



Local Government
Commission

Mana Kāwanatanga ā Rohe

Seeking your feedback on:

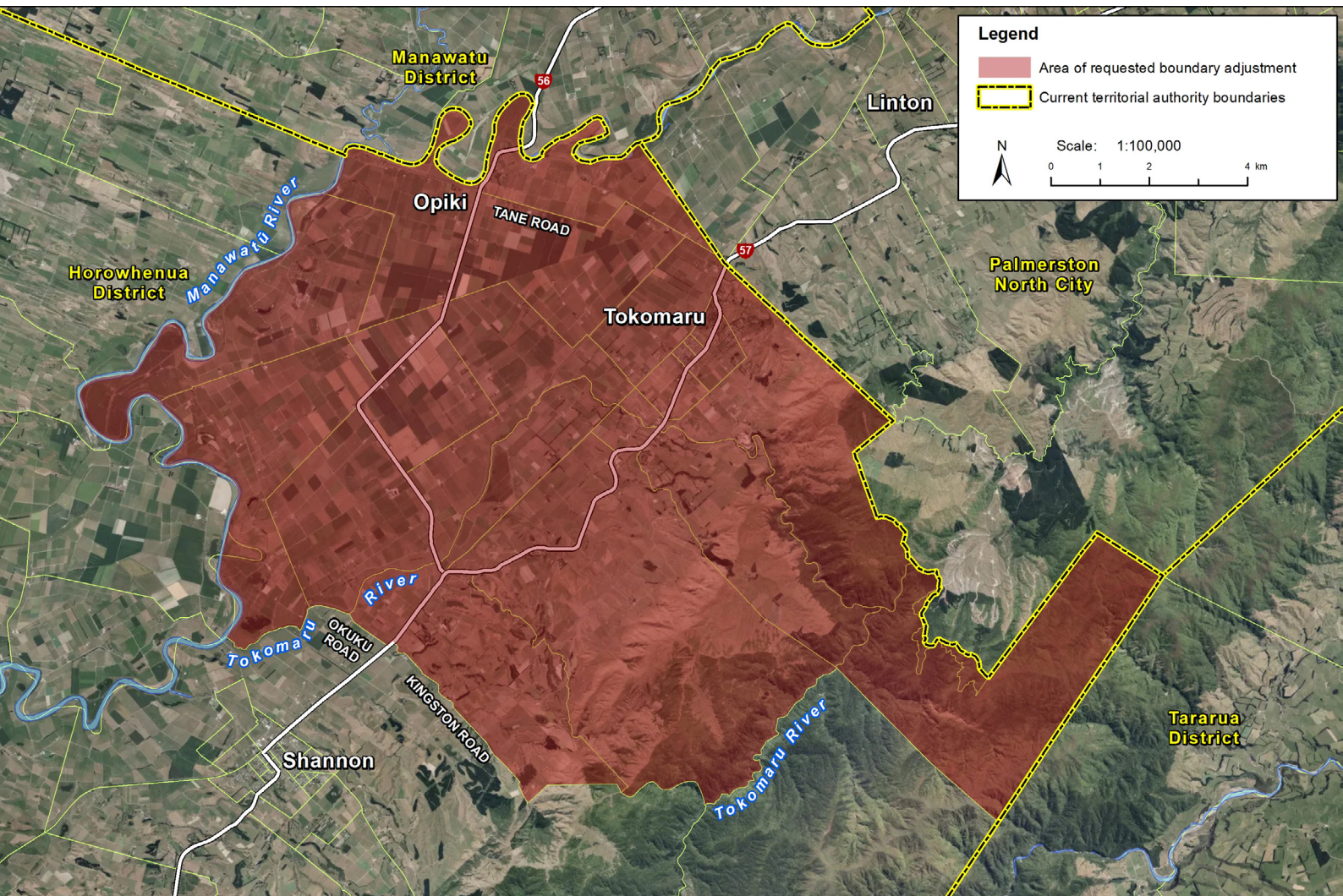
**A request for Opiki and
Tokomaru to become part
of Palmerston North City**

Feedback wanted on a request for Opiki and Tokomaru to become part of Palmerston North City

The Local Government Commission (Commission) has received a request to transfer Opiki and Tokomaru into Palmerston North City. This would require a boundary alteration between Horowhenua District and Palmerston North City. This document seeks your feedback on the requested alteration.

The area that is covered by the requested alteration is shown on the map. The request proposes removing the boundary just north of Tane Road and replacing it with a new boundary along the Manawatu River to its junction with the Tokomaru River, then a portion of the north side of Okuku Road, and the entire north side of Kingston Road. This would transfer 1,400 residents and 500 houses into Palmerston North City (170 in Tokomaru township and 330 in the surrounding rural area in Opiki).

Requested area of boundary adjustment between Palmerston North City and Horowhenua District



Your feedback is important for decisions on next steps

The request for an alteration was submitted by a group of Opiki and Tokomaru residents in late 2018. Initial research and consultation with residents, territorial local authorities and iwi, is complete. The Commission is now seeking your feedback to help decide on next steps including whether a reorganisation plan should be developed. The Commission is especially interested in further feedback about residents' sense of connection with Horowhenua and Palmerston North, where a new boundary could be set, and local government representation, services, and rates and other charges. A submission form focusing on these issues is attached. The Commission also wants to receive general feedback. People will be able to speak to their submission at a hearing.

The issues the Commission must consider

The Commission must consider if a boundary alteration would support the purpose of local government in the affected area. It must consider if an alteration would support democratic decision-making, and promote the social, economic, environmental, and cultural well-being of affected communities.

The request for a boundary alteration

The request to alter the boundary is available on the Commission's website at:

www.lgc.govt.nz/assets/Uploads/Tokopiki-Boundary-Reorganisation-proposal.pdf

The potential impacts

Relationships with Māori

A boundary alteration would impact on Horowhenua District Council's and Palmerston North City Council's relationships with hapū and iwi, and how they meet their statutory obligations in respect to Māori. Palmerston North City would be required to extend its relationships with other iwi, and to work with additional hapū. This change will also have a significant impact on hapū and Marae.

Bylaws, rates and local government assets

After a transition period, landowners and residents would become subject to Palmerston North City bylaws, rates and other fees and charges. There would also be an agreed plan for transferring related local government assets.

Zoning

There would be a transition period before the City's zoning and development rules would apply in Opiki and Tokomaru. Current zoning provides for expected residential growth in Tokomaru township and for nearby rural residential development.

Administrative area and population

Horowhenua District would lose approximately 14% of its area and 4% of its population with Miranui Ward losing 45% of its population. There would be a 38% increase in Palmerston North City's area and a 1.6% increase in its population.

Local government services

Palmerston North City Council would need to ensure its planning and operations provide for capital expenditure, maintenance and operating costs for local government services in Opiki and Tokomaru. The Horowhenua District Council would need to remove its related planning and spending commitments.

Democratic decision-making and representation

It would be necessary to consider representation arrangements in Horowhenua District and Palmerston North City if the requested alteration proceeded.

Potential historic change in boundaries

Opiki and Tokomaru have not previously been administered from Palmerston North. They have been part of Manawātū County, then Horowhenua County and now Horowhenua District. The last changes in Palmerston North's boundaries were in 2012. These added land at Ashhurst, Bunnythorpe, Longburn, Newbury and Whakarongo to accommodate growth pressures.

Local government services

The Commission needs to consider the implications of the requested boundary alteration on local government services and how these services provide for the social, economic, environmental and cultural well-being of affected communities.

Opiki and Tokomaru require local government services that are typical of a rural area with a small township experiencing moderate population growth. These focus on local roading and drainage, and water infrastructure in the built-up area. Rubbish collection, parks and reserves, swimming pools and libraries are also important.

Water services

There are constraints on water services in Tokomaru township. The Horowhenua District Council is working with the community to identify a long-term, land-based treatment option for waste-water. Work is also underway to reduce leakage and manage demand on drinking water as part of the related consent.

Palmerston North City Council would need to work with affected communities to address these constraints if the requested boundary alteration proceeds.

No effect on regional council services

Services provided by the Horizons Regional Council would not be affected if the requested alteration proceeded. This includes the Makerua Drainage Scheme and the Horizons Regional Council's responsibility for deciding whether to support public transport services in Opiki and Tokomaru. A community shuttle van to Palmerston North Hospital is the only current service.

Summary of current local government services

Tokomaru	Opiki
Water services	
225 water connections	On-site private systems
166 sewer connections	On-site private systems
767m stormwater pipes	Makerua Drainage Scheme (Horizons Regional Council)
Roading	
25 kms sealed	40 kms sealed
8 kms unsealed	1 km unsealed
Rubbish and recycling	
Weekly rubbish collection, and fortnightly kerbside recycling collection	One recycling station
Libraries, pools, and parks and reserves	
There is a special arrangement to allow residents to use Palmerston North City Library for free. Residents can also use a community library in Shannon.	
Residents can use year-round public pools in Palmerston North and Levin, and seasonal pools in Foxton and Shannon.	
Tokomaru Domain and Tokomaru Hall Reserve (Managed by the Tokomaru Hall Society)	Horseshoe Bend Reserve

Rates, fees and user charges

There would be a complex impact on rates, fees and user charges if the requested boundary alteration proceeded.

There are differences in how Horowhenua District and Palmerston North City calculate rates. Both Councils have a general rate based on land value including differentials for different types of property use and or location. Both have targeted rates for various services, but they are applied in different ways, some as uniform charges, and some based on capital value.

This means that rates on individual properties are based on a range of elements and factors including valuation (either land or capital), location, lot size, land use such as whether a site is used for commercial purposes, and the services provided. These differences are apparent in the indicative Palmerston North City rates, for a sample of Opiki and Tokomaru properties, in the table on the following page.

The total cost of local government services includes fees and charges as well as rates. This means it is not possible to estimate the total cost of local government services for each household, and how those costs would change if the requested alteration proceeded.

More information about Horowhenua District Council's and Palmerston North City Council's fees and user charges are available on their respective websites (www.horowhenua.govt.nz and www.pncc.govt.nz).

Indicative rates for residential rating units

Capital value	Land value	Rating area	Horowhenua District rate per annum	Indicative Palmerston North City rate
\$176,000	\$175,000	Rural	\$691	\$767
\$350,000	\$115,000	Rural	\$1,190	\$1,090
\$495,000	\$225,000	Rural	\$1,587	\$1,336
\$700,000	\$530,000	Rural	\$1,871	\$1,372
\$720,000	\$295,000	Rural	\$1,895	\$1,576
\$1,339,000	\$1,270,000	Rural	\$3,342	\$2,500
\$3,590,000	\$2,440,000	Rural	\$7,008	\$4,284
\$7,700,000	\$6,690,000	Rural	\$16,376	\$10,764
The following indicative rates in the township do not include metered drinking-water charges which would be additional if required. Final rates, including drinking-water costs, could be higher than the indicative rates shown here.				
\$275,000	\$110,000	Township	\$2,256	\$1,718
\$295,000	\$120,000	Township	\$2,302	\$1,777
\$325,000	\$110,000	Township	\$2,293	\$1,718
\$390,000	\$160,000	Township	\$2,494	\$2,016
\$395,000	\$125,000	Township	\$2,391	\$1,807
\$415,000	\$160,000	Township	\$2,513	\$2,016

Indicative rates for commercial and miscellaneous rating units

Capital Value	Land Value	Land use	Horowhenua District rate per annum	Indicative Palmerston North City rate
\$230,000	\$200,000	Commercial	\$1,119	\$4,604
\$230,000	\$200,000	Miscellaneous	\$1,119	\$2,089

Miscellaneous refers to all remaining non-residential land uses.

Submission Form

Closing date for submissions
7 April 2021

The Local Government Commission is seeking feedback on a request to transfer Opiki and Tokomaru from Horowhenua District into Palmerston North City. Your feedback is important to help inform decisions on next steps including, whether to proceed with a reorganisation plan.

How to send your submission

Online: surveymonkey.com/r/762DCMZ

Email: Complete this PDF form, save to your device or PC and email to submissions@lgc.govt.nz

Post: The Local Government Commission, PO Box 5362, Wellington 6140

Your submission will be published on the Commission's website but without your contact details.

Your name:

Where you live:

Your email, residential or postal address:

Please indicate if you wish to speak at a Commission hearing:

Yes

No

If yes, please provide a contact phone number

Question 1:

Do you support the requested boundary alteration?

Yes

No

Why?

Question 2:

Do you feel more connected with Palmerston North or the Horowhenua, including Shannon and Levin?

Palmerston North

Horowhenua

Why?

Question 3:

Is the suggested southern boundary at Kingston Road, and part of Okuku Road, in the right place?

Yes

No

Why?

Question 4:

Which territorial local authority is best able to represent Opiki and Tokomaru residents and property owners?

Horowhenua District Council

Palmerston North City Council

Why?

Question 5:

What services do you want to receive from local government?

Question 6:

Are you satisfied with how your council uses the revenue that it gets from rates, fees and user charges?

Yes

No

Why?

Please tell us about anything further you would like the Commission to consider in its decision on the requested boundary alteration.