

Golden Bay...in 2022?

Summary & Report

Concerning the current issues and potential futures facing Golden Bay through the eyes of local residents

(Find out who took part over the page)

If you want to read this report in 5 minutes

look for the bright orange summary panels at the bottom of the main pages

Contents

1/2 List of Contributors	5 Natural Environment	<i>Focus areas:</i>
Questionnaires—what were the issues?	6 Built Environment	10 Housing/residential development
3 Introduction	7 Social and Community	11 Tourism/commercial development
4 'Golden Bay in 2022'	8 Business and Industry	12 Marine environment/industries
	9 Governance and Planning	13 Methodology

1 Contributors

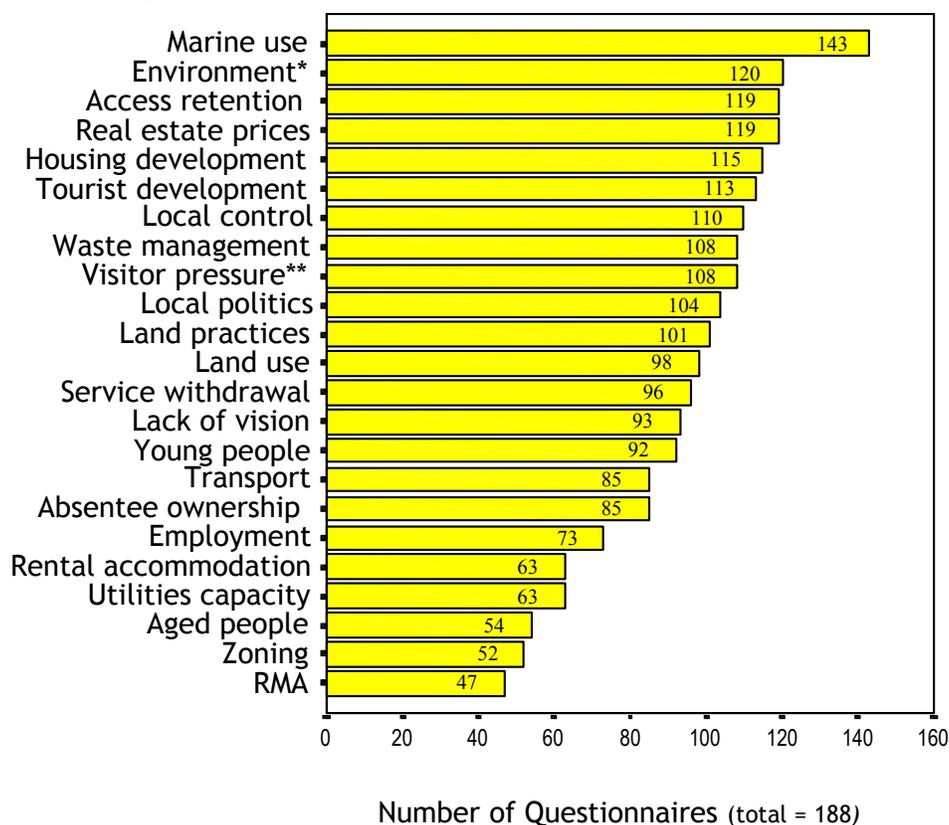
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Mark Cullen	Principal (Motupipi)	Rototai	Robin Manson	Dairy farmer	East Takaka
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Mona Randall	Retired private secretary	Parapara	Tom Sturgess	Businessman	Patons Rock
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Carolyn Simon	Natural therapist	Onekaka			
John Solly	Aquaculture contractor	Clifton			

Questionnaires: 188 responses received

(Group contributors and further credits on back page)

Questionnaire results: what were the issues?



You may recall that the questionnaires asked the question:

‘In your opinion, the major issues facing Golden Bay are...’

The graph shows the response rate for the answers that were provided. Although some people added issues of their own to the list, it is not practical to show those here as the numbers were usually too small. However, many of these other topics were also raised by interviewees and have been covered in the text of the report.

* Impact of tourism on natural environment

** Visitor pressure on amenities, infrastructure and character of Bay

This report represents the completion of the first phase of the ‘Golden Bay...in 2022?’ community planning project.

When we first began this project in November of 2001, we understood ‘community planning’ to be a way for the Golden Bay community to discuss its present, imagine and describe its preferred future, and plan the necessary strategies needed to get there over the years to come. It had been suggested within various forums that Golden Bay could benefit from going through such a process. Why?

The Bay has a strong, resourceful community, with a proud history and an unusually diverse population, and is set within a natural environment both beautiful and fertile. Because of this, it is gaining in popularity with every year that passes, both as an area with considerable economic potential and as a favoured destination for visitors and those moving in search of a better lifestyle. These trends have further accelerated a pace of change that is already challenging other small communities both in New Zealand and abroad.

You only need to ask someone who has lived here all their lives to know that the Bay has seen a lot of changes over the past few decades, though most people I talked to during this study believed that many of these changes have been positive. Change can be a force for good—but it can also work against us if we aren’t able to recognize and deal with it effectively. So, why not have a discussion about what we want and where the Bay should go at a time when most options are still open to us, and begin to proactively plot a path into the future?

Fortunately, community members are perfectly qualified to think about, understand, and plan for change. Partly this is because nobody understands a place better than those who live there, and partly because no-one cares more about getting it right. This has been our motive for undertaking this project. The central principle of community planning is the belief that a community has the ability to ‘harness’ change, by pooling members’ knowledge and commitment to weigh up and agree on sound, workable courses of action. These could concern things or processes that we may be powerless against as individuals or small groups, but *together* we can exercise this power directly or through our elected representatives, who have the authority, responsibility and resources to act on our behalf. Some communities are able to proceed directly to making concrete plans. However, in the Bay, the diversity of backgrounds and aspirations and a spread-out, busy population make talking about and preparing for change more difficult... which is also how a ‘formal’ but locally run community planning process can help.

As there are so many different points of view, and so few previous occasions where they have all been heard together, it seemed wise before we advocated actually ‘planning’ anything to find out if there was any common ground at all to work with. Because having power as a group is all very well, but if there is *not one issue* that produces some degree of consensus, it must be accepted that the future will happen as it will, with only fragmented input from the community. This first phase has been about finding out what is on people’s minds when you ask them about the future, and whether, across the chorus of opinion, enough of us are singing the same tune—about anything!

We knew this would be an ambitious project, but it wasn’t until we got started that we realized just how complex and time-consuming it would be if we did it properly. In other words: all the different sorts of people living here would need to be involved; there would have to be sufficient time and flexibility for people to express their concerns/ideas freely and in detail; the information would have to be requested and recorded in such a way that there could be no bias towards any point of view or subject; issues couldn’t be left out because they were too complicated or controversial; and any statements that finally emerged would need to be supported by credible statistics. We believe that by each of these measures, the process can be judged a success.

As you will see, there *is* common ground. Of course, complete consensus is difficult to achieve, but there are issues that seem to be uppermost in the minds of *most* people; issues many said they believe can and should be tackled in order to keep the Bay a great place to live. We have focused on these things rather than trying to do justice to every concern or bright idea. Hopefully at a later date there will be space for some of these less-mentioned themes to be discussed, as they are not necessarily any less important. This study does not aim to be exhaustive, nor tries to provide solutions to the problems identified, or push for particular courses of action. That is not its role. Finding answers will be the role of the community and whomever else you decide should be involved. This document is an indication of where opinion lies on a range of topics, and spans the divides between our diverse social, geographical, and occupational groups. Primarily it is designed to be a guide and a stimulus: to form the basis of an ongoing conversation about our future, and what might move us closer to the one Bay people want. We hope you find it helpful, and hopeful.

Beck

Rebekah Foulkes

Golden Bay Work Centre Trust

Golden Bay's beautiful **natural environment** is bountiful, healthy and clean, freely enjoyed by local people and accessed by visitors in sustainable numbers, ample areas for wildlife are preserved, pests are controlled with efficiency and ingenuity, private and shared land alike is carefully tended, reflecting wisdom both old and new, we send less waste to landfill, and our waterways are clean and teeming with life, the coast is peaceful, and open to all, unspoiled by litter and dense development, people still call it paradise, and our children reap the rewards of our stewardship.

Golden Bay has a robust, well-planned, well-maintained **built environment**; communities are linked together by a network of safe roads and cycle-lanes, public transport operates along main routes, and both roads and utilities are steadily and realistically upgraded to cope with resident and tourist pressure; the Bay remains at the end of the road, an un-linked but ever-popular destination, well-planned upgrades in the townships have increased parking and access, and helped to create functional, attractive main streets which meet the needs of all users.

Here in Golden Bay, our **community** in all its diversity is our strongest feature; we celebrate the different contributions we have to make, whether young or old, we rest in the knowledge that we have the services and support we need to keep us well and our services find security in our united support for them, we think, discuss, and plan ahead, to ensure our population is balanced and resourced, we work together to make things happen, especially for those who can't do it on their own and the Bay remains proud of its safety, its culture, its friendliness, and its families.

Business and industry in Golden Bay is diverse, flourishing, and thinking ahead there has been broad, productive discussion on how to measure and monitor sustainability, how regulation and consultation can maximize fairness and responsible outcomes, and the best ways to classify, use and protect our land, and the livelihoods it supports. There are stable jobs across diverse industries, and support for small-scale initiatives, businesses value their community, and in turn enjoy our support and recognition for their contribution to our economic resilience, to employment, and to services.

As a unique and distinct area with a strong and skilled community, Golden Bay has taken responsibility for its own future through sound **governance and planning**, those who represent us work constructively together, with our mandate and support and nurture a functional, inclusive environment where issues can be productively debated, we actively work with wider authorities to make the best locally supported decisions, our planning is proactive, thorough and realistic, covering all aspects of Golden Bay and anchored by a shared vision, a 'big picture' against which we reference our choices.

The Bay's **residential development** has been carefully, logically and proactively planned, to minimize impact on our productive areas, our coastline, and our distinctive landscapes, expansion has been sensitively managed through robust, locally-mandated regulation recognising the implications of growth for infrastructure, environment, and community, and ensuring that a balanced local population has stable, affordable housing year-round.

Visitors love Golden Bay, and they value their time here even more now, because: we now know how many we can host each year, and still preserve what they come for, we found lateral ways to accommodate our visitors needs, whilst safeguarding our own; we welcomed developments and businesses that blended in, and their contribution, and preserved our special character, stunning environment, and a viable, vibrant industry.

The **marine** ecosystem in Golden Bay is healthy, flourishing and a source of local pride; damaging practices have been replaced by those that encourage balance, and nurture stocks, and our understanding of this environment enables its health to be carefully monitored. Our bountiful sea-life and clean water enable several local ventures to operate viably, and residents enjoy a strong, responsible industry, ample marine reserves... and good fishing!

When talking about what they liked about Golden Bay, most interviewees and practically all questionnaire respondents identified the beauty of the natural environment, with many also valuing their access to the outdoors for recreation. However, of those interviewed, nearly 3 out of 4 people identified concerns about some aspect of it, and more than a third of those returning a questionnaire wrote specific comments also. The proportion of interviewees who spoke on each subject area was as follows: marine environment (56%), private land and farm management (43%) the DOC estate (35%), coastline (30%), rivers and waterways (17%) pest management (17%), and waste (15%). Reflecting its status as a major theme, pg 13 focuses on marine issues exclusively.

Private Land & Farms

Nearly half of the interview sample spoke on this topic. The most common statements made (by 25% of people, or 1 in 4) referred to general concern over the management of some private land/farms. Nearly a quarter of people discussed stock effluent contaminating waterways, and just under 1 in 7 were unhappy with current levels of agri-chemical use and run-off. Just under 1 in 8 people were concerned about destruction of native bush, wetlands, and other wild areas on private land, and 1 in 10 wanted to see public access preserved to back-country areas bordered by (or on) private land. However, many people recognised the efforts being made by the farming community (see pg. 8). More than half of the questionnaires indicated that the impact of some pastoral, agricultural and horticultural practices on the environment was a major issue.

DOC Estate

The most common concern about DOC land, raised by 1 in 5 people, was the pressure of tourism on fragile natural areas under DOC’s care, especially Abel Tasman and, to a lesser extent, Kahurangi National Park. Many people spoke of restricting access in some way, certainly at peak times, in order to prevent serious damage to these areas. Nearly two thirds of questionnaire answers noted the impact of tourism on the environment as a major issue for the Bay. Preserving access to DOC land for recreation and traditional pursuits was raised by just under 1 in 7, and the implications of having large areas of land not returning rates was also discussed.

Coastline

Concerns about the Bay’s coastal areas centred around the retention of public access (1 in 5 people) and the impact of residential development, both visually and physically (also 1 in 5), which were often seen as linked. Concerns about the impact of tourism were

again highlighted.

Rivers and Waterways

The majority of comments about rivers and waterways were regarding water quality (1 in 7) particularly in relation to effluent, chemical runoff and to a lesser extent industrial and human usage. Retaining public access was also seen as important by some.

Pest Management

Though some people referred to other pests, nearly all discussion was about possums and their control. 1 in 6 specifically mentioned 1080 use, with just over half of these unconditionally opposed, with the balance split between those who described it as their preferred method, and those conditionally in favour (e.g. for areas with very poor access).

Waste Management

1 in 7 people felt that better systems were needed in general, and 1 in 10 specifically identified recycling as an area progress could be made. A small number wanted TDC’s Zero Waste policy actioned as soon as possible.

These sentiments or similar expressed:

- ‘The environment is our most precious but fragile asset and must be safeguarded’. **23%**
- ‘Prudent management of our natural resources is vital for the future’. . **45%**
- ‘The environment receives too much attention and emotional response’. . **13%**

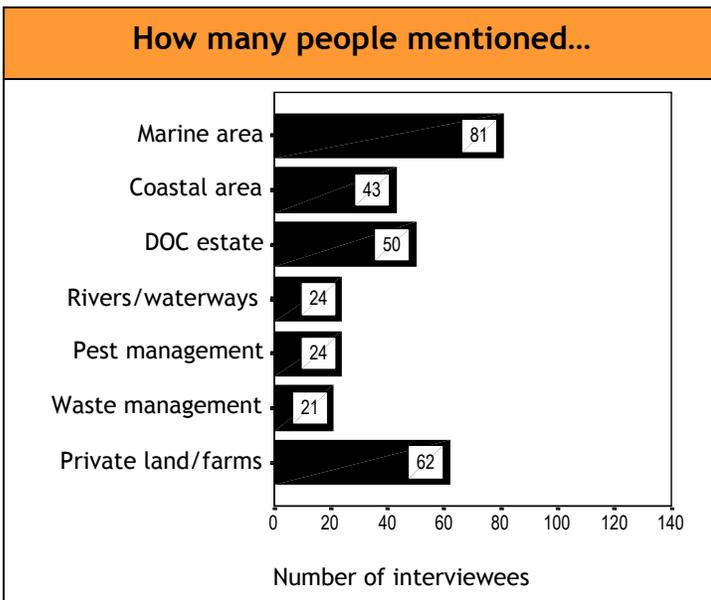
You said...

‘We are undervaluing our environment by allowing anyone and everyone to use our natural areas for free, while a small number of rate-payers bear the cost of cleaning up after them.’

‘Many people don’t realise that there are a number of landowners who hold very responsible positions on the environment and appropriate land-care. The companies themselves, and the TDC, are taking the lead in monitoring and improving practices.’

‘The Bays unique biodiversity should be recognised legislatively and financially at a national and local level, rather than citizens having to be the environmental conscience.’

‘I would be surprised if any of us didn’t want to keep Golden Bay as clean, unspoilt, and ecologically diverse as possible. With the wisdom of locals who know the land, and the wisdom of newer arrivals who have seen what has ruined similar environments elsewhere, surely we all have a contribution to make.’



in 2022...

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When it comes to Golden Bay's built environment (i.e. physical infrastructure, related services and development) local people clearly show considerable interest. Nearly 9 out of 10 people interviewed discussed some aspect of it, and nearly half of those returning a questionnaire wrote additional comments on the subject, as well as over half identifying issues related to this theme. The majority of people focused on three areas: residential development and the road network (each discussed by 3 out of 4 people) and commercial development, spoken to by just over half. I have devoted separate pages to housing development and commercial development/tourism (pages 11 and 12 respectively) due to the volume of opinion. The other 'built environment' issues commonly discussed were utilities (29%), facilities/amenities (28%) and parking (21%).

Roading

The road network was one of the topics most often raised during this process. However, more than 2 out of 3 people who talked about roads (just over half of the total sample, and many questionnaires as well) wanted to discuss one in particular: the Karamea to Collingwood or 'Heaphy' Rd. Opinion was divided as follows: the majority, (nearly 3 out of every 4 who spoke to it) were totally opposed to a road, with the balance split between those conditionally in favour (e.g. if it wouldn't divert resources from general road improvement) and those in favour without conditions. Cycleways/lanes were also discussed widely (1 in 5 with almost all of these supportive of lanes unconditionally) with many in favour of immediate

prioritisation of areas known to be dangerous. There were general comments by 1 in 5 people on the condition of the road network, with most considering it to be in either poor or average shape. 1 in 5 identified the pressure of visitor traffic on our roads, particularly on unsealed roads to popular sites, and ageing bridges; road safety was also a concern for 1 in 5, with a particular focus on vulnerable road users. 1 in 7 declared support for a bypass of Commercial St, with many envisioning a pedestrian-only paved area to replace it.

Utilities

Most comment on utilities was generalised, and reflected the 'issues' option contained in the questionnaire: 'utilities provision matching residential/visitor growth' (a third selected this answer). Some felt more research was required to establish the loading capacity of present utilities, and better planning, especially in areas experiencing rapid growth. Water was raised by 1 in 5, and although most comment was on

the proposed Collingwood scheme, people expressed their dissatisfaction with TDC's handling of the matter rather than debating the scheme's merit. Sewerage was discussed by nearly 1 in 5 with the most common request being more support for on-site/self-contained treatment options.

Facilities & Amenities

Two main areas were covered under this heading: 1 in 5 expressed concern over who would have to pay for new amenities/facilities required by increasing tourist numbers, and 1 in 12 were supportive of local public transport, though most recognized the constraints. In addition, nearly half of the questionnaires identified a lack of alternative transport options and a related strategy as a major issue, many citing bike lanes as part of this strategy.

Parking

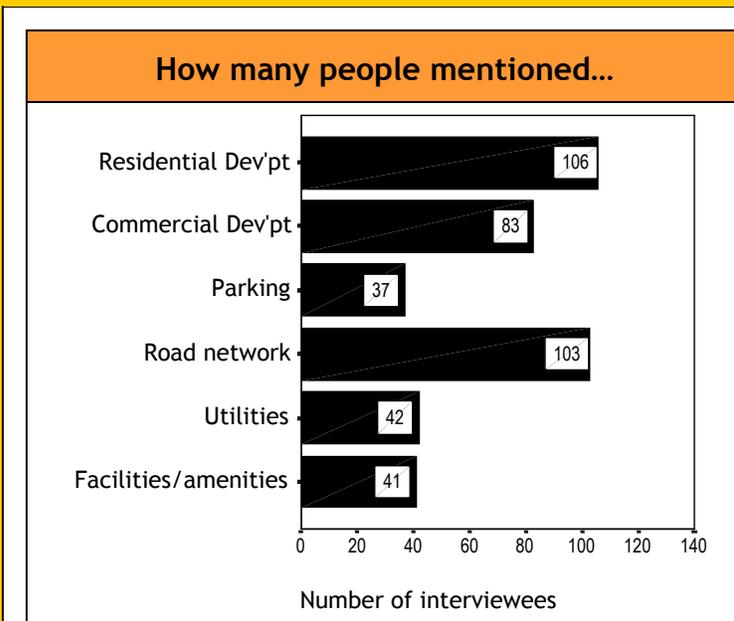
1 in 5 expressed concern over the parking situation in Takaka and Collingwood, especially over summer. It was widely felt to have reached crisis point, needing urgent planning and provision.

These sentiments or similar expressed:

- 'Growth, in terms of its pace, nature and purpose, is our key issue' 68%
- 'Pressure on our utilities and infrastructure is an escalating concern'. . .46%
- 'Managing population growth and its social and physical impacts will be of key importance for Golden Bay' 51%

You said...

- 'Why is the Bay like it is? Because of that hill. And quite apart from the hefty costs of a road through to the coast, both financial and environmental, we're not exactly suffering from a lack of visitors as it is.'
- 'Our roads, causeways and bridges were not designed for the amount and type of traffic they have to cope with now. Their current state reflects the growing pressure, and parking in the townships is similarly inadequate. With such a small rating base it is a worrying situation.'
- 'Cycle-lanes and walkways are ideally suited to our topography and lifestyle, and can produce positive flow-ons for health and safety, the environment, congestion, and tourism. With enough political will it is achievable over time.'
- 'There has been insufficient thinking ahead about the capacity and suitability of our utilities for our changing situation. New schemes aren't cheap, but there may be more lateral solutions than centralised, comprehensive models.'



**in
2022...**

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Social and community issues were of great importance to people I spoke to. Again more than 4 out of 5 people, and 41% of questionnaires made comments on this area. The largest area of response concerned the social aspects of housing (3 out of 5 people), which is dealt with on page 11 as part of a focus on Housing. Other issues attracting significant comment were: health (1 in 2 people), young people and education (also 1 in 2), and our aged community (nearly 1 in 3). Comments on social division (1 in 3) drug issues, social services, poverty, and some other less-raised items are grouped under 'community (various)' in the graph. More generally, it seems people value highly the community aspects of Golden Bay: 4 out of 5 interviewees identified particularly its friendliness; over half commended its cultural/social clubs and facilities; and a third its suitability for families. Questionnaires emphasized safety (83%), friendliness (67%) and family suitability (62%).

Health

Discussion on health centred around three main areas. Firstly, 41% of people voiced praise (and concern) for the Hospital, nearly all of whom were anxious to see it retained into the future; secondly, 40% praised the other health services available to Bay people locally, which were also seen as vital to retain. Thirdly, 1 in 6 spoke about rural equity in relation to health, citing the inconvenience and expense of leaving the Bay for treatment, and the value of hospitalisation within one's own community if required. Half of the questionnaires identified the withdrawal of services from rural areas as a major issue.

The Bay's social services also received praise and support for retention and enhancement from nearly 1 in 5 interviewees. Drug use and its culture amongst residents were also of concern to 1 in 5, and the lack of adequate health/social services in this area was noted.

Young people/Education

The most common point of discussion concerning young people was recreational/social opportunities (or lack of). Just under half of questionnaires identified this issue. Of the nearly 1 in 3 interviewees who spoke to this, the vast majority felt there were insufficient facilities and activities for the young. 1 in 4 identified one of a range of barriers to young people's full engagement and inclusion within the Bay, citing the attitudes of adults toward youthful behaviour and the needs of the young, the small population size, and the behaviour of the young themselves. Nearly 1 in 4 people said they were supportive of the development of any new facilities catering to young people. Education in the

Bay, particularly secondary, received very mixed comment and reviews from 1 in 4 people (ranging from excellent to poor), so no overall trend can be identified. Some noted the need for more childcare/early childhood education.

Social division

Although 17% said they disliked the attitudes of many 'newcomers' and another 17% the attitudes of many 'locals', 31% of people identified social divisions or 'community stratification' as undesirable, and the vast majority of questionnaire responses and 2 out of 3 interviewees identified the diversity of community members as something they liked about Golden Bay.

Aged population (29%)

The main comments about our aged population were related to increasing pressure on health and social services (nearly 1 in 5 people), transport and housing and the need to plan and retain services accordingly. 1 in 5 noted the demographic implications of high numbers of retirees moving to the Bay.

These sentiments or similar expressed:

'Managing population growth and its social and physical impacts will be of key importance for Golden Bay' 51%

'Despite how outsiders see the Bay, we mustn't forget those amongst us who are experiencing poverty and hardship' 10%

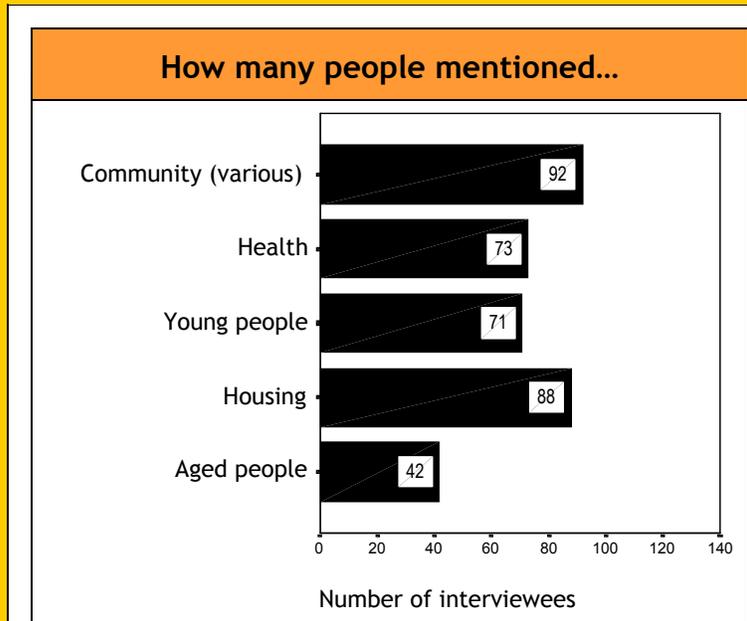
You said...

'I'm sick of feeling like there's an axe hovering over our health services. Maybe our level is high for a rural area, but they should be aiming for this standard everywhere, not trying to erode ours because they're above the bare minimum.'

'A lack of youth facilities is really hard on teenagers who are becoming more independent and need somewhere to hang out and let off steam. Getting ideas off the ground just takes so much effort—the community could be much more supportive.'

'The Bay has always been a special place, full of good, strong characters, and I think that the more recent additions to the community have added substantially to that vibrancy and uniqueness.'

'There has been a population explosion of older people, with implications for medical services, transport, and accommodation. Also, many of the volunteers who have supported elderly people in the past are starting to need that help themselves.'



**in
2022...**

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This theme had the largest response rate of all, with comment from nearly 9 out of 10 people. 4 out of 5 interviewees discussed tourism and nearly half spoke on the marine industries, which are the subjects of case studies on pages 12 and 13. There were several other areas of significant discussion though, including employment (59% of people), farming (56%), compliance/regulation (47%) potential industries (37%), industrial infrastructure (21%), and the retail sector (20%).

Employment

Employment was a major area of interest to those I spoke with. Nearly half saw it as a central issue (with many concerned about the prospects for young people in particular), and 41% regarded the future of our major industries as a key factor. Although 1 in 4 believed employment would always be an issue for a small rural community, 1 in 5 felt there was room for innovation and lateral thinking, including small business and self-employment. Many spoke also of employment in relation to specific industries such as tourism or aquaculture. Of the questionnaire responses, nearly half said they disliked their employment options. More than a third marked employment as a major issue and nearly half selected an answer containing reference to youth employment. A low-wage economy, the seasonal nature of many local jobs, and high cost of living were also noted in relation to employment.

Farming

Comment on the farming industry (discussed by over half of those interviewed) was spread across several topics, the largest of which, noted by over 1 in 5 people, concerned the current classification/

zoning system of rural land (obviously relevant to other parties also). Of those who spoke to this, the vast majority saw the system as either totally unsatisfactory or needing work, mostly to better reflect current land uses and ease the pressure upon remaining productive land. 1 out of 5 interviewees felt farmers needed to be given more credit, both for their contribution to the local economy and community and for their increasing efforts to improve environmentally harmful practices. 1 in 7 debated the RMA and its usefulness, with opinion fairly evenly split (1 out of 4 of the questionnaires noted its impact on business & industry).

Compliance & regulation

47% of interviewees discussed this area. The most common theme was the role and value of consultation/notification/consent processes, and particularly that of ‘objectors’ to proposals. A third of people made comment on this, with half of them feeling objectors had too much power within the process, and most of the

remainder believing objectors served a vital and difficult function, with some judging the processes just too cumbersome and complex. However, of the 1 in 4 people who discussed the impact of compliance and regulation on growth and development, over half felt they made a positive impact, twice as many as thought they had a negative one.

Potential industries

Over a third of people offered suggestions as to industries that potentially could be created or further increased. The most common of these were: organics (15%), arts and crafts (10%), and eco-tourism (10%).

Industrial infrastructure

Port Taroakohe was discussed by just over 1 in 7 people. The majority wanted to see it further developed as a port by local interests, and the remainder just wanted it developed into *something*.

Retail services (20%)

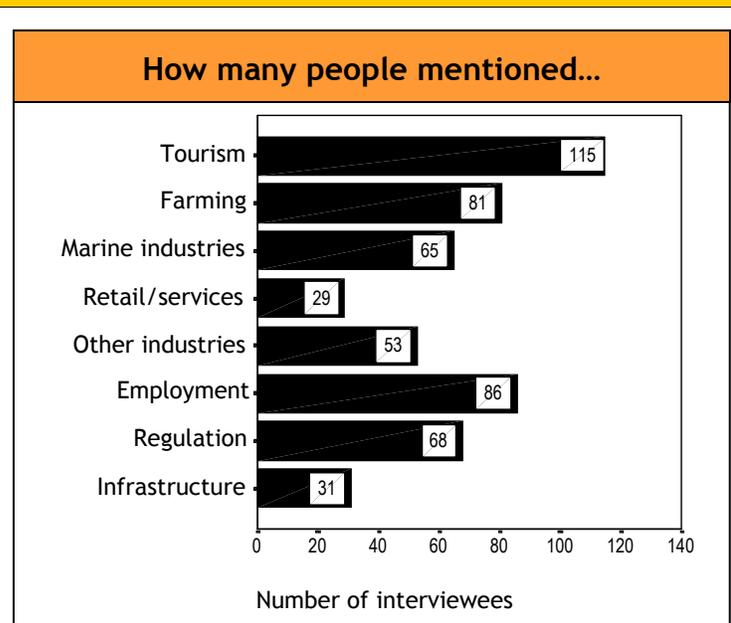
12% of people complained of lack of choice and/or high prices, but 10% commended the range and service.

These sentiments or similar expressed:

- ‘The sustainability of our industries will be the test of their success’ 27%
- ‘Maintaining adequate levels of business and industry growth is one of the key issues facing Golden Bay’ 20%
- ‘We should all make more of an effort to buy local—to do so is an investment in our community’ . . . 9%

You said...

- ‘There are plenty of niches for self-employment if you’re keen, imaginative, and work hard. The rest of us should get behind people with good ideas.’
- ‘We’ve never had a council brave enough to zone the Bay properly. There are so many anomalies, and its easier to subdivide prime farmland for housing than marginal blocks, which makes no sense at all.’
- ‘If industry can’t grow, the Bay’s demographic will change, and we will no longer be a living, breathing, productive community.’
- ‘The economic strength of an area depends on its diversity of industry and its ability to recognise regional strengths and be innovative. This also makes an area more interesting, and resilient to change and fashion.’
- ‘Regulation is important, because with modern technology we can change our environment so radically and so fast. But there’s so much rigmarole just to put up a shed—it’s become idiotic.’



in 2022...

Business and industry in Golden Bay is diverse, flourishing, and thinking ahead there has been broad, productive discussion on how to measure and monitor sustainability, how regulation and consultation can maximize fairness and responsible outcomes, and the best ways to classify, use and protect our land, and the livelihoods it supports. There are stable jobs across diverse industries, and support for small-scale initiatives, businesses value their community, and in turn enjoy our support and recognition for their contribution to our economic resilience, to employment, and to services.

Governance and planning issues were discussed by nearly 9 out of 10 people. The main areas of comment have been divided as follows: Tasman District Council and Golden Bay (55%), the Community Board (43%), and planning (86%).

TDC and Golden Bay

A third of people commented on TDC's general performance and policy direction, with the majority describing these as 'unsatisfactory' and the remainder as 'average'. TDC councillors and the Mayor were singled out for comment by 1 in 5 people, with nearly all expressing dissatisfaction with their attitudes and/or performance. Nearly half of those interviewed talked about future Bay governance, with two thirds of these wanting the Bay to have more autonomy, and the remainder split between either wanting better representation on TDC, or believing the Bay should be totally self-governing. Two thirds of interviewees talked about decision-making on local matters. 4 out of 5 of these wanted locals to have more input into local decisions (or ideally, have their opinions actively sought), and 1 in 5 said they would prefer decisions on local matters to be actually made by local people. Over half of questionnaire respondents also indicated that lack of local control over local decisions was a major issue for them. Many of the comments made about TDC centred around dissatisfaction with the Bay, as a 'very distinct and unique community', being governed under what was perceived as a 'one size fits all' policy programme.

Community Board

Just over a third of people discussed the attitudes and/or performance of the Community Board, with the vast majority

regarding it as unsatisfactory and a small number as average. A third commented on the present state of the Board, and again nearly all of these felt it was dysfunctional, with the remainder considering it to be suffering from a 'relevance deficit'. However, as is indicated by the above points on the Bay/TDC relationship, most people who discussed the Community Board were keen to see a local body of some kind retained—38% of interviewees discussed the Board's future, and of these, over half wished to see it retained but overhauled, with most of the remainder wanting it replaced by something different, and only a small number wanting it scrapped altogether. Nearly 1 in 5 interviewees felt that (if it remained) there needed to be a wider range of candidates standing. Of the questionnaire responses, 54% identified the divisiveness and stereotyping accompanying local politics as a major issue.

Planning

4 out of 5 interviewees gave their opinion of planning, with nearly all considering it vital. Of the two thirds of people who discussed whose role it was to

plan, most felt it should be a combination of the community and authorities; some believed it should be the local community; and some, the council. 42% of people talked about what any such planning should focus on, with opinion split between some who felt the focus should be zoning, infrastructure, housing etc., a small number who suggested strategic matters such as the economy and employment, and a large majority who wanted a 'big picture' covering all aspects of community, including all of the above. Half the questionnaire returns indicated that the lack of an overarching vision to guide development and planning decisions was a major issue for them. Over half of those interviewed warned that not planning would lead to an ad hoc and undesirable result. 43% identified barriers to the success of a community-based planning effort, the ones most often identified being apathy, divisions within the community, and a Bay-based planning body lacking 'teeth'. More than 1 in 4 wanted some kind of new forum(s) for talking through issues and future options, and 27% wanted processes like this one conducted regularly.

These sentiments or similar expressed:

- 'All parties must be involved for a planning process to have relevance and credibility'. 32%
- 'Change is inevitable, but how we manage it is a choice'. 31%
- 'We can do things differently here, we don't have to be like everywhere else'. 27%

You said...

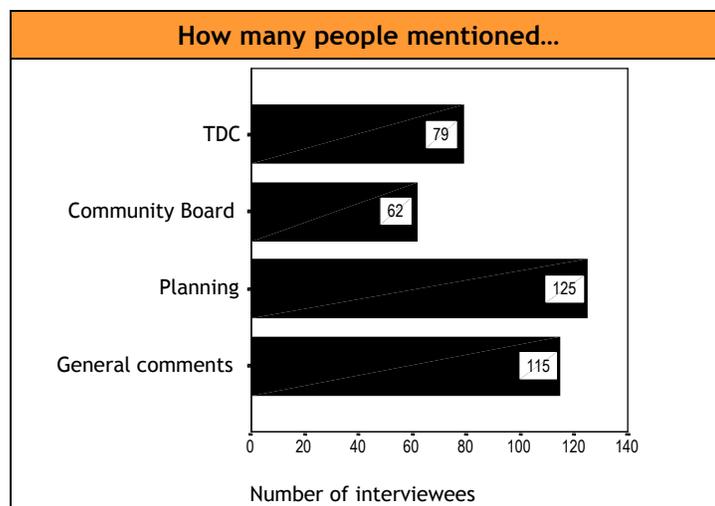
'There is an anxiety that decisions are being made in Richmond or Wellington that may affect the survival of our form of existence. Maybe there is an element of selfishness, but it's mainly a genuine desire to protect.'

'Many consultation processes are too cerebral and time-consuming for busy working people, so the results miss out on a massive range of opinion.'

'Golden Bay is a unique community with unique needs and concerns. Who understands them better than local people?'

'Currently many of the important issues are left to individuals to form committees, lobby, and so on. This scenario leaves little scope for proactive, broad-based planning.'

'Good local representation needs to be able to achieve two things. First, it must encourage and facilitate healthy debate among its own members and the wider community, actively seeking consensus. Then, it must speak with a credible, united voice on our behalf.'



**in
2022...**

As a unique and distinct area with a strong and skilled community, Golden Bay has taken responsibility for its own future through sound governance and planning, those who represent us work constructively together, with our mandate and support and nurture a functional, inclusive environment where issues can be productively debated, we actively work with wider authorities to make the best locally supported decisions, our planning is proactive, thorough and realistic, covering all aspects of Golden Bay and anchored by a shared vision, a 'big picture' against which we reference our choices.

Housing was an issue of distinct interest to participants. Both the more physical aspects of residential development (73%) and the social and community implications of housing (61%) were widely discussed. The 'built environment' aspects were: location (55%), nature (52%) and zoning (41%), and the 'social' aspects included property prices (55%), foreign ownership (33%), absentee ownership (26%), and rental accommodation (24%).

Location

When discussing location, some people were more interested in the suitability of each potential site than in specific criteria or preferences. However, a quarter discussed housing in coastal areas, and just over half of these were against any more development, with the balance made up by those wanting managed, sensitive growth, and a small number who preferred coastal housing. More than 1 in 3 discussed building on fertile rural land. All of these were against the use of this land for housing development (half of those returning questionnaires also cited 'pressure on remaining productive land' as a major issue). All 30% of interviewees who discussed the use of marginal rural land (less or un-productive soils, usually defined as excluding sensitive areas like wetlands) stated this as their preference for residential expansion. 1 in 5 spoke against any further 'ribbon' style development. 60% of questionnaire responses indicated that the planning, location, and nature of new residential developments were a major issue for them.

Nature

Nearly 1 in 3 people spoke of the configuration of new housing subdivisions, with nearly half preferring 'hamlets' (where homes are clustered together on modest sections

with large open areas between 'hamlets'). Another third wished to see small section sizes (often in an attempt to keep subdivisions affordably priced). In terms of the style of housing, 30% of people made comment, and almost all of them specified low-key, 'in-keeping' housing styles as opposed to large 'obtrusive' dwellings. Just over 1 in 4 respondents said they did not want to see housing that was 'insensitive' to its natural surroundings, (e.g. on ridge-lines or similar).

Zoning

All of the 41% of people who discussed the zoning of new residential areas wanted this to be proactive, and a quarter of these wanted community involvement in such a process.

Property prices

Nearly half of the interviewees felt that Bay property prices were too high, and steadily rising. 1 in 3 felt there were too few sections and houses being built that were within reach of those on modest incomes. A similar number were concerned about how the community demographic would change if property values kept rising. 2 out of 3 questionnaires also identified rising real estate

prices as a major issue.

Foreign ownership

Of the 1 in 3 people who spoke on this subject, the majority were 'concerned' about their impact and a further group were only in favour if the person lived on-site full-time. Nearly 1 in 3 interviewees worried about favourable currency exchange rates attracting overseas investors and speculators and inflating property values out of reach of Kiwis. 28% were also concerned about the possible demographic implications of widespread foreign ownership.

Absentee ownership

1 in 8 people were concerned about the implications of absenteeism for the community structure and the housing 'stock', and some others were totally opposed. Nearly half of the questionnaires identified absentee ownership as an issue.

Rental accommodation

1 in 4 people, and 1 in 3 questionnaires, noted the shortage of stable, long-term rentals, especially for those with children and/or working locally who could not afford to buy. Some noted the difficulty for young people in finding independent housing in a hotly competitive rental market.

These sentiments or similar expressed:

- 'Growth, in terms of its pace, nature and purpose, is our key issue' **68%**
- 'What kind of development occurs is more important than how much—if it's done right, more growth can be sustained' . . . **63%**
- 'Managing population growth and its social and physical impacts will be of key importance for Golden Bay' **51%**

You said...

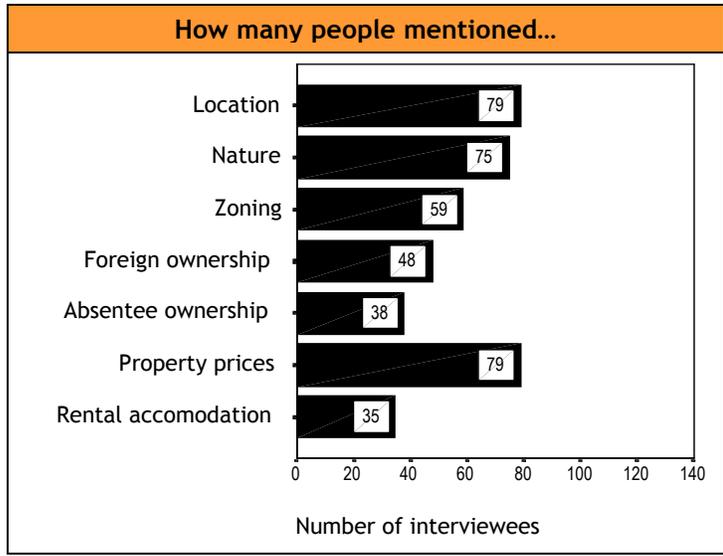
'It seems like I'm not going to be able to stay in my own home town, where I've grown up, where my family are, and where I work, because of housing availability and price, and I feel helpless to do anything about it.'

'Areas unsuitable for farming should be designated for housing, instead of chopping up good land, ad hoc, into 10 acre blocks that most people can't afford and can't look after.'

'When you build a house in beautiful surroundings within view of everyone, you shouldn't be able to whack up some massive ugly slab of a thing that wrecks the landscape.'

'Cheaper, long-term housing is essential to retain a diverse, demographically balanced community. We need options for lower-income people with modest aspirations and needs.'

'If people want to buy property here, they should live on it and participate in the community, not speculate with it and drive up prices.'



in 2022...

The Bay's residential development has been carefully, logically and proactively planned, to minimize impact on our productive areas, our coastline, and our distinctive landscapes, expansion has been sensitively managed through robust, locally-mandated regulation recognising the implications of growth for infrastructure, environment, and community, and ensuring that a balanced local population has stable, affordable housing year-round.

More than 1 in 2 people interviewed expressed opinions on marine issues. This was the most commonly identified issue in the questionnaires (76%, with 1 in 5 writing comments) and was also the most talked about *environmental* topic for interviewees. Comments can be grouped around four main themes: aquaculture, fishing, dredging, and marine reserves. The issues associated with the industrial aspects of the marine area are also discussed here.

Aquaculture

1 in 2 people talked about some aspect of aquaculture, though several merely saw it as ‘an issue for the Bay’. (Note: most people used the term ‘aquaculture’ interchangeably with ‘mussel-farms’. As other aqua ‘crops’ would be subject to essentially the same debate, my use of the term can be applied similarly broadly.) 1 in 3 commented on the size and number of aquaculture operations, both existing and potential. Most wanted managed, gradual/phased growth up to a sustainable size, though many qualified this by inserting conditions, such as support for the 3N.M exclusion zone, or further research to establish how farms interact with the existing marine ecology. A small number didn’t want any growth at all. 1 in 3 interviewees wanted significant local involvement in and benefit from any aquaculture growth, with some unhappy at the resource being grown and extracted without charge, unlike the rates on agricultural land. 1 in 5 people wanted more regulation of marine industries, in the interests of community benefit, sustainability and/or fairness. Some expressed doubt as to whether this level of control could be achieved, but were not against growth in principle. Nearly 1 in 3 identified the potential for employment and added

resilience within the local economy through development of another industry, although only 1 in 8 said they wanted to see a factory or value-adding facility in the Bay. Nearly 1 in 5 expressed concerns over the environmental impact of aquaculture, particularly in relation to other sea-life, the nutritional content of the surrounding water, and visual pollution.

Fishing

Well over a third of those interviewed discussed fishing in Golden Bay, with most focussing on commercial fishing, particularly trawling. Of the 1 in 3 people who discussed the methods used by commercial fishermen, the vast majority were against current practices (excluding long-line), particularly pair trawling, citing its indiscriminate nature, the large catch size, and the number of boats operating, and the effect of this method on fish stocks and general marine health. Exactly a third of interviewees discussed the size and number of commercial fishing operations, with nearly 9 out of 10 of these wanting a reduction. Nearly 1 in 5 people wanted commercial boats to be sent further out to sea. 1 in 10

people felt recreational fishing suffered unacceptably as a result of commercial activity. Again, some called for further research into sustainable catch levels and marine health, and others felt that once a sustainable level had been agreed, local fishermen should take priority in any allocation.

Dredging

Just over 1 in 4 people discussed scallop dredging, with all of them expressing dislike for the method, and nearly all wanting less of the practice. The vast majority cited environmental concerns, including the effect on the seabed, other marine life, and on scallop stocks themselves, as the reason for their position.

Marine Reserves

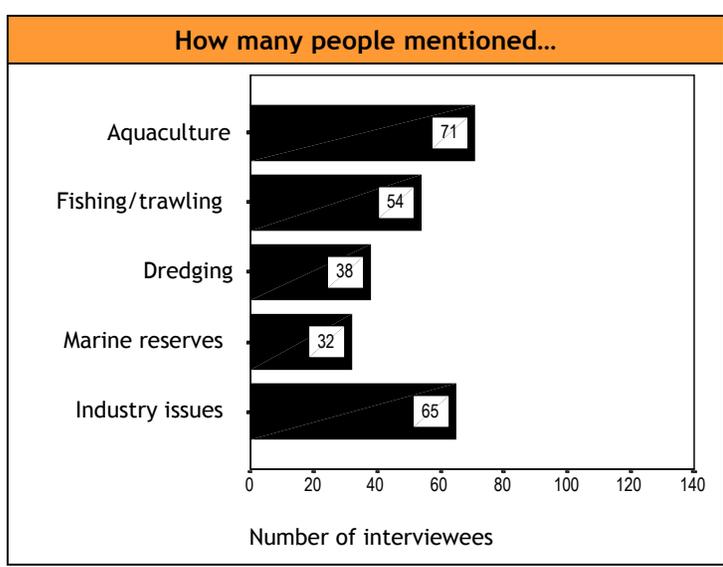
Nearly a quarter of those interviewed talked about marine reserves, with nearly all believing more were needed to replenish marine life. The majority of these felt some new reserves, particularly around sensitive areas and known spawning sites, would be sufficient. The remainder wanted the whole bay, from Separation Pt. to Farewell Spit, declared a marine reserve (or allowing recreational fishing only, said some).

These sentiments or similar expressed:

- ‘The sustainability of our industries will be the test of their success’ 27%
- ‘Maintaining adequate levels of business and industry growth is one of the key issues facing Golden Bay’ 20%
- ‘Prudent management of our natural resources is vital for the future’. . 45%

You said...

- ‘Aquaculture operations owned and run by locals, especially where they are an extension of traditional practices, should be differentiated from lawyers speculating on areas of sea bed.’
- ‘Current trawling and dredging practices have created the marine equivalent of the American dustbowl. The sea is being so intensively worked that stocks don’t have time to regenerate.’
- ‘Aquaculture has tremendous potential and shouldn’t be blocked, but balance is the key word—managed growth that takes into account other needs.’
- ‘Fish movement varies depending on water temperatures and the time of year. Overall, the stock levels are fine; you just need to know where to find them.’
- ‘Aquaculture and fishing have good potential to generate local wealth and employment, but to sustain the industry we must sustain the environment that enables them, and no-one feels able to challenge the powerful marine lobbies.’



in 2022...

The marine ecosystem in Golden Bay is healthy, flourishing and a source of local pride ; damaging practices have been replaced by those that encourage balance, & nurture stocks, and our understanding of this environment enables its health to be carefully monitored. Our bountiful sea-life and clean water enable several local ventures to operate viably, & residents enjoy a strong, responsible industry, ample marine reserves, and good fishing!

This section is about how I obtained the information in this report.

You may remember from my fliers earlier in the year that I used a combination of the following ‘tools’:

- Face to face interviews (145, conducted all over the Bay over a six month period) to allow community members to explain their views in person
- A questionnaire that went out to every household in the Bay (with 188 responses) so that everyone who wanted to could contribute their views
- Research (about Golden Bay, Tasman District, and Community Planning) to give me a good grounding of factual information, a review of other studies, and the wider planning context

Below are some answers to frequently asked questions about the methods I have used, and the reasoning behind them.

Who got interviewed, and how were they chosen?

The people who were interviewed were chosen for one of a number of reasons. Some were members of formal groups or associations, representing particular views, constituencies or activities. Others had jobs or expertise that related to a core service or issue in the Bay, for example people from the hospital, the schools, the police, DOC and so on. Others owned or managed businesses that are major players within our local economy, or were typical of businesses within a certain sector (e.g. tourist operators). Some people were well known as formal or informal ‘spokespeople’ for a particular community of interest or geographical area within the Bay. Still others, due to factors like age, ethnicity, location, or occupation, were important to include in order to reflect more accurately the demographic makeup of the Bay, as described by latest Census statistics. We were assisted in the selection process by members of the Community Board, as our elected representatives, and many people interviewed along the way have suggested people knowledgeable in, or representative of, one area or another.

By all of these measures, most people interviewed wore three or four different ‘hats’; and naturally, people answered the questions as the complex individuals they are, rather than just from the perspective they ‘represented’. I would argue that through deliberate, transparent selection, we got useful informed comment from people ‘close to the action’ and respected by others within their circles. However, because the *emphasis* was on speaking to people whose positions were of direct relevance to Golden Bay’s economic, social, and political structure, the interview results will reflect that, and should be read accordingly. Balance has been achieved by utilising information from the questionnaires, which were open to everyone. In addition, I have included the list of interviewees at the start of this report so you can make up your own mind whether you find them a credible group.

What questions were asked during interviews, and why?

When I first started thinking about questions, I expected I would ask a range of straightforward ones about particular issues, e.g. “What do you think about the range of health services?” However, even though it would have made it easier to collate all the answers at the end, and the percentage of people thinking one way or the other about an issue could be stated more definitively, I quickly became aware of three problems with this style. Firstly, how would I (or anyone else) decide what was an ‘issue’ and what was not? (This is called ‘framing the debate’.) Inevitably, everything I asked about would take on the same ‘status’, which would not reflect how many people actually cared about that issue enough to raise it without being prompted. Secondly, I would have ended up with 100 or more questions—I couldn’t see anyone happily lining up for that! Thirdly, it didn’t leave any room for people to talk about the future creatively, and come up with things I’d never have thought of. So I decided to ask just five questions, which people could answer however they wished. Here they are:

1. What do you like about Golden Bay? (I could assume the person would want to keep these things)
2. What do you dislike? (I could assume they would want to change those things)
3. What do you see as being major issues or challenges facing the Bay over the next 20 years? (In other words, what might stand in the way of that persons’ ideal ‘vision’ for the Bay being achieved)
4. If you were ‘Boss’ of the Bay for the next 20 years, what would you do? (change, create, preserve, develop... in other words, describing their ideal Golden Bay in 2022)
5. What are your thoughts on ‘planning’? (People answered this from a range of angles: e.g. whether planning was valuable, whether we needed more, whether the community should play a part, what they thought of *this* project etc., which formed the basis of the report’s fifth main theme and also gave me feedback on this process).

Though I may have asked for clarification or further detail on a point, I did not ask any other questions. I believe this ‘model’ eliminated the possibility of unwitting bias on my part, which I feel is of primary importance for a project of this nature. The questionnaires, which followed the same basic questions but with ‘answer options’ based on what had come up most often during the interviews, showed how prompts can greatly affect the outcome, both helpfully and unhelpfully. (For example, when asked what they liked about Golden Bay, only 27% of those interviewed included ‘safety’ or ‘low crime rate’ in their answer. When this option was listed on the questionnaire, a whopping 83% selected it as one of their ‘likes’.)

How did I produce statements and numbers from all this material?

I was fortunate to have access to a sophisticated computer program called SPSS, which is used all over the world to put together data which consists of opinions (i.e. words) rather than numbers. The data had to be entered into it and coded in a standardized way, and as I had literally hundred of pages of information, recorded in the random order and style it was spoken, this took some time! The computer program was then able to count up how many times each topic and 'sub-topic' was discussed and what opinion was expressed, cross reference one set of data against another, detect themes, and produce graphs and tables to display the results. The task of collation, while complex, was certainly made easier by the program.

I was able to use it for both the interviews and the questionnaire, and it was possible to keep these two sources of information separate, as you will notice they were in this report. The reasons this was important are twofold.

Firstly, one group had 'prompts' and one did not, and both methods are of help but in a different way. It is easier to draw firm conclusions from the questionnaire data, in that we can know whether people considered something an issue or not from whether they chose to tick the option listed. Whereas, with the interviews we could assume people didn't give opinions on some things because they simply forgot to mention them and weren't prompted to do so. This discrepancy was clearly illustrated earlier with the 'safety' example. The questionnaire data was very useful as a supplement to interview outcomes on general issues because of its unequivocal nature. However, because many people were content just to select from the options provided in the questionnaire, rather than coming up with answers of their own, a high percentage did not comment on any other issues, or identify their opinion on the topics they did select—they merely indicated that they considered them 'major issues'. In contrast, interviewees often went into some detail, and their feelings on a matter were either stated or self-evident from their discussion. Because of the high proportion of questionnaire respondents who did not go into greater detail, adding all the responses from both sources together and trying to pull out statistics on specific topics and opinions not listed in the questionnaire options produces data that is heavily skewed.

Secondly, we can all see who actually contributed the interview data, and interpret it within this framework, whereas the anonymous questionnaires could be somehow weighted without us realising (e.g., towards people who for one reason or another had more time to complete it).

What happens to all the 'raw material' now?

The interview transcripts, questionnaires and submissions, a bibliography, and the materials and resources I have produced will be stored in the short term at the Work Centre, with all names and identifying details erased from the transcripts. These will then be available for future reference if required.

What happens now that the report has been released?

We will be presenting the findings of the report in more detail to various groups and associations in the Bay who have requested it, including the Community Board and the Tasman District Council. We will also hold a public meeting to do the same if sufficient demand is expressed, with a view to answering people's questions on the report, the process, or what might be done next. Please contact us if you would like to see this happen.

The impending changes to the Local Government Act will see a requirement for local authorities to engage more fully with their constituent communities, with specific reference made to actively supporting and respecting community planning processes. The authorities will also have more power to enact change across a broader range of jurisdictions within their territories and greater ability to engage with central government agencies and policy processes on behalf of their constituents. The timing of our process is potentially very good indeed, if areas of consensus identified here or subsequently become the subject of more concerted, detailed local planning efforts, the council may be more willing and able than previously to carry them through to completion.

This report is the first step on what could be a rewarding and empowering path for the Bay community. It is designed to be a guide and a stimulus for Bay people, and for our representatives, identifying areas where there is broad agreement or common concerns. It is therefore up to you to make use of it. We know from my research into community planning around the world that places like the Bay have considerable clout when their members are able to work constructively through their differences and act together, and having sat in many kitchens and lounges across the Bay over the last year, I have found the warmth, pride and strength of character shared by Bay people to be much more marked than their differences. I hope something of that simple, positive truth finds recognition in any discussions to come.

Golden Bay Work Centre Trust

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Thank you to...

- All of those who were interviewed, for happily giving me access to your homes, your time, your thoughts and ideas (and about 150 cups of coffee!)
- The 188 Bay residents who returned questionnaires. Your contributions have been crucial to this process, and your time spent is greatly appreciated
- The staff of the Golden Bay Work Centre Trust, for your support and assistance throughout this project
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- Manawhenua Ki Mohua Iwi Trust
- Community Whanau Group
- Community Health Group
- Yr 13 students, Golden Bay High School
- Tasman District Council Grants from Rates
- Community Builders Group
- The GB Weekly
- Statistics NZ
- Peter Hall, CEG

