a first principle, they should be open to the public."

"If workshops are closed to the public, there could be a public perception that councils are hiding something – and in my experience, they're actually not."

Informal meetings were valuable as a place for discussion, but



**Local Government Minister Nanaia Mahuta says she expects councils to carefully consider the public interest in hearing a debate on an issue before moving into a public-excluded session.**

"confidentiality should be limited, as it is for a full council meeting".

He says the same rules for moving into public-excluded sessions should apply to informal meetings as well.

Echoing a similar comment from Jennings, Crosby, the former mayor of Tauranga, says he doesn't "buy" the argument that confidentiality fosters "full and frank conversations".

"If you want to say something you should be able to say it freely in the public arena."

He says in April there will be an announcement about a review into local government, which would investigate its guiding legislation and the provision of "sustainable funding

## Counting closed doors

Local Democracy Reporting requested figures from 31 councils across the country on how many workshops they held in 2018, 2019 and 2020.

LDR also asked those councils how many of those workshops were not open to the public.

While councils variously called them workshops, forums or briefings, all were meetings where no formal decisions were made.

From 937 workshops, 737 were not open to the public.

Hamilton City Council was the only council among the 31 which opened all its workshops to the public.

Taupō District Council had 105 open workshops out of 149, Waipā

District Council held 108 of 199 workshops open to the public, and Hutt City Council had 69 of its 99 workshops in public.

Most councils – 23 – held all workshops over the three years in public-excluded.

streams".

Crosby says it's likely issues such as confidential workshops and how they are covered by the LGOIMA would be traversed by that review.

April's announcement would cover the process and timeline of the review, as well as "who's involved", Crosby says.

In a statement through the council communications team, Rotorua mayor Steve Chadwick says workshops contribute to an in-depth understanding of issues that enable elected representatives to be effective.

"That is part of our democratic responsibility as elected representatives."

"Elected members represent the community in many different ways, including in workshops where the likes of long-term plans and the direction these should take and issues they should address are discussed."

"What emerges from these workshops, including information and direction that was provided, becomes public via formal meetings where proposals are presented and decisions are made following further

discussion and debate."

Transparency is "absolutely important", she says.

"In recent years the council has introduced many additional ways for people to stay up to date and engage with council work and decision-making."

"How elected members will work together and conduct themselves in their roles as representatives of the community – which includes how workshops will be conducted – is agreed by them following elections and becomes public in the form of a governance statement and code of conduct. I'm happy with that process."

Rotorua Lakes Council corporate planning and governance manager Oonagh Hopkins says the council has made a concerted effort to increase the amount of information that goes out to the community.

That included livestreaming official meetings, a weekly newsletter, a quarterly magazine, and publishing information requests on the council website.




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**Together**

## 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

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 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:** \_\_\_\_\_

**Full Name:** Diana Josephine Timms

**Name of Organisation:** Gt DJ Timms. P/s.

Timms Farm Ltd.

**Postal Address:** 62 Pretoria Road RD 4

Palmerston North

**Post Code:** 4474

**Telephone:** 06 36 27829.

**Mobile:** 027 342 5477.

**Email:** ashbystud@xtra.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
- ☐ **Option 3:** Seasonal Outdoor Leisure Pool
- ☐ **Option 4:** Seasonal Outdoor Basic Pool
- ☐ **Option 5:** Permanently Close Facility

I believe Option 2 is the most practical. As the population of hevin expands a need for a new pool would be on the cards. Debit is also a problem if a more expensive Option is preferred.

## 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.

The demand for infrastructure is going to be enormous if the new large Subdivision goes ahead therefore I agree with Option 1.



## 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.

I also Strongly think all new houses should have a large tank installed to supply toilets and outside taps. This would also help with the stormwater as roof water would fill the tank. I believe all homes should

have a water meter which would help conserve the town water and hopefully discourage use of this water to fill tanks

### 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

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## 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

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## 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%.

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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.

*I agree with Option 1. but the matter of Fully farmed. lifestyle blocks needs to be addressed as I understand this affects some farming operations. Rates are uneconomical.*

## 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

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.

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Private Bag 4002  
Levin 5540

Scanned & email to enquiries@horowhenua.govt.nz 21/4/2021



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Long Term Plan. 2021-2041  
Submission.



Received 3pm  
Nick N.P.







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**Long Term Plan 2021 - 2041****Submission Form**

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

**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

**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:** Miss

**Full Name:** Rhona Mankenzie

**Name of Organisation:** AB. Pearson &

RW Mankenzie trading as  
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**Postal Address:** 75 Hookere Road

RD 1 Levin

**Post Code:** 5571

**Telephone:** 06-367 9904

**Mobile:** 021-201 9550

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

**Do you require a translator?**

☐ Yes ☒ No

If yes, please specify below:



## Topic One

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Indoor provision – All-year	✓	✓			
Outdoor provision – Seasonal			✓	✓	
25m Pool	✓	✓	✓	✓	
Leisure Pool	✓		✓		
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Splashpad	✓		✓		
Upgrade change rooms	✓	✓	✓	✓	
Cover over Teaching/Toddler Pools	✓		✓	✓	
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Multi-purpose room	✓				
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## 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?

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- ☒ Wastewater treatment
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less important than

above it. Which are really basic to healthy living. Roading is absolutely critical. Far too many deaths on the road. Drivers get so frustrated.

### 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.

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

We have no water here - Have bore water - and no wastewater. People who use services should pay for the. That is fair & honest.



## 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

This is unclear but I agree with developers being invoiced at later times. NZ needs more houses. So developers have to be able to cash flow what this country really needs. Otherwise more homeless people. !!

## 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

Everyone benefits from more houses being built and in NZ infrastructure costs and building costs are high compared to other developed countries. If councils or govt. are not going to build houses then private developers must be encouraged.

## 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%.

Everyone should pay businesses are struggling in so many ways. particularly farming with more & more costs being loaded on them.



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.

Farmers are having more + more costs loaded on them. They do not have water or sewage, + pay for that themselves + they feed people here + OS.

## 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 to go to + use library / play grounds / parks etc. It's a 7 day a week business no holidays for the owners and now for very little \$. return. Costs keep rising + rising with little recognition for sacrifices made.

## 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

Rates will go up of course. Primary producers should be encouraged. This is how N 2 can afford to survive. We do not make anything else. (cars / cell phones / clothes etc etc etc)

local councils should lobby govt. + media to stop advertising non sustainable products eg Ring carpenter, wool / Beef / lamb / chicken / pork / Veges / Fruit - all -



## 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

?? ?? Export-making.  
- - - poor decisions for  
long term growth

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

Not sure. On the one hand Developers are seen as "bad people" as are Primary Producers. However how is NZ going to house and feed our growing population without these important businesses ?? Also without export of our primary produce how is NZ going to be able to sustain its National debt which is rising & rising

**Thank you for  
your submission**

### Privacy Act 1993

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Private Bag 4002  
Levin 5540





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**Together**

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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:** Ms.

**Full Name:**

Sonja Hart

**Name of Organisation:**

**Postal Address:**

17 Linklater  
Avenue Jordan  
Beach.

**Post Code:**

4815

**Telephone:**

**Mobile:**

027 349 1880

**Email:**

sonjasharta@hotmail.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

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## 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.

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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
- ☐ Stormwater
- ☒ Community infrastructure such as parks, sportsfields, activity centres, playgrounds and more.

*There are NO  
playgrounds in  
FOXTON*

### 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.
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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.

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.

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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

*Why did they stop it in the 1<sup>st</sup> place??*

*- to suit certain individuals, and I think it is WRONG.*

## 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

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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.

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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

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## 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

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## 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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**Any additional comments can  
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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:** Mrs

**Full Name:** Sarah Chambers

**Name of Organisation:**

**Postal Address:** 2 Spring Street  
Foxton

**Post Code:** 4814

**Telephone:** 022 1922188

**Mobile:** 

**Email:** chambers.puna@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:

\_\_\_\_\_

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## 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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## 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  
☐ 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.

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### Do you agree with this approach?

☒ Yes ☐ No

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## Thank you for your submission

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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:** MR

**Full Name:** Kevin John Hori

**Name of Organisation:**

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

☒ Yes ☐ No

#### Hearing of Submissions

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## Topic One

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

Sauna, steam room,  
spa

## Topic Two

## Infrastructure Funding: Development Contributions

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☐ 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

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**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

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**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%.

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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.

**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.

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Horowhenua District Council  
Private Bag 4002  
Levin 5540





## 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.

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Horowhenua District  
Council, Private Bag 4002,  
Levin 5540

**Emailed to:**

ltp@horowhenua.govt.nz

**Completed online or are  
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GrowingOurFutureTogether



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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)

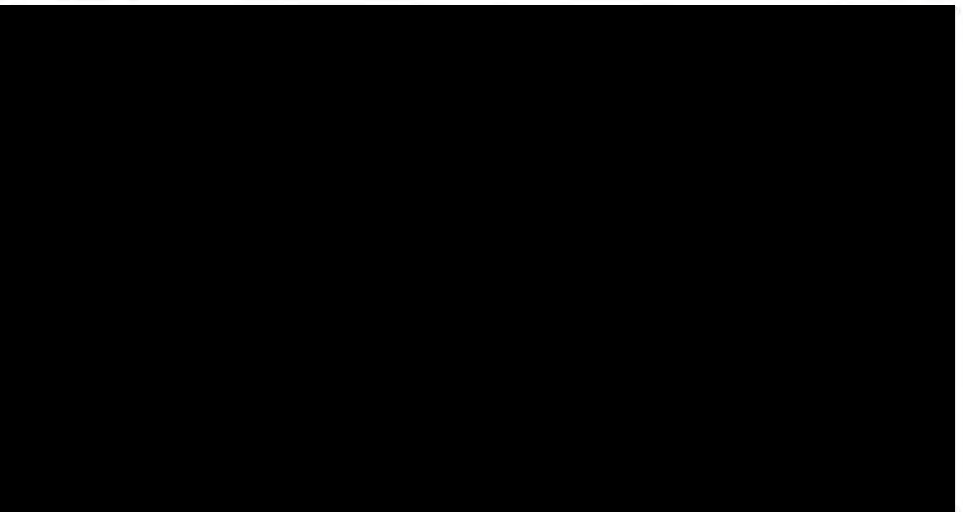


Please tick this box if you want to keep your contact details private

**Title:** Ms

**Full Name:** Karyn Veronique Read

**Name of Organisation:** \_\_\_\_\_



**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

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## 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.

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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?**

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

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## 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)

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## 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

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## 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

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## 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%.

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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.

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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

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## 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

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## 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

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**Horowhenua**  
DISTRICT COUNCIL

**Free** 



Horowhenua District Council  
Private Bag 4002  
Levin 5540






**Growing**  
our future  
**Together**

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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:** JOHN EDWARDS

**Name of Organisation:**

**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	✓	✓	✓	✓	
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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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## 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.

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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?

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

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## 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)

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## 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

Payment on issue of a building consent makes sense.

## 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

In my opinion (a) is the most important factor. (b) is open to manipulation

## 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

*My observation indicates a lack of quality control and financial supervision. Large amounts of money are not used in the most efficient way. Efficiency seems ignored for convenience.*

## 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 *Partially.*

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

*Communication has improved - thanks! however we deserve to know the rationale behind many decisions - the WHY!*

## Thank you for your submission

### Privacy Act 1993

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Growing

our future

Together

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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:****Full Name:**

Tony Phillips

**Name of Organisation:****Postal Address:**

P.O. Box 181

Foxton

**Post Code:**

4848

**Telephone:****Mobile:**

0223444473

TEXT.

**Email:**

info@tidyturf.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
- ☐ Option 3: Seasonal Outdoor Leisure Pool
- ☐ Option 4: Seasonal Outdoor Basic Pool
- ☐ Option 5: Permanently Close Facility

→ PLUS longer Hours

## 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.

Developers to pay  
Contributions - up front  
AND the Developer  
to pay for All council  
infrastructure.



## 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)

scheme-by-scheme  
Full payment for costs  
to council. to be paid  
up front by Developer  
before sub-division  
Consent issued.  
Payments for 3 waters  
plus Roding plus  
major facilities ie  
pools/library/Town Hall.



## 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

All fees to council to be paid by developer before subdivision consent issued.

## 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

~~Yes~~ No to new large developments.

Yes, to single section subdivisions within closer areas to CBZs

## 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%.

Rural, agricultural properties cause most of the damage to the rural roads. They should pay the full costs.



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.

**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

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Horowhenua District Council  
Private Bag 4002  
Levin 5540




Growing  
our future  
Together


## Long Term Plan 2021 - 2041

## Submission Form

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Shannon Library.

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

## 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

## 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. & Mrs &

**Full Name:** Neil Warren & Jen Anne Savage.

**Name of Organisation:**

**Postal Address:** 16 Hall Street

FOXTON

**Post Code:** 4814

**Telephone:** 06 363 7480

**Mobile:** 021 299 1590 (Neil)

**Email:** jandn.savage@gmail.com

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

☐ Yes ☐ No Can't remember as it  
was a while back.

**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

Make sure the building is  
fit for purpose and properly  
constructed and checked (this  
time)  
☹️

## 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.

Development contributions on  
single subdivisions not requiring  
major infrastructure should  
be minimal however.



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.

Rooding should be covered direct by the developer

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

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## 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

On a case by case basis the council could reduce in exceptional circumstances

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## 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%.

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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.

Confusing

## 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

Elderly people do not have the ability to increase their income to meet these rising costs at this rate. Each annual % increase has a cumulative effect on the final amount charged.

## 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?**

Affordability of proposed outcomes, which should match budgeted income.

## Thank you for your submission

### Privacy Act 1993

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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:** Bruce Gordon RACEY

**Name of Organisation:**

**Postal Address:** 492 HICKFORD ROAD

RD 11, Foxton

**Post Code:** 4891

**Telephone:** 06 363 5451

**Mobile:**

**Email:** houseofcapris@infogen.net.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
- ☐ **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?

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

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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)

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## 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

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## 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

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## 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%.

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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**  
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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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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?**

CONCENTRATE ON BASICS, GOOD CLEAN DRINKING  
WATER, WASTEWATER MANAGED EFFICIENTLY.  
LESS "FLUFFY" STUFF, BACK TO CORE PROVISIONS  
FOR ALL RESIDENTS / RATEPAYERS / BUSINESSES

## 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:** Mr

**Full Name:** A.J. PARSONS

**Name of Organisation:**



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

☐ Yes

☐ No

Don't remember

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

## 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
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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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- ☐ **Option 4:** Seasonal Outdoor Basic Pool
- ☐ **Option 5:** Permanently Close Facility

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## 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.

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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
- ☒ 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.

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

## Time of payment

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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

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## 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

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## 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**  
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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.

*See appended submission*

## 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

*These limits need to apply to all classess of ratepayers*

## 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?**

There needs to be much greater emphasis on planning for the effects of climate change and comprehensive plans to engage the whole of the district in the seriousness of climate change and the need to embrace action and change now

## Thank you for your submission

### Privacy Act 1993

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DISTRICT COUNCIL

Free 



Horowhenua District Council  
Private Bag 4002  
Levin 5540





Submission by Mr & Mrs AJ Paddison  
208 Avenue Road Rd 11 Foxton 4891  
Tel 063638528/021897413  
Email [ajpaddison@xtra.co.nz](mailto:ajpaddison@xtra.co.nz)

19/4/2021

AJ Paddison wishes to present this submission at a hearing of the Horowhenua District Council.

**Our submission.**

**We strongly object to the proposed changes to the rating regime.**

It is deplorable that the Council's consultative summary document(CS) is so superficial and does not mention one of the major impacts of the proposed changes, namely the move to rate smaller blocks of vacant rural land on the same basis as urban land for the General Rate.

This vacant land rating change has a significant impact on the rates payable on our property at 208 Avenue Road Foxton for 2021/2022 if the changes are implemented as proposed. Our property comprises a title with dwelling and three contiguous adjacent titles without any dwellings. In 2020/2021 we paid total rates of \$2982.07. For 2021/2022 the estimate from the council rating information base is that we will be liable for a total rate of \$4179.81. This is an increase of **40.1%**.

The General Rate(GR) comprised \$1762.07 in 2020/2021, **59.1%** of our rates, in 2021/2022 it will be \$2942.68, **70.4%** of our total rate bill. You should be aware that the average contribution to General Rates by all SUIPs in the District Wide category in 2020/2021 was \$574.04 (from the table on page 50 of the CS), so in 2020/2021 we paid 3.07x the average contribution to the GR and now you propose that it should be 5.12x.

**This is truly astonishing inequity and hence our strong objection.**

We do not get any extra amenity from contributing excessively to the GR and what justification is there for penalizing us because for 37 years we have chosen to live in a rural setting with space around us instead of on 500 sq metre section in a conurbation?

Please do not try to justify your actions as a disincentive to more farmland going into unproductive lifestyle blocks. Firstly a significant proportion of the land caught up in this change is being used for agriculture and secondly the council continues to facilitate the disappearance of land under houses, concrete and asphalt at an alarming rate instead of protecting the agricultural base and intensifying the urban areas.

Moving on to the information contained in pages 50-53 of the Council consultative document, we believe that the figures are either incorrect or a deliberate misrepresentation of the outcome of the changes.

**Either way we believe this is a serious breach of the Council's duty to be accurate, honest and transparent in its dealings with its ratepayers.**

I cannot understand how they can be claimed to give a true representation of the effect of the changes proposed on the following basis:

- a) In the section labelled "Impact" on page 52, the comparison is now based on 17903 SUIPs as against the 17725 in the tables on page 50 an increase of 178. How can this be in an apples for apples comparison?

- b) Further the figures show that in addition to this increase, 161 SUIPs have transferred from Farming(F) and Rural Commercial(RC) to District Wide(DW), a total increase in DW of 339 from the 15565 on page 50.
- c) It should be possible to determine the total valuation base of the three elements of the council's impact analysis. The Impact figures given for each category divided by the marginal change between option 1 and option 2 should yield this if they are accurate.
  - i. For Farming: \$24365/.00001282 (.001535-.00152218) yields \$1900546022.
  - ii. For Rural Commercial: \$59653/.00150936 (.00304436-.001535) yields \$39522049.
  - iii. For District Wide: \$35288/.00001207 (.00305643-.00304436) yields \$2923612262.

This does not make sense when compared with the data on page 50.

P50 Rural land value	Farming and Rural Commercial land value above	Difference
\$1940266100	\$1940068071	\$198029

For a decrease of 161 SUIPs this is only \$1230/ SUIP, a remarkably small figure.

Looking then at the District Wide figures

P50	Above	Difference
\$2923326300	\$2923612262	\$285962

According to the impact statement there has been an increase in SUIPs of 339. This then gives an average value per SUIP of \$844 for the additional 339 SUIPs, again an unbelievable figure given that from page 50 the average SUIP valuation is \$2923326300/15565 or \$187814.

Consider now the total land value of the rating base.

This is \$4863592400 according to page 50 and above it totals \$4863680333 a difference of \$87933.

**Given this is supposed to be an apples for apples comparison they should be identical, how come they are not given we are supposed to considering the total rating base?**

Now consider the situation highlighted by our personal rating information. This should have effected a transfer of \$785000 from Rural to District Wide. This is 3x greater than shown by the analysis of impact statement and we are only one ratepayer.

In our immediate neighbourhood there are by my estimate more than 10 ratepayers who own significant numbers of small vacant rural titles. On the basis of my valuations I would estimate that there could well be \$5,000,000 or more of land value that would be subject to similar re-rating among them. District wide this could well be of the order of \$100 million.

**The question is why does all this not show up in the impact analysis?**

**What is going on here?**

**It is time that Councillors had a proper look at what the executive are doing and who is trying to fly under the radar. This is simply not good enough and there should be consequences if satisfactory explanations are not forthcoming.**

Andrew Paddison





## Long Term Plan 2021 – 2041

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**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](http://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:** CHRIS PHILPOT

**Name of Organisation:** \_\_\_\_\_

**Postal Address:** 15 TASMAN ST

LEVIN

**Post Code:** 5510

**Telephone:** \_\_\_\_\_

**Mobile:** 021 2555547

**Email:** CHRISPHILPOT68@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:



## 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.

I DON'T SEE WHY  
I SUBSIDISE  
DEVELOPERS.



# 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

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**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

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**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%.

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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.

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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

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## 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

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## 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?**

TO MUCH FOCUS ON  
TANGATA WHENUA, MORE FOCUS ON  
INFRASTRUCTURE - FOOT PATHS, ROAD, WATER,  
STICK TO CORE BUSINESS,  
BEIN IN CHARGE AT TRANSFER STATION

## Thank you for your submission

### Privacy Act 1993

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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 + Mrs

**Full Name:** Maria + John Monk

**Name of Organisation:** \_\_\_\_\_

**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
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- ☐ **Option 5:** Permanently Close Facility

Myself & my family use the pool regularly.

## 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.

But I am happy to increase rates a little.



## 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.

they are all important but Foxton is a growing community & we have to act now

### 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.

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## Time of payment

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**Do you agree with this approach?**

☒ Yes ☐ No

unsure

## 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

## 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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unsure



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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.

Again I am unsure

## 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

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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?**

again unsure.

## Thank you for your submission

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our future

Together

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Shannon Library.

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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:**

Anita Joanne Mulay

**Name of Organisation:**

Private

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

☒ Yes☐ No

## Hearing of Submissions

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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

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	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			✓	✓	
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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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- ☐ **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

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## 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

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## 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%.

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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.

**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

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**Horowhenua**  
DISTRICT COUNCIL

**Free** 



Horowhenua District Council  
Private Bag 4002  
Levin 5540





## 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)

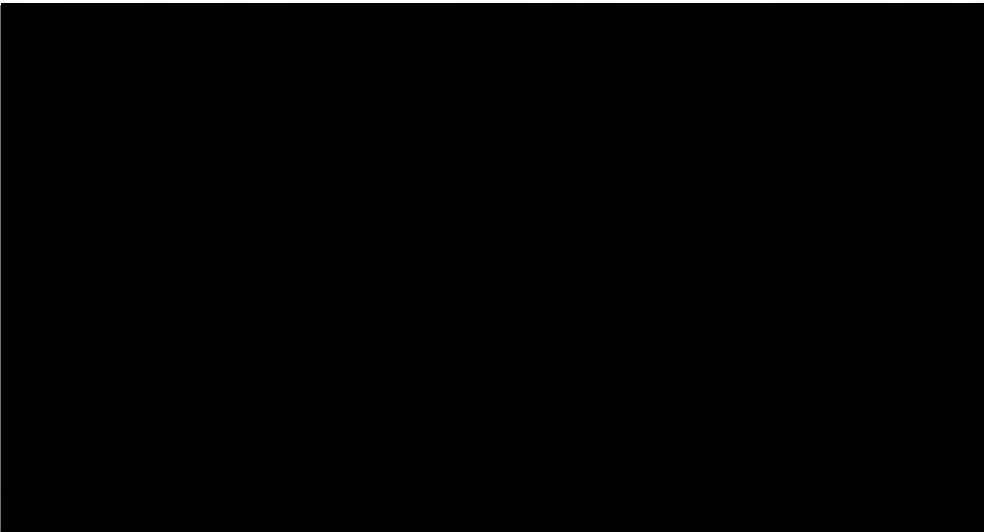


Please tick this box if you want to keep your contact details private

**Title:** Mr

**Full Name:** John Lawrence

**Name of Organisation:**



**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

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## 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.

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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?**

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

## Catchments

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