



OUT OF DISTRICT RATEPAYERS SURVEY 2010 Analysis of the Survey Results of Ratepayers that Live Outside of the District

Council conducted a survey of our 'Out of District Ratepayers' in June this year, to try to gain a bit more understanding of who they were and what kind of impacts this group has on our district. This survey was last conducted in February 2008.

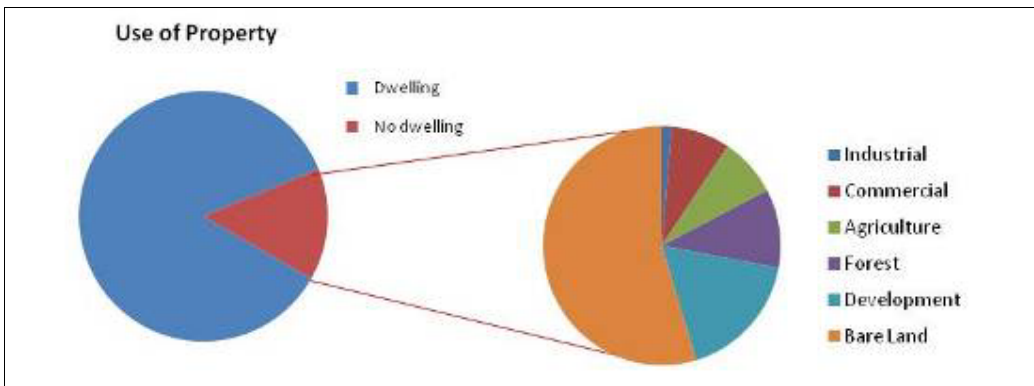
We sent out a total of 2,633 surveys to this group. We have had a great return rate of over 21%. The return rate for this type of survey runs between 5 and 10%. We would like to offer a huge thank you for all the ratepayers that answered our survey; the survey has been very helpful for us to better understand this group.

The survey asked a number of questions and the following is an analysis of the responses received.

How many 'Holiday Homes' do we have in Ruapehu?

The first series of questions we asked were to gain an understanding of how many of our outside ratepayers considered their properties to be a 'Holiday Home'. This meant that these properties were not rented out full time, but could be rented out seasonally or occasionally, and used by the owners and their friends and families at other times.

We found out that 86% of the Outside Ratepayers own residential property, and of the remaining 14%, over half is bare land, 17% is land earmarked for development and the rest is a similar mix of Commercial, Agricultural and Forestry.



Graph 1 Use of property

Of the 48% of properties that are rented out in some manner, over one third (36%) of these are rented out full time and two thirds (64%) are rented out occasionally or seasonally. Over half (52%) are not rented out at all, but are used by the owners as weekend and holiday homes.

Rented Out?	2008	2010
Yes	38%	48%
No	62%	52%
If rented out, how often?		
Occasionally	N/A	23%
Seasonally	61%	41%
Full Time	39%	36%

Table 1 Holiday home rental

The analysis of these numbers shows that 1,799 of the 2,633 out of district ratepayers therefore own holiday homes in the district, either rented out seasonally or not rented out at all but used by owners.

We then worked out the number of holiday homes in each area of the district. This analysis is shown below in Table 2.

Area	2008 Quantity	2008 %	2010 Quantity	2010 %
Ohakune	498	31	922	51
Taumarunui	321	20	212	12
Waiouru	112	7	23	1
Rural Waimarino	192	12	106	6
National Park	128	8	193	11
Raetihi	96	6	102	6
Raurimu	N/A	N/A	83	5
Other	261	16	159	9
Total	1,608		1,799	

Table 2 Holiday homes by area

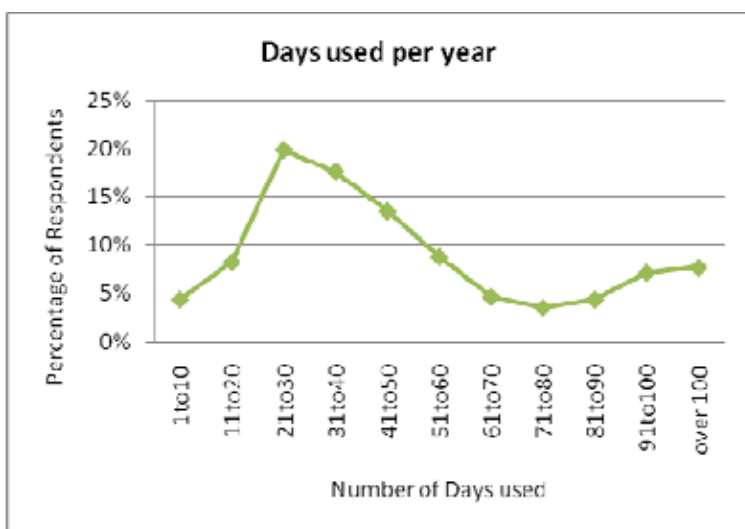
How often do these 'Holiday Homes' get used?

Next we wanted to identify how often these homes get used during the year. We asked some questions on how often people stay each year. The results were surprising. We found that 43% (almost half) are used on an average of most weekends (over 50 days per year) or more and 8% of these are used for around 1/3 of the year (>100 days).

	2008	2010
Used less often than 2 weeks of year		4%
Used 2 – 7 weeks of year		59%
Used most weekends	43%	36%
Used about 1/3 of year	10%	8%

Table 3 Usage of holiday homes

The most common usage rate of Holiday Homes is from 21 to 30 days per year (20% of respondents).



Graph 2 Number of day holiday homes used per year

How many extra people in each area?

We really wanted to find out how many extra people this equates to, that is, how many extra people are in the District each day due to these Holiday Homes. We therefore also asked how many people visit each time. Our analysis, from asking how many people visit each time, found that there are an average 4.4 people for every holiday home occupied, making a average of 1,122 extra people in the district each day. They are spread across the district as in Table 4.

Area	Number of Holiday Homes	Number occupied per day (average)	Extra people per area per day
Ohakune	922	132	575
Taumarunui	212	30	132
Waiouru	23	3	14
Rural Waimarino	106	15	66
National Park	193	27	120
Raetihi	102	15	64
Raurimu	83	12	52
Other	159	23	99
Total	1,799	257	1,122

Table 4 Holiday home population by area

What is the effect of this on Daily Population?

The number of Holiday Homes and of people using these homes could have a dramatic impact on the demand placed on our district's infrastructure and on our planning decisions. We wanted to know how many extra people over and above our Usual Resident Population (URP) would be here on any given day, and what that peak population might be.

The average daily population with URP and holiday home users is shown in Table 5.

	2008	2010
Census (2006)	13,596	13,596
Holiday Homes	965	1,122
Total	14,561	14,718

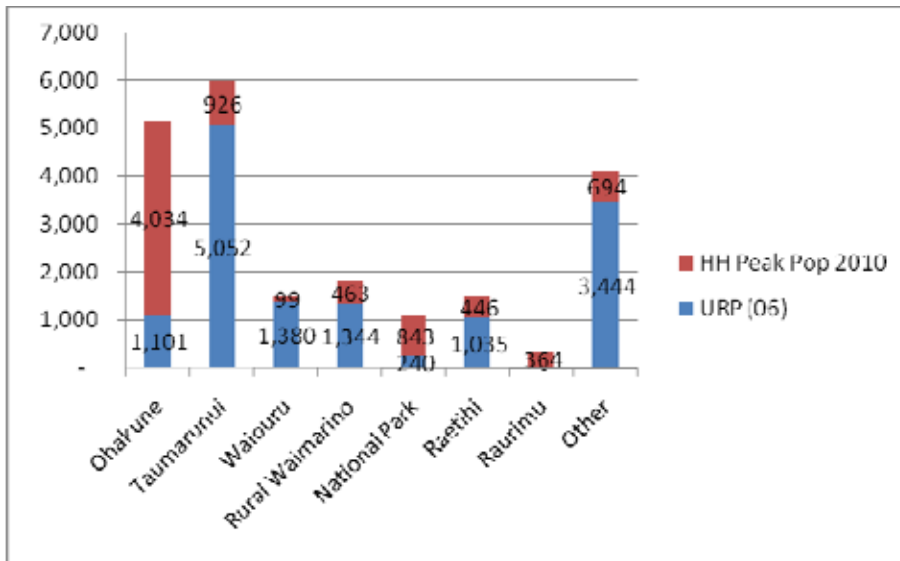
Table 5 Average daily population

While the average daily population is good to know, these people are more likely to be present at certain times of the year. Therefore, peak population figures have also been calculated to show what the maximum number of resident could be at any given time. The peak daily population (including URP) if all holiday homes had the number of visitors that respondents gave as the average for each home is 21,465 (see Table 6).

	2008	2010
Census (2006)	13,596	13,596
Holiday Homes	6,620	7,869
Total	20,216	21,465

Table 6 Peak daily population

The following graph shows the number of usual residents and the number of holiday home resident that could be in residence at one time. It shows that the number of holiday home residents in Ohakune and National Park Village is larger than the usual residents, and that there are a significant number of holiday home residents in all areas.



Graph 3 Comparison of usual residents to of holiday home residents

Seasonal Peak Daily Population

Usage of Holiday Homes may be higher due to seasonal attractions of the district. 10% of respondents use their Holiday Homes only in summer, 45% only in winter and 46% use their Holiday Homes throughout the year. To determine the peak usage time of Holiday Homes, we can calculate that one third (33%) are used in summer and two thirds (67%) are used in winter. See Table 7 for calculation of peak population in summer and winter.

	Summer	Winter
Census (2006)	13,596	13,596
Holiday Homes	2,597	5,272
Total	16,193	18,868

Table 7 Seasonal peak daily population

In order to see this reflected by the areas in the district, the following table (Table 8) shows the seasonal peak population by area.

	URP (06)	Summer	Winter	Total
Ohakune	1,101	1,331	2,703	5,135
Taumarunui	5,052	306	620	5,978
Waiouru	1,380	33	66	1,479
Rural Waimarino	1,344	153	310	1,807
National Park	240	278	565	1,083
Raetihi	1,035	147	299	1,481
Raurimu	N/A	120	244	N/A
Other	3,444	229	465	4,138
Total	13,596	2,597	5,272	21,465

Table 8 Seasonal peak population by area

Length of Ownership of Holiday Homes

This question was asked for the first time in the 2010 survey. The proportion of respondents who have owned their property for a short time (1-5 years) is nearly the same as the number of respondents who have owned the property long term (over 10 years), see Table 9.

	%
Less than 1 year	4%
1-5 years	37%
6-10 years	23%
Over 10 years	36%

Table 9 Length of ownership of holiday homes

Why choose to own a Holiday Home in Ruapehu?

Finally, we wanted to know what the motivation was for choosing to own a holiday home in the Ruapehu district. This question was asked for the first time in the 2010 survey. The most popular first reason was for “snow sports”. The most popular second response was for “outdoors activities”, with the second most popular second response being “snow sports”. The responses provided are shown in Table 10 below.

First Reason (if given)	Qty	%
Snow Sports	215	53%
Mt Ruapehu	30	7%
Like the Region	30	7%
Outdoors activities	25	6%
History in area	24	6%
Investment	21	5%
Family	14	3%
Location	13	3%
Lifestyle	7	2%
National Park	6	1%
Bush Walks	3	1%
Climate	3	1%
Tramping	3	1%
Fishing	3	1%
Beautiful Location	2	0%
Hunting	1	0%
Hideaway	1	0%
Opportunity	1	0%
Year round activities	1	0%
Relaxation	1	0%
Friendly people	1	0%

Table 10 Reasons to buy holiday home in Ruapehu

Second Reason (if given)	Qty	%
Outdoors activities	32	27%
Snow sports	19	16%
Tramping	12	10%
Walks	9	8%
Investment	9	8%
National Parks	7	6%
Mt Ruapehu	6	5%
Like the region	5	4%
Location	3	3%
Lifestyle	3	3%
Family	2	2%
Ohakune Village	2	2%
Golf	2	2%
Affordable	1	1%
Bush	1	1%
Environment	1	1%
Activities	1	1%
Isolation	1	1%
Bush walks	1	1%
Climate	1	1%

**Survey
Number**

POSITIVE FEEDBACK

- 30 The remote feel of National Park is a major feature and would like to see that retained, without it becoming yet another high priced commercial centre like Ohakune.
- 80 Love the area and I own my places. We have a beautiful area in here. Ohura, good people there.
- 121 We think price of property is cheap and we love the adventure activities the Tongariro National Park offers. We think summer will become an increasingly important tourist season.
- 122 Consider that RDC has taken positive steps towards improving services at Kakahi, such as water and recycling. I feel privileged to be one of a few "holiday home" owners in the region as while I am pleased that RDC is soliciting the views of non-resident ratepayers, I hope that the special character of Taumarunui and environs is not spoiled by too many of us.
- 172 We are using our holiday home during summer/Easter more often than in the past. We are doing this as the level of year round activities is increasing with new developments. Keep up the good work!
- 178 When we shifted our railway house from Taihape and worked to keep its character there was stubborn resistance by Council of the time against railway houses "looking like railway houses". It is wonderful that this has completely changed and the 'character' of Ohakune encourages preserving its heritage and enhancing it in the new buildings and amenities. This approach is the making of all the successful provincial towns in NZ (and overseas ski towns as well). The Rail Trail will be a big plus for Ohakune long term if Council can encourage and practice the town's heritage personality.
- 196 The local supermarket is great - stocks everything. We have lots of good memories of happy times in Ruapehu. Look after us - we help sustain your village.
- 199 My dealings with the Council so far have been great. Everyone's been really helpful, even anticipating questions I would likely ask next.
- 206 Recycling is great (but someone has already stolen our blue box!!).
- 206 Te Kahui Tupua is a wonderful promotion that could be promoted more widely.
- 206 Bikeways/Cycle tracks fantastic.
- 220 We really enjoy the area and the community feel that Ohakune has.
- 225 We love Ohakune!!
- 231 Just love the whole area - Whakapapa and Whanganui Rivers - Tongariro Forest Park and the Central Plateau. A unique part of NZ in both summer and winter, without too many people. Only rent it to friends.
- 237 We love Ohakune's village feel. It has some lovely restaurants and all the facilities we need.
- 237 We particularly like the area for its mountain of course, but also the range of summer activities available for us as a family, particularly the hiking options, also mountain bikes, canoes, horses, etc. So pleased to see a top-class climbing wall opened recently - we will definitely be using it.
- 291 Tongariro Summer Programme, skiing on Ruapehu and chairlift access in Summer is highly valued.
- 321 The transfer station is great (in Ohakune) - allows visitors (particularly weekend visitors) to deposit rubbish without leaving out on roadside.
- 352 Some friends & family sometimes stay in the house but it is not rented. Although mainly used in winter we also enjoy the area in summer, the walks, the relative isolation, the quietness. It is a great area to visit.
- 353 The house we own in Taumarunui is rented until we retire. We chose Taumarunui as the town we wished to retire to. The house we rent out was purchased to one day be our permanent home. We chose Taumarunui for its size, facilities, hospital, and generally that we have yet to meet anyone who wasn't friendly. A nice wee town, keep it up.
- 366 Ohakune/Ruapehu is a great summer destination. Not sure if the NZ public at large are aware of this. Much more to offer than just skiing.
- 384 Lovely walks there during the summer months.
- 390 It's very central to a lot of places and our grandkids. 18 years plus love it down there. Also, love the new Information Centre. We feel Ohakune has greatly improved in the last few years and we believe it will be the "Queenstown" of the North Island in time to come. We also feel the roads in the region are excellent.
- 399 Definite potential for summer rental due to cyclists. Recently getting more trail bike riders renting as well. Ohakune is on the cusp of taking off as a tourist town.
- 401 We plan to retire to National Park for at least 6 months a year. We also plan to put our son in the local school next winter to take advantage of the ski academy. We have a long term commitment to the area due to its beauty, lack of development, peace and solitude.

- 403 Ohakune has come a long way over the years (first visit in early 80's). I think the RDC needs to keep an eye on the subdivision/development in the area to ensure it doesn't become too full of multiple small buildings on small sections. Keep the quality good. More promotion of the area as a summer destination!
- 408 This home in Raetihi has saved my life about 17 years ago I had throat cancer which has left me with a trach (pipe in throat). The air is clean especially on the mountain I skied until nearly 70 years. For years I have spent a great deal of time in Raetihi like 5 months a year. However, my husband has had a stroke which has stopped this. Know my body totally collapsed without the rest I gained in Raetihi, as soon as able I will be a constant member of the community. The house is loved by family members as a place of total peace be it Christchurch or Auckland. I originally built it for peace from the rat race of Wellington and the long hours I worked. In time I will in all probability live in it totally.
- 417 We love the Ruapehu environment, summer and winter. We encourage RDC to keep building wonderful bush tracks, bike trials (like the Old Coach Road).
- 441 I think it is unfair that as a non-resident ratepayer I cannot go on the Electoral Roll to vote in Ruapehu District for the past 16 years. Elections are coming up and I am please that I at last can go on the Electoral Roll. *About Time*.
- 442 We have two vacant sections in Ohakune - pleased to see as a ratepayer I can finally enrol for elections this year.
- 482 Bought for skiing initially but now it is a property from which we enjoy a large number of outdoor activities - tramping, mountain biking, white water rafting, etc. The house is now home for succeeding generations of our family to enjoy.
- 485 Also a great summer retreat.
- 499 We are delighted Council is seeking the views of non-resident ratepayers; these views have not been taken into account sufficiently in the past. Non-resident ratepayers are very significant in Ohakune in particular, and receive poor value for their rates. While we accept a degree of inevitability that we will subsidise services to permanent residents, this should not be too great. When reviewing services such as rubbish collection, the needs of non-residents should be carefully considered. Thank you!
- 502 Keep maintaining the beautiful outdoors bush tracks, rivers. Tis the best place in the North Island.
- 523 We are also happy to see the rubbish removal day has been changed to a Monday - much easier for non-residents to make use of this service after spending the weekend in Ohakune.
- 524 Intend to retire there - full time resident from 2014.
- 535 Thought it was a winter venture but we love Ohakune in the Summer! We love the village feel of Ohakune. As we live in a rural area, it's great to have the supermarket, bars and restaurants. Also we love the walks and hope to do some cycling.
- 549 We spend as much time as we can at Kakahi and our friends love the place too and love to stay there when it is free. Sometimes we will spend long periods there (e.g. 6 months) during sabbatical or taking leave from our jobs to 'go country'.
- 559 Property is owned jointly by 4 families. Adult interests have changed from winter sports and tramping to less vigorous activities like biking and walking. Interest has also moved from winter to summer activities. Ruapehu offers a lot.

NEGATIVE FEEDBACK

- 13 There certainly are no concessions given to holiday home owners in Ruapehu particularly regarding electricity supply and use charges.
- 29 We plan to build on this property within 3-5 years. Local "Development Contributions" for buildings are pushing out our build dates. They are excessive compared to other areas within RDC region.
- 32 The extreme cost of subdividing (which was put on us without public notice) has made us consider another area to build and develop.
- 33 RDC should consider different rating system for holiday homes that are only used for part of the year. We are paying for services (water, sewerage, rubbish, etc) that we don't use, in a 'user pays' society you need to consider. We know RDC won't as they are known for not making logical decisions in many cases.
- 41 We pay almost \$2000 a year in rates, and over \$1000 a year for power. We use the place for 2-3 weeks. Seems a lot. Maybe a rate targeted at non-residents?
- 42 How come I pay for rubbish and have to pay at the dump as well. There is no collection.
- 46 Someone needs to explain how this survey will help with your "planning and growth strategies": Which question above relates to future development, improvements etc that may require additional infrastructure, that RDC needs to plan for during the next 10 years?
- 57 We think that it is grossly unfair that we pay so many rates for a bare section (about \$1400 for a 600sqm site). We use absolutely no services but have to pay \$1400 p.a. Rates should reflect the amount of services used.
- 68 RDC charge us rates on a nonexistent dwelling. Our actual residence is in the Rangitikei DCs part of the farm. Is this fair, does this entitle us a vote?
- 72 I think that future development in Ohakune is being constrained by relatively high building costs. In Hamilton properties can be built by Golden Homes for under \$1000/sqm. In Ohakune the same building firm wants to charge \$1700. We will not be building until we can get the construction cost down.
- 94 Extremely disappointed in your decision to allow a subdivision on the banks of the river, threatening the existence of one of the last remaining Whio strongholds.
- 131 For the services we receive our rates are very high.
- 132 Over the last 24 years we have lived in our dwelling as a full time residence and as a holiday home - originally the price of the land and the low rates and skiing made the National Park proposition an attractive place to live - now - with low wages in the region - the ever increasing rating burden, imposed by RDC and the increases being well out of kilter with the National average, with the return to National Park seeming minimal, the continuation of tenure there is becoming increasingly unsure. In short, the majority of National Park ratepayers - both commercial and private would like, and desire, an immediate decrease in the rating increases. Please reply in writing to these comments. Yours Faithfully, [REDACTED]
- 136 Initially buying a rental property in Taumarunui seemed like a good idea, but as the rates have increased, its value as a rental has diminished greatly. The rates in Taumarunui are equivalent to about 3 months of rent - for which we get very little services, including a water supply that tastes like dirt. If I translated the proportion of rent to rates that I pay in Taumarunui to my family home in Auckland it would equate to a rates bill of about \$7,500!! The rural ratepayers need to shoulder more of the burden in Ruapehu District.
- 165 Recycling initiatives are[n't] exactly easy as most often weekend house/residence users are not in residence when refuse is collected and recycle bins will litter the streets until they next return!!
- 175 I consider that, at \$876.56 gst incl our property rates are disproportionately expensive considering we have our own water supply and effluent disposal system (i.e. septic tank) the only service - rubbish collection available on Thursdays is being approximately once a year when we happen to be visiting at that time. We pay \$1973.88 gst incl rates on our property in West Auckland which has a CV of \$560,000. It therefore works out that our Kakahi rates are 44.5% of our Auckland rates, while our valuation for our Kakahi property is 21.5% of our Auckland property. Kakahi rates equate to double our Auckland rates and included in our Auckland rates is 52 pickups for household garbage and 26 pickups for recycling, as well as effluent and storm water collection and disposal. We are being significantly overcharged!
- 196 Stop hiking the rates so much! It will be cheaper and easier to just go to a motel soon - or not go at all.
- 196 We enjoy the area and our chalet but have just experienced a major burglary. We look onto the two derelict houses in Turoa Village - not a pretty site or conducive to a safe haven.
- 206 Lack of art/craft/cultural facilities/promotion of local artists. Much more could be done.
- 206 Rubbish collection could be improved. Proper hard bins would be better for general rubbish (plastic bags are hopeless).
- 219 Best of all the rates were so low - but not now anymore.

220 We have concerns about security of the property when we are not there, due to some undesirable behaviour in the area and burglaries (as informed by Snowmass developer).

220 Rates are very high compared to the value of the property.

224 Rates are very high for use 4 months a year but we understand it's due to low population in general for services. We will consider renting it out but prefer to use it ourselves and our friends.

230 Rubbish collection: Council's decision to close Kakahi refuse dump is a real problem. Most part time recreation users leave for home on Sunday (late) and there is no place to deposit rubbish. I have already corresponded with Council (some 10-12 months ago) and still have not received a courtesy reply.

262 This is a blank section with no water, sewer, power or rubbish usage, which is only used as part of sister's section as boundary is close to her house (within 1 m). There is no benefit to us owning this section and don't see why we are paying full expensive rates for a property that costs the Council nothing! Have asked for a rate review but have never received a reply. Can you review again? [REDACTED]

270 Line rentals for power supply are very high!!

273 A great number of trees in the Turoa Village need pruning and removal in many cases. It seems to be left more often to residents who ultimately attend to them to improve and maintain the area surrounding their property. It feels there were no provisions or thought made to this when establishing and planting in the initial development.

296 The library at Ohakune looks really good but never opens on a weekend in winter when the ski season is operating which seems a pity as there are many people in town at that stage.

322 Need more summer stuff to do.

324 Rates are far too high. Why is there not a separate water rating system? Council does not enforce District Plan effectively.

326 Rates are too high for what value we perceive is provided. Have a sense there is a cross-subsidisation by holiday home resident owners to those that are permanent. Ohakune does not seem to give full support to holiday home owners. i.e. we would visit the 'Rubbish Centre' at the conclusion of each visit - say 5 to 6 times to avoid leaving rubbish out for collection where dogs etc would get into it while waiting for collection. Services like rubbish collection could be better targeted to support seasonal users who pay rates. Happy to discuss [REDACTED]

345 Rates are v. high for the value of the section we own. We don't use the local services as we don't have a house on our section, so our rates should be lower.

352 For services available the rates are as high as our city house!

386 The "Lines Company" charges for non-resident ratepayer are nothing short of extortion.

387 We use the property less now than in earlier years due to old age. Family members (children/grandchildren) all overseas. Returning family later this year will see more usage. As the last (southern boundary) dwelling in Ruapehu District we are not able to access any of the rate related facilities. In a sense, we don't feel part of the "Ruapehu District" i.e. local body. We do feel part of Ruapehu district however as we are in full view of the mountain! I regret that we are more attuned in day to day activities with Taihape.

399 Still not enough tourist shops - when we visit and go to the main shopping area to poke around there are only two or three shops to look in and then we move on. The Clyde Street shops are generally quite poor and unattractive which probably doesn't attract passers through.

400 While perhaps not related to this survey, I am very dismayed at Lines - line charges of about \$63 per month (because it is a holiday home). This, with the electricity charge to KCE, works out at almost the same amount we pay living full time (almost) in Tawa, Wellington. Punitive and discriminating.

405 Currently selling property as Lines Company charges are excessive - will either re purchase a section and use alternative energy or holiday elsewhere. This is a common complaint and definitely effects growth in the region!!!

417 We are very concerned at the Council allowing old houses, state houses, port-a-cabins and such like to be dumped on sections in NP Village e.g. two-storey flats in Buddo St and derelict cabin in Findlay Street back section. We need better criteria for NP Village before it becomes Shanty Town. If this continues we most certainly will leave. [REDACTED]

427 Rates are excessive. Night time noise control pretty well absent with our being annoyed by "open garage" parties. Noisy neighbours with "boom boxes" and other noisy stereos - even in day time at weekends and holiday periods. Vodafone's mobile coverage is terrible. Surely Council can exert some pressure.

- 434 The \$10,000 bond is a major impediment to putting a dwelling on our bare section. It is not clear whether a cabin would warrant the \$10,000 bond.
- 434 The rates for our section almost exceed the rates we pay for our home in Auckland. It discourages development and residence.
- 437 Makes the rates very expensive on amount used!
- 453 Rubbish collection has been main issue.
- 455 We feel we are charged excessive rates for property size. Our dwelling is not commercial and never has been. The roads are not kept up to standard. We keep our property tidy and clean and take pride in our holiday home. We would appreciate any feedback from this survey. [REDACTED]
- 462 I am concerned about the prevalence of drugs in the town of Ohakune and the lack of a work ethic. I no longer feel safe in the town now that I am older and the town has declined. It will only take one more incident for me to sell up and not return to Ohakune.
- 462 Most visits are on the weekend so rubbish collection is an issue. We also spend one week in Ohakune in the winter.
- 462 Access to reliable tradesmen with good references is not easy. Perhaps the Information Centre could manage a database.
- 481 Rating should be less for full time renting family full time in town.
- 503 We object to paying code 0253 S/Wast Disposal National Park as there is no waste - sewage or household and code 0084 District Land Transport as Cuff Road is not maintained.
- 513 Cost of rubbish on rates too dear! E.g. No visible return on funds invested.
- 536 The rates are too high in relation to the services that are provided.
- 545 It is expensive for our family to pay for 2 accounts both lines company and power as well. Why - is it necessary to pay for 2 accounts?
- 546 Rates are extremely expensive compared to Auckland rates. Ruapehu District Council provides almost non-existent services for these overpriced rates. I would suspect that such expensive rates would start to drive full time residents out of National Park and leave it as a town of holiday homes for wealthier Aucklanders which would be terrible.
- 546 Rubbish tip collection hours do not suit holiday home owners.

OTHER FEEDBACK

- 1 Note: [REDACTED] owns 4 x bare blocks, 1 x dwelling for private use, and 1 x chalet (in Rocky Mountain Chalets) for rental purposes. These 3 forms reflect the different uses.
- 12 Own 4 homes in town and 1 rural. All let to long term tenants.
- 14 [REDACTED] Please develop Mountain Bike Tracks at Ohakune for summer business and Bush walks. We are from Rotorua and mountain bikes are huge for visitor numbers and tourism. Ohakune has viaducts, mountain streams, old lava flows and it would not die in the summer if you promoted with 3 volcanoes walk / stunning.
- 39 It's just a holiday rental fully managed. We don't stay there.
- 44 The property my daughter Joanne and I have is a small section (0.822 hectares) near the junction of the Whanganui & Ohura Rivers. It was part of my brother-in-laws [REDACTED] property and right beside it. Our section is only grass but has a beautiful outlook.
- 48 There are a lot of paper roads in the district, how can we make use of them if we don't know exactly where they are.
- 48 Tidying up the streams and their surrounds will put the icing on a beautiful town.
- 50 Have answered this as I have power of attorney over the property. My mother is currently in Avonlea Rest Home.
- 59 I suggest: you ask TVNZ to include Ohakune in daily weather forecasts; promote the walkways / bikeways in and around Ohakune (i.e. rail track/Whanganui trail); promote facilities such as canoe trips along Whanganui, golf course, trout fishing, etc; promote use of green energy - wind, solar and hydro in small decentralised plants.
- 73 The Church vicarage is currently rented out. Vicar lives in own home.
- 79 Greater security for holiday homes. More retail outlets open in summer.
- 82 I have changed my postal address from [REDACTED] to [REDACTED]. Let your records show that the property is now for [REDACTED] only. Please delete former spouse's name [REDACTED] from your records.
- 88 Support local businesses and service providers to improve. Improve mountain biking facilities (along with the mtn to sea). Perhaps a few tracks in the forest like Taupo, Rotorua, etc.
- 89 Rental investment as is close to the snow and may become a 'holiday home' for myself and family in later years to come. In mean time I can get yearly rent as opposed to closer Ruapehu towns where I may only get seasonal rent. At this stage my house is only being used as a rental and not a holiday home.
- 92 Three years ago I wanted to ski every fine day so I took the winter off work. I couldn't find any affordable rental accommodation in Ohakune so I bought a house in Raetihi (they were cheap). I couldn't afford to keep it as a holiday home so I rent it out full time. I stay with friends when I come skiing now.
- 94 A 50kmph limit needs to be placed on the section of Raurimu Road adjacent to the station due to the number of young children walking along this road.
- 101 We utilise Snowmass constantly as a base and I undertake business in the central plateau area.
- 106 Rubbish 'skips' for weekend residents would keep the town tidier and be more cost effective than rubbish collection.
- 112 There should be more encouragement for local businesses to be open on public holidays.
- 112 It would be good to extend the Old Coach Road walking track between the viaduct and Ohakune as soon as possible.
- 112 We support the local native planting initiative and would like to see more of this around Ohakune.
- 118 Require local rubbish bag drop off point.
- 123 Usage will increase to 90-100 days in next 5 years, possible resident.
- 125 We will probably use more in Summer in the future e.g. tramping, fishing, mountain biking.
- 127 Selling North Shore home to finance building of future permanent residence on small block of land in Ruapehu District.
- 137 Will be using our home away from home more now we are semi retired. More ratepayer's money needs to be spent where it is collected i.e. our road needs kerbing and footpaths! More attention to noxious weeds i.e. broom needs to be paid. As "visitors" we pay the same rates if not more, than local permanent dwellers. We do not use the infrastructure- library, rubbish collection, roads, etc to the same extent. Perhaps looking at discounting our rates could be looked at.
- 142 Main Road (heading from town towards Turoa) in Ohakune (Mangawhero Street?) needs to be resurfaced.

142 Would be nice to have some staff in Ohakune cafes and restaurants obtain service quality training. Service in Ohakune sometimes not up to a resort town standard.

149 Keep the rates down.

154 I have 1 hectare and I will build a small dwelling for 'camping' for farm/horse gear in the near future. Will 'camp' on site, tents/casual. I like the rural area near Kaitieke. Pleasant, friendly.

156 Keep expanding the park and mountain biking opportunities and more friends and family will visit in summer as well. Promote things like the river walkway with its exercise options. Plan for more places to have hot pools.

168 Security cameras are needed in Ohakune/Snowmass to stop the break ins.

187 I bought there to "get away from it all" so, any 'development' in the area is unwanted as far as I am concerned.

189 Currently campsite, once site is further developed, may be rented. As a camp currently only 20 days a year, once developed will be 180 approximately.

205 Bought house for use during winter but have spent a lot of time over summer since purchasing property.

206 It used to be easier getting from Australia to Ohakune when Palmerston North operated as an international airport.

206 Public transport could be improved, but is workable.

206 Promoting summer activities more widely.

218 Although I do not consider my house a holiday home I try to stay there every 6 to 8 weeks and in my holiday breaks. The reason I do not live in my home is that I was unable to get sufficient work in Taumarunui to live there. I pay a mortgage in Taumarunui and board in Hamilton. I am in my fifties and single. I am working full time in social services in Hamilton and completing a Bachelor of Social Work. I am hoping next year I will be able to secure work in Taumarunui and live in my home. I have rented the house out in the past and have had damages, gardens wrecked and power bills unpaid.

237 Is there any chance of public hot pools being built in Ohakune at some stage? It's a long way to Tokaanu and Powerhorn's is really restricted to guests. I'm sure it would be popular and a real attraction for skiers.

241 The Council needs to work hard to maintain a 'rural' character to rural settlements like Rangataua. For example, we don't ever want concrete footpath or kerb and channel. Open storm water and grass verges are good. Don't let the 'engineers' ruin the rural character of Ruapehu. Don't 'underground' and upgrade everything! It may not be what we want! (Future surveys recommended).

245 We also rent our place all year round with all weekends in winter usually occupied along with school holidays in winter season.

259 Not a holiday home as such, but a ski and summer activity base for our ski lodge members

264 It is our intention to build a new home on our land as soon as we sell in Auckland.

269 We are going to long term rental Nov-June each year, but few takers. Alternatively development of summer/all year attractions would help e.g. Mountain biking, kayaking, opening up more local bush reserves for walking, etc. E.g. Rangataua Reserve.

271 For the last 25 years we have lived in the USA. We bought the chalet before we left and have used it very sparingly until now. Ruapehu Chalet Rentals manage the property over the ski season. I retired Sept 2009 and we spent about 40 days in Ohakune Feb/March 2010. Splitting time between the USA and Ohakune is the plan for the foreseeable future.

282 We will be living full time from June 2010. Has been rented for only 18 months.

283 I have remarried my name is now [REDACTED]. [REDACTED] is my husband and has worked and resided in Te Aroha for 40 years, plus I have no intention of renting my home in Taumarunui as one day I will probably return. In the meantime I (visit) quite often. Don't ask me when or for how long because I don't keep a record of my stay at Taumarunui. I was born (and bred) brought up in Taumarunui and hope [REDACTED] and I may end up living there. At this time I have my nephew babysitting my home as long as he looks after the house that's all I ask. Especially as he is out of work in meantime. Yours faithfully, [REDACTED]

297 [REDACTED] Ohakune. Please note my change of address: [REDACTED]

298 [REDACTED], Ohakune. Please note my change of address: [REDACTED]

307 More development in Ohakune for entertainment.

320 This dwelling property was purpose built for skiing accommodation. It is owned by two families (the outgoings, rates, insurance would be too expensive for one pocket to pay). While skiing is the original reason for having the property we enjoy visiting the area at other times for walking, cycling and general recreation. Also it is a stop off overnight stay if travelling further south. Both family owners live in Tauranga - a 3 hour drive to Ohakune.

332 It would be useful if RDC better identified what activities should be promoted rather than the current apparent situation where winter activities and especially summer activities do not get enough promotion e.g. old coach trail. This would better promote Ruapehu as an all year destination and bring in added prosperity to the district.

341 Need to keep encouraging out of town visitors to the region. Keep development and building costs low to encourage more development in region.

327 As I do not use any of the services and I do not own any other property anywhere. My means are very limited to a pension. Some relief in rates would be appreciated.

351 [REDACTED] on returning from the 2nd WW built this magnificent home in 1948 with Weir & Kenney timber - framing matai and weather boards. The home has been beautifully fitted out with rimu doors/architraves/skirting/wardrobes/dressing tables and detailed ceiling cornice and matai tongue and groove flooring - all air dried timber. I [REDACTED] arrived in Taumarunui in 1952 being sponsored by [REDACTED]. We lived i.e. my parents - [REDACTED] and brother [REDACTED] with [REDACTED] at Morero Terrace, [REDACTED] and I attended school in Taumarunui. [REDACTED] was drowned at Manunui [REDACTED] and is buried in Taumarunui. He has a memorial in Te Papa designed by R.N. Field - Auckland - Avondale Colleges Art Master - Copy Attached. All this has created a lasting bond with Taumarunui, the King Country and New Zealand. I would like to become a New Zealand citizen and relinquish my U.K. passport. [REDACTED]

356 Suggestions for development: Multiple cycle trails, McDonalds/Mc Cafe.

362 A dairy at the junction e.g. newspaper/milk/bread (or even at the Station Café) would be good. Please ensure the movie theatre keeps going - it's part of the character (like Wanaka).

372 We purchased a house for a family member to live in and they have been there for 10 years. We purchased our second house to live in full time 7.5 years ago and lived there permanently for 2 years however have spent the last 5.5 years living between Wanganui and Raetihi. Both being considered our family homes at the same time - the house in Raetihi has never been a holiday home and has recently in June become a rental. We will stay at our other house now when we come to ski and spend time in the summer holidays even though it is rented to a family member. Hope you understand this. It is our intention to keep our properties long term.

398 The bike trail would be great for the area bringing a lot of visitors after doing the Rail Trail down south you could see what is possible. Also watch what sort of buildings are put up and houses keeping the architecture unique would grow a great town.

402 We chose to rent out our property due to very slow house sales - therefore waiting for market to pick up again.

404 [REDACTED], Ohakune. Mailing address is [REDACTED]. But this property is our permanent retirement residence [REDACTED].

410 We would love to see a tennis court available for the public in Ohakune.

413 We believe we should have the right to vote more than once given we pay rates and are regular visitors/users of our holiday home. [REDACTED]

446 Holiday home owners make a considerable economic input into the Ruapehu District. Winter marketing is good, but can still see great improvement. Summer marketing and support of the new cycle way and other outdoor pursuits would improve our occupancy and rental income, plus tourist contributions to the economic pot. The RDC has an obligation to maintain and grow our property value and local services. Over the past 3-4 years it's been pigs at the trough - Horizon, RDC, King Country Energy, The Lines Company, etc all increasing costs. While property values have gone backwards. In fact the loss in property value in your region is almost a national record. Get your act together and start building economic value for absentee owners. Thanks. This is not a negative statement. We love Ruapehu. Please protect our investment. P.S. please publish our comment.

447 We plan to move to our home in about 4 years having paid as much of the mortgage as possible. Then to work in the area part time till retirement.

448 When we lived in Ohura as children it was a thriving community. We are dismayed to see the deterioration of the little town (the last general store has closed since we bought!) We would love to see and be prepared to contribute to any developments that would assist in a revival, e.g. Tourist attractions, etc. Cycle way link with Forgotten Highway, old Coach Trails.

- 451 All rubbish bags no matter what should be picked up by collectors, not all visitors understand "council bags". Tidy up the entrance into Ohakune - Waiouru end. Promote Ohakune as a summer retreat and destination.
- 471 We have owned the section for approx 5 years in National Park Village and intend to build a holiday home / occasional rental accommodation for predominantly winter use within the next 3 years.
- 486 Church members from Auckland take children there to go to the snow. I let people use the house free of charge. As there are families in Auckland that can't afford to go anywhere. This is my way of blessing them.
- 487 Tramping club owned cottage for the use of club members.
- 490 An important feature of the district is the minimal usage of visual noise i.e. billboards. We think it is imperative that very strict regulations are placed to ensure the natural image of the park is preserved.
- 490 The village on the Whakapapa (Chateau) side of Ruapehu up at the ski field and around the Chateau seems to have clear guidelines as to 'colour' used on the houses. A colour palate introduced into the 'area' as a 'whole' would aid in a more attractive area, and an attractive and more beautiful draw-card for tourists. The Ruapehu District being immersed in a wonderful wilderness and the intrusions by people and their dwellings minimal and considerate, i.e. embracing of the surrounding landscape i.e. colours that blend with the natural surrounding environment.
- 490 We love Owhango, the feel of a very 'tranquil N.Z. country village', not too modern, or 'modernised'. It would be wonderful to think locals could be assisted with paint and a paint scheme, also plants and a plant scheme. Keeping the area in good maintenance and a herald for a simple, beautiful, tranquil community of its 'type' in N.Z.
- 495 We may consider renting out the property occasionally when we have finished some repairs and renovating.
- 523 We'd love to see some of the rates we have been paying for the last 7 years be spent on footpaths up Miro Street to the Junction. We've written to the Council about the dangers of there being no footpaths on the stretch of road below Willow Lane.
- 525 My property has a consent to subdivide that expires in 2013. Will this consent still be valid after the District Plan? [REDACTED]
- 527 More summer attractions would be a great benefit for Ohakune. A domestic airport would also be of huge benefit.
- 541 Recycling bins?? Promote district / features outside of area using appropriate media.
- 545 If services are cheaper, this would encourage more visitors and permanent residence as us. More festivals - every 6 months creates gatherings of population. Highlights to some of the local's features other than just snow and mountain – home stays, shearing, farm life for townies, school holidays - groups for summer/winter. Just start with one school - private or public.
- 550 Our house gets used often to break the road journey between Wellington and Auckland or Rotorua.
- 551 Used less since trains cut back.
- 552 Try to rent it out full for holidays
- 553 I live in Taumarunui bought and renovated the house more and now it's an investment and may become a winter holiday home in the future.