

RUAPEHU DISTRICT COUNCIL

Workshop Information Released into the Public Business

FROM THE ELECTED MEMBER WORKSHOP: SPATIAL PLANNING
ON WEDNESDAY 11 MARCH 2020

Item

- 1 Record of Workshop

The workshop notes have been released into the Public Business through an Official Information Request. The information has been redacted to protect the privacy of natural persons and remove information that could identify individuals.



REE ANDERSON CONSULTING LTD



RECORD OF RUAPEHU SPATIAL PLANNING WORKSHOP
'MAPPING THE FUTURE' WITH ELECTED REPRESENTATIVES

11 MARCH 2020

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1.0 Executive Summary

- i. The overall purpose of the workshop was to introduce spatial planning and a methodology to complete a spatial plan for Ruapehu. This methodology includes the idea of producing spatial plan prototypes that can be refined with evidence and community input, known as an iterative process. In other words, a perfect plan is not sought at the outset, nor is there a blank page, but rather an initial proposition (prototype) built from local knowledge as a means of having a dialogue with the community and stakeholders on the future direction of the district.
- ii. Generally speaking, a spatial plan is considered to be a high-level strategic plan, looking forward 20+ years. International best practice¹ includes taking a four wellbeing approach to developing a spatial plan, including the following four objectives:
 - achieving balanced socio-economic development (reducing disparities across the district);
 - improving the quality of life, including the relationships between people as well as the provision of cultural institutions and amenities; and ensuring there is an acceptable quality of life within rural areas;
 - responsible management of the environment, both the natural and physical environment;
 - achieving an integrated land-use plan that is a response to the above three objectives and is a land-use plan in the public interest.
- iii. The only council in New Zealand that is currently required by law to produce a spatial plan is Auckland Council. Nevertheless, other councils have taken the proactive step of spatial planning. Each council tailors its spatial plan to its circumstances and elects how to prepare their plan. There are different spatial planning approaches used. One option is to have a stand-alone spatial plan, e.g. Rotorua Lakes Council; another option is to spatialise the LTP, e.g. Palmerston North City Council. There is also the option to integrate the spatial planning process with the LTP as one document – a hybrid approach. It was noted that a formal report on the spatial plan options for Ruapehu would be prepared for the Mayor and councillors' consideration, but indications were that the council is likely to look towards producing one integrated spatial plan/LTP document.
- iv. The workshop with elected representatives included sharing individual views on the roles of the district, the biggest challenges facing the district and transformational opportunities to achieve the district's vision *"To drive District growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment"*. These perspectives could then be contrasted with those from a workshop held earlier with the Chief Executive and senior staff from across council who had produced an initial spatial plan key diagram and spatial map (prototype 1). Prototype 1 was then shared with the elected representatives and amendments agreed to, to reflect the perspectives of the elected representatives.
- v. One significant change in terms of the role of the district articulated by the elected representatives was to ensure that Ruapehu is a desirable place to live with a unique offering, providing people within the region and New Zealand with a different lifestyle choice. The facilitator noted that international research² advocates that there is a need for a new

¹ See Council of Europe, European Regional/Spatial Planning Charter (Torremolinos Charter), May 1983

² Leick & Lang – Re-thinking non-core regions: Planning strategies and practices beyond growth, December 2017

approach to planning practice that includes non-metropolitan areas being considered as arenas within which future development perspectives arise. This includes non-core regions as places of innovation and alternative lifestyles as a resource or amenity³.

- vi. In terms of the other significant roles of the district (rather than the council) there was a shared view that the district has a role in protecting rural areas for sustainable and diversified food production, together with enabling quality tourism without compromising the natural environment on which that tourism is based.
- vii. There was agreement that investing in the key towns, including Taumarunui, Ohakune, Raetihi, Waiouru and National Park is supported and revitalisation initiatives are either under way or can be enhanced going forward. A significant discussion was on the multiple rural settlements across the district and their futures and the nature of support for these, together with an understanding of their characteristics and requirements. Further work needs to be undertaken as part of the spatial planning work programme to address the future direction of these multiple settlements.
- viii. The workshop included a separate section on housing, as Ruapehu is presented with a number of housing challenges, including the need for rental homes for seasonal workers, construction and trade workers, homes fit for purpose and affordable, additional emergency and social housing and a greater offering, e.g. there is no retirement village. The elected representatives indicated that there is a preparedness to take a leadership role to facilitate specific housing initiatives within the district. It can use its mechanisms ranging from rates relief, land ownership, partnerships, and an enabling culture to facilitate action. Sufficient direction was given at the workshop to guide a formal report back to council on options to enhance housing initiatives. However, in light of the focus on housing, it has been added more explicitly to the updated key spatial planning diagram.
- ix. An executive summary of changes to spatial plan prototype 1 is included in the updated key diagram and spatial map on pages 5 & 6 and can be considered as spatial plan prototype 2. The key diagram has yellow highlights to identify those amendments made as a consequence of the elected representatives workshop and the map aligns with these and also captures additional amendments sought on the map at the workshop.

³ Ree Anderson Consulting Ltd “The case for spatial planning in non-metropolitan councils and low growth areas” – an opinion piece commissioned by SOLGM (February 2019).

Draft prototype 2: Ruapehu Spatial Plan key diagram

Our Vision – To drive District growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment.

Ruapehu District's Roles in the Region

- Be a desirable place to live with a unique offering, providing people with a different lifestyle choice.
- Guardian of Ruapehu's distinctive natural environment which enables the District to be a centre of outdoor adventure, sport, a place to relax in nature and a visitor destination.
- Protecting our rural areas for sustainable food production and diversification of the primary sector.

Our Biggest Challenge – Growing our population and skill base, increasing permanent residents, generating & capturing wealth so that we can afford to fund and invest in critical infrastructure and local amenities that attract people to stay in a place, making Ruapehu a district of choice where adventure begins and the quality of life is enhanced for all.

Our 4 Cross-cutting Initiatives –

- ▣ Diversification of tourism offerings. ▣ Health, Education, Housing and Local Transport Initiatives ▣ Attracting new businesses ▣ Working with iwi and others to deliver a work programme that attracts growth.

What We Are Doing – We are:

<p>Investing in our Key Towns</p> <ul style="list-style-type: none"> ■ Taumarunui (includes Matapuna) – Major Town & CBD Hub; promote train station at Taumarunui ■ Ohakune – Tourist & Local Centre ■ Raetihi – Revitalisation Hub ■ Waiouru – Gateway, Military Base & Service Town ■ National Park Village – Tourist Centre 	<p>Supporting our Small Rural Villages & Multiple Settlements</p> <ul style="list-style-type: none"> ■ Ohura (away from the flood zone) – Host Town ■ Piriaka – Rural Village ■ Kakahi – Rural Village ■ Owhango – Rural Village ■ Raurimu – Rural Village ■ Pipiriki – Rural Village ■ Horopito – Rural Village ■ Rangataua – Rural Village 	<p>Putting a Focus on Housing</p> <ul style="list-style-type: none"> 🏠 Investigating housing initiatives 👥 Council taking a leadership role: <ul style="list-style-type: none"> ◦ Facilitator ◦ Partner ◦ Advocate 	<p>Respecting Local Iwi Strategies & Partnering with Iwi</p> <ul style="list-style-type: none"> ■ Enhancing the Maori economy for the wellbeing of all ■ Environmental zone (Pou Whenua) Commercial zone (Pou Tangata) Social & Cultural Zone (Pou Wairua) 🏠 Housing Issues (Pou Tikanga)
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We are: Delivering on Our 10 Year Work Programme *(Note: to be updated with 2021-31 LTP)*

- Investigating options to attract large-scale housing company to deliver affordable, key worker and social housing.
- \$3.5M over 10yrs for Taumarunui, including refurbishment of the railway & station building & new toilet facilities; investigating option for multi sports facility; initiating discussions on the opportunities for Taumarunui Hospital.
- Review of Ohakune Town Centre Development Plan and \$1.5M for carparking/town facility development.
- New integrated council service centre and community hub in Raetihi and \$1M allocated in 2022 for other Raetihi projects.
- \$50,000 per year Pride of Place Fund for local settlements.
- Implementing the Economic Development Strategy including Ruapehu Regional Visitor Development Plan.
- Proposed new cycleway Stratford to Ohura; extending the Mountains-to-Sea cycleway from Turoa to Ohakune with co-investment from central government.
- Investigating alternative discharge options for wastewater in collaboration with Whanganui District Council.
- Water supply plans (Taumarunui, National Park, Ohakune, Owhango, Ohura, Raetihi & Waiouru) to enable compliance with drinking water legislation.
- Participation in regional climate change response strategy – to create resilience for infrastructure and services.
- Fibre roll-out for northern Ruapehu by October 2020 and subsequently for southern Ruapehu.
- Working with others, including central govt, iwi, NGOs, local businesses & community groups to deliver the Plan.
- Community Hub Raetihi area.

Ruapehu Key Diagram

OUR VISION: Drive district growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment

OUR ROLES

- Be a desirable place to live with a unique offering, providing people with a different lifestyle choice.
- Guardian of Ruapehu's distinctive natural environment which enables the District to be a centre of outdoor adventure, sport, a place to relax in nature and a visitor destination.
- Protecting our rural areas for sustainable food production and diversification of the primary sector.

ENVIRONMENTAL TOURISM

- Tourism Operation locations
- 42 Traverse Cycle Trail
- Forgotten World Highway Adventures
- Proposed Ohura Stratford Cycle Trail
- Timber Trail Bike Track
- Mountains to Sea Cycle Trail
- Sky Waka

- Park & Ride
- District Gateway

- Lakes
- Whanganui River

- ### Unique Natural Features
- National Park
 - Stewardship Land

FOOD PRODUCTION & PRIMARY INDUSTRY

- Forestry
- Cropland
- Productive Grassland

PARTNERING WITH IWI ENHANCING THE MAORI ECONOMY

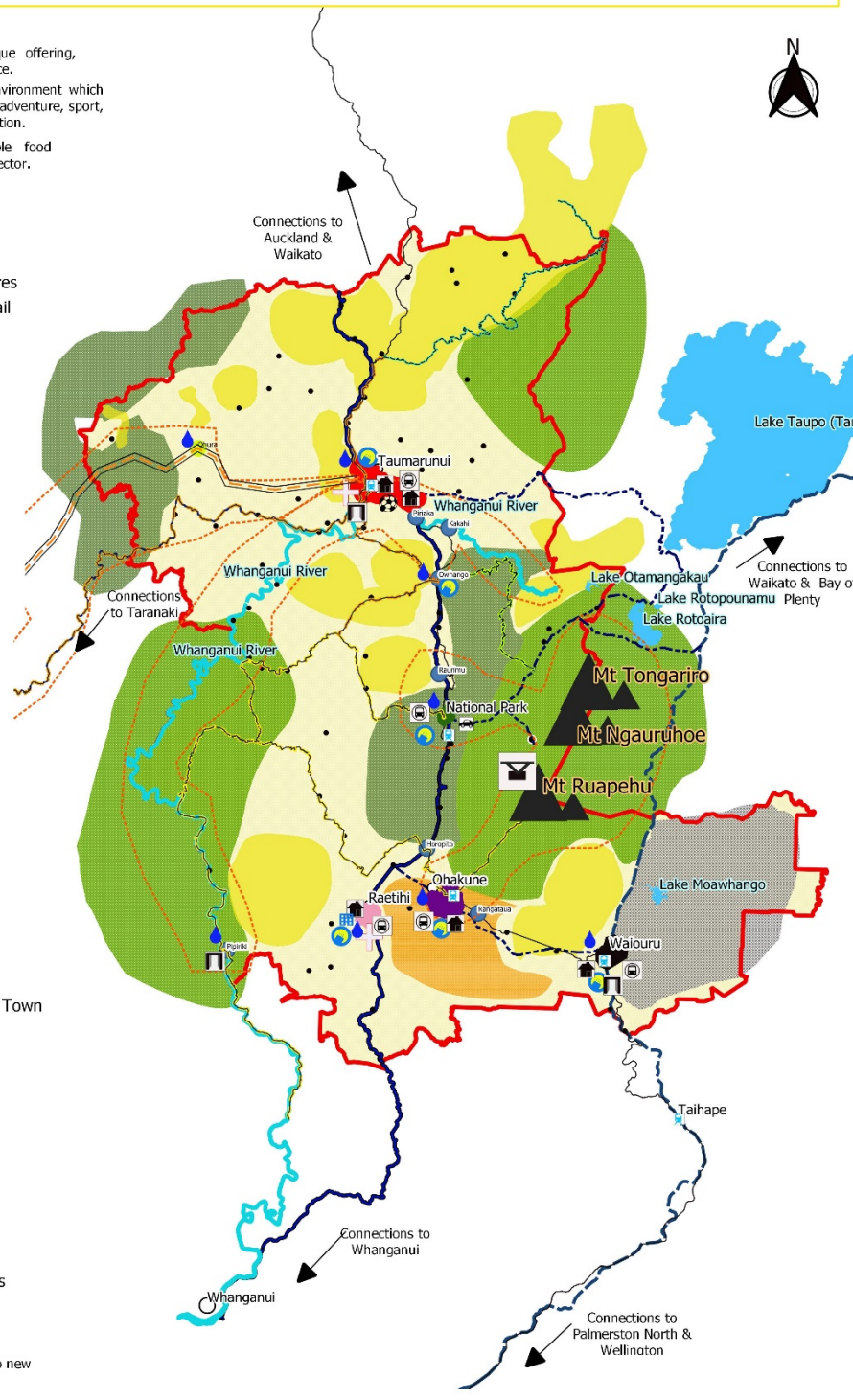
To be mapped subsequently when iwi have confirmed and are ready

RESPONDING TO CLIMATE CHANGE

Participating in Horizon Regional Council's climate change workstream

INVESTING IN OUR TOWNS & SETTLEMENTS

- Major Town and CBD hub
 - Tourism & Local Centre
 - Revitalisation Hub
 - Gateway, Military Base, & Service Town
 - Tourist Centre
 - Host Town
 - Rural Village
 - Small Settlements
 - Tussock Land & Defence Activity
 - Housing Initiatives
 - Investment in Community Health
 - Investment in sporting facilities
 - Rail Stations
 - Advance public transport Initiatives
 - Fibre Rollout by Dec 2022
 - Existing 3 waters Infrastructure
- Central government investigation to transition to new water delivery arrangements



■ RDC_BOUNDARY
 — Rail Line
 — SH1
 --- Highways 41, 46, 47, 48, 49
 — SH4
 --- SH43

▲ Mountains

spatial plan needs to address. One of those matters is to “...(a) recognise and describe Auckland’s role in New Zealand”. Understanding the role of a place assists councils and others to determine the actions required to ensure that the role of a particular place is achieved. The first question asked of participants at the workshop therefore asked a question related to the role of Ruapehu district within the Manawatu-Whanganui region.

3.3 The following Table A is a summary of the responses to Q1 discussed at the workshop. This discussion included some voting which allowed the identification of the three key roles of the district as outlined in the draft Diagram and draft Spatial Map (pages 5 & 6). Table A captures all 8 roles that were identified by participants by sharing their answers to Q1 on the worksheet. There was staggered voting on each (three rounds). Red was the first priority (No.4, desirable place to live); blue second (No.6, sustainable food production); green round 3 (No.3 & 8, sustainable tourism). The voting rounds allowed the top three roles to be captured by the elected representatives, noting that the partnerships with iwi became an initiative of how to deliver on the roles of the district rather than it being a role of the district. The idea of Ruapehu district differentiating itself as a place in which to choose to live for its unique qualities was a new role not included in prototype 1 (the initial staff version). The Key Diagram and Map have been updated accordingly.

Table A: Role of Ruapehu district in the Manawatu-Whanganui region				
No.	Role	Voting rounds		
		V1	V2	V3
1	Make sure community is viable	0	0	0
2	Leadership	0	0	0
3	Sustainable quality tourism/desired visitor destination	2	2	1
4	Desirable place to live/affordable, safe, inclusive, modern, special	5		
5	Resilience/sustainable business/economic development	0	2	1
6	Safe, sustainable food production – meat to vegetables, local & export	1	3	5
7	Partnerships, including with iwi	1	0	0
8	“Green natural oasis” (combined with No.3)	1	3	3

Question 2: What do you think is the current biggest challenge facing Ruapehu district?

3.3 After the discussion on the role of the district in the region, participants were asked to identify what they each thought was the biggest challenge facing the district to achieve the district’s vision. Table B is a summary of the challenges identified at the workshop and a total of the votes against each challenge in terms of what might be considered the biggest challenge facing the district. It is noted that housing was identified as the biggest challenge based on the voting. The Key Diagram has been updated to reflect this; additionally, the draft Spatial Map includes reference to housing initiatives.

Table B: The biggest challenge facing Ruapehu district		
No.	Challenge	Voting
1	Housing – lack of both residential and visitor accommodation	8
2	Attracting skills to the district and growing skills within the district	5
3	Inequality	6
4	Lack of entrepreneurialship	4
5	Sustainable, robust infrastructure	4
6	Lack of ratepayer base, funding and financing	3
7	Lack of jobs	3
8	Lack of public transport	0
9	Need to focus on the future – cultural shift	0

Question 3: What do you think is the top transformational opportunity for the district?

3.4 Table C below is a summary of participants' responses to Q3 at the workshop.

Table C: Top transformational opportunity for the district	
No.	Transformational opportunity
1	Partnerships – central govt, financial investors etc
2	Broadband – communications within the district
3	Colleges become net importers, not exporters
4	Infrastructure for whanau to achieve their goals
5	Iwi story/Kaitiakitanga plus iwi business
6	Quality smaller houses, physically connected
7	Looking after people here, e.g. schools, housing
8	Sustainable tourism/resilience
9	National recycling base – site near rail – opportunity for jobs

Question 4: General discussion on rural settlements

3.5 There are multiple small rural settlements across the district with their own characteristics. Some of these were included on the worksheet to capture elected representatives views on their roles and functions (See Attachment 1). It was explained that a discussion had occurred at the staff workshop about how to describe these settlements e.g. as rural villages or otherwise and to think about their future and the support needed in terms of services and amenity. The elected representatives suggested they were all rural settlements (rather than urban in nature) with the exception of Matapuna which is seen to be part of Taumarunui. Further work needs to be undertaken to better understand the potential investment required in these small settlements. It was suggested that how they be characterised might include looking at:

- Whether they are serviced with town water/sewerage
- How people see their own communities
- Whether they service farms
- Whether they are an affordable living option
- If they may provide choice of lifestyle in the future as broadband is rolled out and jobs become more transportable

4.0 Feedback on initial Draft Diagram and Spatial Map (prototype 1)

4.1 The following changes/confirmation have been requested as follows:

- Leave train station stop at Taumarunui (a discussion occurred about the cost of Taumarunui being a regional stop as opposed to a tourism stop).
- Identify Eruera and Tongariro Forest as stewardship land - differentiated from National Park land.
- In the key for environmental tourism, amend 42nd to read "42 Traverse Cycle Trail"
- Amend Forgotten World Highway to read "Forgotten World Highway Adventures"
- Clarify proposed Ohura-Stratford Cycle Trail??
- Delete Pipiriki Cafe.
- Under Food Production, change "High Production Grassland" to read "High Productive Grassland".
- The tussock lands on the east of Waiouru should be identified as "Tussock Land and Defence Activity".

- Add housing icon to Waiouru.
- After the box on partnering with iwi, put a new box (in blue) "Responding to Climate Change", with a note below the box which says "participating in Horizon Regional Council's climate change workstream".
- Add "District Gateway" at Taumarunui, Waiouru and Pipiriki.
- The concept of rural villages what these are needs more work
- Add an icon on the map and in the key under the box Investing in our Towns and Settlements - "Community Hub for the Raetihi area"

5.0 Criteria for decision-making

5.1 A quick exercise was undertaken on "making trade-offs" and criteria for decision-making. The following were recorded as important criteria to the participants at the workshop:

- Community "buy-in"/consultation.
- Common sense.
- Social impact, e.g. jobs, economy.
- Social equality – fairness.
- Affordability.
- Long term benefit – viability (evidence base/business case).
- Necessary or statutory obligation, e.g. 3 Waters and central government direction.
- \$-spend by type and location.
- Improvements in environmental sustainability, growing and enhancing district.
- Resilience – can adapt, is diverse.

5.2 In response to questions about weighting, the facilitator noted that there are processes available to weight criteria and assess against district visions and goals. She also noted that Council has decision-making principles in other strategies, e.g. the 2018-28 Economic Development Strategy and it's important that there is alignment on these.

5.3 In addition, in conversation the facilitator mentioned Canadian writer and political philosopher John Ralston Saul's work "On Equilibrium" in which he identifies six qualities for new humanism (qualities for decision-making). These include ethics, common sense, intuition, imagination, memory and reason.

6.0 Spatial Plan options – LTP versus stand-alone Spatial Plan

6.1 The following slide is from the facilitator's PowerPoint presentation and summarises two different options for preparing a spatial plan. These options have been used by respective councils in New Zealand. Ultimately both take approximately 17 months to complete, however the option of integrating the spatial plan with the LTP influences the LTP earlier. The CE indicated a preference for Ruapehu District to model its spatial plan on an integrated version with the 2021-31 LTP process. A separate report would be prepared and reported to Council for its consideration of these options.



7.0 Housing issues

7.1 General discussion – sharing housing worksheet responses

Q1: The key housing challenges captured were:

- There is a lot of Maori leasehold land in Taumarunui and this presents opportunity and also challenges in terms of the way in which it can be developed to ensure iwi aspirations are respected.
- In the High Plateau of Ruapehu there are large numbers of mobile seasonal workers (in the order of 700) who need rental homes.
- The other sector who require temporary accommodation are construction and trade workers. Currently these workers are travelling extensive distances, e.g. from Taihape to work in towns such as Taumarunui.
- If potential new residents cannot access a rental home while looking for a home to buy, they may refuse a job offer in Ruapehu.
- New businesses are not necessarily able to access bank loans and there is difficulty hiring staff and anecdotally this is contributing to new businesses not coming to Ruapehu.
- RAL (Ruapehu Alpine Lifts) – existing businesses needing homes for workers.
- National Park – there is now a need to have homes to rent all year round.
- Limited emergency and social housing – HNZ has long waiting list in Taumarunui and Raetihi.
- No retirement village.
- 30% of rentals lost post- the new Govt regulations for landlords. Current stock is expensive to renovate.

Q2: The potential role that Council could play in housing was discussed and the following ideas recorded:

- Clarify rules on Tiny Homes – check the recent Environment Court decision.
- Have clear District Plan guidelines with affordable and easy consenting processes.

- Use Council land where possible.
- Consider the options of deferred rates until lots on subdivision are ready for sale – noted that this was already part of a rates relief opportunity under hardship that has been used and could be extended.
- Be a provider of social housing.
- Be an advocate for change – seek more State or local govt housing and opportunities such as the historical State Advances Corp loans (30 years @ 3%).
- Be an enabling Council.
- Develop new models for home ownership, e.g. similar to iwi where there is leasehold land that remains in perpetuity and the homes are purchased.
- Facilitation of a consortium, e.g. of RAL/Govt/RDC/Developer
- RDC/Developer
- Partner with iwi.
- Identify shortfall/s.

Q3: While Taumarunui, Raetihi, Ohakune, National Park, Raurimu, Waiouru and Ohura were all identified as potential areas to prioritise for housing initiatives, there was general agreement that if one place had to be chosen where the first housing initiative was to occur, it would be Taumarunui.

8.0 Next steps

8.1 The workshop concluded noting that:

- the facilitator would provide a Summary Record of the workshop to the CE that would be distributed to elected representatives;
- that a report would be drafted to outline a potential process for completing a District Spatial Plan for the Council's consideration at the 8 April 2020 Council meeting;
- That a separate report on a potential way forward to enable Council to lead a housing initiative in Taumarunui would be also prepared (likely to be reported 8 April 2020).

Table 1: Ruapehu (Elected Reps) District Spatial Planning Worksheet Record

Question Name	Q1: What do you think the 2 top roles of the Ruapehu District are in the Manawatu-Whanganui region now and into the future?	Q2: What do you think is the current biggest challenge facing Ruapehu District. Please provide brief reasons for your choice and/or cause/s of the challenge.	Q3: What do you think is the top transformational opportunity for the district – the one action/initiative that you think would bring about the most positive change for the district to achieve the district’s vision?	Q4: What do you think is the role(s)/function(s) of the listed urban areas of Ruapehu?
[REDACTED]	<ul style="list-style-type: none"> Tourism based on environmental/cultural values. Providing safe food products that can be consumed around the world. 	<p>Attracting people with the skills and capital to support the above.</p> <p>Supply affordable housing/rentals to complement our exceptional life style and natural amenities.</p>	Weaving the iwi story and Kaitiakitanga and expression of iwi business.	Each to protect and maintain what they decide is special to them.
[REDACTED]	<ul style="list-style-type: none"> Partnership. Affordable living. 	Housing.	Looking after the people who we have now.	<ul style="list-style-type: none"> Look after volunteers. Small communities to always willingly be involved in Council decision-making.
[REDACTED]	<ul style="list-style-type: none"> A safe refuge for families where quality of life is good and costs are low. 	Quality housing.	Find a workable solution to housing, focusing on quality smaller homes where people can purchase and live. I envisage affordable houses within easy access of schools and townships desirable for families.	Providing opportunity for variety of life styles. Add colour and interest to the overall population of the district. Add to the cultural colour and diversity of the district.
[REDACTED]	<ul style="list-style-type: none"> To be the district of choice for young families to live. To be the leader in environmental 	<p>Infrastructure to support locals while tourists are in town.</p> <ul style="list-style-type: none"> Social issues Housing Wealth inequality 	To be the leader in Whanau transformation, i.e. putting infrastructure I place to allow Whanau to be truly self-determining for their	To continue to be the embodiment of rural small town NZ.

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	<p>management in terms of fresh water and resources.</p>	<ul style="list-style-type: none"> Lack of entrepreneurship <p>Water infrastructure in Ohakune cannot handle the load.</p>	<p>social, education, housing and economic goals.</p>	
<p>[REDACTED]</p>	<ol style="list-style-type: none"> Ruapehu District not only a desired visitor/tourist destination, but a desirable place to live. Ruapehu District providing a resilient platform for sustainable new business/economic activity. 	<p>Ruapehu District faces many challenges around sustainability of infrastructure, roading, parking, footpaths, health, waste management, climate change.</p> <p>Ruapehu District’s physical size, being NZ’s largest district by land area, but with one of the smallest permanent populations, many small spread-out rural communities.</p>	<p>Ruapehu District – central platform alpine area – full coverage with super-fast broadband/comm’s-fibre will encourage new business confidence, strengthen existing, therefore attracting new permanent residence – people generate sustainability.</p>	<p>All unique communities, with their own unique stories, visions, satellites for rural visitors/tourists, potential business/economic activity – communities to live in.</p>
<p>[REDACTED]</p>	<ol style="list-style-type: none"> Affordable living. Tourism through biodiversity. 	<p>The lack of enterprise (entrepreneurship).</p> <p>Economy made up of land (have), labour (have), capital (have) and enterprise. A significant amount of our children are educated outside the district (secondary and tertiary). It is very difficult to encourage them back and entrepreneurs to the district.</p>	<p>Turn both Taumarunui High School and Ruapehu College into net importers of students instead of exporters.</p>	<p>Affordable living, quality of life, turangawaewae.</p>

Table 1: Ruapehu (Elected Reps) District Spatial Planning Worksheet Record

<p>Question</p> <p>Name</p>	<p>Q1: What do you think the 2 top roles of the Ruapehu District are in the Manawatu-Whanganui region now and into the future?</p>	<p>Q2: What do you think is the current biggest challenge facing Ruapehu District.</p> <p>Please provide brief reasons for your choice and/or cause/s of the challenge.</p>	<p>Q3: What do you think is the top transformational opportunity for the district – the one action/initiative that you think would bring about the most positive change for the district to achieve the district’s vision?</p>	<p>Q4: What do you think is the role(s)/function(s) of the listed urban areas of Ruapehu?</p>
<p>[REDACTED]</p>	<p>Diversify the visitor industry to make more resilient.</p>	<p>Accommodation for visitor growth and residential.</p> <p>No new commercial accom – the growth has been in holiday housing conversions. This has worsened the availability of housing for residents and tourism business staff.</p>	<p>Money – investment in commercial accommodation, residential housing and seasonal staff accommodation.</p>	<p>Ohura – alternative lifestylers; Raurimu – residential holiday homes; Mahoe – residential; Matapuna – residential; Kakahi – residential; Rangataua – residential and holiday houses; Owhango – residential holiday houses; Piriaka – residential.</p> <p>(Vision – to drive district growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment)</p>
<p>[REDACTED]</p>	<p>Access to facilities that our community needs, i.e. medical, education. Access to government agencies.</p>	<p>Perceived isolation – too far to bring people to the Ruapehu District.</p>	<p>Need to move on housing.</p>	
<p>[REDACTED]</p>	<p>Affordable, safe, happy communities with good modern facilities, i.e. health, transport, education.</p>	<p>Maximising opportunities.</p> <p>Lack of jobs and public transport.</p>	<p>Using modern (the latest) technology to develop a major recycling centre for NZ. Develop a major site with rail access.</p>	<p>Support – each place is unique and special and we should support.</p>
<p>[REDACTED]</p>	<p>Lead on sustainable tourism. Lead on partnership with iwi.</p>	<p>District seat is stuck in the past.</p>	<p>Taumarunui to embrace tourism as the way ahead,</p>	<p>Commuter communities for National Park, Taumarunui and Ohakune.</p>

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		Focussed on what was, not what is. Resistant to change.	not abandon farming but to refocus on the future.	
[REDACTED]	Sought after valued affordable special place to live. “A green natural oasis”.	Lack of ratepayer basis.	Increase ratepayer basis / contributions for the district.	Quality safe, healthy and affordable place to live.

Table 2: Ruapehu (Elected Reps) Housing Worksheet Record

Question Name	QH1: In your view, what are the housing challenges in Ruapehu District and where are these challenges the greatest?	QH2: What do you think Ruapehu District Council's role should be in housing?	QH3: If you had to prioritise two places within the district for housing improvements, which two places would you choose and why?
[REDACTED]	<ul style="list-style-type: none"> • State of – (cold). • Lack of for rental and family occupation. • High proportion owned by outside owners. Many on Airbnb. 	<ul style="list-style-type: none"> • Mitigate any building risk (business). • Clear DP and rules/consents. • Develop a model of affordable ownership. 	
[REDACTED]	<ul style="list-style-type: none"> • Airbnb – Book a Bach – have taken. many houses out of the community that were used as family rentals. • There is no emergency housing. • No Retirement Village – many retired people leave. • No accommodation for jobs. • House stock below average/healthy. • New Govt rules made landlords sell – it became too hard. Taumarunui lost 30% of their rental stock. 	<ul style="list-style-type: none"> • Make the consent process very easy and cost affordable for new builds. • Make land available for retirement village or development of family homes. • Tiny Homes should be encouraged. 	Taumarunui Raetihi
[REDACTED]	<ul style="list-style-type: none"> • Old houses; cold houses. • Quality of renters – people • ¼ acre sections – attractive for families but big for older people. 	<ul style="list-style-type: none"> • Clarify and simplify roles around tiny homes and make them consistent. • Identify land for subdivision/urban expansion. 	<ul style="list-style-type: none"> • Ohura – currently cheap sections; current homes unhealthy. People renting tiny homes – unclear rules around it. Low lying sections – floor issues. • Taumarunui – new, smaller homes for elderly retiring, basically houses now being healthy, they are old uninsulated. • Allow consent costs to be put on rates bill for a property/build under say \$50K.

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[REDACTED]		<ul style="list-style-type: none"> Lack of social housing initiatives providing for young travellers in Raetihi including Rent-to-Buy, affordable rentals, emergency housing. The large number of holiday homes in Ohakune only used by owners in winter. 	Provision of a social housing programme for local families and seasonal and skilled workforce, incl Rent-to-Buy.	<ol style="list-style-type: none"> Raetihi Ohakune – getting rid of Airbnb's (60% owned by outsiders). (Naturally I would say that though, being from there).
[REDACTED]		There is generally across the whole of the Ruapehu District a shortage of housing for one reason or other. In Ohakune i.e. 60% of housing stock is owned by out-of-towners, some are Airbnb, some used by other over-nighters. Waiouru and Raetihi also suffer housing shortages.	Help identify areas of shortfall, assist by partnering projects, identifying available land. Partnering with Iwi Treaty Claim Funding Projects.	<ul style="list-style-type: none"> Raetihi – big shortages and overcrowding on existing. Waiouru – again big shortages, residential.
[REDACTED]		<ol style="list-style-type: none"> Too many Airbnb's all throughout the district. Wealth inequality – too many people have multiple homes that are not being used regularly enough. Poor quality stock throughout the district. Buyers keep renovating rubbish. Tenants trash houses. Land values too low, value of improvements are too high, particularly in Taumarunui. 	Facilitator (Council's role). Community housing for the elderly.	<ul style="list-style-type: none"> Ex saleyards – can build 100 houses @ 400m². Infill housing close to CBD in Taumarunui, National Park, Ohakune and Raetihi.
[REDACTED]		<ul style="list-style-type: none"> Supply of residential houses. Supply of rental houses. Provision of seasonal staff accommodation, especially winter. 	<ul style="list-style-type: none"> Facilitate planning, partnerships with developers. Facilitate partnerships for staff housing – new build – a consortium of RAL/Gvt/RDC/Developer 	<ul style="list-style-type: none"> National Park Village Ohakune
[REDACTED]		<ul style="list-style-type: none"> Absentee landlords. 	<ul style="list-style-type: none"> Provide social housing 	<ul style="list-style-type: none"> Taumarunui

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	<ul style="list-style-type: none"> Govt – reg's on landlords. 	<ul style="list-style-type: none"> Encourage finance easier to buy and build/buy. 	<ul style="list-style-type: none"> Raetihi
[REDACTED]		Reduce minimum lot size.	
[REDACTED]	Airbnb – why earn a week what you can make overnight with Airbnb? Most intense on Volcanic Plateau – Owango, Raurimu, National Park, Ohakune.	State/Local Government ownership is the only way to ensure available long-term <u>rentals</u> – can be mandated to resist temptation of Airbnb. Highly mobile (inter-region) seasonal workers.	National Park / Raurimu. Need it to support/sustain seasonal (winter) workers (7-800) for ski fields. Less workers → less service → drift to Queenstown (proven in Winter 2019).
[REDACTED]	<ul style="list-style-type: none"> Social housing in Taumarunui and Ohakune. Seasonal accommodation (National Park, Ohakune, Raetihi, Owango, Taumarunui). 	Support and enable more builds and development.	Taumarunui and Raetihi → RDC/Iwi housing partnerships (utilising iwi land and funds).