

Verbal Submission at Mackenzie District Council Hearing on
Proposed Plan Change 13
9th September 2008

1. Identity. T.J. Wills Runholder Irishman Creek Station
2. Submitting in support of my own submission and those of the farming community generally, and in particular Federated Farmers and John Murray of the Wolds Station. However, I wish to avoid repetition at this hearing and concentrate on my area of expertise.
3. Qualifications. MA Oxon Economics. CEO international financial services company in City of London, keen student of human behaviour – an area woefully overlooked worldwide.
4. Not an expert on legalities of local planning regulations, or landscape assessment techniques.
5. Left UK and purchased Irishman Creek in 1989.
6. History of economic cycles:
 - UK { 1974 – secondary banks crisis and first oil shock
 - UK { 3 day week
 - UK { 1978 – Thatcher revolution

 - NZ 1980s – Muldoon excesses
 - NZ Loss of European markets
 - NZ ‘Rogernomics’ revolution

 - 1987 – Stockmarket crash
 - 1989 – Loss of USSR market and resultant wool stockpile

 - 1990 – R&LMP

 - 1997 – RCD

 - 2001 – 9/11 Start of cheap credit

 - 2003 – Dotcom boom

2007 – Credit crisis. Oil Shock. Events in UK, US and China
Assessment of severity and longevity

1930s parallel but different. Impact on NZ

7. Effect on businesses in the Basin, and their capacity to manage current threats, including wilding pines, rabbits, climate change, and falling water tables.
8. Adversity can produce innovative solutions. “When the going gets tough, the weird can become mainstream”.

Bill Hamilton example.

9. No silver bullet, each property and business thereon has unique attributes and potential.
10. Common factor is the absolute need for increased productivity via creative imagination, application and technology. Possible examples.
11. Downside of PC 13 as currently proposed:

- Cost escalation at time of income reduction
- Delays and consequent costs
- Stifling of enterprise and innovation
- Loss of support for the MDC as a separate body

12. Need to revise and overhaul PC 13 with detailed analysis and consultation, particularly regarding the landscape assessments and economic assessments (Section 32).
13. Particular example: Irishman Creek proposed node, and response to our suggested change.

Based on 1992 map? Request that our proposed amendment be reconsidered.

14. Potential loss of future dynamic management.

Preservation of Bill Hamilton’s legacy.