



AGENDA



COUNCIL

10AM, Wednesday 3
August 2022



Council Chambers,
59-61 Huia Street,
Taumarunui





RUAPEHU DISTRICT COUNCIL

Te Kaunihera-ā-Rohe o Ruapehu

NOTICE OF MEETING

A MEETING OF RUAPEHU DISTRICT COUNCIL WILL BE HELD
AT COUNCIL CHAMBERS, 59-61 HUIA STREET, TAUMARUNUI
ON WEDNESDAY, 3 AUGUST 2022, AT 10AM

Members

Mayor	Don Cameron	
Deputy Mayor	Karen Ngatai	Taumarunui Ward
Councillors	Graeme Cosford	Taumarunui Ward
	Adie Doyle	Taumarunui Ward
	Robyn Gram	Taumarunui Ward
	Janelle Hinch	Waimarino-Waiouru Ward
	Vivienne Hoeta	Waimarino-Waiouru Ward
	Lyn Neeson	Ohura Ward
	Rabbit Nottage	Waimarino-Waiouru Ward
	Elijah Pue	Waimarino-Waiouru Ward
	Kim Wheeler	Taumarunui Ward
	Murray Wilson	National Park Ward

Clive Manley
CHIEF EXECUTIVE

Quorum (6)

**THE PUBLIC BUSINESS PART OF THE AGENDA IS LIVE STREAMED TO OUR
FACEBOOK PAGE**

RUAPEHU DISTRICT COUNCIL

Te Kaunihera-ā-Rohe o Ruapehu

ORDER PAPER

A MEETING OF RUAPEHU DISTRICT COUNCIL WILL BE HELD
AT COUNCIL CHAMBERS, 59-61 HUIA STREET, TAUMARUNUI
ON WEDNESDAY, 3 AUGUST 2022, AT 10AM

PUBLIC BUSINESS

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1 Apologies	
2 Declarations of Interest: Notification from Elected Members of: 2.1 Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; 2.2 Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968	
3 Submissions on Draft Taumarunui-Manunui Spatial Plan	4

Please Note: The Reports attached to this Order Paper set out suggested resolutions only. The suggested resolutions do not represent Council policy until such time as they might be adopted by Council resolution. This Order Paper may be subject to amendment.

Report to: Council

Meeting Date: 3 August 2022

Subject: Submissions on Draft Taumarunui-Manunui Spatial Plan



Purpose of Report

- 1.1 The purpose of this report is for the Council to receive and deliberate on the written submissions to the draft Taumarunui-Manunui Spatial Plan.

Significance and Engagement, Social Impact

2.1 Significance

The proposed draft Taumarunui-Manunui Spatial Plan triggers the Significance and Engagement Policy based on section 5.1.1 of the Significance and Engagement Policy 2018 and was notified for public submissions under section 83 of the Local Government Act 2002 on Tuesday 10 May 2022. Submissions closed on 10 June 2022.

2.2 Engagement

2.2.1 The key engagement dates following formal public notification of the draft Taumarunui-Manunui Spatial Plan: were as follows

- (a) Consultation opened (Monday 10 May 2022)
- (b) Community Information Meeting (Thursday 12 May 2022)
- (c) Ngāti Hāua Iwi Trust, the Kokiri Trust and Ngā Tāngata Tiaki o Whanganui (Environmental Manager) were all emailed and advised of the notification
- (d) Key local and central government agencies, in particular Horizons Regional Council, The Waikato District Health Board, Ministry of Social Development, Kāinga Ora, Ministry of Housing and Urban Development (MHUD), and Te Puni Kokiri (TPK) were also advised separately by email of the public notification
- (e) Consultation closed (Friday 10 June 2022)
- (f) Nine Submissions were received and have been circulated to Elected Members. A copy of the Submissions is also attached to this report.
- (g) No submitters requested to be heard

2.2.2 The Coordinator District Advice, Horizons Regional Council, advised the writer of this report via email 9 June 2022 that she had *“reviewed the documents and acknowledge the sections that refer to Horizons and the inclusion of the two maps. Horizons don’t have any feedback at this stage, however, we wish to encourage the Ruapehu District Council to continue to engage with us to further discuss flooding and other regional matters / context.”*

2.3 Social Impact

- (a) Decisions arising from the deliberations and final adoption of the Taumarunui-Manunui Spatial Plan may have social impacts.
- (b) Feedback has been received from Ngāti Hāua Iwi Trust (NHIT) and its advisors raising concerns about the process of developing the spatial plan. While the council and its consultants genuinely sought to collaborate on the project, it is acknowledged that during the establishment phase, there was not sufficient clarity on the objectives and governance arrangements for the project. An attempt was made to address these concerns by separating out workstreams as follows:
 - (i) Continue with a spatial plan that looks at where and how growth may occur

- (ii) Council to engage with NHIT and develop a partnership agreement through Council's Executive Manager Iwi Relationships
 - (iii) Council commitment to a separate workstream on Community Wealth Building
- (c) It is recommended that these workstreams be identified in a new Implementation Section of the Spatial Plan. Other submitters have also asked for an Implementation Plan. There was reference to such a plan in early working drafts of the spatial plan, however this was omitted as the project developed and changed.

Background

- 3.1 The development of the Taumarunui-Manunui Spatial Plan commenced in February 2021. The Council determined that a spatial plan – a plan for the future of Taumarunui-Manunui is required to:
- (a) Ensure that there is a plan that enables growth and development to meet diverse needs, including meeting needs for more affordable housing and different housing types
 - (b) Proactively shape the future and enhance opportunities including for employment
 - (c) Enable a local voice and local influence in what happens in Taumarunui-Manunui
 - (d) Help guide partnerships with mana whenua, central government, the private sector, and local leaders, all of whom can help in the delivery of the plan.
- 3.2 A range of informal community and public engagement occurred between February 2021 and August 2021. This included:
- (a) The Council entering into a collaborative agreement with Ngāti Hāua Iwi Trust (NHIT); and the Trust appointing their own advisers The Urban Advisory (TUA)
 - (b) Meetings and/or early drafts prepared by Council's consultants Ree Anderson and Richard Knott given to the Ministry of Social Development, Kāinga Ora, Waikato District Health Board, Ministry of Housing and Urban Development, the Taumarunui Kokiri Trust, Nga Tangata Tiaki o Whanganui's Environmental Manager, Kaumātua, Te Puni Kokiri, the Horizon's Regional Council, and Council's Social Well-being Advisory Group which includes a range of agencies
 - (c) A workshop with the Taumarunui-Ohura Youth Ambassadors
 - (d) A public meeting/workshop held on 8 June 2021 with 37 questionnaires being returned on the evening in response to questions at the workshop
 - (e) Consultation with local real estate agents, property owners/investors/builders
- 3.3 Evidence gathering including understanding local demographics, housing issues, health status, environmental constraints, the capacity of local physical and social infrastructure, the residential and commercial property markets and development feasibility modelling and option analysis was also undertaken during 2021. This information is contained in the Taumarunui-Manunui Foundation Document that provides the evidential base for the draft Taumarunui-Manunui Spatial Plan.
- 3.4 The draft Taumarunui-Manunui Spatial Plan has since been developed. The draft Spatial Plan includes a development strategy for the future growth and development of Taumarunui-Manunui over the next three decades. It recommends plan changes be undertaken to enable more diverse housing types to be delivered and that Council also invests in a refocused commercial area.
- 3.5 There are "quick wins" identified such as the proposal to hold events in Manuate Street as well as strategies to prioritise plan changes to release more central urban land for residential development near the town centre as soon as possible. Options for additional industrial land are also included and feedback is sought on these. As are options for heritage precincts. The

recommended emphasis in the first decade is to concentrate efforts near the town centre and it's more immediate or near-by surrounds.

Discussion

4.1 SUMMARY OF WRITTEN SUBMISSIONS

A total of nine submissions on the draft Taumarunui-Manunui Spatial Plan were received. These were circulated to Elected Members and a copy is attached to this report. No submitter sought to be heard. Submissions are summarised under respective headings taken from the consultation document. It is noted that some submitters answered some of the tick boxes and not others and the number of ticks may not always total nine.

4.1.1 Town Centre Activation Area (TCA)

- (a) Features include:
- (i) A smaller commercial footprint
 - (ii) New mixed-use areas near the main street and close to amenities to allow residential development at ground floor level; including more intensive housing development and smaller housing units
 - (iii) The opportunity for smaller lots (450m²) to accommodate more single-family homes
 - (iv) Working with NHIT, Kāinga Ora and others to form partnerships to deliver more homes near the town centre for example on vacant council land
- (b) The following Table 1 summarises the submissions received on the TCA. Generally:
- (i) Submitters were in favour of a smaller town centre area being supported by mixed use and the opportunity for different housing types and people living close the amenities
 - (ii) There also was support for Council to enable and encourage events to take place in the Town Centre area and Manuate Street. There were however some questions over whether an events trailer was necessary. This idea was put forward by Council's Executive Manager, Community and Economic Development on the basis that having an events trailer with the necessary equipment at hand makes it easier and more efficient to set up events. However, the Executive Manager Community and Economic Development has since advised that there is now an i-SITE trailer, and that Sport Whanganui can share a "play trailer"
 - (iii) Additionally, there was support for a plan to improve the amenity of Manuate Street so that it was a more enticing public space where people would want to congregate and for events to be held. The Council has the option of investigation options for such upgrades to Manuate Street- this would require some operational budgets be provided on the LTP/Annual plan in the first instance

Table 1: Summary Submissions to Town Centre Activation Area			
Topic	Yes	No	Summary Reasons
Refocus Commercial Area (RCA)	√√√√√√√√		Better to have vibrant area than drab whole Apartment style living will add vibrancy Support housing diversity including smaller sites and shop-top housing; consolidating town centre a positive move for long-term sustainability and viability; retail is dying; need to encourage people to stop in town
Council works with property owners to improve buildings	√√√√√√		Need mix of incentives to help upgrade; shows commitment of council to upgrade look and feel of town centre; providing there is a plan that has public mandate
Council encourages events in town centre	√√√√	√	Trailer alone won't help need process e.g. people, advertising, rules; Events will help put town on map; encourages employment and cashflow for retailers; not sure about events trailer but definitely bring events to CBD
Manuate Street prioritised for upgrade	√√√√√		Council could purchase shops, demolish allow sunlight in; no vehicles Shared spaces, green spaces, covered outdoor eating enhance vibrancy Need modern clean public rest rooms, inner town centre apartments; Need more commercial offices around Hakiaha and Manuate Street; will help to breathe life back into town centre; need a pedestrian precinct - permanent environment for markets etc
RCA; MUA-1 and MUA-2 prioritised for plan change	√√√√√	√	Helps bring vibrancy to town centre; Need homes for ageing population; close to amenities Enables housing diversity; makes use of existing infrastructure; many people wish to stay in Taumarunui and can't find permanent accommodation-positive social/economic outcomes; Manaakitanga is a core value MUA1 and 2 will achieve; Is need for further evidence to support this zone change through a housing needs assessment; RCA okay, but no for MUA 1 and 2 as there has been no investigation into the social and economic impacts of the proposal; other ways to address housing affordability; The MUA will bring more people into the area

- (c) Recommendations TCA and MUA 1 and 2:
- (i) That the Town Centre Activation area and Mixed Use Areas be retained
 - (ii) That a design guide be introduced for the Mixed Use Areas as part of the plan change
 - (iii) That reference to an events trailer be removed
 - (iv) That consideration be given to undertaking an investigation into the future of Manuate Street, including ways to enhance amenity, make it more user friendly and attract activity and hold events

4.1.2 Developed Residential Areas (DRA)

- (a) Features include:
- (i) Retaining existing areas of family/standalone homes on larger lots (450m² - 800m²) such as around Golf Road, Rangaroa, Ward Street, Cross St and Kururau Road for spacious family living, i.e., retain the status quo.
- (b) The following Table 2 provides a summary of the submissions for the DRA, however a number of the submissions did not show a clear 'tick' for yes or no and are therefore not recorded in these columns (although comments made are included in the summary). On balance:
- (i) there was support for maintaining the status quo in these areas, recognising the need for families to have space for play and for vegetable gardens.
 - (ii) there was some comment regarding whether the DR-1 and DR-4 areas (Golf Road and Ward Street Areas) were sufficiently different to the G/MR-2 area (Matapuna). The latter was recommended to allow smaller lot sizes only once the once significant uptake is seen in the MUA-1, MUA-2 and G/MR-1 areas. The G/MR-2 area has direct, level access to the town centre area and large blocks which offer good potential to accommodate increased density of development. In contrast the DR-1 and DR-4 areas are on rising/higher ground, with only a single access to the town centre. Whilst it is accepted that they are in parts closer to the town centre area than G/MR-2, in practice the overall impression is that they are less connected and less easily accessible. The overall existing layout of these areas is also less accommodating of increased densities due to both the topography of the area and current street layouts.
 - (iii) it was noted that Little Road was not included in any DRA (or other) area. It was not intended that the shapes around the Developed Residential areas be accurate or fully representative of the full extent of the existing residential areas. In this respect it was therefore intended that residents of such areas a Little Road would be included within the thrust of the DR recommendations. In no way has not specifically including Little Road within a DR boundary limited the ability of a resident of this street to make a submission. It is therefore not considered that any additional consultation is needed.
 - (iv) whilst it is noted that both Ngāti Hāua and their advisors, The Urban Advisory, consider that there is insufficient evidence to rezone other areas, and that these should therefore be included within DRA areas, as set out in the Spatial Plan Foundation Document there are clear housing needs in the community, that the provision of new housing (by the private sector) is challenging and that changing the existing rules could have the potential to contribute to the private sector supply of more housing, and greater housing choice. There is therefore good justification for not identifying these other areas as DRA.

Table 2: Summary Submissions to Developed Residential Areas (DRA)			
Topic	Yes	No	Summary Reasons
Agree with maintaining the status-quo for these areas?	√√√	√	<p>Families need green spaces for children to play and-for parents/caregivers-to-be able to have a vegetable garden to become more self-sufficient.</p> <p>Status quo should be maintained due to distance from town centre.</p> <p>Those deemed not in walking distance should be supported with better public transport.</p> <p>That the plan omits areas along Little Road, Racecourse Road and Marsack Road and whether stakeholders for this are feel the spatial plan fairly represents them, or whether separate consultation should be conducted.</p> <p>No evidence that DR1 and DR4 are significantly different to GMR-2.</p> <p>Should also include, MUA-1, MUA-2 and G/MR1 and G/MR2 as there has been no evidence provided that rezoning these areas will be of any benefit to the Residents</p>

(c) Recommendation

- (i) That DR-6 be redrawn to include Little Road.

4.1.3 Vacant and Operative Zoned Residential Land (VZRL)

(a) Features include:

- (i) Large areas of existing zoned residential areas that are currently being farmed where the Council can work with landowners to see how such land may be brought forward for planned residential development
- (b) Table 3 below provides a summary of the submissions for the DRA, however a number of the submissions did not show a clear 'tick' for yes or no and are therefore not recorded in these columns (although comments made are included in the summary).
On balance:
- (i) there was support for working with owners of existing zoned but undeveloped land, with submitters recognising the need for partnership and the possibility of positive outcomes coming from this approach.
- (ii) an issue was raised regarding ribbon development. The VZRL approach relates to existing zoned land which owners could choose to bring forward for development at any time. The first key feature of the proposed Development Strategy is '*Contained residential growth within existing urban footprint*'; this includes land which is already zoned. The strategy is therefore not encouraging further residential expansion beyond the existing urban area and land which is already zoned for residential development, and therefore not encouraging ribbon development (beyond any such development which could already be delivered under the Operative District Plan).
- (iii) an issue was raised in relation to the mismatches between housing and occupancies. This matter is noted and accepted. A key feature of the spatial plan is to achieve greater housing diversity, in part to allow older people to move from large family houses into smaller homes closer to local facilities in the town centre area. It is intended that this approach will in turn release large houses for families.

This approach is intended to allow a better match between housing and occupiers.

Topic	Yes	No	Summary Reasons
Should Council work with landowners of undeveloped residential zoned land (VZRL) to see how this can more easily be brought forward for development?	√√√	√	<p>100% all options should be explored to both increase housing stock and to have more new builds to modernise housing stock; partnership is vital.</p> <p>Council working with owners will result in positive development outcomes.</p> <p>No. Too much ribbon development now. There is no housing shortage. There are just mismatches between housing and occupancies. Council needs to rationalise the use of its infrastructure without getting any more.</p>

(c) Recommendation

- (i) No recommended changes in relation to the VZRL

4.1.4 Heritage and Character Residential (HCR)

(a) Features include:

- (i) Two areas (Rangaroa and the Sunshine Settlement) identified as requiring some form of protection of the existing heritage and character;
- (ii) In the case of Sunshine Settlement, whilst this is already identified as a Heritage Conservation Area in the Operative District Plan there are no relevant rules associated with this. Rules are required to maintain the heritage conservation values of the area.
- (iii) In the case of Rangaroa, this is not currently identified in the Operative District Plan. It is recommended that this be added as a new heritage Conservation Area and rules put in place to maintain the heritage conservation values of the area.

(b) Table 4 below provides a summary of the submissions for the DRA, however a number of the submissions did not show a clear 'tick' for yes or no and are therefore not recorded in these columns (although comments made are included in the summary):

- (i) There were mixed views regarding this. Submitters raised the need to maintain the character of the areas moving forward and concern as to whether it is too late for further protection at Sunshine as it appears that development is imminent. We assume that this relates to work at 55 Sunshine. Whilst a consent has been submitted for earthworks, this application has not yet been determined. Consent would be required for the subdivision of this land, along with consents from Horizons Council. If a plan change is pursued heritage controls would take immediate effect from the notification of the plan change. At this stage it is therefore not considered that it is too late to bring in additional controls over the Sunshine Settlement area.
- (ii) It was questioned whether the heritage values of areas have been justified as worth preserving and noted that Council has not identified any heritage areas of significance to mana whenua. To provide for the identification of the Heritage and Character Residential Areas as a part of plan change would require a more detailed study of each to fully identify their historic heritage values and to confirm whether this is sufficient to warrant the protection of the area. It is accepted that at this stage these more detailed studies have not been prepared. However,

significant information is available currently and a further study is likely to be able to be completed within 1 week.

- (iii) The identification of areas of value to mana whenua would require joint working with mana whenua to identify such areas and to agree on the appropriate mechanisms to offer protection to these.
- (iv) In relation to neglected dwellings, Council could consider whether it is appropriate to consider methods outside of the District Plan to encourage owners to maintain and enhance the heritage conservation values of the area; such mechanisms could include grants and low interest loans towards work which maintains and enhances the heritage values of the building and area.

Topic	Yes	No	Summary Reasons
Do you support giving both these areas this protection?	√√√	√√	<p>Heritage/character need protection but if a dwelling becomes an eyesore due to ongoing neglect, then measures need to be taken to deal with this.</p> <p>Should maintain exiting character and more intensive housing should be encouraged in mixed use and medium density residential areas.</p> <p>Heritage values of areas has not been justified as worth preserving in line with community needs and wants. Council has not identified any heritage areas of significance to mana whenua.</p> <p>Both are historic Sunshine in particular. Like Devonport housing development should be limited to keep any New Houses in context and style with the current dwellings</p> <p>Sunshine isn't really a heritage area. It is a nice area whose character should be developed but it's not really heritage. Also needs better public transport support.</p>
Only HCR-1 (Rangaroa)			
Only HCR-2 (Sunshine Settlement)			Horse has bolted at Sunshine and further development looks to be imminent.

(c) Recommendation

- (i) That Council instigate a study to better understand the historic heritage values of the Rangaroa and Sunshine Settlement areas and the appropriate mechanisms to offer protection to these, including matters both within and beyond the District Plan, noting this work could completed within around 40 hours for costs of around \$10,000.
- (ii) That Council work with Mana Whenua to identify areas of significance to Mana Whenua and to agree on the appropriate mechanisms to offer protection to these.
- (iii) Once (i) and (ii) are each complete, Council instigates plan changes to address the Resource Management matters associated with these.

4.1.5 General/Medium Density (G/MR)

- (a) Features include:
- (i) Taupo Road and investigating ways to encourage more intensive housing with lot sizes down to 250m²-350m², depending on whether sites are rear sites and there is the need for driveways to access rear sites.
 - (ii) Matapuna-the option of smaller lots and improved connectivity once development has first been taken up in other areas (second decade)
- (b) Table 5 below provides a summary of the submissions for the G/MR, however a number of the submissions did not show a clear 'tick' for yes or no and are therefore not recorded in these columns (although comments made are included in the summary):
- (i) Concern was expressed as to the impact on residents of rezoning Matapuna and whether this aligns with Ngāti Hāua housing aspirations; that there has not been enough research into housing needs of Matapuna residents and whether the up zoning meets their needs. Concern is also expressed regarding low or no income families being crowded into these suburbs.
 - (ii) As noted above, the altered zoning to allow smaller lot sizes in the Matapuna area is only recommended for when significant uptake is seen in the MUA-1, MUA-2 and G/MR-1 areas. The G/MR-2 area has direct, level access to the town centre area and large blocks which offer good potential to accommodate increased density of development. The rezoning of the area would not force owners to subdivide or redevelop or require that sites be developed to their maximum capacity. Given this it is likely that the altered zoning would both bring the opportunity for greater diversity in the area and be sufficiently flexible to meet Ngāti Hāua and local residents housing aspirations and needs. It is also very unlikely that every owner will look to take advantage of the reduced lot size and subdivide their site; experience shows that many sites will remain unaltered. The area will therefore not become exclusively one type of development.
 - (iii) Some concerns are raised regarding the quality of the potential increased density development and the social outcomes. Whilst the suggested site sizes; 250m² to 350m², are smaller than has been seen within Taumarunui in the past, they are not out of step with site sizes now viewed as common within other New Zealand towns and cities. With the development of two storey buildings, it is possible to provide areas of outdoor space which can meet the needs of families. Section 3 of the Spatial Plan provides Guidance on Good Residential Development. This could be used to influence relevant rules and standards for the area if it is rezoned, as well as be used as the basis for a more detailed design guide to be incorporated into the District Plan to assist with the design of altered areas.
 - (iv) Three waters issues would need to be considered as part of a Section 32 analysis for any subsequent plan change.

Table 5: General/Medium Residential Areas (G/MR)			
Topic	Yes	No	Summary of Reasons
Would you support this?	√√	√√	<p>Ageing population - high density housing town houses and apartments more suitable for retirees. Does not suit younger people of families with younger children</p> <p>Area provides good opportunity to look at ways to encourage more intensive family housing with good access to town centre facilities.</p> <p>Consideration should be given to bulk and location and storm water disposal on smaller lots.</p> <p>Ok, providing people who live there are OK with it.</p> <p>Any reduction in lot size must have a detailed management plan that prevents the growth of ugly chalet ghettos like in Ohakune.</p> <p>Supported if implementation can be tasteful and healthy.</p> <p>Can the Three Waters handle the extra load.?</p> <p>Insufficient investigation into impact of rezoning Matapuna on residents and how this aligns with Ngāti Hāua housing aspirations. Not enough research into housing needs of Matapuna residents and if the upzoning satisfies these needs.</p> <p>Concerns that this may well create a ghetto type situation in which large amounts of low or no income families are crowded into these suburbs. Council has failed to undertake any due diligence in investigating the potential social and economic impacts of this rezoning proposal. Is some concern that council may be putting the interests of non-resident investors ahead of the interests of residents by making such a proposal without any supporting evidence as to the outcomes it may produce. Also council have failed to investigate other potentially better options for addressing housing needs.</p>

(c) Recommendation

- (i) That the guidance on Good Residential Development included in Section 3 of the Spatial Plan be used to influence relevant rules and standards for the area if it is rezoned,
- (ii) That a more detailed design guide be developed as part of any District Plan Change to assist with the design of altered areas.

4.1.6 Potential Industrial land options Taumarunui P-I1 (Bell Road) and Manunui (P-I2)

(a) Features include:

- (i) A proposed area of land at the eastern end of Bell Street for light industrial activity. Feedback on this option (option 1 P1-1) versus more industrial land at Manunui (option 2 PI-2) was sought.
- (ii) Industrial activities based on the current District Plan include *“production, processing, assembly, servicing, testing, repair, and/or storage of any materials, goods or products excluding service stations”*

- (b) Table 6 below summaries the submissions on the proposed potential industrial areas. Those that submitted acknowledge that industrial land provides an opportunity for employment.

Topic	Yes	No	Summary of Reasons
Support more industrial land in both PI-1 and PI-2	√√√√√√		As long as council is not developer To grow town need available land to encourage business Poverty creates problems -need work Both have rail access and could grow to take advantage of this; should think about what type of business and industry to attract
Only PI-1 (Bell Rd)	-		
Only PI-2 (Manunui)	-		

(c) Recommendation

- (i) That a plan change be taken forward and that the detailed area of land to be rezoned be determined based on environmental issues and after more detailed consideration of the industrial land needs in the area.

4.1.7 The proposed ten year priorities

- (a) The spatial plan identifies decade by decade priorities over a 30 year horizon.
- (b) Table 7 below identifies submission s on the proposed 10 year priorities including other matters raised. It is noted that the spatial plan will need to be reviewed at appropriate intervals, for example every 3-5 years. This allows priorities be reviewed in light of any changes that may occur during that time. Matters raised by submitters can be incorporated into the proposed Implementation Plan (see section 4.1.8 below)

Topic	Yes	No	Summary Reasons
Decade by decade priorities	√√√√	√	Growing business and housing goes hand in hand; Council should consider that the best approach for addressing housing needs in Taumarunui may be by partnering with iwi and returning confiscated land to iwi for development
Summary Other Matters	<ul style="list-style-type: none"> • Seek broader community wealth building strategy be undertaken • Want more explicit reference to climate change and response • Would like consideration of development incentives • Enable papakāinga development opportunities on general title land on land zoned residential and mixed use • Plan doesn't reflect future return of Crown land to iwi as part of Treaty Settlements and the role of iwi and mana whenua to develop land for housing • Need more detail on how plan is to be implemented e.g. funding, monitoring and review within the 10 year LTP (Long Term Plan) horizon 		

- (c) Recommendation
- (i) That comments on climate change be extracted from the Taumarunui-Manunui Evidence Base Document and included in the final spatial plan
 - (ii) That options for papakāinga development on general land be considered as the plan change for the Mixed use Areas is developed; and section vi. of the executive summary of the spatial plan be amended accordingly
 - (iii) That an Implementation Plan (which includes reference to developing a Community Wealth Building Strategy) be included in the spatial plan (see section 4.1.8 recommendation (c) below.

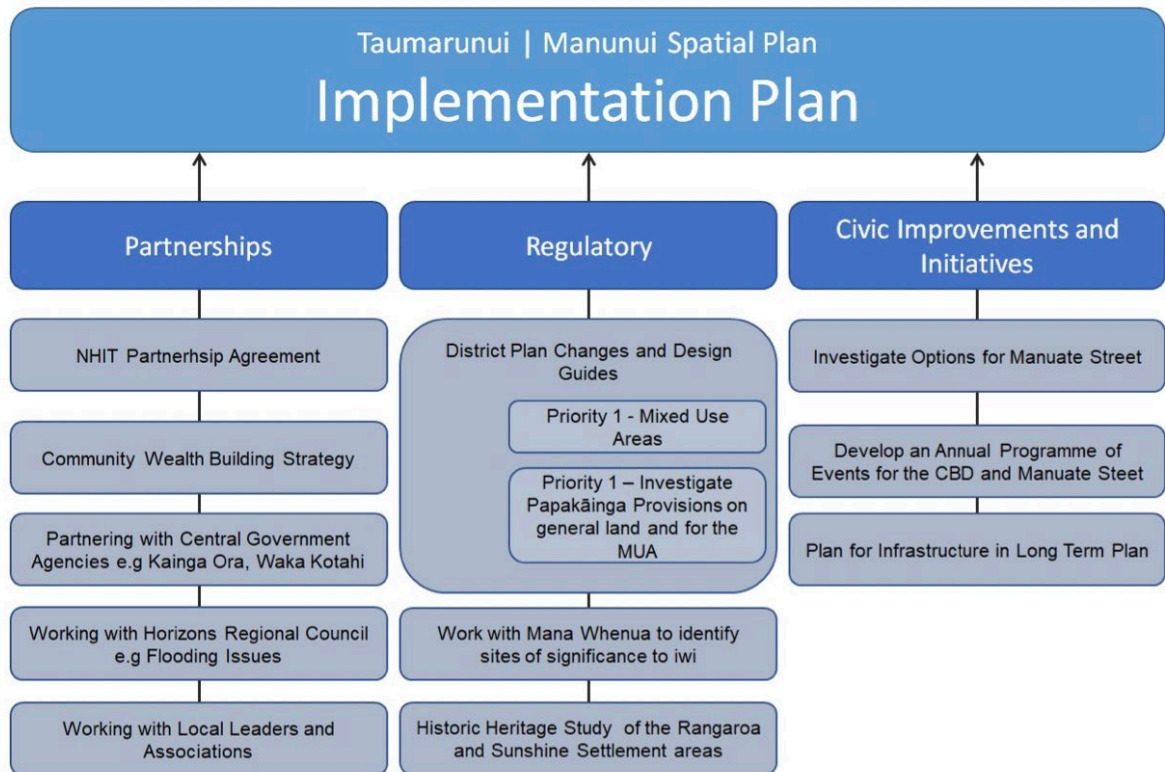
4.1.8 Development Strategy and other matters

- (a) Features include:
- (i) Contained residential development
 - (ii) Reduced commercial footprint
 - (iii) Reduce adverse impacts on the Whanganui River (Te AwaTupua)
 - (iv) Partnering initiatives
 - (v) Need for neighbourhood focal points
 - (vi) Promote domestic focused passenger transport
 - (vii) Promote interconnected street systems, walking and cycling
 - (viii) Change the District Plan to incentivise housing developments
- (b) Table 8 below summarises the submissions made on the development strategy. While, there was:
- (i) support for the development strategy, comments included the need for an implementation plan to be included in the spatial plan. Two submitters also did not support the development strategy and sought a Community Wealth Building Strategy be undertaken.
 - (ii) Some submitters also sought more information on Climate change. Climate change was included in the supporting Taumarunui-Manunui Foundation Document Evidence Base, some reference to this could be brought forward into the spatial plan.

Topic	Yes	No	Reasons
Is the draft development strategy best approach for growth and development to achieve vision	√√√√√	√√	No strategy to achieve vision; Very well thought out; Don't support development strategy at all. It is based on false assumptions about effective economic development- seek Community Wealth Building Strategy; Generally supported; Get more community engagement
Other comments	<ul style="list-style-type: none"> • Plan needs to address climate change • Greater emphasis needed on societal changes and communities being resilient though local initiatives • Not enough explanation about development contributions • Think development incentives should be investigated • Design excellence should be incorporated into Guidelines for Good Residential Development • Identify land that can be returned to mana whenua for development • Consider options for papakāinga development on Māori Land 		

	<ul style="list-style-type: none"> • Embrace Māori placemaking • More needed on implementation, funding over 10 year horizon and through Long Term Plan • Rely more on local people for work
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- (c) Recommendation
 (i) That the following high level implementation plan be incorporated into the spatial plan



Financial Implications

Is there funding in the current Long Term Plan / Annual Plan for these actions?	Yes
---	-----

5.1 It is understood that there is funding available for the development of the partnership agreement with NHIT, and this is underway currently. Additionally, the Council received a report earlier in 2022 to undertake a separate Community Wealth Building Strategy. It is also understood that there is LTP budget for the plan change associated with the proposed Mixed Use Areas. Other budget may be required such as that for the investigation of historic heritage areas, the proposed new industrial zones and investigation of options for Manuate Street, together with a programme of events.

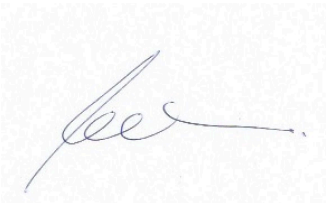
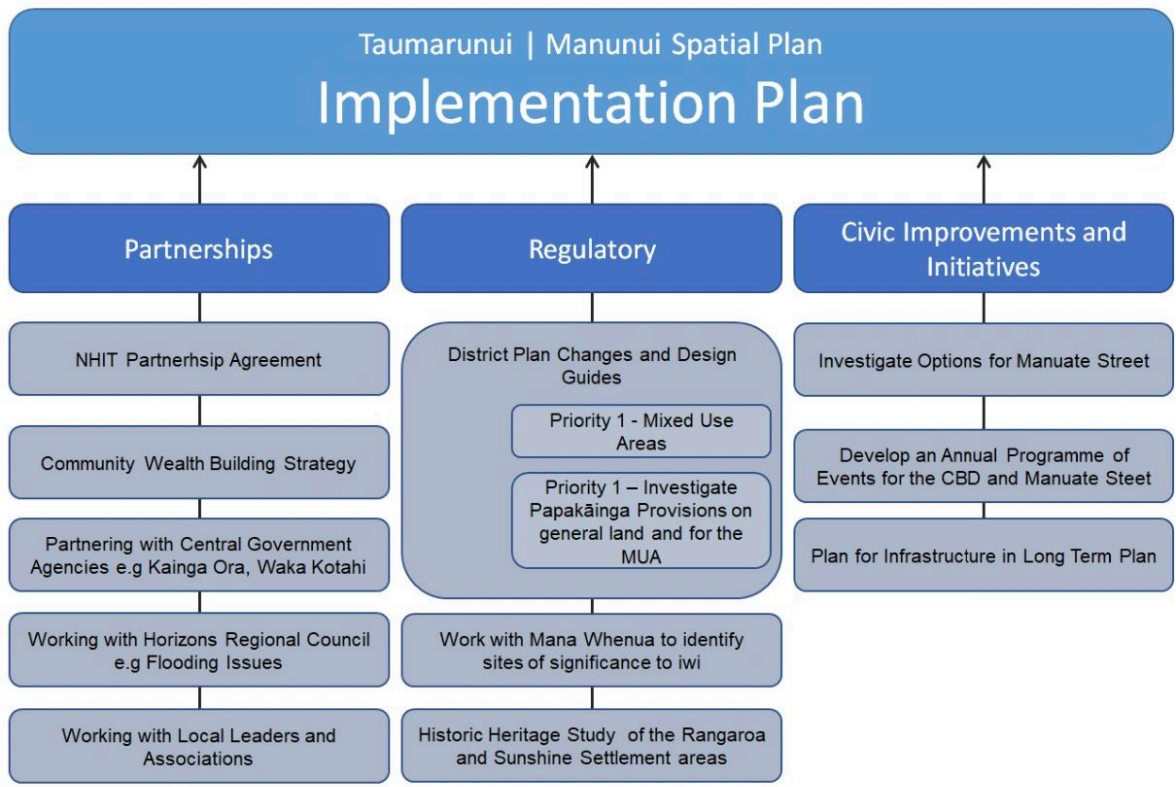
Next Actions

- 6.1 Once Council has deliberated on the submissions received and made determinations on these, the draft spatial plan will be updated and finalised. Submitters will be notified on the Council's decision and copies of the final spatial plan will be included on Council's website.

Suggested Resolution(s)

That the Council:

- 1 Receives the report **Submissions on Draft Taumarunui-Manunui Spatial Plan;**
- 2 Considers the submissions on the draft Taumarunui-Manunui Spatial Plan;
- 3 Approves the following amendments be made to the draft Taumarunui-Manunui Spatial Plan in response to submissions received:
 - (a) That the Town Centre Activation area and Mixed Use Areas be retained
 - (b) That a design guide be introduced for the Mixed Use Areas as part of the plan change
 - (c) That reference to an events trailer be removed
 - (d) That consideration be given to undertaking an investigation into the future of Manuate Street, including ways to enhance amenity, make it more user friendly and attract activity and hold events
 - (e) That DR-6 be redrawn to include Little Road
 - (f) No recommended changes in relation to the Vacant and Operative Zoned Residential Land VZRL
 - (g) That Council instigate a study to better understand the historic heritage values of the Rangaroa and Sunshine Settlement areas and the appropriate mechanisms to offer protection to these, including matters both within and beyond the District Plan, noting this work could completed within around 40 hours for costs of around \$10,000
 - (h) That Council work with Mana Whenua to identify areas of significance to Mana Whenua and to agree on the appropriate mechanisms to offer protection to these
 - (i) Once (g) and (h) are each complete, Council instigates plan changes to address the Resource Management matters associated with these
 - (j) That the guidance on Good Residential Development included in Section 3 of the Spatial Plan be used to influence relevant rules and standards for the area if it is rezoned
 - (k) That a more detailed design guide be developed as part of any District Plan Change to assist with the design of altered areas
 - (l) That a plan change be taken forward and that the detailed area of land to be rezoned industrial be determined based on environmental issues and after more detailed consideration of the industrial land needs in the area
 - (m) That comments on climate change be extracted from the Taumarunui-Manunui Evidence Base Document and included in the final spatial plan
 - (n) That options for papakāinga development on general land be considered as the plan change for the Mixed use Areas is developed; and section vi. of the executive summary of the spatial plan be amended accordingly
 - (o) That an Implementation Plan (which includes reference to developing a Community Wealth Building Strategy) be included in the spatial plan (see recommendation (p) below
 - (p) That the following high level implementation plan be incorporated into the spatial plan



Ree Anderson and Richard Knott
REE ANDERSON CONSULTING LTD AND RICHARD KNOTT LTD

Email address for point of contact: ree@reeanderson.co.nz

Attachment(s)

- 1 Taumarunui-Manunui Draft Spatial Plan Submissions to Consultation Booklet



Taumarunui | Manunui

SUBMISSIONS TO CONSULTATION



Draft Spatial Plan

A vision and priorities for growth and development



SUBMISSIONS RECEIVED

Numerical Order

Submission No.	Submitter	Page No
01	Tim Leahy	21
02	Chris Feron (Ministry of Social Development)	27
03	Lauren Gram	29
04	Nadia Jefferis (Cheal Consultants Limited)	33
05	The Urban Advisory	35
06	Brett Anderson (Ngāti Hāua Iwi Trust)	39
07	Kāinga Ora	45
08	Mark Tyrrell	49
09	Simon O'Neill	53

Alphabetic Order

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06	Brett Anderson (Ngāti Hāua Iwi Trust)	39
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Ruapehu District Council
Private Bag 1001
Taumarunui 3946
07 895 8188
www.ruapehudc.govt.nz
GST: 52-064-023



Draft Taumarunui I Manunui Spatial Plan

Reference TSP220554086 Submitted 26 May 2022 10:30

Draft Taumarunui I Manunui Spatial Plan

Have your say!

All feedback must be received before **Friday 10 June 2022**. If you have any issues or queries please call Council on 07 895 8188

Applicant Details

Name: Tim Leahy
Organisation (if applicable):
Postal Address::
Best daytime contact number:
Email:
Field Name True

Feedback

Town Centre Activation Area (TCA)

The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation. It does this via a Refocused Commercial Area (RCA) zone (page 16 in CD) and adjoining New Mixed Use Areas MUA-1 and MUA-2 (pages 16-17 in CD)

Would you like to support your feedback by speaking to the Mayor and Councilors during the public Hearing period?	No
Do you agree with refocusing and concentrating the commercial area around the Hakiha Street retail zone?	Yes
Tell us why or any other option you prefer:	Better to have a vibrant centre than a drab whole
Do you think Council should be working with property owners to improve their buildings and the look and feel of the town centre retail area?	Yes
Tell us why or any other option you prefer:	Whanganui of several years ago is an excellent example. Absentee landlords don't see any need to upgrade and earthquake proofing costs further incentivises them to let buildings degrade. Council needs incentives to upgrade - mix of carrot and stick.
Do you think Council should invest in encouraging events in the town centre including investing in an Events Trailer?	No
Tell us why or any other option you prefer:	An assets is a thing. Where is the rest of the process, the people, advertising resources, objectives, rules. A trailer alone is a waste of money.
Do you think Manuaute Street should be prioritised for an upgrade project?	Yes
Tell us why or any other option you prefer:	Part of the vibrant centre. Council could purchase shops on the western side and demolish them to allow sunlight into the area. No vehicles at all.
Is there anything in particular you would like to see happening on or around Hakiha Street, Manuaute Street and town areas?	No
Tell us why or any other option you prefer:	
Do you agree with the areas identified as RCA, MUA-1, MUA-2 (pages 16-17 in CD) being prioritised so a plan change will allow mix used development including smaller housing units?	Yes
Tell us why or any other option you prefer:	Risk is rental slums but that may happen anyway.
Do you support encouraging residential living on upper floors of existing and new buildings in the RCA zone.	Yes
Tell us why or any other option you prefer:	Vibrancy to the centre. Housing must comply and not be given grace periods.

Developed Residential Areas (DR)

DR-1, DR-2, DR-3, DR-4, DR-5, DR-6 (pages 18-19 in CD)

The Spatial Plan identifies areas of residential housing with family/standalone homes on larger lots (450m²-800m²) where it is recommended that the status-quo be maintained.

Do you agree with maintaining the status-quo for these areas?

Vacant Operative Zoned Residential Land (VZRL)

VZRL-1 and VZRL-2 (pages 18-19 in CD)

Should Council work with landowners of undeveloped residential zoned land (VZRL) to see how this can more easily be brought forward for development? No

Tell us why or any other option you prefer:

No. Too much ribbon development now. There is no housing shortage. There are just mismatches between housing and occupancies. Council needs to rationalise the use of its infrastructure without getting any more.

Heritage and Character Residential Areas (HCR)

HCR 1 - Rangaroa and HCR2 - Sunshine Settlement (page 20 in CD)

The Spatial Plan identifies Rangaroa and Sunshine Settlement areas for potential heritage/character protection that would limit or control any development of these areas .

Do you support giving both these areas this protection? Yes

Only HCR-1 (Rangaroa)

Only HCR-2 (Sunshine Settlement)

Tell us why or any other option you prefer:

Horse has bolted at Sunshine and further development looks to be imminent.

General/Medium Residential Areas (G/MR)

G/MR-1 and G/MR-2 (page 21 in CD)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town. It recommends that a District Plan Change should to allow lots sizes down to 250m2 to 350m2 in these areas.

Would you support this?

Industrial Areas (I) and Potential Industrial Area (PI)

I1, I2 and PI-1 (page 21 in CD)

I3, I-4 and PI-2 in Manunui (page 22 in CD)

The Spatial Plan recognises a shortage of industrial land in Taumarunui which acts as a handbrake on new business and employment growth. It proposes two areas of potential expansion (PI-1 and PI-2).

Do you support expanding industrial land in these areas? Yes

Only PI-1 (Bell Road)

Only PI-2 (Manunui)

Tell us why or any other option you prefer:

As long as Council is not the developer - too much risk.

General Residential (GR) - Manunui Village

GR-1 and GR-2 (page 22 in CD)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui. It recommends protections to existing rural and reserve land between it and the river but no other changes to current General Residential (GR) areas

Do you support the Spatial Plan thinking on Manunui?

Ten year priorities

Do you agree with the priorities for each decade for the next 30-years? (page 23 in CD)

Draft Development Strategy

Do you think the draft development strategy for Taumarunui|Manunui (page 14 in CD) captures the best approach for growth and development to help achieve a healthy and thriving Taumarunui |Manunui?

[Submission of Tim Leahy on the DRAFT Taumarunui |Manunui Spatial Plan 260522.docx](#)

Submission of Tim Leahy on the
DRAFT Taumarunui/Manunui Spatial Plan

I live in Owhango but did live and work in Taumarunui for much of the last twenty years. I am involved in early childhood education in Manunui. Taumarunui is town so I do care and I feel I have a stake in its continuing development.

The plan omits the areas around Little Road. This is a mix of residential and industrial. Do affected stakeholders from this area feel that the spatial plan fairly represents planning for those areas or should separate consultation with them be conducted?

The plan omits the areas along Racecourse Road and Marsack Road through Taumarunui. As above.

The plan does not adequately address threats from climate change. It should provide for –

- Fewer hard surfaces
- Improved catchment planning
- Power outages
- Disease
- Mouldy homes
- Increased opportunities to walk safely instead of drive e.g. a pedestrian crossing at the Hakiaha St overbridge

The plan does not address societal changes and by default seeks to reinforce the now out of date status quo by -

- Protecting bricks and mortar businesses from competition with itinerant traders
- Penalising providers of small or mobile housing options through its application of SUIPs
- Protecting bricks and mortar accommodation businesses through its application of SUIPs/pan charges on AirBnB and similar providers

A plan shows a cycle way cutting the Sawmillers Grove in half. This area is a reserve administered by Council that includes beautiful trees. The lower bush is out of control as Council has insufficient funds to maintain it and Ngati Haua have made it clear that the Rotary Club is no longer welcome to perform work there. A number of Manunui locals do weed management in the reserve. It is a precious place and should not be desecrated by a path that damages the bush and from which it will be nearly impossible to exclude motorcycles.

The plans fails to include traffic safety and specifically misses the opportunity to guide speed limits. A current example is the 100kph speed limit on Totara St from the Whanganui River bridge north of Manunui right past a major intersection of Miro St, Racecourse Rd and the camping ground entry all the way past several residential properties until well into Manunui. The speed limit needs to be dropped to 70kph.

The plan fails to explain and justify the application of development contributions. Are they intended to disincentivise development? If not, how does the funding generated match the spending on increased infrastructural capacity?

The plan does not include a vision nor a strategy of how to achieve that vision. It includes some measures to stimulate increased housing but is not explicit about that goal. Alleged housing shortages are not the only threat facing us. We are seeing the gradual breakdown of the global supply chain. Are we quietly hoping that things will just return to how they once were? Supply chain issues and climate change require that we encourage localisation. Communities that are more resilient and less reliant on goods and services from elsewhere. Things like –

- Encouraging people to grow vegetables
- Providing quality merchandise to defeat the throw away mentality
- Repairing stuff
- Supporting local producers who sell locally
- Supporting solar panels
- Educating people and businesses to be more profitable by reducing their inputs
- Supporting competition e.g. more than one supermarket

END

Te Kaunihera-â-Rohe o Ruapehu

Ruapehu District Council

Draft Taumarunui | Manunui Spatial Plan



Have your say!

All feedback must be received before **Friday 10 June 2022**.
If you have any issues or queries please call Council on 07 895 8188

Name: Chris Feron

Organisation (if applicable): Ministry of Social Development

Postal address:

Best daytime contact number:

Email:

Would you like to support your feedback by speaking to the Mayor and Councillors during the public Hearing period? Yes No

If you ticked 'yes' we will contact you to arrange a speaking date and time. The Hearings are scheduled for Wednesday 1 June 2022 in the Council Chambers, 59-63 Hula Street, Taumarunui. A maximum of two speakers and ten (10) minutes of total speaking time is permitted.

Town Centre Activation Area (TCA)

The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation.

It does this via a **Refocused Commercial Area (RCA)** zone (page 16) and adjoining **Mixed Use Areas (MUA-1)** and **MUA-2** (pages 16-17)

Do you agree with refocusing and concentrating the commercial area around the Hakiha Street retail zone? Yes No

Tell us why or any other option you prefer:

Having apartment style accommodation in the center will add vibrancy to retail spaces and increase cash flow to the town center businesses.

Do you think Council should be working with property owners to improve their buildings and the look and feel of the town centre retail area? Yes No

Tell us why or any other option you prefer:

Working in partnership with local business and building owners is the best way forward for the town and community.

Do you think Council should invest in encouraging events in the town centre including investing in an Events Trailer? Yes No

Tell us why or any other option you prefer:

Encouraging events will put the town on the map and over time if the events are of high quality will increase cash flow for local businesses and also offer more employment opportunities.

Do you think Manuauite Street should be prioritised for an upgrade project? (could inc paving, outdoor seating, potential shared space designs, over street shade structures etc.) Yes No

Tell us why or any other option you prefer:

Shared spaces, green spaces, covered outdoor eating areas, modern art that makes for a welcoming town center and with inner township apartment style living above retail spaces will add to town center businesses cash flow and add a level of vibrancy.

Is there anything in particular you would like to see happening on or around Hakiha Street, Manuauite Street and town areas? Yes No

Tell us why or any other option you prefer:

Modern clean public restrooms, shared spaces, green spaces, welcoming outdoor eating spaces, inner town center apartments.

Do you agree with the areas identified as RCA, MUA-1, MUA-2 (pages 16-17) being prioritised so a plan change will allow mix used development including smaller housing units? Yes No

Tell us why or any other option you prefer:

New Zealand has a large aging population, the need for modern townhouses and apartments will only grow with demand. Christchurch is a shining light for their post earthquake rebuild with large amounts of modern townhouses and apartments being built within walking distance to public transport and full range of amenities and mixed in with 3-4 bedroom family dwellings.

Do you support encouraging residential living on upper floors of existing and new buildings in the RCA zone. Yes No

Tell us why or any other option you prefer:

Yes it will bring life and increase cash flow to town centre businesses.

Developed Residential Areas (DR)

DR-1, DR-2, DR-3, DR-4, DR-5, DR-6 (pages 18-19)

The Spatial Plan identifies areas of residential housing with family/standalone homes on larger lots (450m2-800m2) where it is recommended that the status-quo be maintained.

Do you agree with maintaining the status-quo for these areas? Yes No

Tell us why or any other option you prefer:

Families need green spaces for children to play and for parents/caregivers to be able to have vegetable garden to become more self sufficient.

Vacant Operative Zoned Residential Land (VZRL)

VZRL-1 and VZRL-2 (pages 18-19)

Should Council work with landowners of undeveloped residential zoned land (VZRL) to see how this can more easily be brought forward for development? Yes No

Tell us why or any other option you prefer:

100% all options should be explored to both increase housing stock and to have more new builds which modernise the towns housing stock, working in partnership is vital.

Heritage and Character Residential Areas (HCR)

HCR 1 - Rangaroa and HCR2 - Sunshine Settlement (page 20)

The Spatial Plan identifies Rangaroa and Sunshine Settlement areas for potential heritage/character protection that would limit or control any development of these areas.

Do you support giving both these areas this protection? Yes No

Only HCR-1 (Rangaroa)

Only HCR-2 (Sunshine Settlement)

Tell us why or any other option you prefer:

Heritage/character needs protection but if a dwelling becomes an eyesore due to ongoing neglect then measures need to be in place to deal with this.

General/Medium Residential Areas (G/MR)

G/MR-1 and G/MR-2 (page 21)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town. It recommendeds that a District Plan Change should to allow lots sizes down to 250m2 to 350m2 in these areas.

Would you support this? Yes No

Tell us why or any other option you prefer:

With an aging population more high density housing of townhouses and apartments that is more suited to retirees must not be overlooked. High density housing does not suit younger people or families with younger children.

Industrial Areas (I) and Potential Industrial Area (PI)

I1, I2 and PI-1 (page 21)

I3, I-4 and PI-2 in Manunui (page 22)

The Spatial Plan recognises a shortage of industrial land in Taumarunui which acts as a handbrake on new business and employment growth. It proposes two areas of potential expansion (PI-1 and PI-2).

Do you support expanding industrial land in these areas? Yes No

Only PI-1 (Bell Road)

Only PI-2 (Manunui)

Tell us why or any other option you prefer:

To grow and modernize the town you need to have available land to encourage new business growth and opportunities so its vital to have available land and to market that land far and wide to encourage new business which in turn will bring new employment opportunities and population growth.

General Residential (GR) - Manunui Village

GR-1 and GR-2 (page 22)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui. It recommends protections to existing rural and reserve land between it and the river but no other changes to current General Residential (GR) areas.

Do you support the Spatial Plan thinking on Manunui? Yes No

Tell us why or any other option you prefer:

Fully support protecting rural and reserve land at this point in time but open to dialog if growth demand requires more land to be made available in future.

Ten year priorities

Do you agree with the priorities for each decade for the next 30-years? (page 23) Yes No

Tell us why or any other option you prefer:

Very supportive of growing the town and increasing new business and employment opportunities and new modern housing developments which need to go hand in hand.

Draft Development Strategy

Do you think the draft development strategy for Taumarunui/Manunui (page 14) captures the best approach for growth and development to help achieve a healthy and thriving Taumarunui/Manunui? Yes No

Tell us why or any other option you prefer:

Yes very well thought out.

Is there anything missing or that you would change?

Very well covered off.

Are there any other comments you would like to make on the other areas of the Plan?

To grow the town and increase business and employment opportunities you need to market the town as alternative and affordable town in which to operate a business, buy a house and raise a family or to retire to. You need to push tourism with National Park and the Forgotten World Highway. Your housing needs to modernize with new build developments mixed between 3-4 bedroom homes with good green spaces for children and a mix of townhouses and apartments for our aging population.

Please attach additional pages if required or any other material to support your feedback

3/6/2022

Dear Ruapehu District Council

Submission to the draft Taumarunui & Manunui Spatial Plan (2022)

Thank you for the opportunity to provide feedback on the draft Taumarunui Manunui Spatial Plan.

I commend Council for preparing this plan and congratulate those involved for producing a high quality and balanced strategy for growth in the local context. This plan presents an unprecedented coherent vision for both townships.

Without this cohesive and coordinated approach to future development our community and environment are vulnerable to ad-hoc changes that have the potential to disproportionately impact future generations. It is imperative that Council take this proactive approach to maintain local control over the direction of Taumarunui and Manunui into the future.

This submission will cover key matters of support and opportunities for further consideration that could strengthen the outcomes of this plan.

Matters of Support

1. Housing Diversity

This plan proposes multiple ways to encourage local housing diversity and provide homes for every lifestyle and stage of the life cycle in different areas across the townships. In particular, the prioritisation of creating smaller lots and homes, and actively enabling shop-top housing (residential uses on the first floor) in selected parts of the town centre is supported.

Welcoming residential uses into the heart of the town centre is an important move to provide housing diversity, day-to-night activation, improve amenity and make use of existing infrastructure. In particular, first floor residential and visitor accommodation above ground floor uses for Hakiha Street and Manuate Street is supported as a key intervention to enable new homes, encourage activation and embrace diversity of uses. This approach is key to creating a liveable town centre.

Introducing ground floor residential to Miriama Street should be welcomed however restricted to sites providing limited future commercial value *and* with clear opportunities for conversion to medium density housing options. Rezoning other streets behind Hakiha Street (known as the proposed Mixed Use Area) to allow residential uses, especially medium density typologies, is supported. This staggered transition will support local amenity and allow for an appropriate intensification that suits the local context while limiting conflicts between traffic and other uses.

Overall, the proposed approach is essential to providing homes of different sizes that suit a range of needs – particularly allowing people to age in place, attracting young professionals or supporting lone households, while freeing up larger homes for families requiring space to put down roots locally. To support the lifestyle needs of occupiers, these homes should be universally accessible and affordable.

I encourage Council to work with developers to take advantage of sustainability interventions such as household renewable energy, insulation, correct orientation, tree and grass cover and reflective surfaces to reduce environmental impacts and create liveable homes.

2. **Consolidated commercial core**

Consolidating the overall size of the town centre is a positive move for its long-term sustainability and viability. Taking advantage of the fine grain character of the ‘Refocused Commercial Area’ while focusing larger formats is a sensible approach to support a thriving local economy and well-functioning town centre.

Activation and ongoing upgrades to the ‘Refocused Commercial Area’ is essential especially as the intended outcome of the consolidated core will create a more narrow focus on the centre.

Improvements are required to both buildings and the public domain. Façade and verandah upgrades are key to improving the look and feel of the town centre. Public domain improvements that celebrate Maori culture and history should be prioritised especially as European built heritage is the predominant story represented in the main street. This could be expressed both in installations and artwork but also in the design and materials of new buildings.

Opportunities for further consideration

Below are opportunities for consideration that could further strengthen the plan. I encourage Council to consider the potential of the following opportunities:

1. **Development Incentives**

This plan presents an opportunity for the wider community to receive direct benefits for, and work towards offsetting the adverse effects of, urban development. Three opportunities for development incentives could be investigated and adapted to suit the local context, subject to appropriate feasibility testing.

Council could investigate opportunities for height, density or other development incentives for key sites in the town centre core in exchange for:

- **Public benefits**
Developers can fund or contribute to public benefits such public domain upgrades, revitalised open spaces, urban tree canopy, township solar power or other local community investments. This can help the public benefit in more holistic ways from urban development and reduce the financial burden on Council/ratepayers.
- **Sustainable Development**

Developers can adopt sustainability initiatives in new builds such as installing solar panels, natural ventilation, on-site tree canopy and grass cover, grey-water use, permeable surfaces and reflective surfaces in exchange for development incentives. These interventions help to create more sustainable and resilient homes and communities in the face of climate change impacts both in summer and winter.

- **Affordable & Accessible Housing**

Developers can allocate a set percentage/proportion of their development for affordable and accessible rentals in perpetuity in exchange for appropriate incentives. As the cost-of-living increases and a growing amount of long-term rentals are converted to holiday accommodation many locals, especially those with physical accessibility needs or financial limitations, require support in securing affordable homes. This contribution can help to bolster the local rental stock long term.

2. Design excellence and heritage character

Council should consider this unrivalled opportunity to ensure the spatial plan takes a stronger position on the built form outcomes expected from new development. All new development must positively contribute to local amenity and reinforce local built heritage.

The spatial plan should consider ways to create bold local standards for design excellence and work towards creating a cohesive and high-quality visual appearance of new buildings, especially in the town centre.

This could include maintaining the existing facades of the highest heritage value, incorporating Maori culture and stories into design, using high quality materials, ensuring positive relationships between buildings and the public domain and encouraging visually interesting new builds.

Design excellence should be incorporated into the Guidelines for Good Residential Development.

3. Underutilised Land for Housing

While residential intensification should take place within the existing urban footprint and as near the township centres as possible, should Council require new land for residential development, I encourage the investigation of underutilised sites which appear to have not been considered.

Examples could include the *partial* conversion of public spaces like Tuhua Domain in Taumarunui, the Polocross Grounds in Manunui, or grassed areas of Manunui Reserve. These spaces are used just a few times a year yet require ongoing maintenance. They are also potentially less constrained than the sites currently identified in the Background Evidence document.

Using the entirety of these spaces is not necessary, rather parts can be allocated for redevelopment while the remainder can be kept as open space. This can provide the catalyst and funds to upgrade/embellish the remaining open space so they are functional and properly enjoyed both by adjacent residents and other users for both passive and active recreation.

3. Commercial Opportunities in Manunui

The plan identifies Manunui as appropriate for limited residential intensification due to the distance from shops and services in Taumarunui. While in its current state this is true, there are opportunities to increase neighbourhood services in the township nearer residential areas.

This gap in commercial uses presents an opportunity to extend commercial zoning within the Manunui township to support residents with everyday needs such as convenience style shops or small cafes.

This would provide Manunui residents with access to shops and services within walking distance of home while also creating conditions for further appropriate intensification in Manunui. Locations could include sites adjoining Rata Street Preschool and Manunui School.

Overall, this plan presents a vision and planning approach for Taumarunui and Manunui that is entirely appropriate for the local scale and context. Adoption, even in its current form, will provide the foundations for positive outcomes into the future.

I again thank Council for the opportunity to comment and for the preparation of this much needed plan. I look forward to seeing this plan being adopted and the next steps of implementation.

Kindest regards,

A handwritten signature in black ink, appearing to read 'Lauren Gram', with a stylized, cursive script.

Lauren Gram

Te Kaunihera-ā-Rohe o Ruapehu

Ruapehu District Council

Draft Taumarunui | Manunui Spatial Plan



Have your say!

All feedback must be received before Friday 10 June 2022. If you have any issues or queries please call Council on 07 895 8188

Name: Nadia Jefferis

Organisation (if applicable): Cheal Consultants Limited

Postal address:

Best daytime contact number:

Email:

Would you like to support your feedback by speaking to the Mayor and Councilors during the public Hearing period? Yes No

If you ticked 'yes' we will contact you to arrange a speaking date and time. The Hearings are scheduled for Wednesday 1 June 2022 in the Council Chambers, 59-63 Huia Street, Taumarunui. A maximum of two speakers and ten (10) minutes of total speaking time is permitted.

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The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation.

It does this via a Refocused Commercial Area (RCA) zone (page 16) and adjoining New Mixed Use Areas MUA-1 and MUA-2 (pages 16-17)

Do you agree with refocusing and concentrating the commercial area around the Hakiha Street retail zone? Yes No

Tell us why or any other option you prefer:

The refocused commercial area will concentrate the retail area along Hakiha Street this will eventually fill the vacant spaces in town creating a vibrant space.

The new mixed use area unlocks the full potential of the properties in close proximity to town and can be adequately serviced. There is a demand for housing to meet the different needs of people and will allow for more family homes.

Do you think Council should be working with property owners to improve their buildings and the look and feel of the town centre retail area? Yes No

Tell us why or any other option you prefer:

Working with property owners demonstrates a commitment from Council to improve the look and feel of the town centre retail area.

Do you think Council should invest in encouraging events in the town centre including investing in an Events Trailer? Yes No

Tell us why or any other option you prefer:

Do you think Manuaute Street should be prioritised for an upgrade project? (could inc. paving, outdoor seating, potential shared space designs, over street shade structures etc.) Yes No

Tell us why or any other option you prefer:

The slow speed of Manuaute Street creates an opportunity for events. New paving and shared space designs encourages the use of the space for the wider public.

Is there anything in particular you would like to see happening on or around Hakiha Street, Manuaute Street and town areas? Yes No

Tell us why or any other option you prefer:

More commercial offices

Do you agree with the areas identified as RCA, MUA-1, MUA-2 (pages 16-17) being prioritised so a plan change will allow mix used development including smaller housing units? Yes No

Tell us why or any other option you prefer:

The proposal will result in positive social and economic outcomes for Taumarunui and the wider district. Many people wish to stay in Taumarunui but cant find suitable permanent accommodation.

Manaakitanga is a core value MUA 1 and MUA - 2 will achieve.

Do you support encouraging residential living on upper floors of existing and new buildings in the RCA zone. Yes No

Tell us why or any other option you prefer:

Residential living should be encouraged on the upper floors of existitng and new buildings to allow for a effective utilization of the buildings in the RCA zone

Developed Residential Areas (DR)

DR-1, DR-2, DR-3, DR-4, DR-5, DR-6 (pages 18-19)

The Spatial Plan identifies areas of residential housing with family/standalone homes on larger lots (450m2-800m2) where it is recommended that the status-quo be maintained.

Do you agree with maintaining the status-quo for these areas? Yes No

Tell us why or any other option you prefer:

The developed residential area provides for residential housing on larger lots. Due to the distance to the town centre it is considered the status quo be maintained.

Vacant Operative Zoned Residential Land (VZRL)

VZRL-1 and VZRL-2 (pages 18-19)

Should Council work with landowners of undeveloped residential zoned land (VZRL) to see how this can more easily be brought forward for development? Yes No

Tell us why or any other option you prefer:

There are large areas of greenfield land suitable for residential development. By having Council working with the land owners will result in more positive development outcomes and provide for family housing in accordance with the existing standards of the district plan.

Heritage and Character Residential Areas (HCR)

HCR 1 - Rangaroa and HCR2 - Sunshine Settlement (page 20)

The Spatial Plan identifies Rangaroa and Sunshine Settlement areas for potential heritage/character protection that would limit or control any development of these areas.

Do you support giving both these areas this protection? Yes No

Only HCR-1 (Rangaroa)

Only HCR-2 (Sunshine Settlement)

Tell us why or any other option you prefer:

The existing character of Rangaroa and Sunshine Settlement shall be maintained and more intensive forms of housing should be encouraged to the mixed use areas and medium density residential areas as proposed.

General/Medium Residential Areas (G/MR)

G/MR-1 and G/MR-2 (page 21)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town. It recommends that a District Plan Change should to allow lots sizes down to 250m2 to 350m2 in these areas.

Would you support this? Yes No

Tell us why or any other option you prefer:

The area provides good opportunity to look at ways to encourage more intensive family housing with good access to all of the facilities in the town centre. Consideration will need to be given to bulk and location, and storm water disposal on smaller lots.

Industrial Areas (I) and Potential Industrial Area (PI)

I1, I2 and PI-1 (page 21)

I3, I-4 and PI-2 in Manunui (page 22)

The Spatial Plan recognises a shortage of industrial land in Taumarunui which acts as a handbrake on new business and employment growth. It proposes two areas of potential expansion (PI-1 and PI-2).

Do you support expanding industrial land in these areas? Yes No

Only PI-1 (Bell Road)

Only PI-2 (Manunui)

Tell us why or any other option you prefer:

General Residential (GR) - Manunui Village

GR-1 and GR-2 (page 22)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui. It recommends protections to existing rural and reserve land between it and the river but no other changes to current General Residential (GR) areas.

Do you support the Spatial Plan thinking on Manunui? Yes No

Tell us why or any other option you prefer:

Manunui is separated from Taumarunui by the Whanganui River and is already an existing settlement.

More intensive forms of housing should be encouraged to the mixed use areas and medium density residential areas as proposed.

Ten year priorities

Do you agree with the priorities for each decade for the next 30-years? (page 23) Yes No

Tell us why or any other option you prefer:

Draft Development Strategy

Do you think the draft development strategy for Taumarunui|Manunui (page 14) captures the best approach for growth and development to help achieve a healthy and thriving Taumarunui |Manunui? Yes No

Tell us why or any other option you prefer:

Is there anything missing or that you would change?

Are there any other comments you would like to make on the other areas of the Plan?

Please attach additional pages if required or any other material to support your feedback

Te Kaunihera-ā-Rohe o Ruapehu

Ruapehu District Council

Draft Taumarunui | Manunui Spatial Plan



Have your say!

All feedback must be received before **Friday 10 June 2022**.
If you have any issues or queries please call Council on 07 895 8188

Name: _____

Organisation (if applicable): The Urban Advisory

Postal address: _____

Best daytime contact number: _____

Email: _____

Would you like to support your feedback by speaking to the Mayor and Councilors during the public Hearing period? Yes No

If you ticked 'yes' we will contact you to arrange a speaking date and time. The Hearings are scheduled for Wednesday 1 June 2022 in the Council Chambers, 59-63 Huia Street, Taumarunui. A maximum of two speakers and ten (10) minutes of total speaking time is permitted.

Town Centre Activation Area (TCA)

The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation.

It does this via a **Refocused Commercial Area (RCA)** zone (page 16) and adjoining **New Mixed Use Areas MUA-1** and **MUA-2** (pages 16-17)

Do you agree with refocusing and concentrating the commercial area around the Hakiha Street retail zone? Yes No

Tell us why or any other option you prefer:

Do you think Council should be working with property owners to improve their buildings and the look and feel of the town centre retail area? Yes No

Tell us why or any other option you prefer:

No comment

Do you think Council should invest in encouraging events in the town centre including investing in an Events Trailer? Yes No

Tell us why or any other option you prefer:

See attachment which recommends further work required to develop evidence base to support proposed interventions

Do you think Manuauete Street should be prioritised for an upgrade project? (could inc. paving, outdoor seating, potential shared space designs, over street shade structures etc.) Yes No

Tell us why or any other option you prefer:

No comment

Is there anything in particular you would like to see happening on or around Hakiha Street, Manuauete Street and town areas? Yes No

Tell us why or any other option you prefer:

Reflection of mana whenua identity, with projects developed in partnership with Ngati Haua (e.g. a cultural pou / cultural narrative project around town)

Do you agree with the areas identified as RCA, MUA-1, MUA-2 (pages 16-17) being prioritised so a plan change will allow mix used development including smaller housing units? Yes No

Tell us why or any other option you prefer:

Please refer to attachment - there is a need for further evidence supporting this zone change through a Housing Needs Assessment

Do you support encouraging residential living on upper floors of existing and new buildings in the RCA zone. Yes No

Tell us why or any other option you prefer:

Developed Residential Areas (DR)

DR-1, DR-2, DR-3, DR-4, DR-5, DR-6 (pages 18-19)

The Spatial Plan identifies areas of residential housing with family/standalone homes on larger lots (450m2-800m2) where it is recommended that the status-quo be maintained.

Do you agree with maintaining the status-quo for these areas? Yes No

Tell us why or any other option you prefer:

The evidence that DR-1 and DR-4 are significantly different in character to the area defined as GMR-2 is not sufficient. DR-1 and DR-4 are similar distances to the town centre, and have similar characteristics in lot sizes and street layout.

Vacant Operative Zoned Residential Land (VZRL)

VZRL-1 and VZRL-2 (pages 18-19)

Should Council work with landowners of undeveloped residential zoned land (VZRL) to see how this can more easily be brought forward for development? Yes No

Tell us why or any other option you prefer:

Heritage and Character Residential Areas (HCR)

HCR 1 - Rangaroa and HCR 2 - Sunshine Settlement (page 20)

The Spatial Plan identifies Rangaroa and Sunshine Settlement areas for potential heritage/character protection that would limit or control any development of these areas.

Do you support giving both these areas this protection? Yes No

Only HCR-1 (Rangaroa)

Only HCR-2 (Sunshine Settlement)

Tell us why or any other option you prefer:

No to both. The heritage value of these areas has not been justified as worth preserving in line with community needs and wants, and the Council has not identified any heritage areas of significance to mana whenua

General/Medium Residential Areas (G/MR)

G/MR-1 and G/MR-2 (page 21)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town. It recommends that a District Plan Change should to allow lots sizes down to 250m2 to 350m2 in these areas.

Would you support this? Yes No

Tell us why or any other option you prefer:

Has not been sufficient investigation into what the impact of re-zoning of Matapuna would have on residents and how this aligns with Ngati Haua housing aspirations. Not enough research has been done into the housing needs of Matapuna residents and if the upzoning satisfies these needs

Industrial Areas (I) and Potential Industrial Area (PI)

I1, I2 and PI-1 (page 21)

I3, I-4 and PI-2 in Manunui (page 22)

The Spatial Plan recognises a shortage of industrial land in Taumarunui which acts as a handbrake on new business and employment growth. It proposes two areas of potential expansion (PI-1 and PI-2).

Do you support expanding industrial land in these areas? Yes No

Only PI-1 (Bell Road)

Only PI-2 (Manunui)

Tell us why or any other option you prefer:

Further demand analysis required to understand nature of demand for industrial land, before proposing location / plan change

General Residential (GR) - Manunui Village

GR-1 and GR-2 (page 22)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui. It recommends protections to existing rural and reserve land between it and the river but no other changes to current General Residential (GR) areas.

Do you support the Spatial Plan thinking on Manunui? Yes No

Tell us why or any other option you prefer:

Ten year priorities

Do you agree with the priorities for each decade for the next 30-years? (page 23) Yes No

Tell us why or any other option you prefer:

Need to undertake housing strategy to determine if spatial plan is fit for purpose and meets housing needs. Return confiscated land to mana whenua.

Assess if rezoning Matapuna to GMR-2 is the best option based on housing need and experience of MUA developments. Progress genuine partnership with mana whenua to support iwi role in delivering Spatial Plan outcomes for Taumarunui-Manunui over the next 30 years.

Draft Development Strategy

Do you think the draft development strategy for Taumarunui|Manunui (page 14) captures the best approach for growth and development to help achieve a healthy and thriving Taumarunui |Manunui? Yes No

Tell us why or any other option you prefer:

Is there anything missing or that you would change?

- Identify land which can be returned to mana whenua for development
- Facilitating papakinga development
- Embracing Maori placemaking

Please refer to attachment for further details

Are there any other comments you would like to make on the other areas of the Plan?

Yes - see appendix attached.

Please attach additional pages if required or any other material to support your feedback



Submission - Appendix

Taumarunui | Manunui Spatial Plan

Subject	Feedback on Draft Taumarunui Manunui Spatial Plan
Date	10 June 2022

Purpose

The Urban Advisory was engaged by Ngāti Hāua (mana whenua) to support them to participate in the development of the Spatial Plan, working with Ruapehu District Council and consultants developing the Plan.

The purpose of this submission is to constructively re-iterate the aspirations of Ngāti Hāua that were not included in the notified Spatial Plan, to highlight the observed shortcomings in the process taken to develop this Plan, and how this impacts the content, application and impact of the Spatial Plan for Ngāti Hāua and the wider Taumarunui community.

1 - Spatial Plan development process

In our role supporting Ngāti Hāua, we observed that the process undertaken by Ruapehu District Council and consultants to seek feedback and engage on this plan has not adequately reflected true partnership with mana whenua. The process was more often consultative (informing) rather than in the nature of genuine partnership or engagement. Many recommendations in the Spatial Plan were developed before Ngāti Hāua were engaged, and, in our experience of the process, this approach provided limited scope for mana whenua input to influence or meaningfully contribute to the recommendations. This means that the aspirations of Ngāti Hāua were not appropriately or adequately integrated into the Plan, in recognition of their role as mana whenua and their future capacity to contribute to the development and growth of Taumarunui-Manunui.

Ngāti Hāua expressed concern about the lack of engagement through process along the way, but in many cases have not felt appropriately heard. Key concerns include the lack of interaction with the Trust through the last phase of the process and the short timeframe available for providing feedback before it is notified. This has given little opportunity for the Plan to land somewhere that is a true reflection of partnership. The process did not allow sufficient time for Ngāti Hāua to properly consider the draft Plan and provide feedback on the zoning proposals prior to the Spatial Plan going to public consultation.

From our perspective as consultants supporting Ngāti Hāua, the voice of iwi and mana whenua is not given the precedence it should have in this document (p9). NHIT do not believe the document has been developed in partnership and it does not provide the platform for them to proactively influence and contribute to the future of their whenua in Taumarunui and Manunui.

The Spatial Plan does acknowledge a future partnership agreement between NHIT and RDC, however the process in developing the Spatial Plan has not fully established the operational foundations of this partnership. Further work is required to develop this agreement, its tikanga or ways of working together, and then, applying this partnership in practice.

2 - Evidence to support zoning

There is a lack of evidence in the Spatial Plan to support and justify the re-zoning and up-zoning proposed, particularly in relation to residential areas and how this responds to real housing demand within Taumarunui-Manunui communities. A housing needs assessment could have been undertaken to understand

residents' lived experiences of housing in the area, including number of homes, typology, price point, location, tenure etc - beyond market or census housing data which is limited in representing housing need.

Furthermore, the aspirations of Ngāti Hāua are not identified or integrated in the rationale for zoning changes in Section 2 of the document. Further work needs to be done to determine if and how the zoning changes will enable better housing outcomes for Taumarunui and Manunui, particularly for whānau Māori who represent around 50% of the population. Also, the capacity and role of iwi in delivering housing to meet whānau needs is not fully considered in the Spatial Plan.

Absent from the draft Spatial Plan is a demonstration of how the designation of HCR-1 and HCR-2 aligns with the "Community Needs and Wants" and "Development Strategy" outlined in the document. There is no acknowledgement of any historic and cultural relationship mana whenua have with these areas, what their aspirations for the areas may be and what an appropriate development response or zoning rule could be. Further, the Spatial Plan does not make clear how the identity of mana whenua will be celebrated and prioritised, through enabling of development in Taumarunui-Manunui including the Town Centre area.

3 - Providing for Iwi-led development

Ngāti Hāua have strong aspirations to plan and deliver housing development for whānau in Taumarunui. The draft Spatial Plan does not adequately enable or recognise the potential for iwi-led housing development in Taumarunui-Manunui. There are several ways that the plan could be improved to support this:

1. The draft Spatial Plan does not make any steps to further facilitate development of papakāinga in urban Taumarunui. Opportunities for mana whenua to deliver papakāinga housing are framed within the existing District Plan provisions (p6). However, this is limited to Māori Land which is largely rural land holding. There is an opportunity for the Spatial Plan to develop a provision to enable papakāinga-style development on general title land zoned for residential or mixed-use (e.g. Integrated Residential Development with shared amenities). This would reduce the barriers to iwi-led development of papakāinga in urban Taumarunui-Manunui.
2. The draft Spatial Plan does not anticipate the future return of crown land to iwi through treaty settlement, or articulate any commitment to or process for the return or sale of vacant Council land that is confiscated whenua, back to mana whenua. Ngāti Hāua are seeking to have confiscated whenua returned so that they can develop housing on their whenua, including aspirations to return to live on former kāinga sites. An example of this is the Wackrow Rd Saleyards site (Tamangara) which is a former kāinga. The Spatial Plan could be clearer about the role of iwi and mana whenua as landowners, with returned whenua, to develop housing for Taumarunui and Manunui. Through the MAIHI partnership with Kāinga Ora, Te Puni Kōkiri and the Ministry of Housing and Urban Development, iwi like Ngāti Hāua have access to funding that can support planning, development feasibility and construction of housing, such as papakāinga on their land. This is a significant opportunity to deliver housing for Taumarunui, led by iwi, on particular sites. The Spatial Plan could benefit from recognising this strategic opportunity through the proposed development strategy.

Disclaimer

This submission is written in a professional capacity by The Urban Advisory, who worked with and on behalf of Ngāti Hāua to support their involvement in the plan development process with Ruapehu District Council.

Ruapehu District Council
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 Taumarunui 3946
 07 895 8188
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 GST: 52-064-023



Draft Taumarunui I Manunui Spatial Plan

Reference TSP220624058 Submitted 10 Jun 2022 03:31

Draft Taumarunui I Manunui Spatial Plan

Have your say!

All feedback must be received before **Friday 10 June 2022**. If you have any issues or queries please call Council on 07 895 8188

Applicant Details

Name:	Brett Anderson
Organisation (if applicable):	Ngāti Hāua Iwi Trust
Postal Address::	[REDACTED]
Best daytime contact number:	[REDACTED]
Email:	[REDACTED]
Field Name	True

Feedback

Town Centre Activation Area (TCA)

The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation. It does this via a Refocused Commercial Area (RCA) zone (page 16 in CD) and adjoining New Mixed Use Areas MUA-1 and MUA-2 (pages 16-17 in CD)

- Would you like to support your feedback by speaking to the Mayor and Councilors during the public Hearing period?** No
- Do you agree with refocusing and concentrating the commercial area around the Hakiaha Street retail zone?** Yes
- Tell us why or any other option you prefer:**
- Do you think Council should be working with property owners to improve their buildings and the look and feel of the town centre retail area?** Yes
- Tell us why or any other option you prefer:** As long as they are aware that some residents wont have the means to improve their properties
- Do you think Council should invest in encouraging events in the town centre including investing in an Events Trailer?** Yes
- Tell us why or any other option you prefer:**
- Do you think Manuaute Street should be prioritised for an upgrade project?** Yes
- Tell us why or any other option you prefer:**
- Is there anything in particular you would like to see happening on or around Hakiaha Street, Manuaute Street and town areas?** No
- Tell us why or any other option you prefer:**
- Do you agree with the areas identified as RCA, MUA-1, MUA-2 (pages 16-17 in CD) being prioritised so a plan change will allow mix used development including smaller housing units?** No
- Tell us why or any other option you prefer:** RCA yes ok, but NO for MUA-1, MUA-2 because there has been no investigation into the social and economic impacts of this proposal nor is there any good reason offered for rezoning. If the aim is to address housing un-affordability there are much more effective ways of addressing this issue and rezoning maybe more destructive than productive for the residents in these areas.
- Do you support encouraging residential living on upper floors of existing and new buildings in the RCA zone.** Yes
- Tell us why or any other option you prefer:**

Developed Residential Areas (DR)

DR-1, DR-2, DR-3, DR-4, DR-5, DR-6 (pages 18-19 in CD)

The Spatial Plan identifies areas of residential housing with family/standalone homes on larger lots (450m2-800m2) where it is recommended that the status-quo be maintained.

Do you agree with maintaining the status-quo for these areas? No

Tell us why or any other option you prefer: Should also include, MUA-1, MUA-2 and G/MR1 and G/MR2 as there has been no evidence provided that

rezoning these areas will be of any benefit to the residents

Vacant Operative Zoned Residential Land (VZRL)

VZRL-1 and VZRL-2 (pages 18-19 in CD)

Should Council work with landowners of undeveloped residential zoned land (VZRL) to see how this can more easily be brought forward for development?

Heritage and Character Residential Areas (HCR)

HCR 1 - Rangaroa and HCR2 - Sunshine Settlement (page 20 in CD)

The Spatial Plan identifies Rangaroa and Sunshine Settlement areas for potential heritage/character protection that would limit or control any development of these areas .

Do you support giving both these areas this protection?

Only HCR-1 (Rangaroa)

Only HCR-2 (Sunshine Settlement)

General/Medium Residential Areas (G/MR)

G/MR-1 and G/MR-2 (page 21 in CD)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town. It recommends that a District Plan Change should to allow lots sizes down to 250m2 to 350m2 in these areas.

Would you support this?

No

Tell us why or any other option you prefer:

Concerns that this may well create a ghetto type situation in which large amounts of low or no income families are crowded into these suburbs. Council has failed to undertake any due diligence in investigating the potential social and economic impacts of this rezoning proposal. Is some concern that council may be putting the interests of non-resident investors ahead of the interests of residents by making such a proposal without any supporting evidence as to the outcomes it may produce. Also council have failed to investigate other potentially better options for addressing housing needs.

Industrial Areas (I) and Potential Industrial Area (PI)

I1, I2 and PI-1 (page 21 in CD)

I3, I-4 and PI-2 in Manunui (page 22 in CD)

The Spatial Plan recognises a shortage of industrial land in Taumarunui which acts as a handbrake on new

Page 3 of 4

business and employment growth. It proposes two areas of potential expansion (PI-1 and PI-2).

Do you support expanding industrial land in these areas? Yes

Only PI-1 (Bell Road)

Only PI-2 (Manunui)

Tell us why or any other option you prefer:

General Residential (GR) - Manunui Village

GR-1 and GR-2 (page 22 in CD)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui. It recommends protections to existing rural and reserve land between it and the river but no other changes to current General Residential (GR) areas

Do you support the Spatial Plan thinking on Manunui? Yes

Tell us why or any other option you prefer:

Ten year priorities

Do you agree with the priorities for each decade for the next 30-years? (page 23 in CD) No

Tell us why or any other option you prefer:

Council should consider the potential that the best opportunity for addressing housing needs in Taumarunui maybe by partnering with Iwi and returning confiscated lands to Iwi for development.

Draft Development Strategy

Do you think the draft development strategy for Taumarunui|Manunui (page 14 in CD) captures the best approach for growth and development to help achieve a healthy and thriving Taumarunui |Manunui? No

Tell us why or any other option you prefer:

Not at all, appears to be based on false assumptions about effective economic development that have been proven wrong time and again yet seem to persist. Taumarunui has been in a state of economic decline for decades and simply attempting to more of the same won't change that. Council should investigate cases in which positive economic development has actually been achieved and seek to replicate that here. Community Wealth Building strategies are a good example of this.

Is there anything missing or that you would change?

Are there any other comments you would like to make on the other areas of the Plan?

[FINAL. public submission on spatial plan.docx](#)

NGĀTI HĀUA IWI TRUST

PO BOX 400, Taumarunui 3920 |

P: 07 895 5966 |

P: 0800 AWA HAUA |

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Ngāti Hāua Public Submission on RDC Taumarunui – Mananui Spatial Plan

Overview:

Whilst Ngāti Hāua supports many of the recommendations within the draft spatial plan we are disappointed with RDC's lack of effective engagement with mana whenua in the process of developing this plan. As a result of councils lack of engagement we feel the draft spatial plan fails to adequately identify the true scale of our current housing and economic problems and the causes of those problems. In turn the plan fails to deliver any effective strategies for addressing these problems. Ngāti Hāua does support some of the rezoning proposals, such as those for the town center, however we do not consider that the proposal to rezone Matapuna has been adequately evaluated and so we do not support it at this time. We also consider that whilst some of the rezoning proposals may be beneficial, rezoning alone will not be sufficient to address housing unaffordability and so we consider this draft plan as representing a missed opportunity to begin addressing our economic and housing issues.

Inadequate engagement with Mana Whenua:

Whilst RDC did initially engage with Ngāti Hāua in the development of the spatial plan and some of our minor aspirations and input have been included, our biggest concerns have not been adequately acknowledged or addressed and our proposals for addressing current economic and housing issues have not been given adequate consideration or inclusion in this draft plan. RDC did not address our concerns around the process followed in developing the plan and the failure to adequately investigate the impacts of the rezoning proposals on the residents of Matapuna. RDC hasn't adequately presented Ngāti Hāua's aspirations for the return of Tamangara (sale yards at Wackrow street) in order to access government funding for a potentially large-scale housing development at the former kāinga site. Ngāti Hāua considers this opportunity as a much more effective strategy for addressing housing needs as opposed to rezoning. Ngāti Hāua is also aware that housing unaffordability is largely related to broader economic issues of lack of employment opportunities and low wages. Ngāti Hāua proposed council engage in a Community Wealth Building strategy which has been proven effective in many other towns and cities around the world as a means of addressing these broader economic issues. However we feel RDC hasn't given adequate consideration to this proposal and we consider that to be a missed opportunity as the current draft plan fails to address these important issues.

Ngāti Hāua is disappointed with the process followed in developing the spatial plan:

Ngāti Hāua involvement in this process began when we engaged professional consultants being The Urban Advisory and Matakōhe Architecture and Urbanism to advise us on effective housing strategies and spatial plan development. It became apparent to us that the process that was being followed wasn't needs based and didn't understand the importance of Iwi partnership . A needs based process begins with accurately identifying the true housing needs of residents. Once the needs are clearly identified a review of potential housing models and potential delivery pathways is undertaken to identify the most effective means of addressing the needs of the community. Ngāti Hāua feels that neither of these steps were adequately undertaken and when it was requested this be done by Ngāti Hāua and our consultants, RDC chose to end our involvement in the plan and decided to go ahead with their original plan of rezoning as a means of addressing housing unaffordability. This plan doesn't adequately recognise the needs of Taumarunui's residents nor does it evaluate the various options available for addressing these needs, and instead simply calls for rezoning to facilitate high density, low cost housing. No research has been done to evaluate the social and economic impacts of a rezoning strategy and Ngāti Hāua is concerned that rezoning may create more problems than solutions for the residents of Matapuna. On this basis Ngāti Hāua cannot support RDC's proposal to rezone Matapuna until:

1. A professional and independent review of the social and economic impacts of rezoning is undertaken by Ngāti Hāua approved consultants
2. A thorough investigation of all alternative means of addressing housing unaffordability in Taumarunui is conducted and compared to a rezoning strategy and included within the spatial plan



10 June 2022

Attn: Ruapehu District Council

59 - 61 Huia Street,

Taumarunui 3920

Feedback provided via email: info@ruapehudc.govt.nz

**KĀINGA ORA – HOMES AND COMMUNITIES FEEDBACK ON THE
RUAPEHU DISTRICT COUNCIL TAUMARUNUI/MANUNUI DRAFT SPATIAL PLAN**

Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) at the address for service set out below provides the following feedback on the Ruapehu District Council’s Taumarunui/Manunui Draft Spatial Plan (“**the Spatial Plan**”) for the Ruapehu District.

Thank you for the opportunity to provide feedback on the Spatial Plan. The review of the Spatial Plan by Kāinga Ora has been broad and has focussed on the strategic direction and future urban development across the Ruapehu District.

Background to Kāinga Ora and its interests

1. Kāinga Ora was established in 2019 as a statutory entity under the Kāinga Ora-Homes and Communities Act 2019. Kāinga Ora consolidates Housing New Zealand Corporation (“Housing NZ”), HLC (2017) Ltd and parts of the KiwiBuild Unit. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown entity and is required to give effect to Government policies. As a result, Kāinga Ora has two core roles:
 - a) Being a world class public housing landlord; and
 - b) Leading and co-ordinating urban development projects.¹

¹ Section 13, Kāinga Ora – Homes and Communities Act 2019

2. Kāinga Ora is now the Government's delivery entity for housing and urban development. Kāinga Ora is focused on enabling and delivering quality urban developments by accelerating the availability of build-ready land, and building a mix of housing including public housing, affordable housing, homes for first home buyers, and market housing of diverse types, sizes, and tenures. Kāinga Ora will therefore work across the entire housing spectrum to build complete, diverse communities.
3. In the Ruapehu District context, the housing portfolio managed by Kāinga Ora comprises approximately 80 dwellings.² As of 31 March 2022, there are 87 applicants on the Housing Register waiting for public housing.³ While this is not amongst Kāinga Ora's largest housing portfolios, Kāinga Ora acknowledge the potential to create well-functioning urban environments that align with current and future residential demand in Taumarunui and Manunui as the towns continue to grow.
4. In addition to its role as a public housing provider, landowner, landlord, rate payer and developer of residential housing, Kāinga Ora will play a greater role in urban development. The legislative functions of Kāinga Ora illustrate this broadened mandate and outline two key roles of Kāinga Ora in that regard:
 - a) initiating, facilitating and/or undertaking development not just for itself, but in partnership or on behalf of others; and
 - b) providing a leadership or coordination role more generally.
5. Notably, Kāinga Ora's statutory functions in relation to urban development extend beyond the development of housing (which includes public housing, supported housing, affordable housing, and market housing) to the development and renewal of urban environments, as well as the development of related commercial, industrial, community, or other amenities, infrastructure, facilities, services or works.

Outline of Feedback on the Spatial Plan

6. Kāinga Ora generally supports the direction of the Spatial Plan, in particular the recognition of the level of intensity and change in housing typology required to cater for the growing population in Taumarunui/Manunui. In reviewing the Spatial Plan, Kāinga Ora note that providing for medium density development and more housing typology options

² Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development, 2022.

³ Te Manatū Whakahiato Ora – Ministry of Social Development, 2022.

could help address the housing challenges identified in Taumarunui/Manunui. Kāinga Ora supports this direction.

7. Kāinga Ora generally supports the intensification of the existing built area in Taumarunui, specifically the New Mixed Use Areas and the Refocused Commercial Area. Kāinga Ora supports and seeks medium density with smaller section sizes around the town centre to avoid creating sprawl beyond what has been identified as the 'Contained Urban Growth' within the Spatial Plan.
8. The National Policy Statement on Urban Development 2020 ("**the NPS-UD**") could be used as a guide to identify urban environments, and develop objectives and policies that will provide for well-functioning urban environments in Taumarunui/Manunui.
9. Kāinga Ora generally supports the direction of reintroducing domestic focussed passenger rail with the Train station becoming a Transport hub, as this will help discourage private vehicle dependency which supports the direction of the NPS-UD. However, Kāinga Ora notes that there are currently no local bus services available within Taumuranui/ Manunui and this is not addressed in the Spatial Plan going forward. Kāinga Ora would encourage the Councils to consider and include the provision for a local bus service in the district and to wider region to encourage access to reduce dependency on private vehicles, reduce emissions and improve access to the town centre and wider region.
10. Kāinga Ora notes that climate change is not addressed in the Spatial Plan and there are no details on how the Council will address natural hazards and climate change. Kāinga Ora are interested to know how the Council will address these issues in the Spatial Plan, particularly how these natural hazards will impact housing growth and future development. Kāinga Ora seeks Council to provide further detail and direction to this matter in the Spatial Plan.
11. Kāinga Ora are interested to know how the Council plan to implement the Spatial Plan. While the Spatial Plan does note state potential plan changes for rezoning and partnerships, further detail is required around how the Spatial Plan will be implemented. These details may include specific funding implications and monitoring and review timeframes within the 10 year period (2022-2032) and any implementation through Long Term Plan and Annual Plan funding cycles.

Next steps

Kāinga Ora welcomes the opportunity to meet and provide further comment following the receipt and review of this feedback, prior to the finalisation of any proposed Spatial Plan and district plan changes that may accompany these changes.



p.p

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Brendon Liggett
Manager – Development Planning
Kāinga Ora – Homes and Communities



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GST: 52-064-023



Draft Taumarunui I Manunui Spatial Plan

Reference TSP220624261 Submitted 10 Jun 2022 04:57

Draft Taumarunui I Manunui Spatial Plan

Have your say!

All feedback must be received before **Friday 10 June 2022**. If you have any issues or queries please call Council on 07 895 8188

Applicant Details

Name: Mark Tyrrell
Organisation (if applicable):
Postal Address::
Best daytime contact number:
Email:
Field Name True

Feedback

Town Centre Activation Area (TCA)

The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation. It does this via a Refocused Commercial Area (RCA) zone (page 16 in CD) and adjoining New Mixed Use Areas MUA-1 and MUA-2 (pages 16-17 in CD)

Would you like to support your feedback by speaking to the Mayor and Councilors during the public Hearing period?

Do you agree with refocusing and concentrating the commercial area around the Hakiha Street retail zone? Yes

Tell us why or any other option you prefer: Retail is dying

Do you think Council should be working with property owners to improve their buildings and the look and feel of the town centre retail area? Yes

Tell us why or any other option you prefer: providing you have a plan that has a public mandate and it's affordable for the shop owners

Do you think Council should invest in encouraging events in the town centre including investing in an Events Trailer? Yes

Tell us why or any other option you prefer: To create a return on investment on the Long term plan

Do you think Manuaute Street should be prioritised for an upgrade project? Yes

Tell us why or any other option you prefer: It is a natural town centre and there are a number of options that could be taken here to breath life back into the town centre - It's a logical choice.

Is there anything in particular you would like to see happening on or around Hakiha Street, Manuaute Street and town areas? Yes

Tell us why or any other option you prefer: As per discussion and plans presented to Peggy Veen

Do you agree with the areas identified as RCA, MUA-1, MUA-2 (pages 16-17 in CD) being prioritised so a plan change will allow mix used development including smaller housing units? Yes

Tell us why or any other option you prefer: It's a natural progression

Do you support encouraging residential living on upper floors of existing and new buildings in the RCA zone. Yes

Tell us why or any other option you prefer: It will potentially revitalize the central town area

Developed Residential Areas (DR)

DR-1, DR-2, DR-3, DR-4, DR-5, DR-6 (pages 18-19 in CD)

The Spatial Plan identifies areas of residential housing with family/standalone homes on larger lots (450m2-800m2) where it is recommended that the status-quo be maintained.

Do you agree with maintaining the status-quo for these areas? Yes

Tell us why or any other option you prefer:

Vacant Operative Zoned Residential Land (VZRL)

VZRL-1 and VZRL-2 (pages 18-19 in CD)

Should Council work with landowners of undeveloped Yes

residential zoned land (VZRL) to see how this can more easily be brought forward for development?

Tell us why or any other option you prefer:

Heritage and Character Residential Areas (HCR)

HCR 1 - Rangaroa and HCR2 - Sunshine Settlement (page 20 in CD)

The Spatial Plan identifies Rangaroa and Sunshine Settlement areas for potential heritage/character protection that would limit or control any development of these areas .

Do you support giving both these areas this protection? Yes

Only HCR-1 (Rangaroa)

Only HCR-2 (Sunshine Settlement)

Tell us why or any other option you prefer:

Both are historic Sunshine in particular. Like Devonport housing developemnt should be limited to keep any New Houses in context and style with the current dwellings

General/Medium Residential Areas (G/MR)

G/MR-1 and G/MR-2 (page 21 in CD)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town. It recommendeds that a District Plan Change should to allow lots sizes down to 250m2 to 350m2 in these areas.

Would you support this?

Yes

Tell us why or any other option you prefer:

Yes providing those who live there are OK with it

Industrial Areas (I) and Potential Industrial Area (PI)

I1, I2 and PI-1 (page 21 in CD)

I3, I-4 and PI-2 in Manunui (page 22 in CD)

The Spatial Plan recognises a shortage of industrial land in Taumarunui which acts as a handbrake on new business and employment growth. It proposes two areas of potential expansion (PI-1 and PI-2).

Do you support expanding industrial land in these areas?

Yes

Only PI-1 (Bell Road)

Only PI-2 (Manunui)

Tell us why or any other option you prefer:

It's poverty more than colonialism that creates the most problems in this town in my opinion. Anything that brings work to the are allows the town to grow and regenerate.

General Residential (GR) - Manunui Village

GR-1 and GR-2 (page 22 in CD)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui. It recommends protections to existing rural and reserve land between it and the river but no other changes to current General Residential (GR) areas

Do you support the Spatial Plan thinking on Manunui? Yes

Tell us why or any other option you prefer:

Ten year priorities

Do you agree with the priorities for each decade for the next 30-years? (page 23 in CD) Yes

Tell us why or any other option you prefer:

Draft Development Strategy

Do you think the draft development strategy for Taumarunui|Manunui (page 14 in CD) captures the best approach for growth and development to help achieve a healthy and thriving Taumarunui |Manunui? Yes

Tell us why or any other option you prefer:

Is there anything missing or that you would change?

Are there any other comments you would like to make on the other areas of the Plan?

I've watched Council go through it's process to get things done over the last few years. I wish the council would stop using it's points based selection system to select contractors to work on these projects. I think council needs to first and foremost needs to use local businesses to get things done. It seems like the points based selection process does not allow for ownership or passion for the place we call home and we get contractors working in the area who don't fully understand what this community is about which is complex. I refer to the Centre of town development as an example of this.

Please attach additional pages if required or any other material to support your feedback

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GST: 52-064-023



Draft Taumarunui I Manunui Spatial Plan

Reference TSP220531677 Submitted 17 May 2022 03:58

Draft Taumarunui I Manunui Spatial Plan

Have your say!

All feedback must be received before **Friday 10 June 2022**. If you have any issues or queries please call Council on 07 895 8188

Applicant Details

Name: Simon O'Neill
Organisation (if applicable):
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Best daytime contact number:
Email:
Field Name True

Feedback

Town Centre Activation Area (TCA)

The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation. It does this via a Refocused Commercial Area (RCA) zone (page 16 in CD) and adjoining New Mixed Use Areas MUA-1 and MUA-2 (pages 16-17 in CD)

Would you like to support your feedback by speaking to the Mayor and Councilors during the public Hearing period?	No
Do you agree with refocusing and concentrating the commercial area around the Hakiaha Street retail zone?	Yes
Tell us why or any other option you prefer:	The current format of the main street doesn't encourage visitors to stop. Many of the buildings are low-rated on earthquake risk scale and thus owners/investors are unlikely to put any money into them. The CBD needs a more open format like that around McDs, BP and the new NW. The MUA will bring more people into this area and encourage more open areas. Closing the first block of Manauate Street off will create a pedestrian precinct with potential for grow. Contrary to some views, loss of parking in this area will not greatly reduce available parking in the CBD but create a permanent environment for markets, entertainment etc.
Do you think Council should be working with property owners to improve their buildings and the look and feel of the town centre retail area?	Yes
Tell us why or any other option you prefer:	TBH, most of the buildings could go with much of the block becoming parking and walkways with new commercial/residential buildings back from the main road.
Do you think Council should invest in encouraging events in the town centre including investing in an Events Trailer?	Yes
Tell us why or any other option you prefer:	Not so sold on an events trailer - previous council investment in such things has not gone so well. But definitely bring events into the CBD - see above re making the one-way part of Manauate Street into a pedestrian mall with space for events/shows.
Do you think Manauate Street should be prioritised for an upgrade project?	Yes
Tell us why or any other option you prefer:	See above. Should have been done years ago - a priority for now.
Is there anything in particular you would like to see happening on or around Hakiaha Street, Manauate Street and town areas?	Yes
Tell us why or any other option you prefer:	Start to shift to Hakiaha St as the HT bypass and make Miriama St the new centre of the CBD
Do you agree with the areas identified as RCA, MUA-1, MUA-2 (pages 16-17 in CD) being prioritised so a plan change will allow mix used development including smaller housing units?	Yes
Tell us why or any other option you prefer:	
Do you support encouraging residential living on upper	Yes

floors of existing and new buildings in the RCA zone.

Tell us why or any other option you prefer:

Will bring more life into the CBD.

The best example of this working really well and growing over the years is Cuba Street in the Wellington CBD.

Developed Residential Areas (DR)

DR-1, DR-2, DR-3, DR-4, DR-5, DR-6 (pages 18-19 in CD)

The Spatial Plan identifies areas of residential housing with family/standalone homes on larger lots (450m2-800m2) where it is recommended that the status-quo be maintained.

Do you agree with maintaining the status-quo for these areas? Yes

Tell us why or any other option you prefer:

Those deemed not in walking distance should be supported with better public transport - no public transport funding should be going to the ski fields -

Vacant Operative Zoned Residential Land (VZRL)

VZRL-1 and VZRL-2 (pages 18-19 in CD)

Should Council work with landowners of undeveloped residential zoned land (VZRL) to see how this can more easily be brought forward for development? Yes

Tell us why or any other option you prefer:

Heritage and Character Residential Areas (HCR)

HCR 1 - Rangaroa and HCR2 - Sunshine Settlement (page 20 in CD)

The Spatial Plan identifies Rangaroa and Sunshine Settlement areas for potential heritage/character protection that would limit or control any development of these areas .

Do you support giving both these areas this protection? No

Only HCR-1 (Rangaroa)

Only HCR-2 (Sunshine Settlement)

Tell us why or any other option you prefer:

Agree with comments made at workshops that Sunshine isn't really a heritage area. It is a nice area whose character should be developed but it's not really heritage.

Also needs better public transport support.

General/Medium Residential Areas (G/MR)

G/MR-1 and G/MR-2 (page 21 in CD)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town. It recommendeds that a District Plan Change should to allow lots sizes down to 250m2 to 350m2 in these areas.

Would you support this?

No

Tell us why or any other option you prefer:

Any reduction in lot size must have a detailed management plan that prevenst the growth of ugly chalet ghettos like in Ohakune.

Supported if implementation can be tasteful and healthy.
Can the Three Waters handle the extra load...?

Industrial Areas (I) and Potential Industrial Area (PI)

I1, I2 and PI-1 (page 21 in CD)

I3, I-4 and PI-2 in Manunui (page 22 in CD)

The Spatial Plan recognises a shortage of industrial land in Taumarunui which acts as a handbrake on new business and employment growth. It proposes two areas of potential expansion (PI-1 and PI-2).

Do you support expanding industrial land in these areas?

Yes

Only PI-1 (Bell Road)

Only PI-2 (Manunui)

Tell us why or any other option you prefer:

Both areas have rail access and could grow to exploit this.

We need to have a really hard think about what sort of industry and business we want to attract. This area has massively untapped cultural and environmental tourism potential so we should just be thinking in terms of factories and the like.

We also need additional commercail accommodation (and need to develop and exploit the golf course's potential as a tourism attraction)

General Residential (GR) - Manunui Village

GR-1 and GR-2 (page 22 in CD)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui. It recommends protections to existing rural and reserve land between it and the river but no other changes to current General Residential (GR) areas

Do you support the Spatial Plan thinking on Manunui? Yes

Tell us why or any other option you prefer:

Ten year priorities

Do you agree with the priorities for each decade for the Yes

next 30-years? (page 23 in CD)

Tell us why or any other option you prefer:

Draft Development Strategy

Do you think the draft development strategy for Taumarunui | Manunui (page 14 in CD) captures the best approach for growth and development to help achieve a healthy and thriving Taumarunui | Manunui?

Yes

Tell us why or any other option you prefer:

Apart from comments above, yes.

Is there anything missing or that you would change?

This really needs to be sold a lot better to the communities over time. A couple of public meetings is half-hearted as is the current reliance on social media. This needs door-knocking and pop-ups (elected members, you're volunteered!!) over the next few months to ensure that the best possible community engagement is achieved.

Are there any other comments you would like to make on the other areas of the Plan?

The documentation for people to read is quantity-heavy, quality light for community engagement. It needs to be broken down into bite sized chunks that are easy for communities to take in and to be backed up by other media like video etc.

Please attach additional pages if required or any other material to support your feedback