

Board Members

Land Use Futures Board



NOTICE IS GIVEN that a meeting of the **Land Use Futures Board** will be held in Committee Meeting Room 2 at Rotorua District Council, 1061 Haupapa Street, Rotorua on:

Wednesday, 4 August 2010

commencing at 9.30 am

Terms of Reference

Land Use Futures Board

- 1 The primary purpose of the Board is to give leadership to and advise on implementing sustainable land use management and change in the Rotorua Lakes Catchments that will achieve the land based component of nutrient reduction targets defined through the various action plans.
- 2 Sustainability includes the economic, social, cultural and environmental wellbeing of the community.
- 3 The primary reporting relationship of the Board shall be to the Rotorua Te Arawa Lakes Strategy Group (RTALSG). In addition to reporting to the RTALSC, the Board will also give updates on target achievement to the appropriate action plan working parties. Dependent on the actions recommended, they may need to be further considered separately by the organisations that make up the RTALSG.
- 4 Reporting will be through the Manager Land Resources (Rotorua) who will ensure appropriate administrative services are available to the Board.
- 5 The Board shall consider and advise on:
 - The development and regular review of an implementation plan to achieve reduced nutrient loss from land use activity. The initial plan to be prepared by March 2008 outlining mitigation options and timing.
 - Relevant nutrient mitigation research, both current work and potential i.e. gap analysis.
 - Evaluate and recommend land management options, including incentives that may assist in achieving land use management change.
 - Actual or potential impediments to achieving nutrient reduction targets, including planning regimes implemented by the Regional and District Council.
 - Advise on the development of a Communication Plan to communicate with and receive feedback from the range of landowners. Bay of Plenty Regional Council and Rotorua District Council will support and integrate the Plan into its overall programme for the Protection and Restoration of the Rotorua Lakes.
 - Advise on the development of regulations and Statutory Planning Policy of Bay of Plenty Regional Council and Rotorua District Council including possible changes to these regimes.
 - Any other matters that the Board considers necessary to achieve nutrient reduction targets in a sustainable manner.
- 6 The Board shall not engage consultants to carry out research or otherwise enter into financial or contractual commitments with other parties. Recommendations that require funding, including research, will need to go through normal approval and funding channels of the respective councils.
- 7 The Land Use Technical Advisory Group will be a source of technical advice. The Board may request other advice or invite third parties to attend its meetings, subject to the constraints in 4 of these Terms of Reference.

- 8 The Board shall elect its own chairperson, meet regularly (not less than quarterly), keep accurate meeting records and present an annual report to the RTALSG.
- 9 The Board shall endeavour to operate by consensus.
- 10 The initial appointment is for a period of 3 years upon when time members can be nominated.
- 11 Board may establish sub-committees which may include external members to address specific topics.

Land Use Futures Board

Board Membership

Chairman: Bill Cleghorn (Lifestyle Representative)

Members: Peter Guerin (Rotorua District Council)
John Ford (Sheep Farmer Representative)
Roku Mihinui (Te Arawa Lakes)
Mike Bramley (DairyNZ)
Chris Sutton (Dairy Farmer Representative)
Kit Richards (Forestry Representative)
Neil Heather (Sheep Farmer Representative)
Dr Nick Edgar (NZ Landcare Trust)
Lee Matheson (Dry Stock Advisor)
Tom Walters (Te Arawa FOMA)
Stuart Morrison (Dairy Farmer Representative)
Tina Ngatai (Office of the Māori Trustee)
Warwick Murray (Bay of Plenty Regional Council)
Barnett Vercoe (Onuku Māori Lands Trust)

Secretary: Jenny Clarke

Agenda

| | | Page Number |
|---|---|--------------------|
| 1 | Apologies | |
| 2 | Confirmation of Minutes of the Land Use Futures Board – 14 July 2010 (9.35 am – 9.40 am) | 1-10 |
| 3 | Matters Arising from Previous Minutes (9.40 am – 9.45 am) | |
| 4 | General Business and Tabled Items (9.45 am – 9.50 am) | |
| 5 | Feedback from RTALSG meeting on 23 July 2010 (9.50 am – 9.55 am) | |
| 6 | Process for review of Land Use Futures Board and initial appointments July 2010 (9.55 am – 10.00 am) | 11-12 |
| 7 | Facilitated workshop – “Encouraging Land use change: Interventions and tools” – Tony Fenton | |

(10.00 am – 12.00 pm)

13-30

- 8 **Feedback to the Board on RTALSG analysis of Position Paper – by Ann Nicolas, Sigma Consultants Ltd.**

(12.00 pm – 12.30 pm)

31

Lunch served at 12.30 pm

- 9 **Presentation on land use change at Taupō by Graeme Fleming (Taupō Protection Trust)**
(1.00 pm – 2.00 pm)

Consideration of General Business Items

Minutes for Land Use Futures Board

Rotorua District Council – Committee Room 2
1061 Haupapa Street, Rotorua

10.10 am, 14 July 2010

Chair: Bill Cleghorn (Lifestyle Representative)

Members: John Ford (Sheep Farmer Representative); Chris Sutton (Dairy Farmer Representative); Neil Heather (Sheep Farmer Representative); Stuart Morrison (Dairy Farmer representative); Tom Walters (Te Arawa FOMA, left 12.45 pm); Stuart Morrison (Dairy Farmer Representative); Tina Ngatai (Office of the Maori Trustee, left 12.45 pm); Warwick Murray (Bay of Plenty Regional Council); Lee Matheson (Dry Stock Advisor); Barnett Vercoe (Onuku Māori Lands Trust)

In Attendance: Greg Corbett, John Paterson (arrived 1.00 pm) (Bay of Plenty Regional Council); Hera Naera (Office of the Maori Trustee); Jenny Clarke (Minutes Secretary) (Bay of Plenty Regional Council); Martyn Craven (Reid & Reynolds Ltd., 11.50 am – 12.45 pm); James Turner, Jeremy Snook (Scion, arrived 12.40 pm); Denis Collins (DairyNZ, arrived 12.40 pm); Tai Eru (arrived 12.15 pm)

| Item | Discussion/Decision | Action | Responsibility/Timeframe |
|--|--|---|--------------------------|
| 1. Apologies | Roku Mihinui (Te Arawa Lakes); Peter Guerin, Nigel Wharton (Rotorua District Council); Kit Richards (Forestry Representative) | Receives the apologies | Tom/Barnett (CARRIED) |
| 2. Confirmation of minutes from last meeting | Confirmation of minutes from 9 June 2010 | Accepts the minutes | Lee/John (CARRIED) |
| 3. Matters arising from previous minutes | <p>Action point feedback from previous meeting:</p> <p>1. Forward costing of lakes intervention projects (per unit of P or N) to John Ford (Andy/Jenny) – circulated to members. Warwick was asked to provide an explanation of the costs and how they compare; he explained that some values are annual (eg. weed harvesting is net present value) and others are permanent costs. John is interested to receive updates on these costs</p> <p>2. Circulate revised draft of Māori land utilisation paper (A475611) to members for comment prior to finalising and forwarding to RTALSG (Bill/Greg) – circulated</p> | AGREED that regular updates on lake interventions costings be provided to the Board | Warwick |

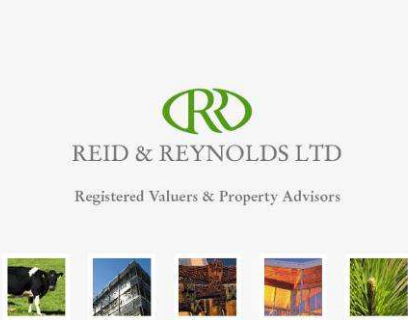
| | | | |
|---|---|--|--------------------|
| | <p>and comments incorporated. This paper will be presented to RTALSG on 23 July. Bill also advised that RTALSG will be considering feedback for the Board's position paper.</p> <p>3. Develop paper in Land use initiatives recommendations (Bill/Greg) – refer agenda Item 5</p> | 1. Advise members of time of presenting paper to RTALSG | Greg |
| 4. General business and tabled items | <p>Items for General business:</p> <p>1. Environment Bay of Plenty name change</p> <p>2. LUF Board review</p> | | |
| 5. Land use initiatives - discussion | <p>Bill explained the background and spoke to the document “Land Use Change Interventions – July 2010” (A476722), a background paper prepared by Tony Fenton, in conjunction with Bill and Greg. Input and discussion was invited from members, particularly to keep the paper in a Rotorua context and whether incentives discussed are appropriate or suggestions for new ones.</p> <p>Ideas given regarding the paper included:</p> <ul style="list-style-type: none"> • It was commented that while this paper was regarding incentives, there would be a regulatory component. Some ideas from the Taupō model were also mentioned. • That education of farm owners/managers could be improved by extension services by Council as in previous times – farm advisers rather than regulatory. • Look at subdivision / Papakāinga rights (and transferrable rights, eg. as used by WBOPDC). • Incentives could be broader, eg. RDC improving the quality of main roads to allow quicker access to Rotorua • A point was put forward that the Board would find it hard to recommend one incentive over another, since members did not know the fine details of each incentive. • Tina supports the concept of the incentives paper, would like to see more on incentives and also education, eg. schools, landowners/farm managers and general public nutrient updates. She commented that there is much potential for improvement in farm practices (from observation of several properties visited recently). | 2. Update and circulate Land use incentives paper | Bill / Greg |

| | | | |
|--|---|---|------------------------------|
| | <p>Some other discussion points:</p> <ul style="list-style-type: none"> • It was advised that the work of the Board should compliment, rather than duplicate, work by the Regional Special Projects Committee (RSPC) and that the Board could provide advice to the RSPC. • The positive one-on-one work by Ben and John P at BOP Regional Council was acknowledged, particularly at Rerewhakaaitu and some Māori Trusts and said that more of them would be great as there is a lot of work to do. • There was some discussion of the Taupō model. This was developed primarily by the farmers, a point was made that reductions can be made without having to drastically change, eg. get more production per cow rather than increase the numbers of cows. • A comment was made that Rule 11 has held back land prices; if subdivision opened up, it could encourage people to live in Rotorua instead of Tauranga. It was informed that some of this will be addressed in the District Plan. • Tom explained the history and function of the Lake Taupō Protection Trust and suggested that this model would work well in Rotorua – eg. a central source. • It was informed that RTALSG will discuss a delivery tools (in a paper put forward by APR Consultants) for achieving land use change, including the formation of a Trust at the 23 July meeting as a possible vehicle to efficiently achieve nutrient loss. • Neil informed that Taupō are buying N at \$400 / kg from larger farms and \$300 from smaller farms • The point was made that a 'cheaper' solution may be more expensive in the long run for the other areas of sustainability and that this should be taken into consideration when forming tools/incentives (including future employment). • A point was put forward that there is a level of concern over uncertainty. It was informed that the RPS (regulatory framework) and Regional Plan (incentives) will go some way to reduce uncertainty. <p>Other points raised:</p> <ul style="list-style-type: none"> • Neil raised the concern that BOP Regional Council staff do not always follow through with work or are painfully slow, therefore he is now reluctant to deal with staff because of a lack of follow-up • Lee Matheson explained that Pukuhukiwi Trust is also waiting for BOPRC staff to finalise reports on their property. | <p>3. Follow-up Members concerns over staff response times</p> | <p>Warwick / Greg</p> |
|--|---|---|------------------------------|

| | | | |
|---|---|--|--|
| <p>6. Impact of Rule 11 on land values</p> <p>LUNCH at 12.30 pm</p> | <p>A presentation was given by Martyn Craven (Reid & Reynolds Ltd.) on the impact of Rule 11 on land values in context of the Rotorua lakes (A479960). It was explained that future land use rights will be changed. For forestry land, the effects of the Kyoto protocol should also be taken into consideration.</p> <p>Scenarios were looked at, comparing Taupō/Rotorua eg. sales within and outside the catchment (approximate time 2008 – present, with around 70 sales in total).</p> <p>Rule 11 appears on Regional plans, but not on individual property titles. In Waikato, this is secured by a consent, with BOP Regional Council at the moment, civil law is used and it is anticipated they have a legal agreement (eg. Memorandum of encumbrance) with a landowner. A discussion was held that this should be included in due diligence LIM reports for land sales.</p> <p>A discussion was held on the definition of ‘Benchmark prohibits highest and best use’ as some land may already being used at highest use and therefore would not be penalised by Rule 11.</p> | | |
| <p>7. Overview of Acres land use decision support tool</p> | <p>A presentation was given by James Turner and Jeremy Snook (Scion) on the “Acres” land use decision support tool (A479954 and A479955).</p> <p>Acres is a web-based tool to allow landowners to consider the economic and environmental outcomes of various land uses for their property.</p> | | |
| <p>8. DairyNZ / Rotorua Dairy Farmers voluntary stewardship (1.30 – 2.00 pm)</p> | <p>A presentation was given by Denis Collins (DairyNZ) and Stuart Morrison to explain the background of the dairy collective concept for reducing nutrients and its’ application for the Rotorua catchment (A485980). The idea of a Charter paper is to form a robust collective to negotiate with BOP Regional Council and Rotorua District Council.</p> <p>The dairy farmers are generally supportive of this idea. The drystock farmers would also be welcome to join the collective.</p> | | |


| | | | |
|--|--|--|--|
| Consideration of General Business Items | <ol style="list-style-type: none">1. Environment Bay of Plenty name change – The meeting was informed that Environment Bay of Plenty will be changing back to its' original (legal) name – Bay of Plenty Regional Council. This is to reflect it's role to encompass/balance sustainability of environmental, social, economic and cultural responsibilities as under the Local Government Act and Resource Management Act.2. LUF Board review – Bill advised that the Terms of Reference and general review of the LUF Board is to be conducted, particularly as the three yearly term expires in September. | | |
|--|--|--|--|

Meeting finished at 2.05 pm



REID & REYNOLDS LTD
Registered Valuers & Property Advisors


www.reidandreynolds.co.nz



INTRODUCTION

Rule 11 – Land Value Implications

www.reidandreynolds.co.nz




LAND VALUE = PERCEIVED BENEFIT OF LAND USE RIGHTS

Benefits affected:

- Future land use change
- Potential intensification existing use limited
- Imposition of regulatory costs (form filling)
- Uncertainty (risk)

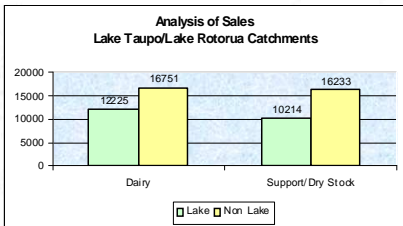
www.reidandreynolds.co.nz



SCENARIO 1

- Benchmark allows land's highest and best use, restriction limited to future intensification
- Analysis of sales Lake Taupo/Rotorua catchments

Analysis of Sales Lake Taupo/Lake Rotorua Catchments



| Category | Lake | Non Lake |
|-------------------|-------|----------|
| Dairy | 12225 | 16751 |
| Support/Dry Stock | 10214 | 16233 |

www.reidandreynolds.co.nz




FINANCIAL IMPACT

| | |
|--------------|--------------------------|
| Dairy | Dry Stock/Support |
| 27% | 37% |

\$4,500 to \$6,500 per hectare on current values
Dairy 2009 - average land value \$25,000
\$6,750 to \$9,250 per hectare

www.reidandreynolds.co.nz




SCENARIO 2

- Benchmark prohibits highest and best use
- Land suitable for dairy but restricted to dry stock
- Analysis of dry stock/dairy support value differentials at 2009 values

| | |
|-------------------------------|------------------------|
| Average dairy farm value (13) | \$26,164 eff ha |
| Non dairy (21) | <u>\$16,930 eff ha</u> |
| | \$9,234 eff ha |

Source: R&R Database

www.reidandreynolds.co.nz



NITROGEN UNITS – CURRENT VALUES

- Assume dairy 40 - 55 N
- Good support dry stock 20 - 25 N
- Differential 20 - 30 units

\$6,500 - \$9,750 = \$325/unit

- Evidence - Taupo units of N \$300 - \$400/N

www.reidandreynolds.co.nz



REGISTRATION – HOW IMPLEMENTED?

- No encumbrance on Title
- Presently contract between Regional Council/land owner
- How enforceable on new land owner?
- Register of benchmarks?

www.reidandreynolds.co.nz

Acres FAQ

What is Acres?

Acres is a tool for making strategic land management decisions.

What questions will Acres answer?

Acres will help answer the questions that are asked every two to five years over all or part of the farm. For example, “What if I plant 10 hectares at the back of my farm under the Emissions Trading Scheme?” Acres would provide information on the financial (e.g. cashflow) and environmental (e.g. carbon) impacts of answers to these questions.


Why has Acres been developed?

The Ministry of Agriculture and Forestry recognised the need for a tool to support strategic decision-making by farmers as land management becomes increasingly about balancing mixes of land uses to achieve a variety of financial and environmental requirements.

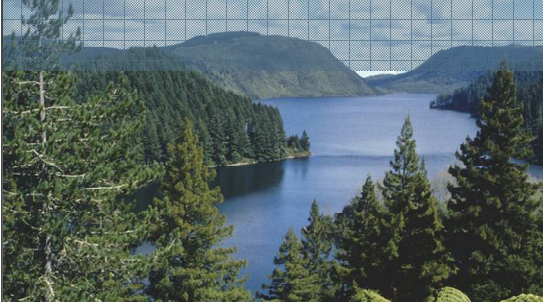
What does Acres do that existing tools do not (e.g. Farmax, Overseer, Radiata Calculator)?

There are four key differences between Acres and existing models:

- i) Acres is focused on strategic, rather than tactical or operational, decisions so considers year-to-year changes and looks over a 10 to 20 year time horizon to enable you to see the longer-term implications of these decisions.
- ii) Acres includes both financial and environmental impacts of land management options, so you can see the implications of strategic land use changes on cashflow, debt levels, green house gas emissions, nutrient leaching, etc.
- iii) Acres fully integrates forestry into a description of farming enterprise, so you can see how introducing forestry into part of your farming operation impacts on your farm’s financial and environmental performance.
- iv) Acres is spatial, so you are able to map different land uses across your farm and see a variety of spatial data for your farm, e.g. productivity in forestry, topography, etc.

SCION 
Next generation biomaterials

Acres
James Turner and Jeremy Snook



Background: What is Acres?

“...a user-friendly tool for assessing the financial and environmental benefits of integrated land management”

- Funded by Ministry of Agriculture and Forestry
- Scion and AgResearch collaboration
- 2½ year project with 1 year to go

Background: Key Concepts

- Strategic view of land management – 30+ years
- Integrate forestry with agriculture
- Financial and environmental impacts
- Web-based
- Easy to use with map interface
- Use information from existing models
- Range of users
 - farmer
 - agricultural consultants
 - forestry consultants

Steering Group

- Simon Stokes and John Douglas – BoP Regional Council
- Chris Perley – Hawkes Bay Regional Council
- Peter Gorman – MAF
- Patrick Milne – NZ Farm Forestry Association
- Collier Isaacs – Landcorp
- Con Williams – Beef & Lamb NZ
- Russell Dale – Future Forests Research Ltd

SCION 
Next generation biomaterials

**ATTENTION
LANDOWNERS & MANAGERS
SCIENTISTS NEED YOUR ADVICE**

Have you ever asked:

How much can I make from my land? What is the best use of my less productive land? What areas are better for forestry? How can I benefit from carbon trading? How can I balance economic and environmental objectives?

Scion is working with AgResearch to develop a web-based land management tool to help you answer these questions. Funded by the Ministry of Agriculture and Forestry, this online tool will be available free of charge when completed in 2011.

We value your feedback to ensure we deliver a product you will find useful. Contact us to find out how you can participate in the development user group.

Rotorua District & Lake Rotorua Catchment Collective

Denis Collins



Rotorua District 2008/09

- 322 farms 406 cows/farm
- 149 hectares/farm 47,976 hectares
- 42 million milk solids
- 887 milk solids/ha 2008/09
- 325 milk solids/cow 3,800 litres milk/cow
- Stocking rate 2.73 cows/ha



Rotorua Lake Catchment

- 5883 hectares in dairying
- Contributing 30 -35 million to local economy
- Estimated at 120 million of capital value
- Occupy 10 % of the catchment area
- On average leach 55 kg N/ha
- Approximately 26 farms



A new approach is required

Why?

- Many years of discussions/actions have led to entrenched views about current options.
- On-farm solutions are limited without considerable economic hardship or major farm system change.
- Lake quality - nutrient load arguments are taking everyone nowhere and adding undue confusion and reasons for no action.
- Desire to improve the lake is there, but no "carrots" for going the hard yards. (Common question - will all residents experience the same level of sacrifice?).
- Peer pressure is a powerful force. Better use can be made of it.



A possible way forward

Timeframe

- Agree to a timeframe of 20-30 years (2010 – 2040), with intermediate milestones complementing the final target.
- The quicker the reduction, the faster the lake will improve.
- Hard to manage projects/provide assistance over long timeframes.
- DairyNZ (with Fonterra, Federated Farmers and Maori Trustee & other stakeholders) would establish demonstration facilities, provide scientific/training support to modify farm systems and produce auditable farm management plans to achieve nutrient reductions.
- DairyNZ would take on responsibility to ensure actions are undertaken and report on achievement of milestones.



How will the target/milestones be achieved

"Collective/Club" approach

- Dairy farmers in the Lake Rotorua catchment agree to join a "collective" for the purposes of nutrient reduction.
- Dairy farms currently occupy 5883 ha.
- The important point is that the 125 t N/yr reduction is achieved, not how it is achieved.
- Note : the 125 t N/year is yet to be negotiated



How might this approach work

Say we had 10 farms of equal size (for ease of demonstration) covering the 5883 ha with N losses of:

| | | | | | | | | | | |
|------------|----|-------------|----|----|----|-------------|----|----|----|--------------|
| 65 | 65 | 60 | 60 | 55 | 55 | 50 | 50 | 45 | 45 | Avg 55 |
| 55 | 55 | 51 | 51 | 47 | 47 | 43 | 43 | 38 | 38 | Avg 47 (15%) |
| 8 (forest) | 55 | 51 | 51 | 47 | 47 | 43 | 43 | 38 | 38 | Avg 42 |
| 8 | 55 | 42 (forest) | 51 | 41 | 47 | 38 (forest) | 43 | 38 | 38 | Avg 40 |



What does this mean for dairy farmers in the region

- Going from "55 to 28 kg N/yr/ha" will result in loss of capital value per hectare (which will affect the bankability and viability of many farms).
- Farmers will require significant increase in staff skill.
- There will be a large impact on profit.

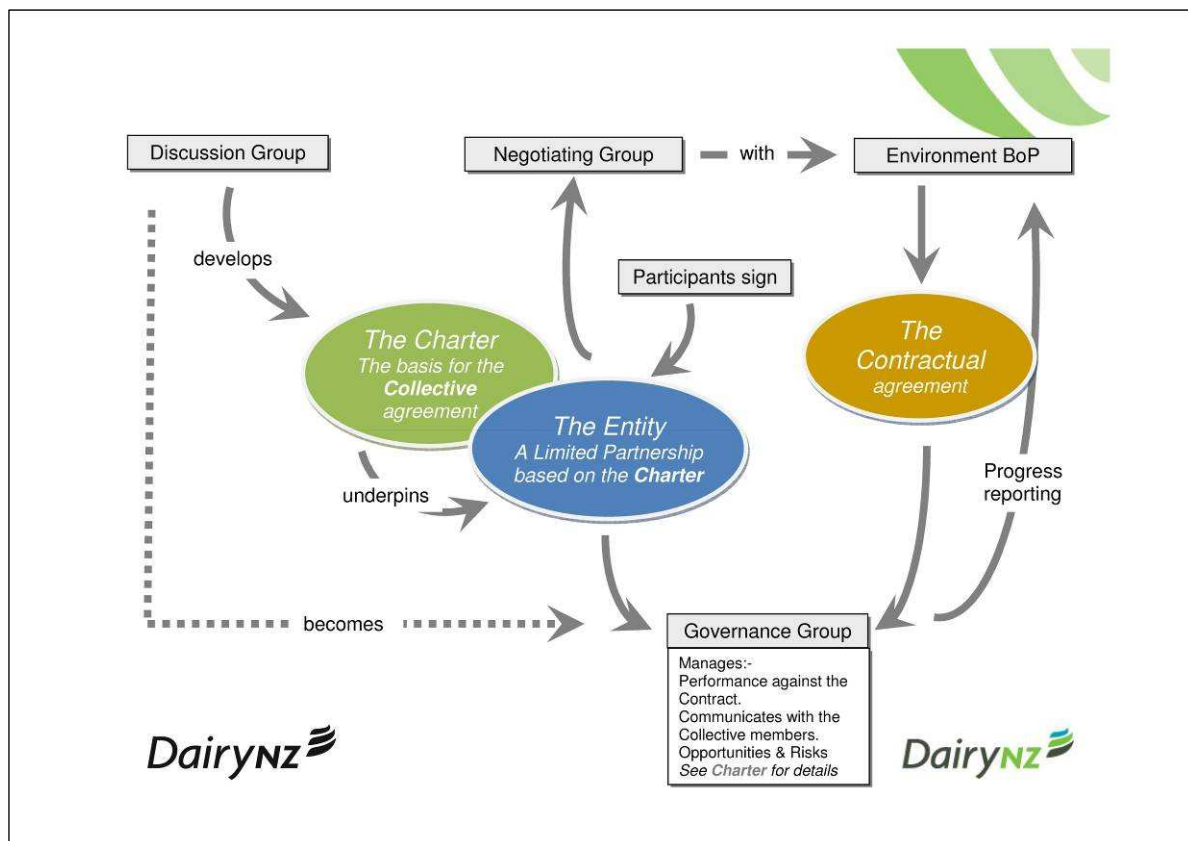


In summary

The “collective” approach

- Will be given significant support from DairyNZ.
- Work to achieve 125 t N/yr target (or negotiated target)
- Acknowledges on-farm solutions are limited without major sacrifices.
- Has on-farm focus but allows for other “collective” options (e.g., converting to forest blocks, watercress planting in streams, removal of gorse).
- Has “carrots” if target is achieved (reduces likelihood of “death by a thousand cuts”).
- Gives pathway for peer pressure to operate.
- Shares responsibility in improving the lake.
- Gives opportunity to improve public image (versus regulation on individual farms).

DairyNZ



File Reference: 4.01128
Significance of Decision: Receives Only - No Decisions

Report To: Land Use Futures Board
Meeting Date: 4 August 2010
Report From: Greg Corbett, Manager Land Resources (Rotorua)

Process for review of Land Use Futures Board and initial Board appointments

Executive Summary

Initial appointments to the Board were for a three year period after which the Rotorua Te Arawa Lakes Strategy Group (RTALSG) may nominate new members. The initial Board appointments will end in September 2010. To assist RTALSG with determining the future role, structure and membership of the Board, a review of the Board will be carried out.

1 Recommendations

That the Land Use Futures Board under its delegated authority:

- 1 Receives the report, Process for review of Land Use Futures Board and initial Board appointments.**

2 Introduction

As Board members will be aware, initial appointments to the Land Use Futures Board were for a three year period after which the Rotorua Te Arawa Lakes Strategy Group (RTALSG) may nominate new members¹. As such, the initial appointments are due to expire in September 2010 and no further formal meetings of the Land Use Futures Board will be held after that date until the Board and its membership is ratified by RTALSG.

Complicating this process somewhat, are the local body elections which are due in October 2010. Given this, it is probable that the first RTALSG meeting of the new triennium will not be scheduled until early in the New Year. This means, in effect, that the Board's work will be suspended for several months until the "new" RTALSG has the opportunity to consider what the Board has achieved to date, what functions and tasks are left to do and the appropriate structure and membership of the Board to achieve those functions and work.

To assist RTALSG with this process a review of the Board will be carried out.

¹ See clause 10 of the Board's Terms of Reference

3 Review process

To minimise any perceived “conflicts of interest” the review will be carried out by an independent consultant who will be appointed in collaboration with the Board’s Chairman.

It is intended the review will be inclusive of both current Board members and RTALSG members. The reviewer will also have the opportunity to seek feedback and comment from senior staff within Te Arawa Lakes Trust, Rotorua District Council and Bay of Plenty Regional Council. They may also seek further comments from advisors and facilitators who have worked with the Board. The key questions the reviewer will be asked to consider are:

- (a) What did RTALSG set the Board up to do (why was the Board formed and what was it asked or expected to do)?
- (b) What do Board members believe their role to be?
- (c) Do the Board’s Terms of Reference accurately reflect RTALSG’s expectations?
- (d) Are the Board’s Terms of Reference clear (do Board members and RTALSG have a similar interpretation of the Terms of Reference)?
- (e) Is Board membership appropriate to deliver its Terms of Reference?
- (f) What have been the key work / outcomes / results of the Board to date?
- (g) Are there, or has there been, barriers that have hindered progress for the Board, if so how can these be resolved?
- (h) Has the Board done its job; if not, what is left to do?
- (i) Do other forums already exist that could deliver this work?
- (j) If there is still work for the Board to do, are changes needed to the Board’s Terms of Reference, structure and membership in order for it to successfully delivery this work?
- (k) Are there other improvements or mechanisms that can assist with facilitating Land Use Change initiatives?

It is expected that the review will commence in August and be completed by the end of October 2010.

While the results of the review will be formally reported to RTALSG in the New Year, we intend to re-convene the Board before Christmas 2010 to present the reviews draft findings.

Greg Corbett
Manager Land Resources (Rotorua)

22 July 2010



Encouraging Land Use Change: Interventions and Tools

A background paper prepared for

Land Use Futures Board

July 2010

Prepared by:

Tony Fenton
Alchemists Ltd



Contents

| | |
|---|---|
| Contents..... | 2 |
| Overview of Land Use Change Interventions and Tools | 2 |
| Interventions for Promoting Land Use Change | 2 |
| 1. Joint Venture Forestry and Forestry Rights/leases..... | 2 |
| 2. Land Retirement | 2 |
| 3. Nutrient Trading (Water Quality Trading) | 2 |
| 4. Tenders/Reverse Auctions/Procurement Auctions | 2 |
| 5. Carbon Initiatives | 2 |
| 6. Cost Share..... | 2 |
| 7. Grants..... | 2 |
| 8. Stewardship Approaches | 2 |
| 9. Subdivision/Development Rights | 2 |
| Tools to Assist Land Use Change | 2 |
| 10. Decision Support Tools/Systems | 2 |
| 11. Land Trust..... | 2 |
| 11. Extension Services | 2 |
| References..... | 2 |

Overview of Land Use Change Interventions and Tools

This background paper presents a summary of a range of interventions and related tools that could be undertaken to encourage land owners to change practices to achieve a reduction in nutrient losses within the Te Arawa/Rotorua Lakes catchments.

Interventions discussed fall into two categories – those tied to a regulation and those that are not. Interventions underpinned by regulation are generally considered to be more effective than voluntary measures primarily because of the ability to enforce actions (Greenhalgh, 2009). Note this is not an exhaustive list of interventions and tools that could be considered to address nutrient reductions in Te Arawa Rotorua lakes.

As well as interventions three tools are discussed as these can be used in the process of selection and implementation of interventions. Decision support tools can be used to assist and inform the selection of different interventions. The use of a 'Land Trust' is a tool or mechanism that can be used to implement many of the interventions outlined. Extension services are an effective tool to improve uptake of good management practices and assist the implementation of some interventions.

In the process of considering the potential of these interventions and tools to the Rotorua Lakes the Land Use Futures Board could consider the following questions:

- How relevant are the advantages/disadvantages to Rotorua Lakes?
- Are there other advantages or disadvantages?
- Would any of these interventions or tools not work in Rotorua? If not why not?
- Are any of these preferred over other? For what reasons?
- How do we get landowners to uptake tools and interventions?

Interventions for Promoting Land Use Change

1. Joint Venture Forestry and Forestry Rights/leases

Forestry Leases

A forestry lease is simply the agreement of the landowner to lease land to an investor who pays a rent and uses the land to plant, grow, manage and harvest forestry. The agreement can specify periods of rent reviews

Forestry Rights

Under a forestry lease, the lease agreement is detailed and secured by a “Forestry Right” encumbrance registered on the property title which binds future land owners for the term of the forestry right, typically 30+ years with agreed rights of lease renewal and replanting.

Joint Venture

A joint venture is an agreement between a landowner and investor/s to establish forestry activities in a particular area. Both the landowner and investors contribute to the establishing and operating of the area in agreed portions. These forestry initiatives could be created through private sector investment or used as an intervention by a Land Trust funding mechanism.

Advantages/strengths:

- Certainty of significant nutrient-loss reductions for both nitrogen and phosphorus for converted pasture land
- Cost of achieving nutrient loss reductions can be relatively low
- The Forestry Right is a proven commercial structure used in many forestry joint ventures in recent decades
- A flexible mechanism which can suit different landowner objectives for the management of their land
- The rent income can be attractive to landowners in lieu of foregone pastoral income and can be indexed to CPI to minimise uncertainty. No liabilities or management issues from a landowner perspective
- If landowners wish to enter forestry but lack capital, a joint venture can be a good solution
- The potential to accumulate carbon credits under the Emissions Trading Scheme
- Represents a sharing of the risk associated with the land use change, both establishment cost and uncertainty of ETS.

Disadvantages/limitations

- Some landowners may see a forestry right encumbrance on the title as a disadvantage particularly if selling the property
- Multiple small forestry leases will be less cost-effective than a few large leases and leave greater exposure to any volatility in the timber and carbon market at time of harvest
- Some landowners may try and intensify land use on their non-forested land negating some of the nutrient reductions
- Some sites will need “view shaft” resource consents from RDC for forestry establishment

- It is possible that landowners may convert forest lands back to pasture following the expiry of the forest lease if there is no regulatory regime in place that prevents this.

2. Land Retirement

Land retirement is a mechanism where an entire farm or a portion of a farm is retired from agricultural/pastoral use. When land is retired it may be converted to forest uses or allowed to regenerate in native scrub and forest or it may be utilised for other less intensive purposes eg: urban development.

Retirement of pastoral land may be voluntary or be undertaken with the use of incentives such as a grant (Section 10) or the purchase of nutrient credits (nutrient trading – Section 5). Some land retirement may be undertaken to allow easier management of parts of a farm in regards to steep terrain or gully systems or alternatively the entire farm may be removed from pastoral use. Retirement of land can be undertaken without long term legal protection of the retired areas or alternatively retired areas can be legally covenanted. This process can legally bind the use of these retired areas and how they are managed now and into the future.

There can be overlaps between land retirement and stewardship agreements.

Advantages/strengths:

- Land retirement does not often require any regulatory amendments or additional infrastructure
- Land retirement programs can target specific parcels of land eg: those areas which have greater nutrient loss than others
- If agricultural land is retired, the result can be both reduction in nutrient losses and can possibly improve other problems such as soil erosion, river and stream bank stability and increase biodiversity.
- Setup costs can be lower than other mechanisms. Usually all that is required is fencing costs and possibly planting and planting maintenance, and any legal cost of covenanting.

Disadvantages/limitations:

- If prime agricultural land is retired, the potential productivity of the catchment and the subsequent farm returns can be reduced. This can impact on the economic potential of the local community.
- If land is purchased in selected catchments to retire, there can be ongoing questions as to who is bound to manage the land into the future
- Land retirement may limit the ability of farmers to respond in how they use their land in changing commodity markets
- When land is retired there can often be significant weed issues which require management until scrub/forest cover is established.
- Unless legally protected, subsequent landowners after retirement establishment may choose to return retired areas to agricultural/pastoral use
- Iwi do not like to have covenant place over their land

3. Nutrient Trading (Water Quality Trading)

Nutrient trading is a market based mechanism used to reduce nutrient discharges to waterways. Generally nutrient trading is utilised to provide flexibility to sources in how they meet a regulated discharge limit and is usually used in regard to nutrients such as Nitrogen and Phosphorous.

Nutrient trading is based on the situation that the costs to reduce pollution differ among sources depending on their size, efficiency, location etc. Trading allows those with high abatement costs to purchase nutrient discharge reductions from those who have lower abatement costs. Alternatively, those with lower abatement costs can lower their pollution discharges beyond regulated or permitted levels which enables them to sell their excess reductions to those with higher costs. Trading is usually done within a regulatory framework with a fixed discharge limits (a Cap).

An example of a nutrient trading scheme currently operating in New Zealand is the Lake Taupo Nitrogen Trading program.

Nutrient trading per say will not create a reduction in nutrient loads unless the nutrients that are traded are removed from the systems permanently, such as under a Trust mechanism like in Lake Taupo. Otherwise, trading as a tool is primarily for providing flexibility to land users and encouraging resource use efficiency.

Advantages/strengths:

- A nutrient trading program can be designed to include all anthropogenic (human) sources of pollution (ie: both non-point and point source)
- Theoretically trading will reduce the overall cost of meeting a stated nutrient reduction goal as it will help to set a true market value
- Gives landowners the flexibility to meet their regulatory obligations or provide financial benefit from selling excess reductions to other program participants
- Nutrient trading can promote innovation amongst landowners in trying new techniques and management practices to help reduce nutrient losses and therefore reduce costs/increase productivity for landowners
- Nutrient trading is performance based not practice based. This rewards the reduction in nutrient losses not the implementation of practices that lead to nutrient losses. This provides incentive and flexibility for land management.

Disadvantages/limitations:

1. Nutrient trading operates best under a regulatory regime and where an existing cap for nutrient loss is in place
2. By limiting nutrient application or loss there is likely to be an economic cost to landowners in regards to lost opportunity for land intensification and a potential reduction in the capital value of a property
3. Establishing a trading program is likely to require changes to plans in a regulatory context. Most approaches are likely to take significant amounts of time and resource to establish and are likely to progress to Environment Court.
4. A nutrient trading program also is likely to need resources in terms of setting up processes, staff and infrastructure to enable implementation
5. Ongoing compliance costs to meet a regulatory regime such as resource consent processing and monitoring costs.

4. Tenders/Reverse Auctions/Procurement Auctions

For use in this discussion paper the term “Tender/Auctions” will be used to cover the three mechanisms referred to above.

Tender/Auctions are a mechanism to allocate funding cost effectively between sources particularly within a constrained budget.

They are a type of performance-based funding allocation strategy and are competitive bidding systems with a single buyer and multiple sellers. This is the reverse of a normal auction situation where there are multiple buyers and one seller.

The theory of the bidding process in a reverse auction is that it gives sellers (in this case landowners) the incentive to reveal the minimum compensation they are willing to accept to adopt or change management practices. By making selection competitive, the landowner has an incentive not to inflate their bid price much beyond the minimum price they are willing to accept as this may lead to not being selected into the program at all. This results in the funds being awarded on the cost-effectiveness of addressing a specific environmental concern relative to all other bidders. Funding is usually allocated to the most cost-effective sellers until either the program has reached its funding allocation limit or a break-point in the cost-effectiveness of bids is reached.

Advantages/strengths

- Allows the allocation of agency funding cost-effectively where a budget constraint exists
- Tenders/Auctions can engage a high number of potential participants because of the flexibility in the amount of funding a seller can receive. The amount awarded to a seller can depend on how cost-effectively they can implement a practice or achieve a reduction compared to others participating.
- There are no regulatory amendments required to use a Tenders/Auction mechanism

Disadvantages/limitations

- An external source of funds is required to operate the program
- Tenders/Auctions are likely to require an increase in skills for staff within regional or local council as it is unlikely a similar process has been run before
- Tenders/Auctions are generally performance based and the nutrient reductions associated with various actions need to be estimated. Robust methodologies must be available to provide this key information
- Tender/Auctions are a relatively new concept for agricultural landowners and communicating the concept is key to acceptance and participation

5. Carbon Initiatives

Carbon initiatives relate to a range of mechanisms where landowners can gain potential additional financial benefits from creating and/or maintaining forest on their land. The initiatives require further investigation on how and if initiatives would be applicable in various scenarios in the context of the Te Arawa/Rotorua Lakes.

These carbon initiatives are supportive mechanisms that can make land use change and reduction of nutrients more financially attractive when used in combination with other tools (nutrient trading, grants, forestry leases)

Emissions Trading Scheme (ETS) – Forestry

The ETS is the price based mechanism established by Parliament to:

- Reduce net greenhouse gas emissions below business-as-usual levels
- Comply with international obligations including Kyoto Protocol

The ETS is a key part of overall climate change policy and involves all sectors including forestry, agriculture, industry, energy, waste and liquid fossil fuels.

The forest estate is already a significant store of carbon and there is potential for this to grow further with farm and larger-scale plantings of both exotic and indigenous forest species. Forestry was the first sector to enter the ETS in 2008. For forest land owners, the ETS offers opportunities for land development and economic growth.

New Forest plantings can be eligible for carbon credits from carbon markets. This can make a significant difference to the economics of land use change to forestry, particularly when taken in conjunction with nutrient trading.

<http://www.maf.govt.nz/sustainable-forestry/ets/>

Afforestation Grant Scheme (AGS)

The Afforestation Grants Scheme (AGS) is a contestable fund designed to encourage the establishment of new forests. It is part of the Government's package of climate change initiatives and offers an alternative to the Emissions Trading Scheme (Forestry) as a way to encourage greater levels of greenhouse gas absorption by increasing the area of Kyoto-compliant new forest in New Zealand.

There are two funding pools in the AGS. Half of the funding is available via a Regional Council pool to help them meet their sustainable land management objectives. The other half is available to the general public via a public tender pool administered by MAF. The majority of the public funding pool is allocated to species with high carbon sequestration rates. These include the usual exotic plantation species such as radiata pine and Douglas fir.

The remaining 30 percent of the public pool is reserved for species with low sequestration rates. This is as a result of public interest in planting indigenous species, which have low carbon sequestration rates.

<http://www.maf.govt.nz/climatechange/forestry/initiatives/ags/>

Permanent Forest Sink Initiative (PFSI)

The Permanent Forest Sink Initiative (PFSI) promotes the establishment of permanent forests on previously unforested land. It offers land owners the opportunity to earn Kyoto Protocol compliant emission units (Assigned Amount Units or AAUs) for carbon sequestered in permanent forests established after 1 January 1990. To be eligible the forest must be "direct human induced through planting, seeding and/or the human-induced promotion of natural seed sources". PFSI participants will have a covenant registered against their land titles for a minimum of 50 years. Limited harvesting is allowed, on a continuous forest canopy cover basis. Forest owners will meet all costs of administration, monitoring, auditing and compliance and also carry the liability for maintaining the carbon stocks.

<http://www.maf.govt.nz/forestry/pfsi/>

6. Cost Share

Cost share payments cover some or all of the start-up and/or installation costs of implementing a less polluting practice. Cost share is often used to encourage individual nutrient sources to adopt pollution control practices requiring initial capital investments.

With cost-share, the cost of a nutrient-reducing management practice is shared between a nutrient source (eg: a farm or sewage treatment plant) and another entity (usually a local or central government agency). Cost-share is typically based on the cost of implementing a practice, and does not consider any resulting impacts on farm profitability.

What has been previously referred to as Grants for erosion control or riparian planting activities could also be considered as a Cost Share intervention.

Advantages/strengths:

- Provides a lower risk option for landowners to install or implement nutrient reducing practices or infrastructure – it is essentially a subsidy for undertaking an action
- Requires no regulatory amendments or additional infrastructure
- Provides external funding for high cost projects that local government or individuals may not be able to fully fund alone
- Provides incentives for the individual receiving cost share to actually implement and maintain the practice in question.

Disadvantages/limitations:

- Cost-share is typically practice – not performance based. A set of practices are identified by the administering body where they are willing to share implementation costs. This set of practices requires constant updating to ensure they remain relevant and appropriately costed.
- Cost-share requires an external source of funds from central or local government
- How a cost-share is implemented governs how flexible this tool is for implementing the most appropriate practices are for a given situation. There is a possibility that it may not target the areas where the greatest nutrient reductions can be made for the lowest cost
- Effectiveness of cost-share will depend on how many farmers participate and what nutrient reducing actions the funding is used for. Low adoption may mean that few nutrient reductions are achieved.
- For high cost mitigation options (eg: feed pad), cost-share may not cover a large enough portion of the total cost of the option to make it affordable for a source (ie: farmer) to implement.
- Cost-share can be expensive and may not necessarily target the implementation/installation of the most cost-effective practices and it may be difficult to identify and administer the relevant mitigation options to solve a particular water quality problem.
- There is no legal protection for investment of new practices and subsequent landowners may not be inclined to continue practices that have been implemented to meet nutrient reductions and previous reduction gains could be lost.

7. Grants

Grants have been used extensively in the past by regional council (and their predecessors catchment boards) as well as central government to encourage catchment management activities such as erosion control and riparian protection.

Although the use of the term “grants” is common language for many involved in land management, the concept is actually represented by a number of the other initiatives described within this paper. A grant can generally be defined as a financial contribution to an activity to assist with its implementation with the aim of achieving a specific outcome.

The previous use of grants for erosion control and riparian protection are examples of the Cost Share intervention described in Section 9 above.

Also the activities a Land Trust purchasing nutrient credits can be seen as providing funding (a Grant) for an environmental outcome.

8. Stewardship Approaches

Stewardship approaches are voluntary approaches where two or more parties agree to undertake a certain set of actions. They are typically agreements made between organisations and can also be used with industrial or municipal point sources (eg: sewage treatment plants). They tend not to be used as agreements with individual farmers although in the context of this document the advantages and disadvantages will focus on agricultural nutrient sources which is within the scope of this paper.

There are generally three types of Stewardship approaches and these are outlined below:

Memorandum of Understanding (MoU)

An MoU is a document describing a bilateral or multilateral agreement between parties. An MoU represents an agreed objective and an intended common line of action to achieve this objective. Most often this mechanism is used when parties who are entering into the agreement do not want a legal commitment or alternatively when there is no opportunity to create a legally enforceable agreement.

Memorandum of Encumbrance (MoE)

A memorandum of encumbrance is agreement 'to be bound' to certain conditions or terms. A MoE can be lodged on a property title and cannot be removed unless all the named parties agree. In the context of the Te Arawa/Rotorua Lakes project, an MoE could be an agreement between two parties where one party agrees to restrict uses on their land.

Accord

A formal agreement between parties that outlines a series of actions and/or goals that all parties to the Accord agree to undertake

Advantages/strengths

- Typically stewardship agreements are voluntary so from the signatories point of view the goals of the agreement may be less stringent than regulatory or legislative measures that could be employed.
- Stewardship agreements require no regulatory amendments or additional infrastructure.

Disadvantages/limitations:

- The voluntary nature of stewardship agreements means there are no legal repercussions for those that do not meet the goals outlined in the agreement. The ability to influence nutrient management under these circumstances is likely to be minimal
- Any stewardship agreement should cover all protagonists. To obtain agreement from this faction, the agreed goals of an agreement may be weaker due to compromise than those necessary to achieve real water quality improvements
- Success of stewardship agreements is based on the adoption of specified management practices rather than the performance of management practices so there is great difficulty in estimating the nutrient reductions which have been achieved
- Stewardship agreements generally specify the adoption of particular management techniques and are generally not flexible enough to allow individual sources to implement mitigation options that offer them the greatest reductions, are cost effective and concur with their business operations.

9. Subdivision/ Transferable Development Rights

Subdivision or transferable development rights in some areas are provided to land owners for undertaking other beneficial actions. The principle is similar to that for transferable water permits which are provided for specifically in the RMA. This method is quite new to New Zealand district planning; only a few district councils have considered or introduced the concept into district plans, for example Rodney District Council and Western Bay of Plenty District Council.

The intention behind the system is to enable subdivision to occur in areas considered more suitable for it and without increasing the total number of subdivided sites in a district.

The Western Bay of Plenty District examined a number of ways of implementing a transferable development rights methodology. One option was to require the amalgamation of two existing titles *anywhere* in the rural zones of the district for the subdivision elsewhere of an additional lot. One of the existing titles to be amalgamated was not to contain a house, or if both contained houses, one was to be removed.

The Waipa District Council also has a rule that allows for the transfer of an entitlement for an allotment from a holding in one area to a holding in another area. This can include from areas such as the noise control area for the Hamilton airport or areas of special landscape character to other parts of the district.

A similar approach of transferable right or a subdivision 'credit' could be provided to land owners in the Lakes catchments if the in return provided a quantum of permanent nutrient reduction from their land.

Advantages/strengths:

- It provides opportunity for the creation of rural lifestyle or residential lots in areas where they are more suited or more in demand whilst reducing options for development in areas which are perhaps less suited to it.
- It could provide additional opportunities for multiple owned maori land
- If flow on consequences are understood and managed it could encourage a significant reduction in nutrient losses.

Disadvantages/limitations:

- it is not well tried in New Zealand and there may be some resistance to its adoption
- There is only a limited demand for subdivision without affecting land values.
- There could be other adverse flow on consequences from significant levels of rural subdivision over time.

Tools to Assist Land Use Change

10. Decision Support Tools/Systems

Decision Support Tools/Systems can be frameworks, spreadsheets, or computer models that can provide guidance on what intervention might be appropriate to initiate, in what situation and where. For land management decision making they can incorporate economic, land use and geophysical information. Decision support tools/systems are not decision making tools and only provide information to support the decision making process not actually come to the decision.

A **Decision Support System (DSS)** is a class of information systems (including but not limited to computerized systems) that support business and organisational decision-making activities. A properly designed DSS is an interactive software-based system intended to help decision makers compile useful information from a combination of raw data, documents, personal knowledge or business models to identify and solve problems and make decisions.

Examples of DSS are the nutrient management model Overseer®, land use/management models recently developed by Scion (Octypus/ACRE) and broader spatial models such a Environment Waikato's spatial model WISE (<http://www.creatingfutures.org.nz>)

Benefits of DSS

- Generates new evidence in support of a decision
- Can help to weigh up consequences and costs for alternative decisions
- Facilitates interpersonal and inter-organisational communication
- Promotes learning or training
- Expedites problem solving (speed up the progress of problems solving in an organisation)
- Encourages exploration and discovery on the part of the decision maker
- Reveals new approaches to thinking about the problem space

Disadvantages of DSS

- DSS can require large amounts of data and information to run
- Outcomes are dependant on the assumptions used in modelling
- Significant training to run model and interpret outputs can be required
- Cost of obtaining farm data to support running of models

11. Land Trust

A Land Trust is an administering body which can preside over an area of interest (which would in this case be Te Arawa/Rotorua Lakes) which has specific objectives and goals to achieve. A Trust in this context could administer funding and make decisions on the best methods to achieve a set of objectives relating to nutrient reductions. A Land Trust could be set up under a Trust Deed and could be accountable to one or more Trustees (organisations). Trusts have a range of representatives on their governance group to represent community interests and skills. A trust is publically accountable for its actions.

An example of a Land Trust is the Lake Taupo Protection Trust. The Trust was set up in February 2007 to administer the \$81.5 million fund to protect Lake Taupo's water quality which is under threat from the effects of past and current land use activities. The Trust is charged with developing a program of work that will reduce the amount of manageable nitrogen leaching into the lake by 20%. The Trust will use the funds to encourage and assist land use change, to purchase land/nitrogen in the Lake Taupo catchment and to fund any other initiatives that assist landowners to reduce the nitrogen impact of their activities on Lake Taupo. The Trust reports to Central Government (Ministry for the Environment), Ngati Tuwharetoa, Environment Waikato and Taupo District Council.

Advantages/strengths:

- Multiple viewpoints and input from a range of Trustees
- Provide a holistic approach to implementation of change on a catchment basis to gain efficiencies and implement the most effective practices
- Accountable to a range of agencies
- Existence of a public entity provides transparency of the use of public money
- A Trust can have a single focus, directed by its statement of intent and is less influenced by politics once created.

Disadvantages/limitations:

- Need sufficient funds to achieve objectives
- Additional governance and administrative cost with the formation of a trust
- Needs clear reporting and accountability to maintain public confidence in structure.

Lake Taupo Trust

<http://www.laketaupo.protectiontrust.org.nz>

11. Extension Services

Extension services can include the provision of a range of advice and services to assist land owners to improve their land management practices. Previously these services have focused on land management and animal husbandry practices to improve farm productivity and in some areas reduce soil erosion.

The provision of lake area specific extension services could be used in the Rotorua Lakes catchments to improve the knowledge and awareness of land management practices to reduce nutrient losses from pastoral land uses. The services could take the form of:

- Information – guidelines, decision tools
- Case studies – field trials and worked examples of land use change options
- On farm advices – specific advise tailored to suit a farm system.

Advantages/strengths:

- Provides additional support to land owners to make changes to their practices
- Can encourage innovation and new ideas

Disadvantages/limitations:

- Requires funding
- The use and uptake of such services and ideas is voluntary and there is no compulsion to adopt practices

References

Environment Waikato; 2007: Proposed Waikato Regional Plan Variation 5 – Lake Taupo Catchment (Hearings Committee Recommendations Version). Evaluation of alternatives, benefits and costs under section 32 of the RMA – Explanation of the approach taken in the Variation.

Greenhalgh, S; 2009: Assessment of Interventions for the Rotorua Lakes. A report prepared for Environment Bay of Plenty and DairyNZ Ltd by Landcare Research – Contract Report LC0910/021

Forestry – Emissions Trading Scheme

<http://www.maf.govt.nz/sustainable-forestry/ets/>

Ministry of Agriculture and Forestry; 2010: Introduction to Forestry in the Emissions Trading Scheme. Published by Ministry of Agriculture and Forestry, Wellington

Permanent Forest Sink Initiative

<http://www.maf.govt.nz/forestry/pfsi/>

Afforestation Grant Scheme

<http://www.maf.govt.nz/climatechange/forestry/initiatives/ags/>

Agenda item 8

Feedback to the Board on RTALSG analysis of Position Paper – by Ann Nicholas, Sigma Consultants Ltd.

In November and December 2009, LUFB produced two papers, as follows:

- “Strategy: A Plan for Achieving its Purpose” was prepared in November 2009
- “Position Paper: Achieving nutrient reductions from land use in the Rotorua catchment” was prepared in December 2009.

In March 2010, the Rotorua Te Arawa Lakes Strategy Group requested:

“That partners’ staff cooperate and prepare an analysis of the papers from the Land Use Futures Board for subsequent reporting to the Strategy Group”.

A preliminary review of the papers was undertaken in June 2010 and circulated to the three partners in the RTALSG. A workshop was then held with staff from the three partners. This paper presents the outcome of the workshop and the collective comments of the staff.

The paper was presented to the Rotorua Te Arawa Lakes Strategy Group on Friday 23 July 2010. The Chairman of the Land Use Futures Board was present at the Strategy Group meeting and the opportunity was sought to present the report to the Board’s next meeting.