
From: Matt Doyle | FMNZ <matt.doyle@fmnz.co.nz>
Sent: Friday, 17 May 2024 9:08 am
To: haveyoursay
Cc: Lance Taurua | FMNZ; Chris Gill | FMNZ
Subject: Draft Long Term Plan 2024-2034 Submission Form
Attachments: WDC Submission Form.pdf; 2405 FMNZ_Waitomo District Council Submission.pdf

Caution! This message was sent from outside your organization.

[Block sender](#)

Good morning,

Please see attached submission form and letter regarding the Waitomo District Council Long Term Plan.

Please let me know if you have any further questions.

Regards,

Matt Doyle
Road Engineering Manager



Forest Management (NZ) Ltd
14 Niven Street, Onekawa, Napier 4110
DD 06 843 3770 M 027 333 7540
www.fmnz.co.nz

Sub no.
For office use only

Have your say

Submission form

Waitomo District Council
Draft Long Term Plan 2024-2034
Consultation

Send us your feedback
by 17 May 2024

You can share your views by:

Completing this submission form and returning it to us by

- **Visiting our main office**
at 15 Queen Street, Te Kūiti
- **Visiting our Customer Service Centre**
at 160 Rora Street, Te Kūiti
- **Emailing to**
haveyoursay@waitomo.govt.nz
(scan and pdf or take a photo)
- **Posting to**
FREEPOST 112498
Waitomo District Council
PO Box 404, Te Kūiti 3941
- **Visiting our website**
waitomo.govt.nz/council/LTP 2024-2034
and completing the online form

The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied (such as address/email addresses) will be removed from the public copy.



Your details

Full name

MATT DOYLE

Organisation (if responding on behalf of)

FOREST MANAGEMENT (NZ) LTD

Phone (home/mobile)

Email

matt.doyle@fmnz.co.nz

Address

5A EKETONG ST

TE KUITI

3910

I wish to speak to Council about my submission

Yes

No

Hearings will be held on 28 May 2024. If you tick Yes, Council will contact you to arrange a time

Conversation: Impact of retaining 3 Waters

We have had to consider how we will deliver our 3 Waters services. Council's preferred approaches are keeping the status quo with investing "as and when needed", and installing water meters.

Do you agree with Approach one - Status quo?

- Yes
- No

Do you agree with Approach two - Installing water meters?

- Yes
- No

My comment on the 3 Waters services approach

Proposal: Te Kūiti flooding remedies

We need to decide what level of spending we should put into improving Te Kūiti stormwater network to reduce the impact of severe weather events.

- Option 1:** Status quo - low level investment, small scale improvements
- Option 2:** Build retention ponds, storm-water modelling and capacity improvement planning long term (preferred)

My comment on this proposal

Proposal: Introduce a targeted or differential rate on the District Roding Rate

Our limited roading budget does not provide for the extra roading damage caused by logging trucks during harvesting operations. A targeted or differential rate will help mitigate this.

- Option 1:** Status quo - no change to rating structure for forestry
- Option 2:** Differentiated District Roding Rate (preferred)
- Option 3:** Funding the additional operating rate deficit

My comment on this proposal

PLEASE SEE ATTACHED SUBMISSION

Proposal: Funding and future of our Rural Halls

Currently there is no funding in place for any repairs or upgrades to the Council-owned Rural Halls. Considerable investment is needed to keep them open.

- Option 1:** Status quo - minimal rate funding with no provision for required repairs
- Option 2:** Transfer ownership of Council halls to community groups (preferred)
- Option 3:** Consider closing halls

My comment on this proposal

Proposal: Update the Te Kūiti Stormwater Rating Area

Some property owners in Te Kūiti who benefit from the Stormwater Network are not contributing to its operation and maintenance.

- Option 1:** Status quo - Keep the current rating area
- Option 2:** Extend the Te Kūiti Urban Rating Area (preferred)

My comment on this proposal

Proposal: Elder persons housing

We want to balance keeping our elder persons housing affordable for residents, but without over-subsidising it at a cost to other ratepayers.

How should we fund elder persons housing?

- Option 1:** Status quo - ratepayers subsidise elder persons housing
- Option 2:** Council increases rental levels (preferred)

Is Council the best provider for elder persons housing?

- Option 1:** Status quo - Council continues to own and operate elder persons housing
- Option 2:** Explore options to transition elder persons housing to a provider (preferred)

My comment on this proposal



CONFIDENTIAL

16 April, 2024

Dear Mayor and Councillors of Waitomo District Council

We write to you with strong opposition to the proposed differential rating factor and the targeted rate concerning land classed for forestry use in the Waitomo District.

Forest Management NZ Ltd (FMNZ) manage approximately 50,000ha of plantation forest across various regions in New Zealand. We have been contracted to manage the harvest of the Greenplan estate spanning approximately 8,000ha across the Waitomo and Ruapehu Districts.

In alignment with Greenplan Forestry Ltd, FMNZ is committed to engaging local contractors for the duration of the harvest, thereby injecting over 500 million dollars into the regional economy. Additionally, FMNZ will establish an office and employ several staff members in Te Kuiti contributing to the local community.

Our concern lies in the proposed targeted rates, particularly in their requirement for properties to pay inflated rates for infrastructure, such as roads, with limited relevance to forestry operations over a 25 year rotation. The comparatively short harvest window for production forests means that those properties do not realise the value of rates paid over that period. The major flaw in targeted rates is that council is required to use funding in the same year that it is generated, therefore the rates raised during the period of low road usage are no longer available when logging traffic increases. This ultimately leads to inefficiencies in resource allocation.

In FMNZ's experience, regions implementing targeted rates on forestry land have witnessed a devaluation on *all* properties. Targeted rates limit land owners' flexibility and diversification options due to increased costs incurred over the rotation period.

We strongly urge the Waitomo District Council to engage in collaborative dialogue with all landowners to formulate a more equitable, sustainable and long-term solution for maintaining public road infrastructure. Targeted rates, although initially proposed as a solution, are inherently short-term and fail to address the underlying issues while potentially yielding unintended adverse consequences, ultimately resulting in decreased land values across the district.

We trust that the council will carefully consider all submissions presented, ensuring that the final decision is fair and equitable for all stakeholders involved.

Thank you for considering this submission.



Matt Doyle
Acting CEO, FMNZ