

Mā tō tātou takiwā  
**For our District**

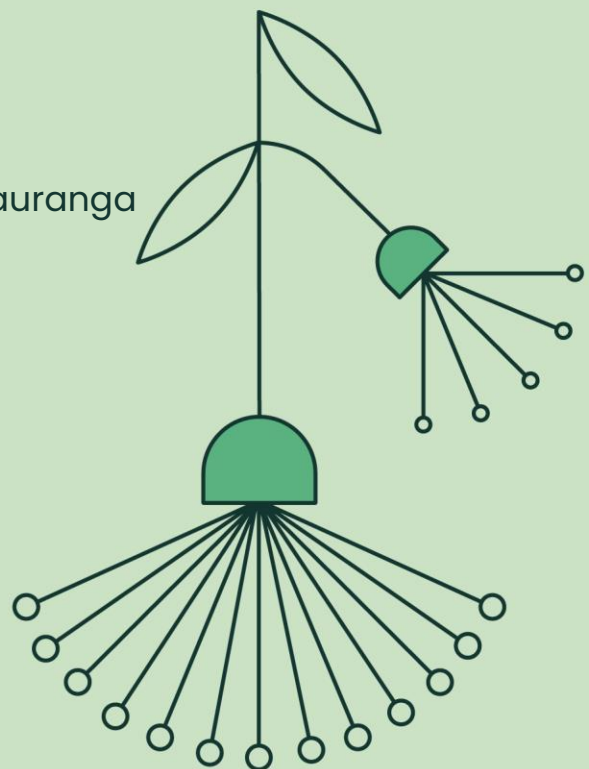
## **Annual Plan and Long Term Plan Committee**

Komiti Kaupapa Tiro Whakamua

APLTP23-6

Thursday, 10 August 2023, 1.00pm

Council Chambers, 1484 Cameron Road, Tauranga



# Annual Plan and Long Term Plan Committee

## Membership:

<b>Chairperson</b>	Deputy Mayor John Scrimgeour
<b>Deputy Chairperson</b>	Cr Rodney Joyce
<b>Members</b>	Cr Tracey Coxhead Cr Richard Crawford Cr Grant Dally Mayor James Denyer Cr Murray Grainger Cr Anne Henry Cr Margaret Murray-Benge Cr Allan Sole Cr Don Thwaites Cr Andy Wichers
<b>Quorum</b>	Six (6)
<b>Frequency</b>	As required

## Role:

To manage the process of development of the Annual Plan, Long Term Plan and amendments, including the determination of the nature and extent of community engagement approaches to be deployed.

## Scope:

To undertake on behalf of Council all processes and actions precedent to the final adoption of the Annual Plan, Long Term Plan and any amendments including, but not limited to:

- The development of consultation documents and supporting information,
- Community engagement approaches and associated special consultative processes (if required), and
- The review of policies and strategies required to be adopted and consulted on under the Local Government Act 2002 including the financial strategy, treasury management strategies and the infrastructure strategy.
- In relation to the Annual Plan and Long Term Plan, listen to and receive the presentation of views by people and engage in spoken interaction in relation to any matters Council undertakes to consult under the Local Government Act 2002.



- Receive audit reports in relation to the Long Term Plan and any amendments (prior to adopting a Consultation Document).

### Power to act:

- To make all decisions necessary to fulfil the role and scope of the Committee subject to the limitations imposed, including the adoption for the purposes of consultation under the Local Government Act 2002 of the Consultation Document and Supporting Information.
- Receive audit reports in relation to the Long Term Plan and any amendments (prior to adopting a Consultation Document).

### Power to recommend:

To Council and/or any Committee as it deems appropriate.

### Power to sub-delegate:

The Committee may delegate any of its functions, duties or powers to a subcommittee, working group or other subordinate decision-making body subject to the restrictions on its delegations and provided that any sub-delegation includes a statement of purpose and specification of task.

Notice is hereby given that a Annual Plan and Long Term Plan Committee Meeting will be held in the Council Chambers, 1484 Cameron Road, Tauranga on:  
Thursday, 10 August 2023 at 1.00pm

## Order Of Business

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**1 KARAKIA**

Whakatau mai te wairua	Settle the spirit
Whakawātea mai te hinengaro	Clear the mind
Whakarite mai te tinana	Prepare the body
Kia ea ai ngā mahi	To achieve what needs to be achieved.
Āe	Yes

**2 PRESENT****3 IN ATTENDANCE****4 APOLOGIES****5 CONSIDERATION OF LATE ITEMS****6 DECLARATIONS OF INTEREST**

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest that they may have.

**7 PUBLIC EXCLUDED ITEMS****8 PUBLIC FORUM**

A period of up to 30 minutes is set aside for a public forum. Members of the public may attend to address the Board for up to five minutes on items that fall within the delegations of the Board provided the matters are not subject to legal proceedings, or to a process providing for the hearing of submissions. Speakers may be questioned through the Chairperson by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker. The Chairperson has discretion in regard to time extensions.

Such presentations do not form part of the formal business of the meeting, a brief record will be kept of matters raised during any public forum section of the meeting with matters for action to be referred through the customer relationship management system as a service request, while those requiring further investigation will be referred to the Chief Executive.

**9 PRESENTATIONS**

## 10 REPORTS

### 10.1 DELIBERATIONS ON PROPOSED FINANCIAL CONTRIBUTIONS FOR 2023/24

**File Number:** A5578001

**Author:** Emily Watton, Strategic Policy and Planning Programme Director

**Authoriser:** Rachael Davie, General Manager Strategy and Community

#### EXECUTIVE SUMMARY

The purpose of this report is to facilitate deliberations on the proposed Financial Contributions for 2023/24, following the conclusion of a further consultation process from 19 June to 9 July 2023, to enable the Annual Plan and Long Term Plan Committee to make recommendations to Council as part of the process of adopting the 2023/24 Annual Plan.

#### RECOMMENDATION

1. That the Strategic Policy and Planning Programme Director's report dated 10 August 2023 titled 'Deliberations on proposed financial contributions for 2023/24' be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
3. That all written and verbal views presented through the Annual Plan consultation period from 30 March to 30 April 2023 (relating to financial contributions) and the further consultation process undertaken from 19 June to 9 July 2023 be received and considered, as set out in the document titled 'Financial Contributions 2023/24 submissions pack' and contained in **Attachment 2**.
4. That the Committee notes the matters considered outside of scope of setting Financial Contributions for 2023/24 (set out in section 10 of this report) and endorses the corresponding commentary as the basis for a response to people who have presented their views on these matters.
5. That the Committee recommends to Council the adoption of the final indicative Financial Contributions 2023/24 that will apply to resource consent processes in accordance with the District Plan and will be included in the Schedule of Fees and Charges 2023/24, and subject to the following decisions:
  - a. Affordability
    - i. Option [X or X....]
  - b. Specific projects
    - i. Option [X or X....]

6. That the Committee notes that a decision document will be prepared as the formal response to those who presented their views, for adoption by Council alongside the final indicative Financial Contributions 2023/24, and that the decision document will be in general accordance with the Long Term and Annual Plan Committee resolutions contained in the minutes of APLTP23-6 dated 10 August 2023, and the Strategy and Policy Committee resolutions contained in the minutes of SPC23-5 dated 17 August 2023.

## BACKGROUND

1. At its meeting on 14 June 2023, the Annual Plan and Long Term Plan Committee adopted a statement of proposal and supporting information as the basis for further consultation on the proposed financial contributions for 2023/24.
2. The proposed indicative financial contributions 2023/24 that were consulted through the Annual Plan process (March – April 2023) were updated. A review recommended changes to the financial contribution models that have been used to calculate the draft financial contributions for 2023/24, including how inflation, and rates subsidies have been calculated in the models which sit behind the financial contribution calculations.
3. Further consultation was recommended as the changes proposed could be considered materially different to those previously consulted on through the Annual Plan process (March/April 2023), and to provide the opportunity for people who may be interested or affected by the proposed changes to present their views. The feedback received through both the Annual Plan consultation (relating to financial contributions) and the further consultation on financial contributions 2023/24 is included in **Attachment 2** to this report.
4. The statement of proposal for further consultation included the proposed financial contributions as well as supporting disclosure tables. The key changes proposed for further consultation were:
  - Decrease of between 4 and 19 percent in financial contributions for Waihi Beach, Katikati, Te Puke, Maketu/Little Waihi and rural.
  - Increase of 21.2 percent in financial contributions for Ōmokoroa.
5. The further consultation process was undertaken in accordance with s82 of the Local Government Act 2002 from 19 June to 9 July 2023. Council received eight pieces of feedback from consultants and developers. Two people spoke to Council about their written feedback in the Council Chambers on 20 July 2023. This feedback is also included in **Attachment 2** to this report.
6. In order to inform the updated financial contributions for 2023/24, Council engaged Utility NZ to undertake an independent review of the models. The review is in two phases – phase one has focused on the way financial contributions have been

modelled for the Annual Plan 2023/24; phase two is more forward looking and will consider how Council can best provide for its future growth funding needs.

7. In relation to the second phase of the review, the Strategy and Policy Committee will consider a report at its meeting on 17 August 2023. This will seek a resolution from the Committee as to whether to retain financial contributions as the primary method of funding growth-related infrastructure or consider transitioning to development contributions under the Local Government Act 2002. The recommendations of this report seek inclusion of information about the decisions made on 17 August 2023 in the decision document for this further consultation process for information purposes, as it is considered that it will be of interest to submitters and relates to some of the out-of-scope feedback raised through this process.
8. Council is also progressing Plan Change 92 (PC92) to the District Plan, which includes proposed changes to Section 11 relating to financial contributions, including a proposal to move from a per lot to a per hectare basis for calculating the level of contribution. PC92 is following the prescribed Medium Density Residential Standards process. Matters raised through submissions to that plan change are proposed to be heard by independent commissioners in September 2023 and final decisions in December 2023. Therefore, matters relating to PC92 are out of scope for the purposes of the annual plan process.
9. At its meeting on 14 June 2023, the Annual Plan and Long Term Plan Committee undertook deliberations on the Annual Plan 2023/24 feedback. It approved the schedule of Rangioru Business Park financial contributions from Quayside Holdings Limited, and committed to do further work to understand the effects of increasing the amount that Council may act as financier for. This would also include consideration of transfer of any financier commitment to any new Water Services Entity.

### MATTERS OUTSIDE OF SCOPE

10. We received feedback on a range of matters that are considered to be outside the scope of the Annual Plan consultation and further consultation processes for financial contributions but are relevant in the wider context of Council's financial contributions approach, and therefore are likely to be relevant for the phase two review.

<p><b>District Plan policy matters – requiring a future plan change to make amendments</b></p> <p><i>Changes to catchments for financial contributions</i></p> <p><i>Amendments to policy definitions and formula</i></p>	<p>Submissions relating to District Plan policy would require a plan change to be made, following the process under the Resource Management Act Schedule 1 process, and cannot be amended through this consultation process which relates to the setting of indicative financial contributions for</p>
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	2023/24 to be applied through resource consent processes in accordance with the District Plan. Alternatively, if Council decides to pursue a development contributions policy, there will be an opportunity provide feedback on that proposal.
<b>Matters relating to Plan Change 92 (PC92)</b>  <i>Yield per hectare</i>  <i>Requiring a contribution for stormwater in rural residential areas – Ōmokoroa</i>	Matters raised through submissions to PC92 are proposed to be heard by independent commissioners in September 2023 and final decision in December 2023. Therefore, matters relating to PC92 are out of scope for the purposes of this Annual Plan proposal.
<b>Previous decisions made on specific consent applications</b>	The resource consent process provides opportunity to make financial contribution assessments on specific proposals in accordance with the District Plan provisions and provide for a right of appeal or objection. Those matters cannot be considered through the Annual Plan process.
<b>Operational matters</b>  <i>Internal ownership – single point of contact</i>  <i>Calculation provided with each resource consent, including any exclusions to be considered</i>	Internal process interpretation/guideline document to be developed to ensure more clarity can be provided to the development community. This is useful operational feedback but is not a matter to be considered through the Annual Plan process.
<b>Requests for waivers</b>  <i>Further incentivisation of community housing and Papakāinga</i>  <i>Civic buildings</i>  <i>Stormwater for residential units above shops</i>	<p>The request relating to further incentivisation of community housing and Papakāinga is not a scope issue, but wasn't a matter proposed to be changed through the Annual Plan process and further consultation would be needed to consider a proposal of this nature.</p> <p>The other two requests received through the further consultation process are considered out of scope, as the proposal for consultation related</p>

	<p>only to the updated contribution amounts proposed for 2023/24.</p> <p>Each matter can be considered through Long Term Plan 2024-34, including associated impact on rates.</p>
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11. It's important for Council to bear in mind that this is an annual plan process not a district plan or resource consent process. It follows that the Council, in considering feedback on the annual plan and making its decision to adopt the annual plan, is not making a decision on the lawfulness of the District Plan formula or how it has been or might be applied through a resource consent process. Considering those matters would be irrelevant considerations and ultra vires for the purpose of its decision to adopt the annual plan. Questions about the timing of particular projects or how the figures have been calculated are legitimate matters to raise.
12. The purpose of the annual plan is about high-level financial accountability to the community. Importantly, the effect of an annual plan (once adopted) is to provide a formal public statement of Council's intentions. The Local Government Act 2002 makes it clear (in s96) that adopting the plan does not constitute a decision to act on any matter included within the plan. It is the imposition of conditions on resource consents which impose particular financial contributions and there is a legal remedy to appeal or object to those conditions.

### KEY DELIBERATIONS MATTERS

13. **Attachment 1** sets out the two key issues and options papers that relate to financial contribution matters considered to be within scope raised through the Annual Plan consultation and further consultation process. These require decisions by the Committee in order to respond to feedback and to enable staff to prepare the final indicative financial contributions for 2023/24 for Council to consider adopting on 30 August 2023.

### SIGNIFICANCE AND ENGAGEMENT

14. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
15. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.



16. In terms of the Significance and Engagement Policy this decision is considered to be of **medium** significance because of the known interest from previous submitters on financial contributions, and Council's decision to undertake further consultation.

### ENGAGEMENT, CONSULTATION AND COMMUNICATION

Interested/Affected Parties	Completed engagement/consultation/communication as part of further consultation process 19 June to 9 July 2023 (in addition to consultation on the Annual Plan 2023/24)		
Development community	Email to developer database. Have Your Say online feedback portal. Developer meetings in Ōmokoroa and Te Puke on 22 June 2023. Two people spoke to their feedback in Council Chambers on 20 July 2023.		Completed
General public	Media release, Council website information, Have Your Say site for providing feedback.		

### ISSUES AND OPTIONS ASSESSMENT

17. **Attachment 1** sets out the two key issues and options arising from the further consultation process, that are considered within scope for decisions on the financial contributions for 2023/24.
18. The options to address the substantive matter of this report are discussed below. A third option of amending the financial contributions has not been included, because Council is not in a position to adopt materially different contribution amounts without undertaking further consultation, and this will not be possible to carry out within the (already extended) statutory timeframe for adopting the Annual Plan 2023/24.

<b>Option A</b> That the Committee proposes specific resolutions to address the issues and options in <b>Attachment 1</b> and recommends that the financial contributions for 2023/24 be adopted by Council	
<b>Assessment of advantages and disadvantages including impact on each of the four well-beings</b> <ul style="list-style-type: none"> <li>• <b>Economic</b></li> <li>• <b>Social</b></li> <li>• <b>Cultural</b></li> <li>• <b>Environmental</b></li> </ul>	<p>Elected members can consider the practicable options, advantages and disadvantages of each option and the financial implications of the options.</p> <p>Feedback received is considered through issues and options papers, or signalled alternative process where it is not within scope for this decision-making process.</p> <p>Provides clear direction on any required amendments and enables the indicative financial contributions to be set for 2023/24.</p>
<b>Costs (including present and future costs, direct, indirect and contingent costs).</b>	Financial implications are outlined in the Issues and Options papers, as well as the proposed funding source.
<b>Option B</b> That the Committee does not recommend that the financial contributions for 2023/24 be adopted by Council	
<b>Assessment of advantages and disadvantages including impact on each of the four well-beings</b> <ul style="list-style-type: none"> <li>• <b>Economic</b></li> <li>• <b>Social</b></li> <li>• <b>Cultural</b></li> <li>• <b>Environmental</b></li> </ul>	<p>Further information may be requested for consideration prior to decision-making.</p> <p>A response to feedback received may be delayed.</p> <p>Adoption of final indicative financial contributions would be delayed and may impact Council's ability to recover growth-related infrastructure costs.</p> <p>Council would not have any financial contributions to apply on resource consents for the 2023/24 financial year because the District Plan contemplates that the amounts will be set in the Annual Plan. Council could not simply apply the 2022/23 amounts because that proposal has not been consulted on.</p>
<b>Costs (including present and future costs, direct, indirect and contingent costs).</b>	Council's ability to recover growth-related infrastructure costs in 2023/24 may be

	impacted if final indicative financial contributions are not adopted.
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### STATUTORY COMPLIANCE

19. The process of further consultation on the proposed financial contributions for 2023/24 satisfies Council's obligations for decision-making and was consistent with the principles of consultation in the Local Government Act 2002.
20. There are no significant implications for Council's Financial Strategy 2021-31 arising from the proposed changes to financial contributions for further consultation. Council is in the process of developing its Long Term Plan 2024-34, a critical component of this being review of its financial strategy. Wider implications relating to future financial contributions will be considered through that process.

### FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
Financial strategy	Wider implications relating to future financial contributions will be considered through the development of the Long Term Plan 2024-34 and financial strategy.
Costs arising from further consultation	Met from existing budgets.

### ATTACHMENTS

1. **Issues and options papers**  
2. **Feedback received on financial contributions 2023/24**  

## Further consultation on Financial Contributions 2023/24 Issue 1: Project Specific Requests

Issue and Options Paper



Staff Narrative
<p><u>Purpose</u></p> <p>The purpose of this Issues and Options paper is to consider the project specific requests made through the Annual Plan submission process that relate to the proposed Financial Contributions for 2023/24 and further consultation on the updated financial contributions.</p> <p><u>Submissions received</u></p> <p>North12's submission included four separate components, which question the underlying assumptions within the Financial Contribution models for the following projects:</p> <ul style="list-style-type: none"> <li>• Project 243002 – reticulation improvements. Allocation to growth increase from 10% to 50%. Seek retention of 10%.</li> <li>• Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply. No evidence this project provides for residential growth in Te Puke.</li> <li>• Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025. Needs more specific info as too generalised.</li> <li>• Project 226620 – Te Puke growth related assets. Requires further detail to justify 100% allocation to growth.</li> <li>• Project 225632 – Te Puke wastewater treatment plant upgrades. Remove 26% allocation to growth unless further justification that upgrades are required due to residential growth in Te Puke.</li> <li>• Project 295201 – Northern harbour boat ramp – seeks removal of this project from the financial contributions schedule.</li> <li>• Remove non 'development projects' –             <ul style="list-style-type: none"> <li>○ Project 244912 – District-wide Reserve Acquisition Funding,</li> <li>○ Project 345401 – Ōmokoroa Active Reserves,</li> <li>○ Project 345301 – Reserves – cycleways and walkways funding,</li> <li>○ Project 295203 – Ōmokoroa Domain Funding</li> </ul> </li> </ul> <p><u>Staff response</u></p> <p>All projects and funding assumptions have been reviewed internally by staff for the purposes of these submissions and also through previous resource consent conditions objections and LGOIMA requests.</p>

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With the exception of the Northern harbour boat ramp project, all projects and assumptions are considered appropriate to be included in the Financial Contribution models, and are required to recover the associated costs driven by environmental impacts and increased demand associated with development.

However it is acknowledged that the uncertainty around delivering the Northern harbour boat ramp is sufficiently high that including the project in the 10-year plan, and subsequent Financial Contributions model does carry risk and that the project may not be delivered within that outlined timeframe.

Options	
1	<p><b>Option 1:</b> <i>That Council confirms all identified specific projects listed below in the Financial Contribution models as released for further consultation:</i></p> <ul style="list-style-type: none"> <li>• Project 243002 – reticulation improvements.</li> <li>• Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply.</li> <li>• Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025.</li> <li>• Project 226620 – Te Puke growth related assets.</li> <li>• Project 225632 – Te Puke wastewater treatment plant upgrades.</li> <li>• Project 244912 – District-wide Reserve Acquisition Funding</li> <li>• Project 345401 – Ōmokoroa Active Reserves</li> <li>• Project 345301 – Reserves – cycleways and walkways funding</li> <li>• Project 295203 – Ōmokoroa Domain Funding</li> </ul> <p><i>And that Council defers the Northern Boat ramp project beyond 2021/31 Long Term Plan period and reconsiders it through the Long Term Plan process for 2024/34.</i></p>
2	<p><b>Option 2:</b> <i>That Council retains all identified specific projects listed below and funding assumptions in the Financial Contributions models as released for further consultation.</i></p> <ul style="list-style-type: none"> <li>• Project 243002 – reticulation improvements.</li> <li>• Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply.</li> <li>• Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025.</li> <li>• Project 226620 – Te Puke growth related assets..</li> <li>• Project 225632 – Te Puke wastewater treatment plant upgrades.</li> <li>• Project 295201 – Northern harbour boat ramp</li> <li>• Project 244912 – District-wide Reserve Acquisition Funding</li> <li>• Project 345401 – Ōmokoroa Active Reserves</li> </ul>

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	<ul style="list-style-type: none"> <li>• Project 345301 – Reserves – cycleways and walkways funding</li> <li>• Project 295203 – Ōmokoroa Domain Funding</li> </ul>
3	<p><b>Option 3</b> <i>That Council amends the project schedules as set out below:</i></p> <p><u>Amend:</u></p> <ul style="list-style-type: none"> <li>• Project 243002 – reticulation improvements. Change allocation to growth from 50% to 10%.</li> </ul> <p><u>Delete the following projects:</u></p> <ul style="list-style-type: none"> <li>• Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply.</li> <li>• Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025.</li> <li>• Project 226620 – Te Puke growth related assets.</li> <li>• Project 225632 – Te Puke wastewater treatment plant upgrades.</li> <li>• Project 295201 – Northern harbour boat ramp</li> <li>• Project 244912 – District-wide Reserve Acquisition Funding</li> <li>• Project 345401 – Ōmokoroa Active Reserves</li> <li>• Project 345301 – Reserves – cycleways and walkways funding</li> <li>• Project 295203 – Ōmokoroa Domain Funding</li> </ul>

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**Option 1:** *That Council confirms all identified specific projects listed below in the Financial Contribution models as released for further consultation:*

- Project 243002 – reticulation improvements.
- Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply.
- Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025.
- Project 226620 – Te Puke growth related assets.
- Project 225632 – Te Puke wastewater treatment plant upgrades.
- Project 244912 – District-wide Reserve Acquisition Funding
- Project 345401 – Ōmokoroa Active Reserves
- Project 345301 – Reserves – cycleways and walkways funding
- Project 295203 – Ōmokoroa Domain Funding

*And that Council defers the Northern Boat ramp project beyond 2021/31 Long Term Plan period and reconsiders it through the Long Term Plan process for 2024/34.*

#### **Advantages**

- This reduces the risk of objections to the proposed financial contributions.
- Demonstrates that the submissions have been considered and the reduced Financial Contributions benefits all developers as the Recreation and Leisure financial contribution is district-wide.
- Moving this project outside the 10 year planning period and from the Financial Contributions models will reduce the Recreation and Leisure Financial Contribution from \$12,011/HHE => \$10,100/HHE. A reduction of \$1,911 or 16%)

#### **Disadvantages**

- May not appease the submitter regarding their perceived issues regarding the other projects.

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<b>Option 1: Implications for Work Programme/Budgets</b>	
<b>y/e June</b>	<b>2023/24 (\$000)</b>
<b>Capital cost</b> e.g. Asset	
Capex funding	
• Rates	
• Financial Contribution	<i>Timing change only, but can be further considered through the Long Term Plan 2024-34</i>
• External	
• Other (specify)	
<b>Opex cost</b> e.g. grants, service delivery, maintenance	
Opex funding	
• Rates	<i>Timing change only, but can be further considered through the Long Term Plan 2024-34</i>
• External	N/A
• Other (specify)	N/A
<b>Option 2:</b> That Council retains all identified specific projects listed below and funding assumptions in the Financial Contributions models as released for further consultation. <ul style="list-style-type: none"> <li>• Project 243002 – reticulation improvements.</li> <li>• Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply.</li> <li>• Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025.</li> <li>• Project 226620 – Te Puke growth related assets..</li> <li>• Project 225632 – Te Puke wastewater treatment plant upgrades.</li> <li>• Project 295201 – Northern harbour boat ramp</li> <li>• Project 244912 – District-wide Reserve Acquisition Funding</li> </ul>	

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<ul style="list-style-type: none"> <li>Project 345401 – Ōmokoroa Active Reserves</li> <li>Project 345301 – Reserves – cycleways and walkways funding</li> <li>Project 295203 – Ōmokoroa Domain Funding</li> </ul>	
<b>Advantages</b> <ul style="list-style-type: none"> <li>Maintains the Recreation and Leisure financial contributions as released for further consultation.</li> <li>Financial contributions as proposed for 2023/24 would remain unchanged.</li> </ul>	<b>Disadvantages</b> <ul style="list-style-type: none"> <li>Carries risk of on-going legal challenge based on submissions.</li> </ul>
<b>Option 2: Implications for Work Programme/Budgets</b>	
<b>y/e June</b>	<b>2023/24 (\$000)</b>
<b>Capital cost e.g. Asset</b>	
Capex funding	
• Rates	<i>N/A – no proposed change</i>
• Financial Contribution	<i>N/A – no proposed change</i>
• External	<i>N/A – no proposed change</i>
• Other (specify)	
<b>Opex cost e.g. grants, service delivery, maintenance</b>	
Opex funding	
• Rates	<i>N/A – no proposed change</i>
• External	<i>N/A – no proposed change</i>
• Other (specify)	<i>N/A – no proposed change</i>

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**Option 3** *That Council amends the project schedules as set out below:*Amend:

- Project 243002 – reticulation improvements. Change allocation to growth from 50% to 10%.

Delete the following projects:

- Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply.
- Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025.
- Project 226620 – Te Puke growth related assets.
- Project 225632 – Te Puke wastewater treatment plant upgrades.
- Project 295201 – Northern harbour boat ramp
- Project 244912 – District-wide Reserve Acquisition Funding
- Project 345401 – Ōmokoroa Active Reserves
- Project 345301 – Reserves – cycleways and walkways funding
- Project 295203 – Ōmokoroa Domain Funding

**Advantages**

- This reduces the risk of on-going legal challenges and objections.
- Demonstrates that the submissions have been considered and the reduced financial contributions benefit both developers across the district, and more so developers in Te Puke/Eastern catchments

**Disadvantages**

- Leaves a significant funding gap for projects that are required to proceed – alternative funding sources will be required (e.g. rates). This is at odds with Council's overarching financial strategy approach that "growth pays for growth."
- If the projects are deleted from the project schedule then infrastructure may not proceed in time for development.

**Option 3: Implications for Work Programme/Budgets**

y/e June	2023/24 (\$000)
<b>Capital cost</b> e.g. Asset	

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Capex funding <ul style="list-style-type: none"> <li>• Rates</li> <li>• Financial Contribution</li> <li>• External</li> <li>• Other (specify)</li> </ul>	
	<i>Reduction of associated project costs – cost reduction dependant on project and timing</i>
<b>Opex cost</b> e.g. grants, service delivery, maintenance	
Opex funding <ul style="list-style-type: none"> <li>• Rates</li> <li>• External</li> <li>• Other (specify)</li> </ul>	
	<i>Reduction of associated ongoing related costs – cost dependant on project and timing</i>

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**Recommended Decision** (to be completed by staff prior to decision-making meeting)

**Option 1:** That Council confirms all identified specific projects listed below in the Financial Contribution models as released for further consultation:

- Project 243002 – reticulation improvements.
- Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply.
- Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025.
- Project 226620 – Te Puke growth related assets.
- Project 225632 – Te Puke wastewater treatment plant upgrades.
- Project 244912 – District-wide Reserve Acquisition Funding
- Project 345401 – Ōmokoroa Active Reserves
- Project 345301 – Reserves – cycleways and walkways funding
- Project 295203 – Ōmokoroa Domain Funding

And that Council defers the Northern Boat ramp project beyond 2021/31 Long Term Plan period and reconsiders it through the Long Term Plan process for 2024/34.

**Decision**

(To be completed in the decision making meeting)

**Reason**

(To be completed in the decision making meeting)

**Date approved:** 27 July 2023

**Approved by:** GM Corporate Services

A4522455

## Further consultation on Financial Contributions 2023/24 Issue 2: Affordability concerns

Issue and Options Paper



### Staff Narrative

#### Purpose

The purpose of this Issues and Options paper is to consider requests made through the Annual Plan submission process that relate to the proposed Financial Contributions for 2023/24 and further consultation in the updated financial contributions relating to affordability concerns and consideration of ratepayer subsidy.

#### Submissions received

A number of the submissions state that New Zealand is heading into a recession, and that the proposed increase to the Financial Contributions in Omokoroa are ill-timed and unreasonable. In short, the submitters are requesting a rate payer subsidy to reduce the financial contribution paid by developers, in order to stimulate and encourage growth in testing economic times.

WBOP enabled a financial contribution debt interest offset for four years following the Global Financial Crisis and the operative financial strategy (2021-31) offers the following provision to enable this.

*Our strategy to use rates to service our growth-related debt where appropriate, will be reviewed each year. We will look at growth rates and interest rates, to determine if a rates contribution is necessary. Any significant or material changes to the level of rates used to repay debt will be publicly consulted on through the Annual Plan process for that year. (pg 21)*

Council has received feedback that the increases in financial contributions will be passed directly onto subsequent land or land and house purchasers. The reality of their proposed approach is that if the financial contributions income is reduced, then funding will be required to be found from other sources (such as general rates). Rates affordability was a key consultation matter for the Annual Plan 2023/24. Any rates subsidy for developers is often a contentious issue, as while there is logic to the argument of stimulating

A4522455

development and promoting job security, not all ratepayers will view this the same way.

It should also be considered that the proposed changes to the Financial Contribution models are to correct underlying issues that resulted in the financial contributions levied in Ōmokoroa being lower than they should have been in previous years. Some of these developers have benefited from this through their recent developments.

The Northern Harbour Boat Ramp issue being considered in the other paper has the potential to reduce the financial contribution by nearly \$2,000 per Household Equivalent. If Council proceeds with the recommended option, this will provide some relief to developers developing in the 2023/24 financial year.

An option to reduce the financial contributions for 2023/24 using a rates subsidy is not considered to be a practicable option. Council is not in a position to adopt materially different contribution amounts without undertaking further consultation, and this will not be possible to carry out within the (already extended) statutory timeframe for adopting the Annual Plan 2023/24. To introduce a rates subsidy at this point in the process without further consultation would be inconsistent with Council's operative financial strategy commitment to consult on any such proposal.

Options	
1	<i>That Council <b>does not</b> reduce the financial contributions with rate payer subsidy for the 2023/24 financial year, but agree to consider this as part of the 2024-34 Long Term Plan.</i>

**Option 1:** That Council **does not** reduce the financial contributions with rate payer subsidy for the 2023/24 financial year, but agrees to consider this as part of the 2024-34 Long Term Plan.

#### Advantages

- Ensures ratepayers aren't affected without having appropriate consultation, as required by Council's operative financial strategy.
- Further modelling and scenario analysis is not required as there is no funding/financial impact.

#### Disadvantages

- May contribute to a slow down in development if economic conditions continue to worsen.

#### Option 1: Implications for Work Programme/Budgets

y/e June	2023/24 \$000
<b>Capital cost</b> e.g. Asset	
Capex funding	
• Rates	
• Financial Contribution	
• External	
• Other (specify)	
<b>Opex cost</b> e.g. grants, service delivery, maintenance	
Opex funding	
• Rates	
• External	
• Other (specify)	

A4522455

Recommended Decision
<b>Option 1:</b> That Council <b>does not</b> reduce the financial contributions with rate payer subsidy for the 2023/24 financial year, but agrees to consider this as part of the 2024-34 Long Term Plan.
Decision
(To be completed in the decision making meeting)
Reason
(To be completed in the decision making meeting)

**Date approved:** 27 July 2023

**Approved by:** GM Corporate Services

A4522455





**Western  
Bay of Plenty**  
District Council



## **Mā tō tātou takiwā For our District**

Consultation feedback received  
on proposed financial  
contributions for 2023/24



Further consultation feedback #	Name	Summary of submission
SUB007	North12	<ul style="list-style-type: none"> <li>• Seeks Finco calculations to be revised to ensure that they are calculated in accordance with the District Plan formula.</li> <li>• Project specific feedback:</li> <li>• Project 243002 – reticulation improvements. Allocation to growth increase from 10% to 50%. Seek retention of 10%.</li> <li>• Project 287112 – Pongakawa WTP enhancement eastern zone alternative supply. Require evidence that this project provides for residential growth in Te Puke.</li> <li>• Project 287118 – Te Puke Infra Area 3 + 4 2024 and 2025. Needs more specific info as too generalised.</li> <li>• Project 226620 – Te Puke growth related assets. Requires further detail to justify 100% allocation to growth.</li> <li>• Project 225632 – Te Puke wastewater treatment plant upgrades. Remove 26% allocation to growth unless further justification that upgrades are required due to residential growth in Te Puke.</li> <li>• Project 295201 – Northern harbour boat ramp – seeks removal of this project from the financial contributions schedule.</li> <li>• Remove non 'development projects' – District-wide Reserve Acquisition Funding (Project 244912), Ōmokoroa Active Reserves (Project 345401), Reserves – cycleways and walkways funding (Project 345301) and Ōmokoroa Domain Funding (Project 295203)</li> </ul>
SUB004	M & S Smith (via agent Richard Coles)	<ul style="list-style-type: none"> <li>• Fincos at Omokoroa are substantially higher than the rest of the District.</li> <li>• Queries the yield that has been applied within the model and how this relates to Plan Change 92. Considers that there would be significant increase in finco income.</li> <li>• Notes the opportunity for increased density of development on the Smith's property, and for wastewater reticulation due to available capacity from retirement villages.</li> <li>• Current structure plan makes no special provision for stormwater or roading within rural residential areas, and if this continues to be the case then there is an expectation that no finco charges will apply.</li> <li>• Comments made at the hearing (20/7/23) regarding recession signals and building slowdown. Council did apply rates subsidy and specific assistance to a development in Katikati during the GFC, it may be appropriate for Council to consider similar measures now.</li> </ul>
SUB003	Jace Group (via agent Richard Coles)	<ul style="list-style-type: none"> <li>• Fincos at Omokoroa are substantially higher than the rest of the District. The proposed increases are substantial and will impact on the cost of development for new residential units and also for commercial activities that pay a contribution proportionate to the number of HHEs.</li> <li>• Queries the yield that has been applied within the model and how this relates to Plan Change 92. Considers that there would be significant increase in finco income.</li> <li>• There is benefit for existing residents from new facilities created – road, civic building, parks etc. A split between UTR charge and fincos on new urban development is appropriate.</li> <li>• Seeks a finco reduction or waiver for civic buildings to recognise its community benefit. Comments made at the hearing (20/7/23) acknowledging some exclusions already apply for civic amenities. Also regarding Council considering affordability measures in recognition of the current economic climate.</li> </ul>
SUB001	Classic Developments	<ul style="list-style-type: none"> <li>• Council needs to consider the current economic climate and the need for financial relief for developers – in light of the recession we are facing. Proposed increase in fincos is ill-timed. Precedent set through GFC that demonstrated the importance of providing finco relief to developers to stimulate growth and investment during recessions.</li> <li>• Notes the criticality of the Omokoroa Urban Growth Area in the wider subregion as the key greenfields development area in the short term and the impact on the supply of housing if development there becomes financially unfeasible.</li> <li>• Notes the importance of the funding agreement for the SH2 roundabout upgrade (between WBOPDC and Kainga Ora), and its link to delivery of affordable housing.</li> <li>• Urges Council to explore alternative funding models for community infrastructure such as targeted rates, user-pay approaches or special purpose vehicles.</li> <li>• Comments made at the hearing (20/7/23) that Classics delivered approximately 800 house last year, and are projecting 400 this year, Noted that the proposed financial contributions will add approximately \$12,000+GST per home. Construction costs have increased by approximately one third over the last three years.</li> </ul>
SUB006	Veros	<ul style="list-style-type: none"> <li>• Seeks information relating to the proposed increases and the impact of undercalculating the effects of the UTR since 2018.</li> </ul>
SUB005	Vercoe	<ul style="list-style-type: none"> <li>• Supports the reduction in fincos and increased transparency.</li> <li>• Seeks clarity on internal ownership and process.</li> <li>• Queries the yield that has been applied within the model.</li> <li>• Notes a range of matters that should be considered for exclusions including stormwater reserves to be vested, neighbourhood reserves to be vested, pedestrian accessways/cycleways to be vested, geotechnically constrained land and where there are wider road reserves than typical. Seeks to amend the HHE definition to align with TCC at 2.5 persons per household.</li> <li>• Notes that many of the feedback points relate to RMA and District Plan policy matters, and seeks clarity on when a plan change would be progressed to consider these matters.</li> </ul>
SUB002	Collier Consultants Limited	<ul style="list-style-type: none"> <li>• Seeks an urgent plan change to address the matters raised in the feedback from Vercoe.</li> </ul>
SUB008	B Goldstone	<ul style="list-style-type: none"> <li>• The proposed increases over one calendar year are excessive, unreasonable, and are damaging to the development industry which strives to provide homes for the public at rates which are as affordable as possible</li> <li>• Queries whether increased densities are considered under the proposed contribution changes. If the additional yields via PC92 have not been captured within the proposed increase calculations, then Council will likely receive excessive contributions.</li> <li>• Requests that Council consider the following matters:</li> <li>1) Provide confirmation that additional densities provided by PC92 have been included within the FINCO calculations.</li> <li>2) Review the appropriateness of the significant increases during a cost-of-living crisis and looming recession, especially weighed against other districts which are holding or reducing development contributions.</li> <li>3) Consider balancing increases across the District due to the public benefit provided by the development of Omokoroa.</li> </ul> <p>Finally, the submitter seeks to be included within any future development contribution increase discussions going forward.</p>



Item 10.1 – Attachment 2

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Submission 001

P.  
W.

05 July 2022  
Western Bay of Plenty District Council

Subject: Submission on Proposed Changes to Financial Contribution Policy for Omokoroa

To whom it may concern,

1. I am writing on behalf of Classic Group, which includes the largest land development company and also the largest residential building company in the Western Bay of Plenty District. We seek to express our concerns and recommendations regarding the proposed changes to the Financial Contribution policy. We believe it is crucial to consider the current economic climate and the need for financial relief for developers, particularly in light of the recession we are facing.
2. Firstly, we would like to emphasise that the proposed increase of 20% in financial contributions that developers pay to the council is ill-timed, considering the economic challenges we are experiencing. The precedent set during the Global Financial Crisis (GFC) demonstrated the importance of providing financial relief to developers to stimulate growth and investment during recessions. We strongly urge the council to take this into account and reconsider the proposed increase.
3. It is important to note that the funding agreement between the Western Bay of District Council and Kainga Ora, for the SH2 intersection upgrade is tied to the delivery of affordable housing. While we are committed to fulfilling this agreement, the current proposed financial contribution of \$70,177 + GST is certainly not helpful. Increasing the financial burden on developers will hinder our ability to deliver on this commitment and exacerbate the challenges we already face in providing affordable housing options for the community.
4. We would like to draw your attention to the critical role of the Omokoroa Urban Growth Area (UGA) to the wider subregion. As you know, Omokoroa was identified by the Smartgrowth partners, alongside Te Tumu and Tauriko West to cater for all of the short term greenfields growth. We now know that both Te Tumu and Tauriko West are significantly delayed and constrained in supplying the development capacity that was initially anticipated. This situation highlights the critical importance of a successful rollout of the Omokoroa UGA, as it will be the only significant greenfields area opening in the subregion, at least in the short term. If development in Omokoroa is threatened by being financially unfeasible, the impact on the supply of housing will be significant and far-reaching.
5. Taking into consideration the concerns outlined above, we propose the following recommendations:
6. Remove Further Financial Burden: Given the ongoing recessionary environment, we request that the Western Bay of Plenty District Council provide financial relief to developers by reconsidering the proposed 20% increase in financial contributions. This measure will encourage continued development and investment in the region.
7. Explore Alternative Funding Models: We urge the council to explore alternative funding models for community infrastructure rather than relying solely on development contributions. Transparent and equitable funding mechanisms, such as targeted rates, user-pays approaches, or special purpose vehicles (SPVs), should be considered to distribute the costs of community infrastructure investment more fairly and provide greater certainty to both developers and ratepayers.





Submission 001



P. 07 571 2761

W. [classicdevelopments.co.nz](http://classicdevelopments.co.nz)


8. Review the IAF agreement: We request a review of the financial contributions in light of the funding agreement, which talks explicitly about affordable housing. The State Highway 2 intersection upgrade is critical for future and existing residents of Omokoroa. We do not support a financial contribution policy that may put the fulfilment of this agreement, and intersection upgrade funding, at risk.

9. Support the Successful Rollout of Omokoroa UGA: Recognising the constraints and delays faced by other UGAs, we emphasise the critical importance of the successful rollout of the Omokoroa UGA. The council must take necessary measures to ensure that the financial feasibility of development in this area is not compromised. This will safeguard the supply of housing and contribute to meeting the subregion's needs.

10. In conclusion, Classic Group urges the Western Bay of Plenty District Council to carefully consider the economic climate, the need for financial relief, and the critical role of the Omokoroa UGA when making decisions regarding the proposed changes to the Financial Contribution policy. Striking a balance between development and affordability is essential for the overall prosperity and well-being of the community. Thank you for considering our submission. We would welcome the opportunity to further discuss our concerns and recommendations. Please do not hesitate to contact me for any further inquiries or clarification.

Yours sincerely,

André de Jong

A large black rectangular box redacting the signature of André de Jong.

Submission 002

**Chad Hughes**

---

**From:** Aaron Collier [REDACTED]  
**Sent:** Wednesday, 21 June 2023 11:09 am  
**To:** Chris Watt  
**Cc:** Kevin Hill  
**Subject:** RE: Finco meeting items

Good as there needs to be an urgent plan change

Regards

**Aaron Collier** | [REDACTED]  
Planner | Director  
MNZPI

**Collier Consultants Ltd** | PO Box 14371 Tauranga Mail Centre 3143 | New Zealand  
[REDACTED]

---

**From:** Chris Watt <chris.watt@westernbay.govt.nz>  
**Sent:** Wednesday, June 21, 2023 11:00 AM  
**To:** Aaron Collier <aaron@collierconsultants.co.nz>  
**Cc:** Kevin Hill <kevin.kph@xtra.co.nz>  
**Subject:** RE: Finco meeting items

Hi Aaron – I've passed that up to the team.

Ngā mihi  
Chris Watt

**Christopher Watt**  
**Development Project Facilitator**  
Kaiārahi Kaupapa Whakawhanake



E [REDACTED]  
[REDACTED]  
1484 Cameron Road, Greerton, Tauranga 3112

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**From:** Aaron Collier <[REDACTED]>  
**Sent:** Wednesday, June 21, 2023 10:35 AM  
**To:** Chris Watt [REDACTED]  
**Cc:** Kevin Hill <[REDACTED]>  
**Subject:** Re: Finco meeting items

Might pay to find out as it's pretty critical. Maybe Natalie or Tony should attend?

Submission 002

Sent from my iPhone

On 21/06/2023, at 9:32 AM, Chris Watt <[chris.watt@westernbay.govt.nz](mailto:chris.watt@westernbay.govt.nz)> wrote:

Cheers Aaron;

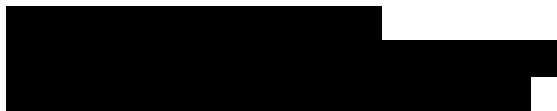
Sorry – no idea on the Plan Change aspects – that would be a question for on the day I suspect. I have not been involved in any of the background/ discussions – just setting up the meeting !!

Ngā mihi  
Chris Watt

### Christopher Watt

**Development Project Facilitator**  
Kaiārahi Kaupapa Whakawhanake

<image001.gif>



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**From:** Aaron Collier <[REDACTED]>  
**Sent:** Tuesday, June 20, 2023 1:54 PM  
**To:** Kevin Hill <[REDACTED]>; Chris Watt <[REDACTED]>  
**Subject:** RE: Finco meeting items

Grant and I will attend so we will talk through these points. Chris – is WBOPDC proposing to do a plan change to tidy some of these points up?

Regards

**Aaron Collier** | [REDACTED]  
Planner | Director  
MNZPI

**Collier Consultants Ltd** | PO Box 14371 Tauranga Mail Centre 3143 | New Zealand  
M. 021 744 707

---

**From:** Kevin Hill <[kevin.kph@xtra.co.nz](mailto:kevin.kph@xtra.co.nz)>  
**Sent:** Tuesday, June 20, 2023 1:22 PM  
**To:** Chris Watt <[chris.watt@westernbay.govt.nz](mailto:chris.watt@westernbay.govt.nz)>  
**Cc:** Aaron Collier <[aaron@collierconsultants.co.nz](mailto:aaron@collierconsultants.co.nz)>  
**Subject:** Fwd: Finco meeting items

Hi Chris,

Submission 002

I have sent the below to Grant to raise at the Te Puke meeting. But thought it best to give you this feedback as well.

Do I need to submit it somewhere else too?

Kind regards

Kevin

Begin forwarded message:

**From:** Kevin Hill <[REDACTED]>  
**Subject:** Finco meeting items  
**Date:** 20 June 2023 at 1:14:04 PM NZST  
[REDACTED]

Hi Grant,

Some comments from the Vercoe Finco experience:

While the reduction in Fincos and more transparency is supported, there are still issues which remain unresolved when dealing with Fincos as listed below.

1. Who is the person at Council responsible for managing, calculating and answering all questions we have with regards to Finco's? (Remains unclear and hard to pin down).

2. Can we have a calculation provided with each resource consent of how staff have calculated the Fincos. It is not enough to say it is \$x per additional Lot = total \$. We need to see how staff have calculated the developable area so we can do our own checks.

As we are now generally delivering over 15 Lots/ha, there needs to be a "density credit" provided to encourage greater density developments. TCC has a simple formula of how this is calculated and as developers are operating in a similar regional environment under Smartgrowth, there needs to be some level of consistency in my view in dealing with density matters and calculating developable area.

3. It is also not clearly spelt out anywhere in the District Plan or this consultation documentation that the Finco's are calculated on 15 Lots/ha, (Medium Density Zoning is 20 Lots/ha) nor what this hectare of developable land includes or does not include.

4. Exclusions to the density calculation to determine developable area are (note these matters are not documented anywhere, have just been obtained from meetings I had with staff):

1. stormwater reserves to be vested
2. Neighbourhood reserves to be vested
3. Pedestrian accessways/cycleways to be vested
4. Geotechnical constrained land that cannot be built upon, for example land with a BRL on it.
5. *An additional exclusion should be for wider road reserves that are wider than the typical 20m road reserve.*

Submission 002

5. As the calculations are essentially a “black box” type approach, it is not easy to understand them. A document that sets out how the charges are calculated, a calculation sheet provide with every RC and a staff contact who did the calculation and who could answer queries would be very helpful.

6. HHE - House Hold Equivalent. This is still based on 2.7 persons per household based on 2006 Census data. TCC uses 2.5. We believe this should be reviewed to either reflect more recent census data or a lower long term average used similar to what is predicted to reduce to over time in Smartgrowth assumptions - lowering to 2.4. This lower HHE should be adopted in all area developing at more than 15 Lots/ha or revised at every census interval.

7. We have 0.8 x per additional Lots for Storwater at Vercoe, yet Te Mania Stage 2 next door has .05 x per additional Lot for stormwater. That Te Mania Stage 2 mainly discharges to a Finco funded pond 5 (we also contribute to that pond in our Finco's), yet we are providing all our attenuation on site for our full development plus paying 0.8 x per Lot for Stormwater Fincos? Just does not seem fair?

I understand the 0.5 handed to Te Mania may have been an “error” but it is in their RC so bankable.

I will send this to Chris Watt as well.

Regards  
Kevin



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Submission 002

If you have received this message in error, please notify the writer immediately and destroy the original(s).



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copying, disclosure, retention or distribution by any means of the information is strictly prohibited.

If you have received this message in error, please notify the writer immediately and destroy the original(s).

Submission 003

9 July 2023



## **Submission on the proposed Financial Contribution Charges for Omokoroa**

### **Jace Group**

This submission is prepared on behalf of Jace Group who have multiple land holdings at Omokoroa including the town centre site at 414 Omokoroa Road.

The financial contributions at Omokoroa are substantially higher than the rest of the district. The proposed increases are substantial and will impact on the cost of development for new residential units and also for commercial activities that pay a contribution proportionate to the number of HHE's.

The existing financial contribution have been established on an ultimate population of 12500 people when the peninsula is fully developed. I understand that growth predications are now slightly higher at approximately 13,000 people when the peninsula is fully developed. This is approximately 5,200 households.

There are infrastructure improvements to Omokoroa that have been provided as a result of the urbanisation of the peninsula and expansion of the urban area, most lately via Plan Change 92. These have benefited the existing urban area of Omokoroa and also the Greenfield growth areas. While large parts of the existing urban area have qualifying matters that may limit the development of medium density residential units, there remains a substantial increase in development potential that will likely occur in the next 20 years.

A development yield of 15 lots per hectare has been established as a basis of the financial contributions charged to date to meet the RPS standards for progressive intensification of urban development. This has now been superseded by Plan Change 92 which seeks a yield of 20 residential units per hectare or in some cases 25 lots/residential units per hectare. This is an increased yield of 5 residential units per hectare or a 33% increase on the 15 lots per hectare target.

So when the new finco rate is applied, an increase of 20%, and a yield increase of 33%, the actual increase is approximately 55% when considered over a hectare of developable land. So there is a potential significant increase in finco income. It would be useful to understand whether Councils yield calculations have been adjusted.

Imposing such a significant change to the finco rates in one calendar year seems unreasonable and not consistent with the increased costs, especially when taking into consideration the additional densities possible.

Historically there has been a split in funding source between the existing ratepayers (UTR) and new growth. While this has been disestablished the existing residents benefit from the growth and the

Finco Submission Jace Group 9 July 2023

Submission 003

2

facilities that area created, road, civic buildings, parks etc. A split between a UTR charge and fincos on new urban development is appropriate.

Where a building is primarily for a civic function a finco reduction should be applied to recognise its community benefit.

We request Council consider the following matters.

1. Have there been revised meshblock growth calculations for the whole peninsula? If so, has this finco's been properly averaged out across the total number?
2. Consider a cost split and UTR funding, especially as we are heading into a recession. The existing residents will benefit from facilities established through population growth and urbanisation.
3. Consider a waiver or reduction in finco's for civic buildings. Many of these will need to be established in advance of the ultimate demand of the Omokoroa population.
4. Consider waiving SW fincos for residential units above shops as these will unlikely contribute to stormwater as the building footprint will not increase.

Please keep us informed of the developments of the finco policy and also the final Council decision as it will impact the Smiths if their property is developed in the future.

Yours sincerely.



**Richard Coles**

**Director/Planner**



Finco Submission Jace Group 9 July 2023



Submission 004

9 July 2023

**Submission on the proposed Financial Contribution Charges for Omokoroa****Michael and Sandy Smith****467 B and E Omokoroa Road**

This submission is prepared on behalf of Michael and Sandra Smith who are long term residents at Omokoroa and have seen the growth occur over the last 20 years.

The financial contributions at Omokoroa are substantially higher than the rest of the district.

The existing financial contribution have been established on an ultimate population of 12500 people when the peninsula is fully developed. I understand that growth predications are now slightly higher at approximately 13,000 people when the peninsula is fully developed. This is approximately 5,200 households.

There are infrastructure improvements to Omokoroa that have been provided as a result of the urbanisation of the peninsula and expansion of the urban area, most lately via Plan Change 92. These have benefited the existing urban area of Omokoroa and also the Greenfield growth areas. While large parts of the existing urban area have qualifying matters that may limit the development of medium density residential units, there remains a substantial increase in development potential in these existing areas that will likely occur in the next 20 years.

A development yield of 15 lots per hectare has been established as a basis of the financial contributions charged to date to meet the RPS standards for progressive intensification of urban development. This has now been superseded by Plan Change 92 which seeks a yield of 20 residential units per hectare or in some cases 25 lot/residential units per hectare. This is an increased yield of 5 residential units per hectare or a 33% increase on the 15 lots per hectare target.

So, when the new finco rate is applied, an increase of 20%, and a yield increase of 33%, the actual increase is approximately 55%. So there is a potential significant increase in finco income. It would be useful to understand whether Councils yield calculations have been adjusted taking into account this yield change.

The Smith's site is approximately 9.4 ha and proposed to be zoned Lifestyle Zone in PC92. The yield achievable depends on topographical constraints of the land, although some parts are significantly less steep could have been zoned residential.

A submission has been made to PC92 on behalf of the Smith's enabling a minimum lot area of 1500m<sup>2</sup> for land that is less steep. This provides for a transition between the more intensive medium density areas and the sensitive coastal environments of Tauranga Harbour which adjoins

Finco Submission M &amp; S Smith 9 July 2023

Submission 004

2

the property. If 1500m<sup>2</sup> lots are achievable then it would make good sense to reticulate these lots to Council's wastewater reticulation via either low pressure pump systems or via a traditional pump station if there are sufficient lots. The requirement for these areas to be reticulated may assist in the cost share of the wastewater infrastructure and enable the finco costs to be shared over a larger catchment. This is particularly important were some activities have a greatly reduced impact on the wastewater system than anticipated, such as retirement villages.

The Omokoroa Structure Plan makes no special provision for stormwater or roading within the rural residential areas. These costs will be borne by the developer and the management of stormwater generated from the developments will require careful consideration and design due to the topography and also the receiving environment. It is important that the finished landform for the more intensively developed medium density areas do not rely on stormwater infrastructure in the rural residential zone as no funding allocation has been provided.

Given the above it is anticipated that no stormwater fincos will be charged for the rural residential area. It is also anticipated that if the lots are not connected to the reticulated wastewater infrastructure, then no wastewater charge would be sought from Council. This needs to be retained in Councils finco policy.

Please keep us informed of the developments of the finco policy and also the final Council decision as it will impact the Smiths if their property is developed in the future.

Kind regards

Yours sincerely.



**Richard Coles**  
**Director/Planner**



Finco Submission M & S Smith 9 July 2023

Submission 005

**Chaquan Nepia**

---

**From:** Kevin Hill <[REDACTED]>  
**Sent:** Wednesday, 21 June 2023 12:24 pm  
**To:** Have Your Say  
**Subject:** Finco's

Hi

Please find feedback as a result of recent experience with Vercoe resource consent and FINCo's, No.3 Road and Macloughlin Drive.

Kind regards

Kevin Hill

Some comments from the Vercoe Finco experience:

While the reduction in Fincos and more transparency is supported, there are still issues which remain unresolved when dealing with Fincos as listed below.

1. Who is the person at Council responsible for managing, calculating and answering all questions we have with regards to Finco's? (Remains unclear and hard to pin down).

2. Can we have a calculation provided with each resource consent of how staff have calculated the Fincos. It is not enough to say it is \$x per additional Lot = total \$. We need to see how staff have calculated the developable area so we can do our own checks.

As we are now generally delivering over 15 Lots/ha, there needs to be a "density credit" provided to encourage greater density developments. TCC has a simple formula of how this is calculated and as developers are operating in a similar regional environment under Smartgrowth, there needs to be some level of consistency in my view in dealing with density matters and calculating developable area.

3. It is also not clearly spelt out anywhere in the District Plan or this consultation documentation that the Finco's are calculated on 15 Lots/ha, (Medium Density Zoning is 20 Lots/ha) nor what this hectare of developable land includes or does not include.

4. Exclusions to the density calculation to determine developable area are (note these matters are not documented anywhere, have just been obtained from meetings I had with staff):

- stormwater reserves to be vested
- Neighbourhood reserves to be vested
- Pedestrian accesways/cycleways to be vested
- Geotechnical constrained land that cannot be built upon, for example land with a BRL on it.
- *An additional exclusion should be for wider road reserves that are wider than the typical 20m road reserve.*

5. As the calculations are essentially a "black box" type approach, it is not easy to understand them. A document that sets out how the charges are calculated, a calculation sheet provide with every RC and a staff contact who did the calculation and who could answer queries would be very helpful.

6. HHE - House Hold Equivalent. This is still based on 2.7 persons per household based on 2006 Census data. TCC uses 2.5. We believe this should be reviewed to either reflect more recent census data or a lower long term average used similar to what is predicted to reduce to over time in

Submission 005

Smartgrowth assumptions - lowering to 2.4. This lower HHE should be adopted in all area developing at more than 15 Lots/ha or revised at every census interval.

Submission 005

**Chaquan Nepia**

---

**From:** Kevin Hill [REDACTED]  
**Sent:** Friday, 23 June 2023 8:55 am  
**To:** Have Your Say  
**Cc:** [REDACTED] Aaron Collier  
**Subject:** FINCO's 23/24 - further consultation

Hi,

In addition to my previous email and issues raised re my experience with the Vercoe Finco's, many of the changes being proposed and issues surrounding the FINCO's are all matters under the RMA and District Plan. The information provided as Further Consultation does not make it clear if a Plan Change is being proposed to consider and implement these changes.

Can Council please advise how these changes will be dealt with via a Plan Change and what the intended time frame for such a Plan change would be?

Kind regards

Kevin Hill

[REDACTED]

(Agent for Vercoe Holdings Limited)

Submission 006

**Chaquan Nepia**

**From:** Michael Kemeys [REDACTED]  
**Sent:** Friday, 16 June 2023 2:00 pm  
**To:** Chris Watt  
**Subject:** RE: 2023-06-16 - Council further consultation on Financial contributions for 2023-24 - opportunity to meet

Hi Chris,

A question I will likely get so would like to get ahead of it.

If Omokoroa increases by \$12k per lot and has been undercalculating the effects of the UTR which ceased in 2018,

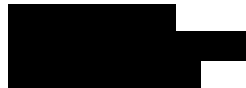
- what FC's should councils have collected between 2018 and 2023.
- If it has under collected are future lots now having to pay for additional FC's to the equivalent of 5 years' worth of under collection.
- If the under collection FC's hadn't occurred what would the total FC be for Omokoroa.

Kind regards



celebrating 10 years  
of making projects real.

**Michael Kemeys**  
Director



**From:** Chris Watt [REDACTED]  
**Sent:** Friday, June 16, 2023 1:14 PM  
**To:** Bruce Cuff [REDACTED]; David Page [REDACTED]; Adam Ross [REDACTED];  
 [REDACTED]; 'Wills Pendergast' [REDACTED]; Brian Goldstone [REDACTED];  
 Craig <[REDACTED]> [REDACTED]; Stephen Watt [REDACTED];  
 Howard Scott [REDACTED]; Dominic [REDACTED];  
 Foote [REDACTED]; Liz Wilde <[REDACTED]> [REDACTED]; Grant Cartwright [REDACTED];  
 Ellespd [REDACTED]; [REDACTED]; 'Simon Maxwell' [REDACTED];  
 [REDACTED]; 'Grant Eynon' [REDACTED]; André de Jong [REDACTED];  
 [REDACTED]; Michael Kemeys [REDACTED]; Michael Smith [REDACTED];  
 [REDACTED]; Daryl Scott (Scott Partners 2001 Limited) [REDACTED];  
 Glenn Temple [REDACTED]; [REDACTED];  
 'Simon Maxwell' [REDACTED]; Richard [REDACTED]; Greg Knell [REDACTED];  
 Ila Daniels [REDACTED]; [REDACTED];  
 [REDACTED]; Shae Crossan [REDACTED];

**Subject:** 2023-06-16 - Council further consultation on Financial contributions for 2023-24 - opportunity to meet

Good afternoon to you all,

**Financial contributions**

Since consulting on the draft financial contribution charges (financial year 2024), as part of the Annual Plan Process in March-April, we have further reviewed the charging models. Based on that review,

Submission 006

including feedback from some developers, we have determined that the financial contribution charges need to be amended. These updated charges were approved for consultation this week by Council.

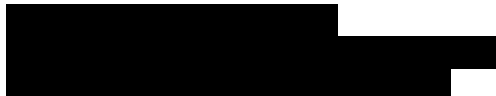
As part of this consultation, we will host meetings for the development community to ask questions and provide feedback. We will send invites out next week to meet and we are proposing separate meeting times for Te Puke and Ōmokoroa developers. Please feel free to share the invite with others. I have taken the opportunity to send to you as active, or future property developers (and their agents where known) working within the Ōmokoroa and Te Puke areas where there are larger changes.

We appreciate that the meeting times and dates may not suit all, however there is the opportunity to “have your say” through Council’s website during the consultation period from 19 June to 9 July. The consultation page will go live on Monday 19<sup>th</sup> June. [Have Your Say Western Bay of Plenty](#)

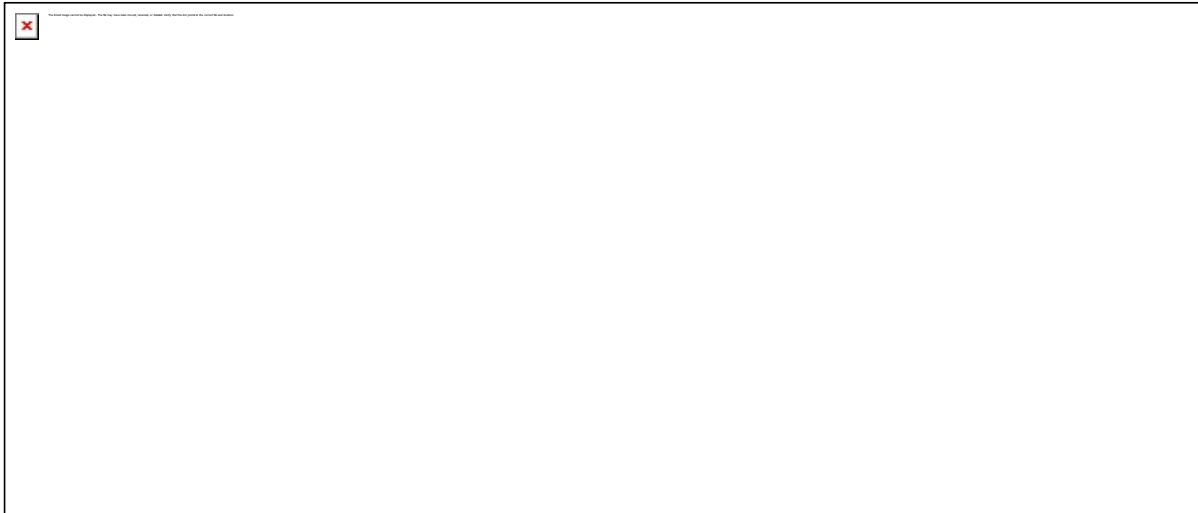
Ngā mihi  
Chris Watt

**Christopher Watt**

Development Project Facilitator  
Kaiārahi Kaupapa Whakawhanake



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Submission 006

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Submission 007

650818-M-P-C102



9 July 2023

Western Bay of Plenty District Council  
Private Bag 12083  
Tauranga Mail Centre  
**Tauranga 3143**

**Attention: Annual Plan Committee**

Dear Sir/Madam,

**The North Twelve Limited Partnership**  
**Submission on Annual Plan (AP) –Water Financial Contributions**

**Introduction**

The North Twelve Limited Partnership (N12LP) currently own large greenfield residentially zoned properties at 83 & 81 Dunlop Road and 69 Whitehead Avenue, Te Puke.

Subdivision consents have been approved by the Western Bay of Plenty District Council to create approximately 380 residential allotments. Approximately seventy-five residential titles have been created to date.

The land is fully located within the Te Puke Area 3 Structure Plan Area.

Stratum Consultants Ltd have been engaged on behalf of N12LP to prepare this submission to the Annual Plan and more specifically the consultation on Financial Contributions.

**ENGINEERS · PLANNERS · SURVEYORS**Rydal House, 29 Grey Street, PO Box 13651, Tauranga 3141 P 

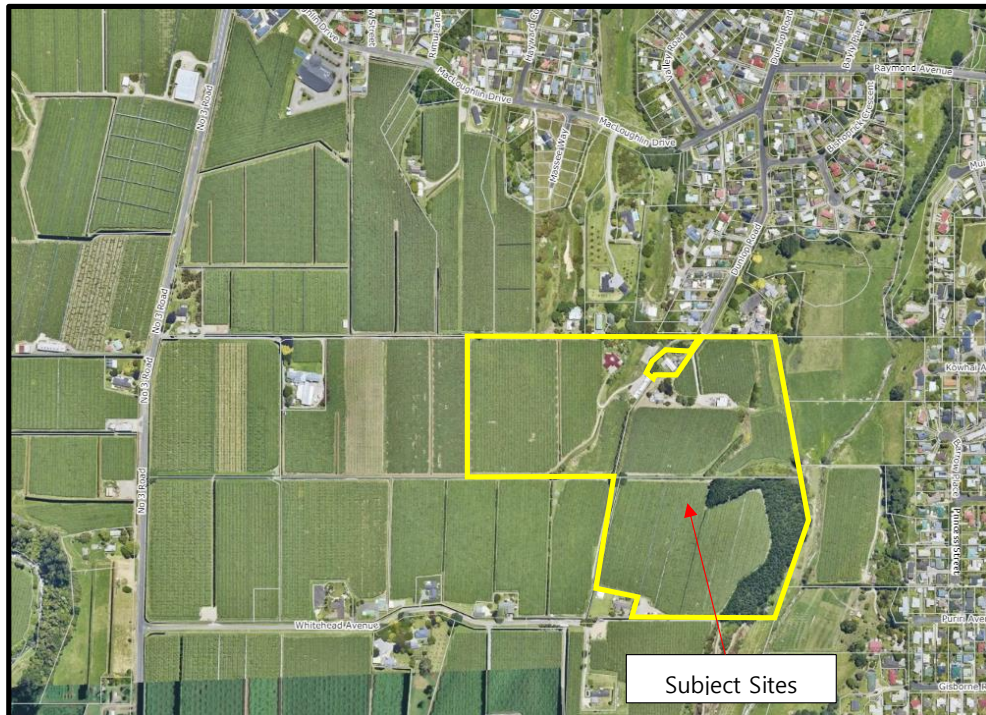


Figure 1: Properties Location

**Submission on Water Financial Contributions**

Having reviewed the Financial Models and CAPEX relating to water FINCO's, N12LP makes the following submissions.

**Compliance with District Plan Formula**

The financial models and inputs to them to calculate a Household Equivalent are not in accordance with the District Plan calculation formula set under 11.4.1 of the District Plan below.

## 11.4 The calculation of Financial Contributions as included in Council's Fees and Charges

### 11.4.1 Determining a Household Equivalent

- a. Financial contributions are based on a *household equivalent*.
- b. During the *Annual Plan* and/or *LTP* process, *Council* uses the formula in Rule 11.4.1.c. to set the;
  - catchment financial contribution amounts;
  - values applied to the variables within the formula;
  - timing of the capital projects.
- c. The formula used to determine the *household equivalent (HHE)* for Recreation and Leisure, Transportation, Water Supply, Wastewater, and Stormwater financial contributions for all zones (as appropriate) is as follows:

$$\frac{(CP-S) - (EP-S) + I}{L} = \text{financial contribution per } \textit{household equivalent}$$

Where:

CP = value of *development* projects for capital works within a specific catchment, including land, required to meet the needs of the existing and future community during the planning period;

EP = value of *development* projects within a specific catchment for that portion of the capital works required to meet the existing level of service for existing ratepayers;

S = the subsidies to be received for the specific *infrastructure* within the planning period;

L = *dwellings* and *household equivalents* estimated during the planning period;

I = Interest cost based on capital expenditure less revenue from financial contributions.

#### Explanatory Note:

The inputs to the formula will be updated annually through the *Annual Plan* and/or *LTP* process to reflect changes in costs and timing. Any financial contribution that is not paid in full within two years of the commencement of the resource consent shall be subject to adjustment under Rule 11.3.c.ii.

No FINCO should be set under the annual plan that are not in accordance with the District Plan, given that FINCOs are to be levied under the District Plan and through the RMA process.

### Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- FINCO calculations should be revised to ensure that they are calculated in accordance with the District Plan formula contained in Section 11.4.1 of the District Plan. If FINCO's are not calculated in accordance with these provisions, N12LP considers that this is unlawful and FINCO's should; not be imposed/charged until this is correctly applied.

### Project Number 243002 – Reticulation Improvements

There are significant increases in water reticulation expenditure over years 2022 - 2031 identified in the financial models, but no evident purpose is identified. The allocation of 50% of the cost to growth is not consistent with prior years (10% allocation to growth) and the Councils Water Asset Management Plan which stipulates no more than 10% of these costs are to be allocated to growth, without hydrological assessment. Has there been a hydrological assessment undertaken? No reasons for the decision to allocate 50% of the improvements to growth have been confirmed and no confirmation that the hydrological assessment has been undertaken has been provided.

Submission 007

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- Retain allocation of this project at 10% for growth given that this is the maximum identified under the water asset management plan.

**Project Number 287112 – Pongakawa WTP Enhancement Eastern Zone Alternative Supply**

There is no evidence that this project provides for residential growth within the Te Puke Township Residential areas given its remote location.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- Remove all allocation of this project to residential growth within the Te Puke township area.

**Project Number 287118 – Te Puke Infra Area 3 + 4 2024 and 2025**

The project has been added for the 2024 and 2025 years. It is not specific as to what works are required and appears to be a generalised item. More specific information on the project has been requested from Council staff however has not been provided.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- Remove Project Number 287118 from the financial model unless further satisfactory information and clarity is provided on the project that is acceptable to N12LP.

**Summary**

N12LP are willing to meet with WBOPDC to discuss the matters raised above.

N12LP wish to be heard in respect of their submission.

If you require any further information or wish to discuss the above, please contact the writer on 07 571 4500 or via email at [REDACTED]

Yours Faithfully,

STRATUM CONSULTANTS LTD



Shae Crossan

Planner

Director

Submission 007

650818-M-P-C102



9 July 2023

Western Bay of Plenty District Council  
Private Bag 12083  
Tauranga Mail Centre  
**Tauranga 3143**

**Attention: Annual Plan Committee**

Dear Sir/Madam,

**The North Twelve Limited Partnership**  
**Submission on Annual Plan (AP) –Stormwater Financial Contributions**

**Introduction**

The North Twelve Limited Partnership (N12LP) currently own large greenfield residentially zoned properties at 83 & 81 Dunlop Road and 69 Whitehead Avenue, Te Puke.

Subdivision consents have been approved by the Western Bay of Plenty District Council to create approximately 380 residential allotments. Approximately seventy-five residential titles have been created to date.

The land is fully located within the Te Puke Area 3 Structure Plan Area.

Stratum Consultants Ltd have been engaged on behalf of N12LP to prepare this submission to the Annual Plan.

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Rydal House, 29 Grey Street, PO Box 13651, Tauranga 3141 P [REDACTED]

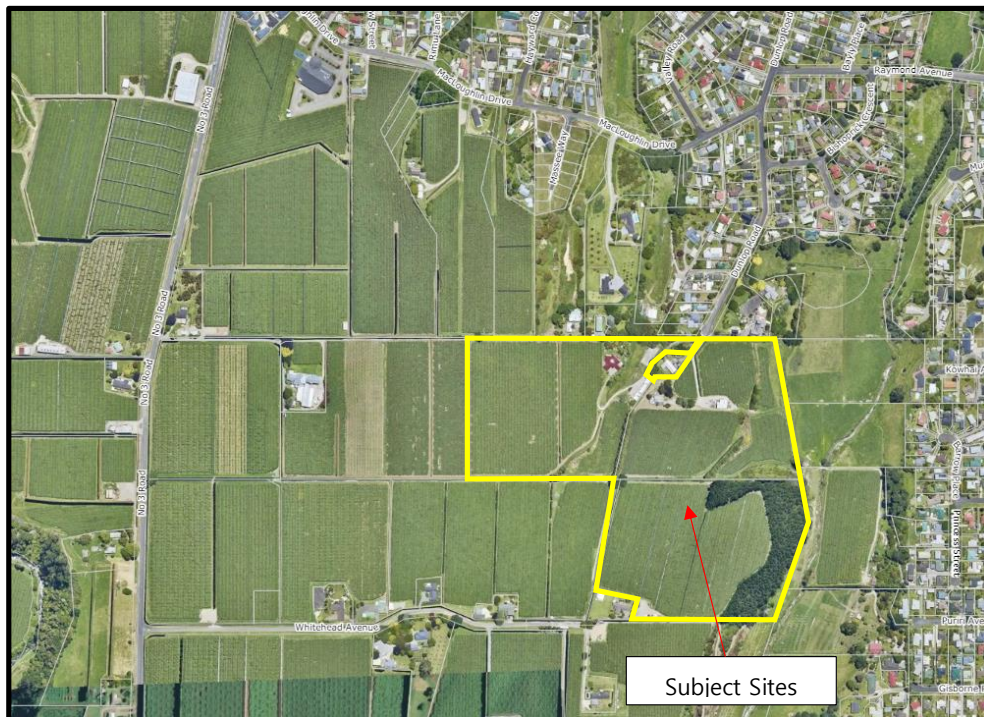


Figure 1: Properties Location

#### **Submission on Stormwater Financial Contributions**

Having reviewed the Financial Models and CAPEX relating to stormwater FINCO's, N12LP makes the following submissions. We note that clarification on the below matters has been requested from Council staff, however we have been advised that further clarification will not be able to be provided by the closing date for submission of 30 April 2023.

#### **Project 226620 – Te Puke Growth Related Assets**

This project has been allocated 100% to growth across the 2023 and 2024 years in the model, but no specific details of the project have been provided. It is unclear what the growth-related assets are and how this funding makeup has been added to the model.

#### **Decision Sought**

- Remove Project 226620 from the stormwater financial model unless clarification and justification of the project is provided to the satisfaction of N12LP.

#### **Summary**

N12LP are willing to meet with WBOPDC to discuss the matters raised above.

N12LP wish to be heard in respect of their submission and request an extended timeframe to present their submissions.

If you require any further information or wish to discuss the above, please contact the writer on 07 571 4500 or via email at [REDACTED]

Submission 007

Yours Faithfully,  
STRATUM CONSULTANTS LTD

A handwritten signature in black ink, appearing to read 'Shae', followed by a long horizontal flourish.

Shae Crossan  
Planner  
Director



Submission 007

650818-M-P-C102



9 July 2023

Western Bay of Plenty District Council  
Private Bag 12083  
Tauranga Mail Centre  
**Tauranga 3143**

**Attention: Annual Plan Committee**

Dear Sir/Madam,

**The North Twelve Limited Partnership**  
**Submission on Annual Plan (AP) –Wastewater Financial Contributions**

**Introduction**

The North Twelve Limited Partnership (N12LP) currently own large greenfield residentially zoned properties at 83 & 81 Dunlop Road and 69 Whitehead Avenue, Te Puke.

Subdivision consents have been approved by the Western Bay of Plenty District Council to create approximately 380 residential allotments. Approximately seventy-five residential titles have been created to date.

The land is fully located within the Te Puke Area 3 Structure Plan Area.

Stratum Consultants Ltd have been engaged on behalf of N12LP to prepare this submission to the Annual Plan.

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Rydal House, 29 Grey Street, PO Box 13651, Tauranga 3141 P [REDACTED]



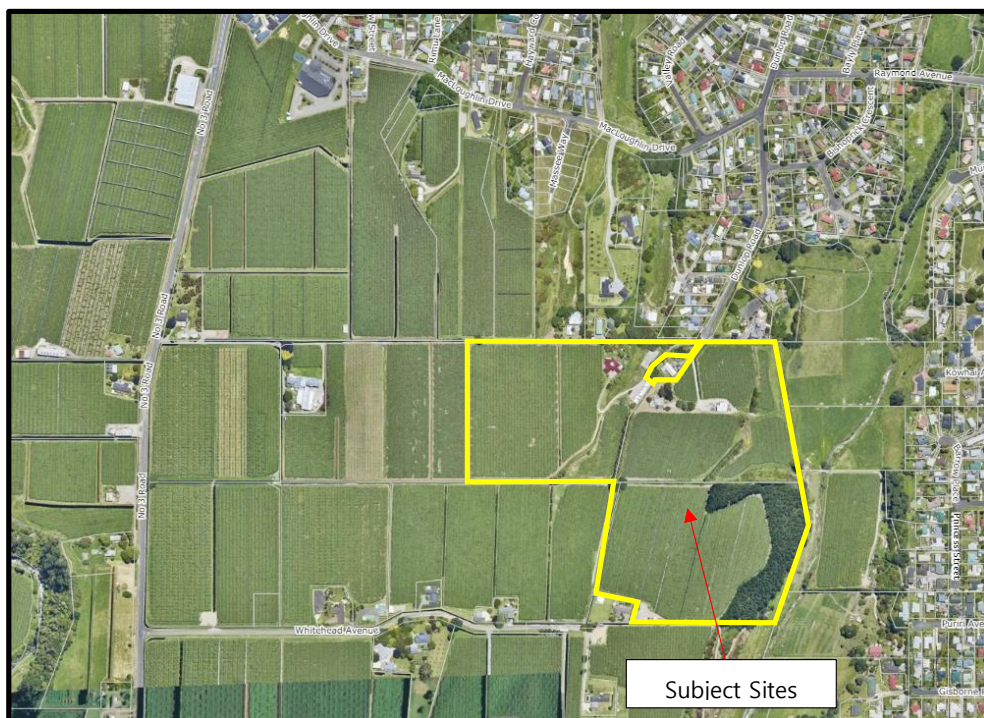


Figure 1: Properties Location

#### **Submission on Wastewater Financial Contributions**

Having reviewed the Financial Models and CAPEX relating to wastewater FINCO's, N12LP makes the following submissions.

#### **Compliance with District Plan Formula**

The financial models and inputs to them to calculate a Household Equivalent are not in accordance with the District Plan calculation formula set under 11.4.1 of the District Plan below.

## 11.4 The calculation of Financial Contributions as included in Council's Fees and Charges

### 11.4.1 Determining a Household Equivalent

- a. Financial contributions are based on a *household equivalent*.
- b. During the *Annual Plan* and/or *LTP* process, *Council* uses the formula in Rule 11.4.1.c. to set the;
  - catchment financial contribution amounts;
  - values applied to the variables within the formula;
  - timing of the capital projects.
- c. The formula used to determine the *household equivalent (HHE)* for Recreation and Leisure, Transportation, Water Supply, Wastewater, and Stormwater financial contributions for all zones (as appropriate) is as follows:

$$\frac{(CP-S) - (EP-S) + I}{L} = \text{financial contribution per } \textit{household equivalent}$$

Where:

CP = value of *development* projects for capital works within a specific catchment, including land, required to meet the needs of the existing and future community during the planning period;

EP = value of *development* projects within a specific catchment for that portion of the capital works required to meet the existing level of service for existing ratepayers;

S = the subsidies to be received for the specific *infrastructure* within the planning period;

L = *dwellings* and *household equivalents* estimated during the planning period;

I = Interest cost based on capital expenditure less revenue from financial contributions.

#### Explanatory Note:

The inputs to the formula will be updated annually through the *Annual Plan* and/or *LTP* process to reflect changes in costs and timing. Any financial contribution that is not paid in full within two years of the commencement of the resource consent shall be subject to adjustment under Rule 11.3.c.ii.

No FINCO should be set under the annual plan that are not in accordance with the District Plan, given that FINCOs are to be levied under the District Plan and through the RMA process.

### Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- FINCO calculations should be revised to ensure that they are calculated in accordance with the District Plan formula contained in Section 11.4.1 of the District Plan. If FINCO's are not calculated in accordance with these provisions, N12LP considers that this is unlawful and FINCO's should; not be imposed/charged until this is correctly applied.

### Project 225632 – Te Puke Wastewater Treatment Plant Upgrades

This project number was identified in the previously provided models as wetlands decommissioning, however the wetland decommission has now been allocated a new project number 344101.

The Wastewater Treatment Project is a significant project in the CAPEX model, with 26% of the funding costs being allocated to growth over the 2012, 2022, 2023, 2024, 2025 and 2026 years. It is unclear as to why this percentage has been allocated to growth and what this has been based on and how growth triggers any necessary upgrades.

### Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- Remove 26% allocation to growth from the project, unless further justified clarification and

Submission 007

explanation is provided to the satisfaction of N12LP that confirms the upgrades are required due to residential growth in Te Puke.

**Summary**

N12LP are willing to meet with WBOPDC to discuss the matters raised above.

N12LP wish to be heard in respect of their submission and request an extended timeframe to present their submissions.

If you require any further information or wish to discuss the above, please contact the writer on 07 571 4500 or via email at [REDACTED]

Yours Faithfully,  
STRATUM CONSULTANTS LTD



Shae Crossan  
Planner  
Director

Submission 007

650818-M-P-C102



9 July 2023

Western Bay of Plenty District Council  
Private Bag 12083  
Tauranga Mail Centre  
**Tauranga 3143**

**Attention: Annual Plan Committee**

Dear Sir/Madam,

**The North Twelve Limited Partnership****Submission on Annual Plan (AP) –Recreation & Leisure Financial Contributions****Introduction**

The North Twelve Limited Partnership (N12LP) currently own large greenfield residentially zoned properties at 83 & 81 Dunlop Road and 69 Whitehead Avenue, Te Puke.

Subdivision consents have been approved by the Western Bay of Plenty District Council to create approximately 380 residential allotments. Approximately seventy-five residential titles have been created to date.

The land is fully located within the Te Puke Area 3 Structure Plan Area.

Stratum Consultants Ltd have been engaged on behalf of N12LP to prepare this submission to the Annual Plan and more specifically the reconsulted Financial Contributions.

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Rydal House, 29 Grey Street, PO Box 13651, Tauranga 3141 P [REDACTED]

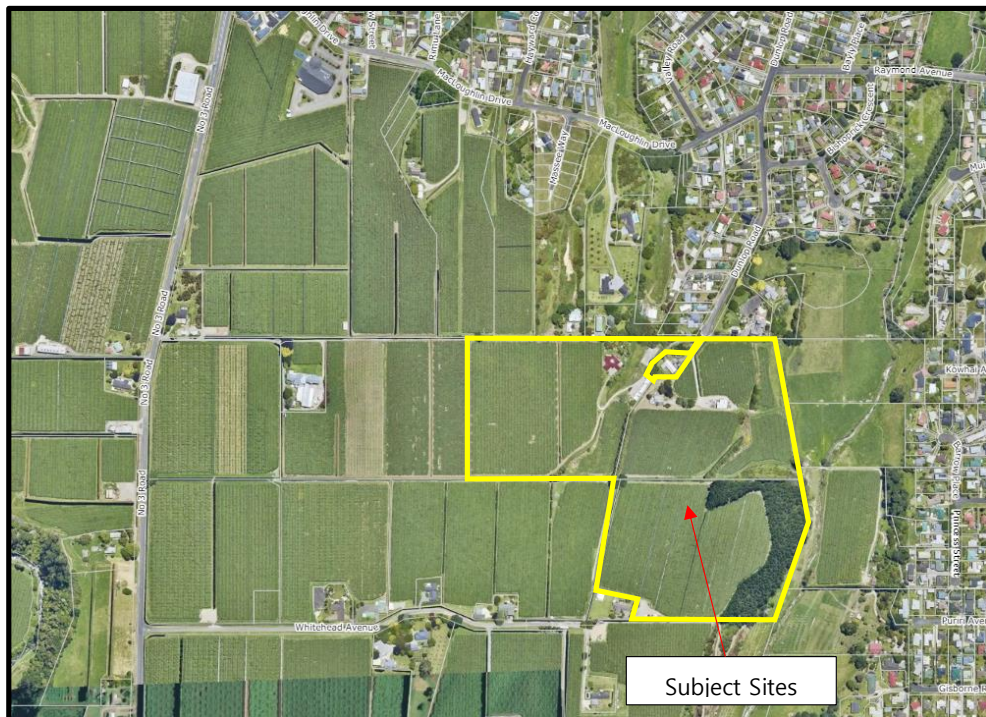


Figure 1: Properties Location

**Compliance with District Plan Formula**

The financial models and inputs to them to calculate a Household Equivalent are not in accordance with the District Plan calculation formula set under 11.4.1 of the District Plan below.

## 11.4 The calculation of Financial Contributions as included in Council's Fees and Charges

### 11.4.1 Determining a Household Equivalent

- a. Financial contributions are based on a *household equivalent*.
- b. During the *Annual Plan* and/or *LTP* process, *Council* uses the formula in Rule 11.4.1.c. to set the;
  - catchment financial contribution amounts;
  - values applied to the variables within the formula;
  - timing of the capital projects.
- c. The formula used to determine the *household equivalent (HHE)* for Recreation and Leisure, Transportation, Water Supply, Wastewater, and Stormwater financial contributions for all zones (as appropriate) is as follows:

$$\frac{(CP-S) - (EP-S) + I}{L} = \text{financial contribution per } \textit{household equivalent}$$

Where:

CP = value of *development* projects for capital works within a specific catchment, including land, required to meet the needs of the existing and future community during the planning period;

EP = value of *development* projects within a specific catchment for that portion of the capital works required to meet the existing level of service for existing ratepayers;

S = the subsidies to be received for the specific *infrastructure* within the planning period;

L = *dwellings* and *household equivalents* estimated during the planning period;

I = Interest cost based on capital expenditure less revenue from financial contributions.

#### Explanatory Note:

The inputs to the formula will be updated annually through the *Annual Plan* and/or *LTP* process to reflect changes in costs and timing. Any financial contribution that is not paid in full within two years of the commencement of the resource consent shall be subject to adjustment under Rule 11.3.c.ii.

No FINCO should be set under the annual plan that are not in accordance with the District Plan, given that FINCOs are to be levied under the District Plan and through the RMA process.

### Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- FINCO calculations should be revised to ensure that they are calculated in accordance with the District Plan formula contained in Section 11.4.1 of the District Plan. If FINCO's are not calculated in accordance with these provisions, N12LP considers that this is unlawful and FINCO's should; not be imposed/charged until this is correctly applied.

### Submission on District Wide Recreation & Leisure Contribution

The current proposed Recreation & Leisure Financial Contributions (FINCO's) are set on a District Wide basis. This results in inequity across the District, where several large projects or land acquisitions are located within a certain area of the District.

N12LP are developing residential sections in Te Puke for affordable housing purposes. Several of the largest CAPEX projects or land acquisitions listed in Councils financial models are located within the Omokoroa or Northern Areas of the District (i.e., Katikati, Pahoia, Kauri Point).

Given the physical distance of Te Puke from Omokoroa and the northern areas of the District, there will be limited use by residents within the N12LP's subdivisions in Te Puke of the projects or land acquisition areas within the northern area of the District.



For example, the North Harbour Boat Ramp (Project ID 295201) is a significant capital project allocated across the 2025/2026 financial years with a 100% allocation to growth. It is highly unlikely that any residents of Te Puke, particularly those in affordable housing would utilise the Boat Ramp on a regular basis.

N12LP's view is that affordable housing in Te Puke should not be subsidising Recreation & Leisure capex projects and land acquisitions elsewhere in the District, where these facilities are unlikely to be utilised by Te Puke residents.

#### Decision Sought

N12LP therefore seek the following outcomes/resolutions.

1. That Recreation & Leisure Financial Contributions are removed from being calculated on a District Wide Basis and are calculated on a catchment basis (i.e., Eastern, Central, Western) as is the case for other Financial Contributions.

#### **Submission on Recreation & Leisure Contributions – Non-Development Projects**

The current proposed Recreation & Leisure Financial Contributions (FINCO's) are based on the Councils Financial Models, which includes CAPEX projects and land acquisitions.

Section 11.4.1 of the District Plan sets out the calculation to determine a household equivalent in respect of FINCO's.

The wording in Section 11.4.1 specifically identifies "Development Projects" for use in its calculations.

It is noted that several development projects are clearly identified in the WBOPDC Financial Models. However, high value items such as District Wide Reserve Acquisition Funding (Project 244912) and Omokoroa Active Reserves (Project ID 345401) are not specifically identified "Development Projects", rather are general funds for reserve acquisitions.

In addition, there are project 345301 Reserves – Cycleways & Walkways funding and project 295203 – Omokoroa Domain Funding included in the Financial Model. We have requested further details of these projects from Council staff as to whether these projects include generalised sums for non-specific acquisitions/developments but have been advised that a response cannot be provided by the closing date of submissions on 30 April 2023.

Without the further clarification requested, N12LP's position is that the above items do not meet the requirement/definition of a "Development Project" as identified under the District Plan and therefore cannot be used in the calculation of a household equivalent for FINCO's.

#### **Decision Sought**

N12LP therefore seek the following outcomes/resolutions.

1. Remove specific line items from the Rec and Leisure FINCO calculation model – that being Reserves District Wide Acquisition Funding (Project 244912), Omokoroa Active Reserves (Project 345401) Reserves – Cycleways & Walkways funding (Project 345301) and–

Submission 007

Omokoroa Domain Funding (Project 295203) and recalculate recreation and leisure FINCOs excluding these items.

**Summary**

N12LP are willing to meet with WBOPDC to discuss the matters raised above.

N12LP wish to be heard in respect of their submission and request an extended timeframe to present their submissions.

If you require any further information or wish to discuss the above, please contact the writer on [REDACTED] or via email at [REDACTED]

Yours Faithfully,  
STRATUM CONSULTANTS LTD



Shae Crossan  
Planner  
Director



Submission 008



SURVEYING • ENGINEERING • PLANNING

24 July 2023

Western Bay of Plenty District Council  
1484 Cameron Road  
Greerton  
Tauranga 3112

**Late Submission – WBOPDC – Proposed Financial Contribution Charges for Omokoroa  
On behalf of Brian Goldstone – Harbour Ridge Developments Limited**

This submission is prepared on behalf of Brian Goldstone of Harbour Ridge Developments Limited, a prominent and longstanding resident and developer of the residential zones of Omokoroa, including being the developer of over 300 lots at Harbour Ridge, Omokoroa which is ongoing, as well as planned developments on Prole Road.

Omokoroa has the largest combined development contribution within the district, and these are set to increase further under the proposed 2023/24 rates. The financial contributions under the annual plan 2023/24 proposal for Omokoroa have a 20.3% increase on the 'variance (%) to the draft annual plan 2023/24' and a 21.2% increase on the 'variance (%) to schedule of fees and charges 2022/23'. This is a significant increase. It is considered that such a dramatic increase will have negative consequences on the delivery of houses and the overall development of Omokoroa. Effectively, development contributions are passed onto the end user, resulting in increases to new house prices.

The cost of living and ongoing turbulent economy are front of mind for the public, and it is considered by the Submitter that the proposed increases over one calendar year are excessive, unreasonable, and are damaging to the development industry which strives to provide homes for the public at rates which are as affordable as possible.

It is noted that for major growth Omokoroa is Western Bay's primary area for contained and strategic urban growth. However, proposed increases are mostly applied to Omokoroa exclusively, while other district areas have minimal or negative changes. It is considered by the submitter that this is an illogical and disadvantageous strategy by the Council. The submitter suggests that costs could be balanced across the district to ensure that increases in Omokoroa could be restricted to a more modest increase, if any, especially considering that the development of Omokoroa will include a range of commercial and civil benefits to the district and region as a whole. There are few areas in Western Bay which can bring on needed housing supply as quickly as Omokoroa.

Under Plan Change 92, medium density residential provisions have been introduced to the residential framework for the urban extents of Omokoroa. Under this change, urban densities are set to increase from approximately 15 lots per hectare to upwards of 20 to 25 lots per hectare. The submitter queries whether increased densities are considered under the proposed contribution changes. If the additional yields via PC92 have not been captured within the proposed increase calculations, then Council will likely receive excessive contributions.

In summary, the submitter requests that Council consider the following matters:

- 1) Provide confirmation that additional densities provided by PC92 have been included within the FINCO calculations.



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- 2) Review the appropriateness of the significant increases during a cost-of-living crisis and looming recession, especially weighed against other districts which are holding or reducing development contributions.
- 3) Consider balancing increases across the District due to the public benefit provided by the development of Omokoroa.

Finally, the submitter seeks to be included within any future development contribution increase discussions going forward.

Yours sincerely,

Jackson Greenwell  
Senior Planner  
**Maven BOP**



PO Box 13185, Tauranga 3141





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To whom it may concern,

Has WBOPDC considered staggered S223 fees like other Council's? \$1000 for a simple two lot subdivision or boundary adjustment is 2x cost of other local Councils. E.g. \$500 for 1-3 lots and boundary adjustments. \$1000 for four lots+

S224c fees could also be split to reflect the engineering component of this certification with a reduced base fee staying at \$1000 for applications with no engineering conditions and an increased engineering component to address the more complex applications. Council collects further fees for Consent notices, and cancellation certificates so these fees don't need to cover associated works costs. These fees are also deposit fees so Council has the ability to recover actual costs on complex subdivisions.

Many controlled activity consents have limited conditions and no engineering conditions resulting in a proposed \$2500 combined S223-224 application fee which seems unreasonable to the work required by Council planners.

I do however support the proposed reduction in rural roading financial contributions, and recreation and leisure. We hope to see these cost savings passed onto rural clients as recent years proposed fees included a proposed reduction only for the final fees to result in an over-the-top increase that these 2023 proposed reductions go part way to rectifying. Other proposed changes to financial contributions seem reasonable including the increase in Te Puke wastewater to go towards funding a new treatment plant.

Regards

**Stratum**  
CONSULTANTS

**MATT POWDRELL** BSurv, MNZIS  
Principal | Licensed Cadastral Surveyor

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**Katikati Community Board**  
**Annual Plan Submission 2023/24**  
**Executive Summary**

1. The Katikati Community Board submission is influenced by the significant work and investment in the town's Community Plan and Town Plan which was widely consulted on. This has been further enriched by input from the new Community Board and their extensive network of contacts. It has taken this work and moved it into prioritisation and the implementation stage.
2. This submission is influenced by the demographics and household incomes which clearly indicate a need for community rejuvenation as it approaches its 150<sup>th</sup> Anniversary of Ulster Irish plantation.
3. It is based on integrating the 4 well beings of economic, environmental, social and cultural focusing on its core opportunities of eco-horticulture focused on science-based initiatives that will attract younger people to the ward.
4. The key local priorities for the community board, that came from extensive the consultation were
  - a. The development of the Market Square and the Landing so that it is available for the 150<sup>th</sup> Anniversary celebrations which could get underway as early as March 2025.
  - b. Attracting young families to Katikati – actively attract and appeal to younger families to move to Katikati. Needs investment in facilities and jobs to help achieve this.
  - c. Commercial/industrial land availability – want to make it easier for businesses to establish and jobs to be created in the town.
  - d. Facilities – want to allow for a range of sport codes. Need hard surface courts (for netball/basketball/tennis). Also support increased medical centre facilities.
  - e. Development of Beach Road boat ramp area as a multi-purpose facility with the boat club being the anchor but available to a science community studying eco-horticulture and sharing their knowledge.
  - f. Encouraging a creative community with events and activities that continues to make it a warm and welcoming community.
  - g. The Community Board would like to see a clear Environmental policy for this area supported by financial commitment.

There is a great deal of detail and I must thank everyone for their contribution, especially the Community Board members who have diligently consulted with groups to draw this submission together.

John Clements  
Katikati Community Board Chair

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## **Katikati Community Board Annual Plan Submission 2023/24**

The Katikati Community Board would like to make the following submission in regard to this community. Whilst the Community Board recognises the financial challenges faced by many of its ratepayers it has identified under-investment in many of the facilities and is focused on addressing these. Many of the ratepayers are on fixed income so inflation and high-rate increases causes distress as is shown in the survey conducted by the Community Board – see below. It is also an aging population and needs to take steps to attract a younger cohort into the area and believe there are short- and longer-term steps that can be taken to address this issue. Many of these requests are based on the Community Plan and Town Plan developed by the previous Community Board with more research and depth. At the time the community was extensively consulted and provided a sound platform for the Annual Plan and the future Long Term Plan. This document has engaged with the community for even deeper insights.

Whilst Katikati ward is not a designated “growth area” that does not mean that it should not get a proportional investment of the rates taken from this community – our rates are the same. Many of these services have been built up over the past 150 years and need renewal and rejuvenation. The town has grown but the demographics show the middle age group moving out and the pipeline of younger people who become involved in all of the community organisations is reduced.

The recently established Western BoP Infrastructure Forum map is cut off just north of Aongatete and just south of Rangiuru, further highlighting our point about Council’s focus on those high growth areas while ignoring the Katikati-Waihi Beach ward and the contribution this ward makes from a rates, economic and demographic perspective.

WBoP ratepayers in our ward help fund Priority One, which is effectively ignoring the ratepayers north of Aongatete and south of Rangiuru. Interested to understand how much involvement WBoPDC has with Priority One from a governance perspective as the Priority One map clearly shows our ward just drifts into the mists of non-existence. We think a refund of our contribution to Priority One and Smart Growth should be refunded.

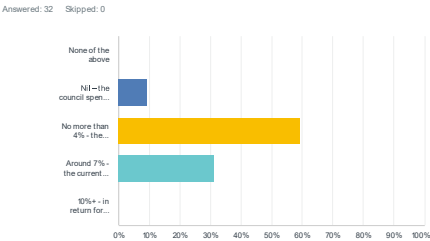
<https://www.stuff.co.nz/bay-of-plenty/131826702/regional-development-plan-absolutely-essential-for-western-bop-says-finance-minister>

And this link highlights our wards isolation - <https://www.priorityone.co.nz/wp-content/uploads/Infrastructure-Action-Plan.pdf>

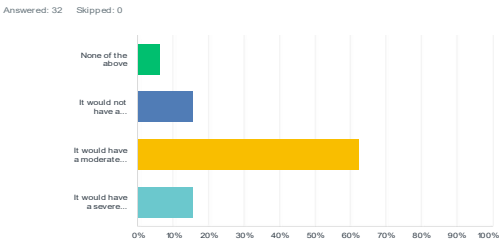
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There is strong resistance to the 9.01% rate increase. We therefore advocate that the 4% rate increase outlined in the previous annual plan and in the pre-election guide just 6 months ago be adhered to in order not to have a breach of confidence with the rate payer. Along with this there is an equitable allocation of resources across the 3 wards so that these wards can renew themselves with essential infrastructure. This submission is made with the intention of starting to address the issues raised above. A project list is at the back of this submission.

Two years ago the Western Bay of Plenty District Council committed that rates this year (and future years) would rise a maximum of 4% a year, including inflation. This was endorsed by 7 of the current councillors. This was in return for imposing a one-off 115% increase that forward funded a number of projects and started kerbside recycling. Faced with surging inflation, the council has now proposed a budget increase this year of 7.41%.What do you think the rates increase should be?



The council will calculate its 2023-24 rates take in June based on new 2022 property valuations which are due out in a few weeks. This will not affect the overall level of spending or the rates gathered by the council; it recalculates rates bills based on the new values. However, changes in your property's value may affect how big a share you pay. For example, if your property rises in value more than average across the whole district (which many expect will be the case in Katikati) then that will tend to push up your rates bill. If your property rises in value by less than average, that will hold back your rates increase.What impact would a rates rise of 7% or more have on you and your family?



Infrastructure

Katikati is a town which is bisected by State Highway 2 and this has meant planning for the town has been difficult. The 2018 Community Board developed a Town Plan and that has some aspects that need to be considered under this document.

Katikati is known as the Mural Town and is adorned with some great outdoor art murals reflecting the history of the town. This creative side of the town along with its heritage needs to be a design feature when planning infrastructure and public buildings even if this is more difficult with private property (but not impossible). There are heritage towns in New Zealand including Warkworth, Howick and Arrowtown and Matakana has been re-energised due to good design. Matakana has become a market town that attracts weekend visitors. If we can integrate the market square with Saturday morning markets and then promote cycling, ornithology and even a show in the theatre at say 2.00 pm we start to inject life and spending into the town over weekends. *This highlights the need for a strong marketing plan as part of the overall Town and Community Plans.*

The Community Board needs to be strong advocates in supporting the creative and heritage brand of the town and not allow bland policy to override this richness.

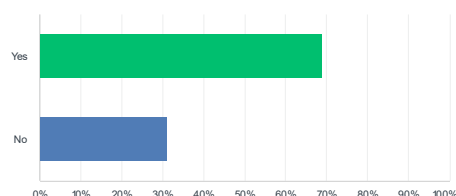
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### By-Pass

Lobbying for a by-pass has taken place for the past 100 years was approved in 1999 but opposed by local business and arises during election season. 2023 is an opportunity to raise the pressure again. Whilst the by-pass is important it is a decision made by central government so lobbying is important but must not stop the town moving forward as it approaches its 150<sup>th</sup> Anniversary.

Do you wish to see the entrance ways to Katikati improve?

Answered: 29 Skipped: 3



*There is strong support for an improvement to the entrances to Katikati. We may need to improvise and use existing areas to put signage up and develop a logo for Katikati reflecting its heritage as roundabouts to a by-pass are some years away.*

In discussions during December 2022 the idea of a traffic light at Beach Rd and SH2 was proposed and funded with money (\$2 million) that had been put aside for a by-pass investigation. We believe this proposal needs to be pursued with enthusiasm. Whilst not ideal it helps to address access from and out of Beach Road an important intersection in Katikati. This could be synchronised with the pedestrian crossing in town. This should also have a manual stop button so walkers and cyclists can cross the road from the Landing to Kotahi Lane and the Haiku walkway in safety. This would help connect these tracks and bring some safety to the town.

### Town Plan

The Town Plan needs to be read in conjunction with this document but this teases out some of the details and design issues that must be considered. One of the most important projects is the Market Square and an upgrade to the walkways. Concept designs for the market square have been presented (and updated) and these are now being refined with the removal of kerbs and design to start to turn some of the shops to look inwards and away from SH2. This project should be included in the 150<sup>th</sup> Anniversary projects list with urgency. The draft proposal shown below but has been updated but gives some concept ideas:-





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Tree plantings should provide a classic look and using Italian Cypress (*Cupressus sempervirens* "Stricta") Other aspects of the town plan need to be pursued and a project list of items to be budgeted for needs to be drawn up by the Community Board. *Funding for this will come from the Town Centre Development fund.*

**Bridge Crossing**

The Community Board members have been approached regarding safety related to crossing the bridge across the Uretara River. This has been raised on numerous occasions and is used by people walking from Mulgan Street into town and from the Uretara Domain when an event is held here. Whilst there is a walkway on the opposite side (the Highfield side) it means crossing SH2. *We would like to see the pathway widened from Mulgan Street to the bridge. This would mean cutting the bank by about a metre.* We would also like to see a barrier put in place between the pedestrians and SH2 before a serious accident occurs. Other pedestrian crossings include:-

**Pedestrian Main Road Walkways**

The pedestrian walk ways in town on Main Road are in need of repair and resurfacing. The estimated cost of this is \$500 000 but this needs to be confirmed. If money is spent on the market square then money for this upgrade will not be available so *application needs to be made for funding this essential work.*

**Katikati Pedestrian Crossings**

The Board in line with its thinking on creative communities and design thinking would like to see an amendment to the policy on street crossings and the use of design. We would like the Council to follow other councils in allowing different approved designs on the roads rather than just the conservative approach. Three stand out opportunities to be considered are:-

The crossing, at the school, which is in between the Primary & the College. There has been an improvement of signage but so much more could be done to make it distinctive.

*Now, there is an old Council ruling, that Katikati (or Western Bay) is only allowed one colour, even though Waihi, our neighbouring town, has had multi coloured road markings for over 10 years.*

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Tauranga and Rotorua also have had multi coloured road markings, for many years and Auckland has also a more flexible policy on road markings.

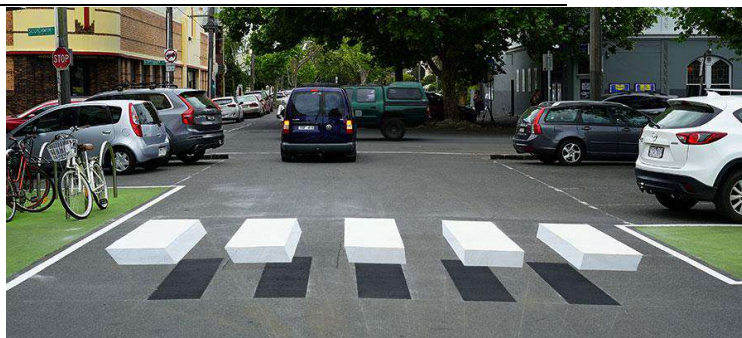
1. The crossing at Beach Road – Katikati 17/10/2022

Following are crossings that are now appearing on New Zealand streets. We are the Mural Town Capital, of New Zealand and particularly after the Covid pandemic, that our town is recovering from, painting the crossings, is incredibly important as a town attraction.

There is also a crossing on Park Rd that a lot of people use, all day. It has had raised separations installed, but it is imperative that a crossing actually gets painted there too. Perhaps white markings with a regulation Green, as many bikes cross there, every day.



**Potential variations of Modern – Vibrant crossings, used in New Zealand districts.**



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- There are so many different ways of enhancing our town....CHEAPLY.
- It is also much more beneficial; from a visual & safety perspective.

#### Tetley Rd Developments

There are a number of developments on Tetley Rd with Lyla and Friis Road and the pavement from Te Rereatukahia that should be joined along with the Marshall Rd upgrade. The development of Tetley will continue and provision must be considered in the planning for this to be an alternative access road around the town for residents on the eastern side of town. *This road needs to be upgraded. This is especially important if the dairy farm is developed for residential, along with the Industrial / Technology Park and as a green area.*



#### Beach Road Subdivision

Beach Road is a natural growth point for Katikati. It is believed that a sub-division has been approved on Beach Rd and Pukukaura Rd and *further re-zoning should be considered*. There is a property on Beach Rd. that has approached the Community Board and proposed it be re-zoned and we are supporting this area being zoned as residential for life style section of 2000 sq m or larger.

#### Waste Water Treatment

The current Katikati Waste Water Treatment plant has a \$4m surplus due to the ratepayer having paid off the cost of the original plant through targeted rates. In light of Three Waters the Community Board proposes that this ratepayer money be transferred into a holding account as it is local rate payer money. In the event of 3 Waters going ahead then the money could be used to upgrade the town. In the event of the legislation being repealed then the surplus could be re-submitted into the Waste Water account and kept in reserve for future improvements and the big upgrade.

Waster Water plant upgrade is planned for 2035 as part of a plan to stop the pumping of waste water into the sea. Whilst the town and this community board does not support the pumping of waste water into the sea the Community Board is rightly concerned to understand the quality of the water that is currently being pumped and how much it varies from acceptable standards.

The second issue is that the plant upgrade is quoted as costing \$50m (presumably at current prices) and seeing that this is targeted rates the Community Board would like to understand this cost more

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fully. It seems high in relation to other plants that have been built recently for around \$20m and we therefore would appreciate a full costing.

**Sealing of Hyde Road**

This is one of the few urban roads that is unsealed and for a cost of approximately \$150 000 this could be sealed. The reason this road is unsealed is that it is not meant to be a road. The houses on this road were meant to access MacMillan Street but due to design and poor enforcement the practice of using Hyde Road came about. The Community Board does not believe this expense should be out of its meagre roading fund as it was Councils lack of diligence that has created this situation.

**Cemetery**

There has been a request for this to be tidied up and the agapanthus to be removed. *This service request needs to be follow up. RSA has offered to build a covered seat at the veterans grave sites and this has been taken up by Council – once again followed up to ensure it is implemented.*

**Kotahi Lane Car Park**

*This area needs to be zoned as a Freedom camping area, sealed and made suitable for campervans. Alongside this is a need for a playground and toilets for campervans, park visitors and walkers / cyclists using the cycleways.*

*The current cherry trees need to be removed and replaced with avocado trees to reflect the avocado capital and provide shade. Indigenous trees need to be planted closer to the river.*

**Apartment Development on Kotahi Lane**

*The Community Board is supportive of affordable housing and 2 bedroomed apartments being developed on the western side of the shops overlooking the river – these need to be freehold. This was proposed in the 2000 town and community plan and has not been progressed. In order to make this affordable housing we believe the council should provide a developer with a 50 year leasehold on the land at no interest but with the caveat that the sale and resale of the apartment property may only be to first home owners and not to investors and they must be owner occupied.*

The land would remain the property of the Council. In this way the price remains low, Council receives rates and provides a foot hold for younger people to get into the property market. It would attract younger people to the area which is needed as the age profile of the village indicates. This would be a profitable venture for council rather than a drain. Profits to be re-invested in the community.

**Monitor Infrastructure and Infrastructure Report**

The town was called “drab” during the election campaign so paying attention to smartening up the neighbourhood and creating a sense of pride in Katikati is an important undertaking. Keeping an eye of grass cutting and road conditions and reporting issues through *the Customer Service process or Antenna and getting a monthly report on issues in the ward is important – what gets measured gets done.*

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The infrastructure report from Council also lists the work in the ward and keeping an overview on this is important as well as projects on the annual plan and long term plan.

**Economic**

This strategy must be read in conjunction with the Community and Town Plan approved in 2022.

Katikati has a foundation of rural industry, primarily horticulture and agriculture that sustain the economic well-being of the township. Business, technology and innovation are continuing to drive change within these industries and Katikati has the opportunity to be at the centre of innovation.

Katikati is the Mural and Avocado capital of New Zealand. Economic well-being over the next 20 years will rely upon interdependent and circular economies being developed between businesses. Food production will remain the backbone of the local economy with environmental challenges driving change within this industry.

Housing demand and projected growth for Katikati will see the need to increase the housing supply and supporting commercial sector. We need to encourage people and jobs being close to one another to decrease traffic on the roads and encourage a better work-life balance. Housing is more affordable than surrounding towns such as Waihi Beach, Omokoroa and Tauranga and *this should be promoted as a destination for younger people to get their foot in the door of the housing market.*

Changing working environments, including working from home, provides opportunity for Katikati to offer a lifestyle approach to work, live and play within the town. The digital hub is a commitment to moving towards a digitally connected community.

*Education focused on eco-horticulture and technology presents another opportunity.*

Planning for the future of the town with and without a State Highway Bypass must be considered in all planning.

The median personal income for Katikati is \$22,800, much lower than the personal income for Western Bay of Plenty District with \$30,300 and New Zealand with \$31,800. (The actual numbers needs to be confirmed as this does not seem to include the orchardists.) In Katikati 32.7% of the people are full time employees while 13% are part-time employees. The largest earning group in Katikati is between \$10,001 - \$20,000.

Unemployment was higher in the 2013 Census with 159 people not employed, while during the 2018 Census it decreased by 34% or 105 people not employed.

These numbers present a challenge for the Community Board as an improvement in these numbers will benefit the whole community. It is dependent on addressing the economy, especially the urban economy, and creating more employment in the area.

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**Avocado Capital of New Zealand**

Whilst there has been a great deal of focus and attention on Omokoroa as a growth area it does not appear as if much attention has been shown to the growth within the underpinning economic drivers of the Western Bay of Plenty but rather a focus on retirees and Tauranga.

The major economic engine that supports the service industry is avocado and kiwifruit. Katikati is known as The Avocado Capital of New Zealand. It also has extensive kiwifruit orchards and 6 packhouses in the ward plus avocado packhouses and kiwi fruit.

**Kiwifruit orchards in Katikati:**

529 KPINs located in Katikati and Waihi

**Projected Plantings for the ward:**

11 KPINs are development orchards without planting information

**Number of hectares planted:**

Katikati: 1736.36

Waihi: 227.51

**Total: 1964.14**

**Number of people employed and projected need:**

*Note: Seasonal numbers are taken from harvest estimations – assumption that postharvest volumes in this area reflect the hectares in this region. These figures may vary depending on actuals and any advancement in automation etc.*

	<b>2023</b>	<b>2027</b>
<b>Seasonal</b>	1,560	2,770
<b>Permanent</b>	1,150	1,167

*Katikati has some key advantages – life style, natural environment, strong community, schools and more affordable housing and we must design the economic, social, environmental and community / cultural attributes to be mutually supportive. Job growth is not coming through the Kiwi fruit orchards so we need to address a wider range of option as covered in this document.*

**Commercial Land**

Obviously the growth in the industry means a demand for more commercial land. I have spoken to developers and they have indicated there is no commercial land in the area and none is being developed.

*We need a structure plan developed for the Katikati Industrial area and it to be rebranded as the Katikati Technology Park.*

**Review of Council Procurement Policies**

There have been a number of approaches, especially by mana whenua, asking that the council review its procurement policies and contract out to smaller suppliers with a public tender process in place. We strongly support this approach as it provides local entrepreneurship within the community. Local suppliers with a stake in the community are a way of building wealth and pride within the district. We could attach to their contract conditions that they take on an apprentice in the

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electrical, mechanical or plumbing field as appropriate and grow the local skill base and future earning capacity.

*We seek a strong social procurement policy formulated by Council.*

**Fixed Consent Fees**

The Community Board encourages Council to fix the consenting financial contributions to a certain threshold as they have done with developers in Omokoroa. We have been advised by developers they pay \$40000 finco once they have sold a section – not during the building process but at the end.

*We urge council to fix the financial contributions for all new builds in the Katikati ward at \$35000 paid once the house is completed.* This would encourage home building and developers to focus on growing houses in Katikati. Conditions could be applied that once approved houses must be completed within 6 -12 months so that development is not drawn out but we encourage a careful review of this option. The consenting process needs to be speeded up.

**Cluster Development**

We have a strengthening department of horticulture in the school and some hort-tech companies such as Fruitometry. The Community Board needs to link in with equipment suppliers, contractors and orchardists and facilitate hort-tech eco agricultural start-ups in this area.

*Funding for a Sustainable Horticulture education cluster is required. This could be run as a collaborative initiative with Uretara Management group and Project Parore alongside NZ Avocado.*

**Sustainable**

Work collaboratively with stakeholder to be an environmentally positive region in New Zealand. If we can get the economy more diversified, more balanced and with higher paying jobs with a balanced focus on environmental sustainability the ward will fly and pull along the social, community and cultural elements. It rests with Council and the Community Board to integrate these aspects for the benefit of the community they serve.

**Environment**

*The Katikati Community Board aims to support environmental groups and fosters collaborative action to conserve culturally and ecologically important landscapes to benefit people, economies, and nature.*

The quality of our land, waterways, flora and fauna are a reflection of the health of our community. A healthy environment is reflected in the health of our people. The community have strongly reflected the concern around our waterways' health and the need to return our focus to the health of our waterways and natural environment. The many beaches and salt marshes provides ideal breed grounds for bird life.

Managing and reducing pollution extends from urban to rural land uses. Improving the health of our natural environment and our interaction with it is identified in a number of plans and strategies for Katikati and the Bay of Plenty. *The Western Bay Council Environmental Policy needs to be supported by a clear action plan and supporting funding with a priority being this area.*

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The natural environment exists within our urban environments. Katikati has the opportunity to weave the natural and built environment together through enhancing biodiversity within the urban environment, including streets, reserves, gullies and private property.

Sadly it is not unusual for the Uretara River to be declared unsuitable for swimming due to eColi contamination. The Uretara and Tahawai Rivers flow into the inner harbour and these are surrounded by salt marshes. There is also an old farm the Chudleigh area that is now converting to a salt marsh and is increasingly being integrated into the Katikati landscape. *The salt marsh on the northern banks of the river are controlled by BOP Regional Council and are deemed to be a strategic natural asset and access is limited. This requires the support of Regional and District Council.*

The Boat Club has some jetties on the lower reaches of the Uretara River and they sail from there to have races in the inner harbour – an ideal piece of flat water for sailing and developing the skills of the youth. *The boat ramp at the end of Beach Road provides good access to the inner harbour at high tide and the funds in the Northern Harbour Boat ramp should be used to develop this area.* It is also an ideal area for para sailing but that is not often seen although it does occur at Tanners Point and Athenree so this is an opportunity. Alongside this are the Sea Scouts and an opportunity to engage more youth in the outdoors.

Surrounding these areas is a network of shared cycle and walk ways – approximately 20 kms in all. Some are disconnected but they provide beautiful vistas across the water to Matakana Island as well as back towards the Kaimai. *These cycleways need to be connected as a priority.*

There has been a project that has mapped out joining the cycle ways from Park Road to Beach Road but that has not been progressed and the purpose of this paper is start to join the pieces together, like a jigsaw and look at how we can integrate the pieces, develop synergies without getting in the way of the excellent efforts that are underway. Obviously in joining the pieces some compromises may need to be made but hope these are minimal.

**Tanners Point, Kauri Point and Ongare Point**

Tuapiro nestles between these settlements and has an estuary and salt marshes and research is often undertaken off Tuapiro Beach. There are conservation groups in those areas and the Uretara River Management Group worked with them. They need to be included in the northern environmental conservancy.

The national cycle way connecting Waihi Beach to Omokoroa has not been considered in this proposal as the cost is one that will need Waka Kotahi support and I would suggest the by-pass would be a far higher priority than this project, nice as it may be. Also completion of the cycle track around Katikati would be of more value to residents and encourage locals to get out and about in their community.

In terms of surface it seems that gravel is the norm overseas and is far cheaper and more environmentally friendly (less CO2 intensive) than concrete. *The money that would have been spent on concrete could be re-directed to connecting Park and Beach Road and would be a positive addition. Our survey shows that this decision to use concrete is not well supported by the community even though it may have the support of the Trails Group.*



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**Boating and Sailing**

The Boating Club has developed a concept plan for the end of Beach Road where there has been a boat ramp since the 1970's but due to erosion and the shallow nature of the inlet it is increasingly tide dependent. The Boat Club wants to develop this area and has a container storing some equipment.

*There is a car park at the end of Beach Road and a toilet that needs upgrading.* The toilet also serves the cycle way talked about above and by joining Park Road and Beach Road this would extend the cycle network around the town and have beautiful inner harbour views. A Boat Club in this vicinity would be a destination stop for walkers and cyclists as well as boaties.

The Sea Scouts have a base on the banks of the Uretara River but its use and location needs to be considered. Is this building historical and therefore upgraded and preserved or is it time for its removal. The Sea Scouts could either co-locate with the Scouts or move to the end of Beach Road with the Boat Club container. At the moment this shed looks like it is used for storage and used intermittently. This is dealt with more explicitly under social.

**Recreation Spaces on the River**

Whilst there are numerous parks and reserves around the district some deserve a mention as areas for development for people and high usage areas. *The Haiku walkway and then its proximity to Kotahi Lane is an opportunity for us have a picnic area and play ground to attract locals and visitors as they pass through. There is a gravel parking area that could accommodate freedom campers but the area needs a toilet and a playground.* Pairoa has a good example of freedom camping spot on the national cycle way that is always busy and we could have a similar spot with the extended cycleways.

*The wider issue of parks and reserves and public toilets is addressed more extensively in the social strategy for the town.*

**Waitekohekohe Reserve**

This area at the top of Thompson's track is a great spot for MTB and horse riding and these groups should be encouraged to develop it. Money has been allocated by Council for its development (\$1million) and yet the in town cycle track has not received funding yet would attract more usage. We encourage the completion of the cycle track around the estuary and *Parks and Reserves should include this in their funding application.*

**Aongatete Forest and Bird**

This is a stunning facility that is used for educational purposes and the Community Board should encourage this group to report on its activities and receive active support from the Community Board.

**Culture and Heritage Sites**

There is a long history of human settlement in this area and a lot of it associated with the inner harbour. Whilst not wanting to address Maori history in this document there are 3 marae and a number of pa settlements at Kauri Point, Ongare Point and then at the heads. *The community need*

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*to tell this story. We are aware of \$320000 in the budget but the Community Board has not been consulted.*

European settlement kicked off with the arrival of the Ulster Irish. Prior to this missionaries had been in Tauranga from 1864 but Vesey Stuart arrived in September 1876 on board the Lady Jocelyn with the Ulster Irish Settlers. Here they established Waterford which changed its name to Katikati and the modern town was established by some very determined and resolute settlers. *The 150<sup>th</sup> Anniversary is due in 2026 and we need to plan for this as an important part of New Zealand history. This committee will need to identify funding requirements for the F25 budget.*

*An important monument for the town must be The Landing. This land was recently acquired by Council and needs to be beautified before the 150<sup>th</sup> Anniversary as this is the starting point for the anniversary. The Presbyterian and Anglican Church are important and the murals are a great story of the town and its history. These need to be part of the agenda for the 150<sup>th</sup> Anniversary Planning Committee.*

**Research**

One frequently hears of scientists working in the Bay yet this research and contact is not a high profile in Katikati. As we see in eco-agriculture under the economic section there is a demand for less chemicals in food. If chemical applications are reduced as input (including fertiliser) then less pollution of the inner harbour will occur. Building a profile of being an environmental and eco-agricultural research with a ecological bias and circular system mentality should attract more scientists to the area. Networking internationally with overseas salt marshes and wetlands would also be attractive to students and yield significant benefits to the environment, people and the community. Café Scientifique provides an excellent venue for presenting this research back to the community. *One of the challenges is to bring the young students from the school to hear this research as well. This initiative needs to be supported by Western Bay Council as part of its Environmental Policy along with Uretara Estuary Management group / Project Parore.*

*We should encourage a research hub where scientists can meet and compare notes and research as a collaborative effort with the Boat Club, Sea Scouts by applying the Northern Harbour jetty funding that is available. The digital hub could be part of the design but encouraged and facilitated within the town or environs.*

**Social**

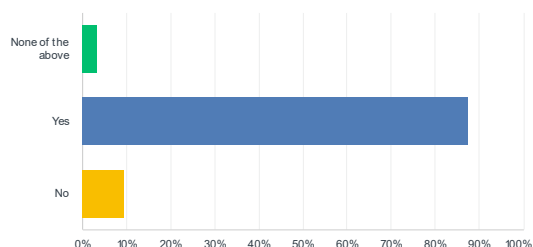
A significant number of community groups and organisations support the community in health, recreation, arts and culture. Over 100 groups exist to support the different interests and needs of the community. Katikati is known as the mural town and Katikati Open-Air Art is a vibrant contributor to the town. These groups provide entertainment, and a host of other activities that build a strong community and integrate current residents and new arrivals into our community.

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There is strong support for events and promotions of events in the town and there are numerous centres where social engagement occurs. There are 5 churches that are active, the Arts Junction holds many social events, the Library, Memorial Hall and RSA are all active venues in the community. The Katikati Community Centre, Katikati Medical Centre and Te Rūnanga o Ngāi Tamawhariua are critical social services for the people of Katikati. In the responses only 50% used the Community Centre so funding re-allocation towards events and promotions needs to be considered.

Do you support the range of events within the town?

Answered: 32 Skipped: 0



Similarly the primary and secondary schools of Katikati are central to the support of youth and families. The Katikati College school enrolment has hovered around 800 and the numbers are increasing slowly.

Sports, recreation and interest and service groups provide outlets for all age ranges within the community to recreate, relax and enjoy the communities within the community. Sport and Recreation are important to the well-being in any community. Facilities such as the Action Centre based at the school provides a partial in-door centre for some sport and other activities. This diversity of offering is important to the well-being of Katikati and for attracting work from home individuals and businesses. We have numerous parks and areas of recreation which provide a level of recreation, education and outdoor pursuits for young and old. "Sport is important but don't overplay it there are things like the men's shed, music, art, community groups and environmental groups that also enhance the community." (this is comment)

Te Rereatukahia Marae and Tuapiro Marae are located within the Katikati area and nurture their hapu's spiritual and physical needs.

Supporting the wellbeing of youth, elderly and vulnerable people will be a continued need for Katikati. Creating a Katikati that integrates through its places, spaces, events and services opportunities to support and enhance the well-being of all people

The challenge for the community is to plan, design and provide for an aging population whilst attracting younger people into the area – see economic development paper. The one advantage for younger families is that the median price of housing in Katikati is 20% less than Tauranga. *We now have to attract the right industry with higher paying roles into the area.*

#### Play Areas:

Katikati needs to address the needs of the young people resident in the town as we as some areas where visitors can stop, take a break and allow the kids to play whilst they have lunch and have a break as part of the Net Zero campaign.

*There are 6 play areas and play grounds along with toilets are required proposed on the existing facilities:-*

- Moore Park
- Kotahi Lane

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- Park Lane Reserve
- Levley Reserve
- Highfield Reserve
- Kauri Point Reserve

**Moore Park**

*An overall review of the Parks and Reserve Management Plan needs to occur in light of the evolving needs and developments in that space.*

A play ground to be developed in the corner of Moore Park, in between the Skate Park and the Childcare Centre. I would like to submit it as an amendment to the 2023 plan. A bbq area (see below) within Moore Park as specified by the sports clubs needs to be agreed.

A Bump park to be installed, as an upgrade to the existing Skate park and a playground, to be installed in the area, in the diagram.

There is a proposed playground to be placed behind the carparking area, at the rugby club. The area where we are proposing is on Fairview Road. It has ample parking. Excellent visibility to the public and means that public can utilise it, without mothers & fathers even needing to go in to the sports grounds.

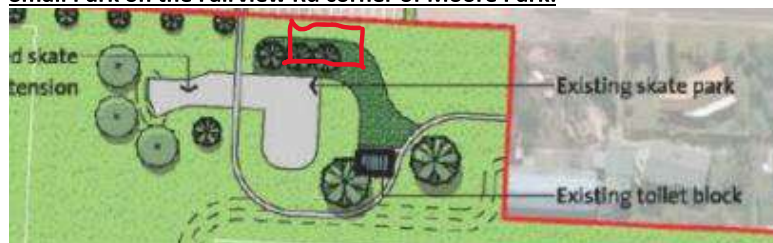
Aside from this, it is an excellent area, for kids to use, if & when their parents are watching any sports. It can be started cheaply and be progressed & improved in the future. An example of this is taken from Waihi Beach and can grow in time.



There is a review to the District Annual Plan, every 5 years. The next review of the annual plan should consider this as part of the social needs but also part of attracting young people to live in the town so it has a significant impact on the economic image of the town. From an environmental stand point this is the high usage areas where people can engage with the environment but is convenient.

The site is a vacant flat area, which is approximately 60m x 60m. It has excellent parking and is clearly visible for public to access. It has a drinking facility and toilets, already at the site. The toilets also currently need upgrading as a priority.

The Katikati Rugby & Sports Committee are all in favour of this development.

**Small Park on the Fairview Rd corner of Moore Park:**

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**Proposed Park:**

- A swing
- A slide
- A Bench seat
- A coin operated BBQ as shown.

*It would be great to have a bigger ship, like the Waihi Park has, to represent the Lady Jocelyn, which brought a lot of Kati Kati's founding members out on, from the UK.*

Katikati has submitted a request through the Rugby Club for netball fields and this needs to be included in the Moore Park Parks and Reserve review.

**Kotahi Lane**

*This play ground will be close to the parking area that needs to be sealed and marked. It could be of a similar construct to the one proposed in Moore Park and be available to local families, Highfield residents and people travelling through the town and seeking a pleasant place to have a break.*



The grassed area would be ideal for freedom campers to stretch their legs and explore the town and bring more custom to the town. The embankment on SH2 could be raised to provide a bit of a sound barrier from SH2. It is scenically attractive and near the Landing, Murals and walkways so an ideal location for stopping and appreciating the town. A BBQ would also be appropriate for public use. An ablution facility should also be located in this area for the people who stop, for residents and for cyclists and walkers who use the trails. An example of this is shown.

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**Park Road Reserve and Levley Reserve**

These reserves are surrounded by housing and is an ideal area for a play ground for the local residents. Once again the design of the play area needs to be simple, low cost but meeting the needs of the local residents.

**Highfield Reserve**

This area that is being developed on the Highfield side of the reserve will have many purposes and having a playground in this area would serve the residents of Highfield and bring them into an attractive park where motorised boats and other hobbies may be undertaken by residents and visitors. It is also close to the swing bridge and would be an attractive venue for people walking and cycling and taking a break. Small tables could be part of this area.

**Sports Facilities**

Many of the sports facilities are improving with Moore Park catering for Rugby, Cricket and Soccer. The Cricket / Soccer Club received a \$50000 funding allocation from the Community Board / Council to fund the design work for the new facilities. These two clubs are managing the fund raising for this facility now that they have received seed funding.

The Vesey Stuart Pool upgrade is a positive step. *We have had recommendations that disability access be designed into the renovation project as well as a disability unisex toilet be included in this project which the Community Board supports.*

The Boat Club sold the land they owned at the Landing – it had a CV value of around \$170 000 but not sure of the final amount. They also have a shed on Council land at the end of Beach Road but it is unlikely that the site down the end will be developed for some time until there is housing around it. This land cost \$1m.

The Boat Club has put forward plans for the development of that jetty and they are now seeking a resource consent for its development. The Community Board is supportive of this but does not have the funds to assist. They may go into the LTP. This project should be included in the Norther Harbour Boat Ramp project which is in the Long Term Plan and should be planned to commence in F25.

There are a number of other sports clubs within the town from athletics, judo, karate, jujitsu and boxing to name a few. They have a low profile and it rests with the portfolio manager to monitor but not necessarily engage with these groups unless asked.

**Creative Community**

Katikati is known as the mural town and has a very good array of murals around the town that captures the history of the town. Katikati Open Air Art is the custodian and the Community Board sits on this board to listen and give feedback to the CB. There is an arts group in the Memorial Hall which is disconnected from KOAA but if we are to develop a creative community then bridges need to be built.

The Memorial Hall is another great facility that is managed by a Trust and bookings are managed through Katch Katikati. The Memorial Hall is an integral part of the Market Square as the entrance to the Hall located on the eastern side feeds directly into this area. They need to be kept abreast of any

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future plans. *The Memorial Hall needs the report on what is needed regarding earthquake proofing as it has funds available for this work.*

*Linked to this is the provision of creative seating and tables. The Avocadoes are one step, the eel is a good example and we believe that a fund for creative landscaping and outdoor furniture should be part of the annual plan.*

*Creative outdoor furniture at the Landing, Noble Johnson Drive, Kotahi Lane and along the Haiku walkway all the way along to Park Rd Reserve could provide a sense of fun and upliftment and be in tune with nature. This should be put out to local open air artist with a fund of say \$30000 a year.*

Associated with this is the need for toilets and an upgrade of the toilets in the case of the one at the end of Beach Rd. These should be tastefully done to reflect the heritage of the area as the one in Diggelmann Park does. This area needs to be reclassified as a Reserve in light of the recent confusion around Elder housing. *Consideration should be given to moving the exercise equipment in Diggelmann Park to Moore Park where it would be used by local sports people.*

**Cemetery / Urupa**

There is work being undertaken at the cemetery in respect of maintenance and work to build a seat there being funded by the RSA *we have been approached and support the need for a carefully designed toilet in this area along with running water. We support this request.*

**Market Square**

There are a collection of markets around town from the Uretara Domain on a Friday evening, to Moggies Market, Artisan market (Chrome) and Lion's market behind the Caltex garage. Some of the thinking behind the market square is to develop a regular market similar to Matakana or Clevedon market and attract people from Tauranga and the wider district. This brings people into the town and it could be supported by music on market days and the a movie at The Arts Junction in the afternoon so people make a day of visiting Katikati. *The music event held by Katch Katikati showed that with a market square and music the town can be vibrant and this should be encouraged as a regular feature.*

Once we have a timeline for the Market Square then discussions should commence with the other markets regarding consolidation or a suitable day once a month (or more).

Some budgeted costs for the F24 Annual Plan

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## Annual Plan Katikati Ward Projects

		Value in '000s								
Project No.	Project Name	2022	2023	2024	2025	2026	2027	2028	2029	2030
226413	Katikati Upgrades - Highfield Dr		283							
226420	Katikati Upgrades- Belmont Crescent , Grosvenor Place					353				
226421	Katikati Upgrades - Francis Dr					176				
243619	Water - Western Reticulation Capital Improvements	293	372	668	694					
243622	Water - Western Katikati Structure Plan	456	124	263	239					
243625	Water - Western Bulk Flow Meters	75	77	53		91				
258204	Pools Dave Hume Pool Covering	250	1799							
260105	The Landing Jetty		10	180						
260306	Kauri Point Car Park			21						
260307	Kauri Point Walkway Development			26						
260314	Kauri Point Owarau Pa Planting and Restoration			114						
260315	Kauri Point Atea Development		15	129						
260316	Kauri Point North Beach Development			38						
260317	Kauri Point Northern Lookout Fences for Pa			33						
260318	Kauri Point Lookout Interpretation Guide			13						
260319	Kauri Point Lookout Interpretation Maps and Panels			37						
260730	Tohora View and Brown Drive Reserve Walkway Development			22						
264315	Cemetery / Urapa Land Purchase and Development - West	60		211	325	334				
264316	Katikati Cemetery Beams	15		16						
265810	McMillan Rd Picnic Area Development				108	39				
265839	Woodlands Rd. Reserve Car Park and Capital Development	15								
282802	Transportation - Katikati Community Roading Funding	162	168	173	178	183	188	193	198	203
287201	Western Supply Zone - Additional Bore at Existing Bore Field Katikati	50								



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295201	Northern Harbour Boat Ramp Construction		103	222	2274	2335				
302901	Transportation - Katikati Structure Plan	50	888	266		46	587	382		
302902	Transportation - Katikati Structure Plan Funding	300	621	72					59	336
316601	Katikati Structure Plan Utilities Storm Water									
316701	Katikati Structure Plan Utilities Waste Water									
326804	Property - Katikati Town Centre Development Ward Funded	94	98	103	108	112	114	117	120	123
326805	Property - Katikati Town Centre	50	103	528	217		228		239	
332616	Tanners Point Upgrades Tanners Point East stage 2				132.24					
332617	Tanners Point Upgrades Tanners Point Road North					136.56	105.12	228.38		
338302	Property - Katikati Development	50		530						
342101	Katikati Wastewater Network Upgrades								1691	391
352801	Stormwater Ongare Point									89
353601	Wastewater Ongare Waste Water Scheme Renewals				17					
354301	Reserves - Waikohekohe Reserve Concept Plan Implementation	378	184	216	226	128	6			
148805	Community Grant -Katikati Open Air Art (Murals)	8	9	9	9	9	9	10	10	10
151103	Reserve Management Plans Katikati / Waihi Beach								24	
165401	Reserves - Pools Katikati Service Delivery Contract	105	319	327	336	345	353	361	370	379
265840	Stormwater - Katikati Highfield Pond	50	134							
280801	Property - Halls Katikati	45	46	47	48	50	51	52	53	54
280832	Katikati Halls (Loan)	34	35	36	36	37	38	39	40	42
299401	Town Centre Promotions Katch Katikati	114	117	120	127	130	133	136	139	142
303901	Community Services Contract - Katikati Community Centre	30	31	32	33	34	34	35	36	37
303902	Communities - Katikati Community Centre	10	10	11	11	11	11	12	12	12
316001	Katikati Community Boards Grants	8	8	8	8	8	8	8	9	9
323402	Katikati Infiltration Investigation		72	96						
336101	Community Services Contract - Museum Operations	73	147	151	155	159	163	166	170	174
354302	Reserves - Thompson's Track Development Feasibility Study			16						
212912	Reserves Moore Park Toilet			370						

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212914	Reserves Moore Park New Fields			274						
	Projects not in Annual Plan nor LTP									
	Hyde Road Sealing		80							
	Mulgan Street Pavement		65							
	Sealing of Kotahi Lane Car Park		50							
	Toilet at Kotahi Lane		200							
	Toilet Upgrade Beach Rd		200							
	Playgrounds at Moore Park		400							
	Market Square		500							
	Development of off road parking Diggelmann Reserve		200							
	Katikati Pavement Upgrade		500							
	Toilet Upgrade Moore Park play ground		200							
	Katikati Entrance Way Roundabouts and Signage		500							
	Play ground and picnic area Kotahi Lane with soil embankment		300							
	Reserve Dog park area on Kotahi Lane									
	Marshall Road Commercial Area Development			1000						
	Cycleway connecting Park Road and Beach Rd									
	Cycleway connecting Beach Rd and Tetley Rd.									
	Transport - Traffic Lights SH2 and Beach Road									
	Toilet at the Cemetery		100							
	Table on walk way Noble Johnson Drive - attractive - not just the functional affair.		20							
	Netball courts at Moore Park									
	Covered picnic pagola at Kotahi Lane		50							
	EV points at the Hub or Kotahi Lane		100							
	Commercial District structure Plan		100							
	Commercial District structure Plan Implementation			2000						

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	Subsidy of Financial Contributions for first home buyers - 40 houses / year. Note bulk discount provided in Omokorao a far wealthier area and Waihi Beach \$60k subsidy		600	600	600	600	600	600	600	600	
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Submission 179

### Katikati Community Board Annual Plan Submission

The Katikati Community Board would like to make the following Annual Plan submission. We have reviewed the current projects for the area and have extracted most of those that apply to the Katikati Community Board. If some have been left out it is an oversight not a cancellation of the project.

When the Katikati Community Board reviewed the area we thought that there are many simple community services that had not been catered for within the community. Issues such as public toilet facilities and play grounds had been overlooked but are essential within a community. We also found that the age distribution within Katikati needed to be addressed. It is predominantly aging and income levels are low. There is a need to attract younger people to the town and put down roots and to create higher paying jobs in the area in order to get a more balanced age distribution. Our submission is aimed to address these challenges.

We have asked for a scheme to be developed where young first home builders (say under 30) have their financial contributions fixed at a maximum of \$35000. In this way with the lower land value and lower and fixed financial contributions attracts younger people to build in Katikati. A caveat for such a benefit could be they live in the house for 2 years – they must be resident in the house.

We have also looked at play grounds and believe that we need to establish playgrounds on Moore Park – one near the skate park and the other near the rugby club. A reserve plan for this area needs to be reviewed as we have a request for netball courts as part of the complex and some planning would be invaluable to position the Park for the future. Other parks include:

- Kotahi Lane
- Levley Reserve
- Diggelmann Reserve

Linked to this is the provision of creative seating and tables. The Avocadoes are one step, the eel is a good example and we believe that a fund for creative landscaping and outdoor furniture should be part of the annual plan. Creative outdoor furniture at the Landing, Noble Johnsons Drive, Kotahi Lane and along the Haiku walkway all the way along to Park Rd Reserve could provide a sense of fun and upliftment and be in tune with nature. This should be put out to local open air artist with a fund of say \$30000 a year. Associated with this is the need for toilets and an upgrade of the toilets in the case of the one at the end of Beach Rd. These should be tastefully done to reflect the heritage of the area as the one in Diggelmann does. Other toilets include

- Moore Park – cricket / soccer area
- Kotahi Lane
- Fairview / Moore Park upgrade

The Northern Harbour Boat Ramp should be placed at the end of Beach Rd and used by the boat club but also other facilities such as the sea scouts and even as a research hub. If funding is a challenge then the community Board would like to be involved in prioritising of the current spending.

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	Marshall Road Commercial Area Development			1000					
	Cycleway connecting Park Road and Beach Rd								
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	Transport - Traffic Lights SH2 and Beach Road								
	Toilet at the Cemetery		100						
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	Netball courts at Moore Park								
	Covered picnic pergola at Kotahi Lane		50						
	EV points at the Hub or Kotahi Lane		100						
	Commercial District structure Plan		100						

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	Commercial District structure Plan Implementation			2000				
	Subsidy of Financial Contributions for first home buyers - 40 houses / year. Note bulk discount provided in Omokoroa a far wealthier area and Waihi Beach \$60k subsidy		600	600	600	600	600	600

600

600

BBQ at the Moore Park close to the Rugby club that can be used by the public and sports teams when playing



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BBQ at the Moore Park close to the Rugby club that can be used by the public and sports teams when playing



Submission 217

**SUBMISSION TO WESTERN BAY OF PLENTY ON THEIR DRAFT 2023-24 ANNUAL PLAN. RG & DN Hoggard**

Bearing in mind that when Councillors stood for election, was there any one who did not pledge, imply, or say outright that their aim was to keep rates as low as possible?

You have a duty to ratepayers to spend the rates wisely, and especially in these times of economic chaos, spend only on the *need to have* items, rather than the *nice to have*.

**GOVERNANCE AND MANAGEMENT**

Our observation of the Katikati elder housing project suggests to us that this is being rammed through by the CEO without the approval of Councillors.

The reply to our LGOIMA request confirmed that the CEO had made the decision to gift the seven re-locatable houses to "local Marae" without this being agreed by councillors. Why is this? If each of these houses have a value of about \$200,000, that is a \$1.4 million loss to ratepayers.

At the Katikati-Waihi Beach Forum meeting there were numerous accounts of poor performance by WBOPDC's contractors. At this Forum the CEO had nothing to say. A microphone would be beneficial at such meetings. It is apparent that Contractors are not being properly supervised. Why are we paying Downer to transport mowers from and to Tauranga when local contractors can do the job just as cheaply (and probably better) incurring a much smaller carbon footprint? The annual transport cost could be put towards a salary for a Townsman to keep Katikati tidy. It is not the responsibility of ratepayers to keep the streets tidy. It is our opinion that the Mayor and Councillors should take more interest in the CEO's decisions.

**STAFF LEVELS AND SALARIES**

Last year the number of staff being paid over \$100,000 a year increased from 66 to 88 which resulted in an increase in the salary and wages bill of over \$3 million. This is outrageous! Put a freeze on hiring more staff and cut the number of PR people by a half. Council's total salary bill increased by 16% last year, and that was before inflation took off. We don't think there was any improvement in Council's performance, in fact in the more than six decades we have lived here, Katikati has never looked so untidy and unkempt. So what is being rewarded here?

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Council continues to run "Drop In" sessions as consultation on the Annual Plan. These are structured so there can only be one-on-one interaction with staff or councillors. This makes it impossible for attendees to hear the answers to important questions asked by other people. With respect to resource consents, Council refuses to accept that proposed developments might have more than minor effect on neighbours and indeed the local community. Planning staff and the consultants they employ appear to have little knowledge of local conditions. If non-compliant consent applications were publicly advertised the commissioners would get the chance to benefit from the input of locals.

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Unless there are good reasons to continue with these projects we suggest the following be postponed until financial conditions are more favourable: Potential savings are in brackets.

District Wide Acquisition Funding (\$524,000); Dog Parks – Capital Development (\$53,280); Cycleways and walkways funding (\$269,336); Waitekohekohe Reserve concept plan implementation (\$220,856); Wilson Park (\$410,000), TECT Park public infrastructure (\$107,754), TECT Park roading (\$161,602), TECT Park sub-hub and park signage (\$21,547); TECT Park asset development (\$77,875) and TECT Park motorsport shared build (\$10,480). Dropping all these projects would save \$1.9 million.

Submission 217

Why is Council planning to spend \$107,000 at Panepane Point when they have given it away?

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District Walking off-road. Really? Is this transportation? Stop spending money on projects that most people don't want, such as concreting the walkway around the harbour at Katikati. Pave only where the ground is soggy in winter.

Who authorized, and for what purpose is the Tetley Road concrete path? Is it correct that it is to continue through to Wills Road? What an absolute waste of money.

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Central additional bore has been reduced from \$752,940 to \$200,000. This \$200,000 looks like padding. You either drill the hole or you don't. One quarter of a hole is not of much value. Eastern water supply to Rangiuru Business Park has been cut from \$4.8 million to \$200,000. What is the purpose of budgeting \$200,000 for a project that is not going to proceed in the coming year? Is this just padding?

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We think Council can make the following savings without significant impact on the people of Western Bay of Plenty:

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- Omokoroa Waste Water not in LTP – \$3.0m
- Rangioru treatment plant not in LTP – \$6.0m

That is a total saving of \$17.7 million. If council followed these guidelines they could actually reduce rates for 2024 by about 10%.

We reiterate: You have a duty to ratepayers to spend the rates wisely, and especially in these times of economic chaos, to spend only on the ***need to have***, rather than the ***nice to have items***.

[REDACTED]  
[REDACTED]  
[REDACTED]  




Submission 267

**SUBMISSION TO WESTERN BAY OF PLENTY ON THEIR DRAFT 2023-24 ANNUAL PLAN**

WBOPDC's Annual Plan proposal would increase rates by about 9.07% but they have decided to use some of their reserves to get it back down to 7.4% which is about the same increase as inflation. We believe that it is best to use more of these reserves because they are losing value due to high inflation. We think there are other ways to keep the increase lower.

If using \$1.6m of reserves will reduce the increase by 1.7% it follows that every million dollars saved will cut the increase by about one percent.

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Page 47 of the Supporting Information provides examples of "the effect on the rates of typical properties across the district."

The Council information is that for a median urban residential property with a capital value of \$620,000 and an increase of 4.5% the 2023-24 rates are going to be \$3,347. We found a real property at 22 The Crescent with a capital value of \$615,000 where the current rates are \$3,958 and the new rates will be \$4,136. That is a difference of \$789 (23%).

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## Submission 267

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That is a total saving of \$17.7 million. If council followed these guidelines they could actually reduce rates for 2024 by about 10%.

**THE LONG TERM PLAN**

Council’s current Long Term Plan is for rate increases to stay below 4%. Borrowings will increase to the maximum allowed in 2031. This increase in rates to 7.4 % will mean Councils debt will reach the limit before the end of the LTP. It also means that if something unforeseen happens that requires additional expenditure Council will not be able to borrow the required money



Submission 267

**COUNCIL CHARGES**

Financial contributions have generally decreased. For example for each additional lot at Waihi Beach the financial contributions (not including transport) will reduce by 7% from \$40,881 to \$37,958. We contend that financial contributions should increase in line with most other council charges of about 10%. If the size of financial contributions is based on the cost of providing the appropriate services then it is ridiculous to reduce them by 7% when Council wants to increase the cost of their services by about 10%

It is proposed that staff time to answer Official Information requests is to be charged at \$38.00 per half hour after the first free hour. This equates to a salary of \$158,000 per year. We know there are many staff on salaries of more than \$100,000 a year but doubt that they spend much of their time researching information. Our experience of WBOPDC's answers to OIA requests is that they supply the bare minimum which necessitates additional requests. There should be no charge for answering OIA requests because these requests are almost always aimed at obtaining information that should have been made available to the public.

With the exception of financial contribution councils charges appear to have increased by an average of about 10%. This is unacceptable. They should be limited to an overall average of 4%.

Keith Hay, Patricia Hay

[REDACTED]

[REDACTED]

## Submission 270

Afternoon,

We made this submission via the website earlier today but had not had received a confirmation email and just wanted to make sure the submission was received.

Quayside Properties Limited (QPL) are in general support of the increased costs and change to the overall contributions outlined in the proposed annual plan update. These changes reflect the current cost escalations that are being experienced across the construction industry.

One matter that we note that is of concern is the change in timing for the upgrades to the Te Puke Wastewater Treatment Plant (WWTP). The proposed annual plan intends to bring together the current planned two stage upgrades of the WWTP into a single stage. While we understand the merits of bringing the two stages together and support the overall cost savings of doing so, it does appear that in making this decision there has been an oversight of the Financial Contribution's mechanism contained in Appendix 7 Section 11 of the District Plan. The primary concern is that undertaking the WWTP upgrades in one stage rather than the two planned stages will bring forward the additional costs onto Stage 1 of the Rangiuru Business Park without proper consideration to the financial contributions mechanisms that currently exist in the District Plan. The decision to build the WWTP in one stage could potentially have a dramatic effect to the cashflow of the development, increasing the cost burden for QPL to develop Stage 1.

Currently, the financial contributions schedules for the Rangiuru Business Park includes the apportioning of costs for infrastructure upgrades relative to each of the stages of the Business Park. In the wastewater offsite contribution tables, line items 5.16 and 5.17 envisages the costs for the WWTP being split into two stages along with the cost of upgrading each stage. The image below has been taken directly from Appendix 7 Section 11 – Wastewater Option (off-site). To note, the numbers in the rate and cost columns is \$10,230,654.76 (Stage 1) and \$8,370,535.71 (Stage 2).

5.16	Te Puke WWTP capacity Upgrade - Stage 1	LS	1	10,230,654.76	10,230,654.76	100%	0%	0%	0%
5.17	Te Puke WWTP capacity Upgrade - Stage 2	LS	1	8,370,535.71	8,370,535.71	0%	0%	100%	0%

If the changes proposed in the draft annual plan are to go ahead, it appears that QPL will be expected to front the bill of the entire contribution from the Rangiuru Business Park for the upgrading of the WWTP, rather than this being split across the two stages as currently envisaged. This will effectively require QPL to fund an additional \$15-20 million for these upgrades with an uncertain payback period and adding to the Financial Contributions overhang the first developer will have to carry until development is completed in the latter stages. The cost overhangs that have been created through the Financial Contributions structure has been one of the main reasons development within stage 1 of the Rangiuru Business Park has laid dormant since the initial Plan Change. They have also been a catalyst for a \$15 million contribution from Council towards development within the Business Park.

We are concerned that the impact of Council's decision to implement a single stage construction approach to the WWTP has not been fully understood or considered in the context of the Financial Contributions structure that is contained within the District Plan.

Quayside Properties Limited welcomes the opportunity to discuss this matter further with Council with the view of agreeing to a viable solution to both parties that does not unreasonably burden the developer of the first stage in this development.

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We look forward to hearing from you.

Cheers,

**James Mathieson**  
Planning Manager – Bay of Plenty & Waikato



[harrisingrierson.com](http://harrisingrierson.com)



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Submission 271

**KATIKATI – WAIHI BEACH RESIDENTS AND RATEPAYERS ASSOCIATION****SUBMISSION TO WESTERN BAY OF PLENTY ON THEIR DRAFT 2023-24 ANNUAL PLAN**

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## Submission 271

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## Submission 271

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We think Council can make the following savings without significant impact on the people of Western Bay of Plenty:

- Put 7 elder housing units out to public tender – \$1.4m
- Limit staff salary increases to 8% - \$1.5m
- Drop selected Recreation and Open Space projects - \$1.9m
- One year moratorium on cycleways - \$1.3m
- Water supply, padding on delayed projects – \$0.4m
- Te Puke central additional reservoir – \$2.2m
- Omokoroa Waste Water not in LTP – \$3.0m
- Rangiuru treatment plant not in LTP – \$6.0m

That is a total saving of \$17.7 million. If council followed these guidelines they could actually reduce rates for 2024 by about 10%.

**THE LONG TERM PLAN**

Council's current Long Term Plan is for rate increases to stay below 4%. Borrowings will increase to the maximum allowed in 2031. This increase in rates to 7.4 % will mean Council's debt will reach the limit before the end of the LTP. It also means that if something unforeseen happens that requires additional expenditure Council will not be able to borrow the required money

**COUNCIL CHARGES**

Financial contributions have generally decreased. For example for each additional lot at Waihi Beach the financial contributions (not including transport) will reduce by 7% from \$40,881 to \$37,958. We contend that financial contributions should increase in line with most other council charges of about 10%. If the size of financial contributions is based on the

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cost of providing the appropriate services then it is ridiculous to reduce them by 7% when Council wants to increase the cost of their services by about 10%

It is proposed that staff time to answer Official Information requests is to be charged at \$38.00 per half hour after the first free hour. This equates to a salary of \$158,000 per year. We know there are many staff on salaries of more than \$100,000 a year but doubt that they spend much of their time researching information. Our experience of WBOPDC's answers to OIA requests is that they supply the bare minimum which necessitates additional requests. There should be no charge for answering OIA requests because these requests are almost always aimed at obtaining information that should have been made available to the public.

With the exception of financial contribution councils charges appear to have increased by an average of about 10%. This is unacceptable. They should be limited to an overall average of 4%.

The price of Property Files recently increased from \$40 to \$60. We don't have a problem with this price increase. What we do have a problem with is that we are seeing evidence that some important information that some of these files should contain has been removed.

Keith Hay





Submission 324

**Submission to**  
**Western Bay of Plenty District Council Annual Plan 23/24**  
**by the Waihi Beach Community Board**

Please note: we wish to speak to our submission in person.

**Introduction**

Front and centre of our submission is our community plan [2020], attached with background info from our Ward plan [2008]. Over the past 5 years, we have been advocating for an update of our Ward Plan, but it always seems that Council has other priorities. Meanwhile, the resident population has surged in Waihi Beach with many people enjoying the relaxed lifestyle. At the same time, lots have increased by approximately 400 since 2008 to 3250. On many weekends the population exceeds 10,000, with Christmas and New Year populations surging beyond 15,000. We ask that you remember that Waihi Beach is part of Smart Growth [Live-Work-Play] and WBCB will crucially look at what is being delivered to our ward.

Waihi Beach has sustainable visitor inputs and the lack of requirements for parking spaces in the commercial area is becoming critical. The old plan [2008] looked at making space for an extra 17 car parking spaces across Two Mile Creek at Edinburgh Street, but the possibility of upgrading the existing carpark at 25 Wilson Road available that would enable us to eke out approximately 50 extra spaces and at a much more reasonable cost.

It has become very apparent that not all the Financial Contributions out of Waihi Beach are spent in Waihi Beach. The big bucket approach is draining funds from existing communities to expand the new growth cell areas. It is also apparent that local infrastructure upgrades are not being planned for. Waihi Beach is missing out. The area around Browns Drive/Tohora View/Ralph Lane is a prime example of this. There are approximately 150 new house lots in the vicinity with no improvement to the exit/entranceway. With additional foot traffic in the area and the school being nearby, no upgrades have been planned. WBCB wish to have a comprehensive and ongoing conversation with WBPDC about a move for forward-looking upgrading of local infrastructure.

The lack of progress in starting the Two Mile Creek revetment project is holding up future upgrades in that area. An additional focus for the Council should also be the timely fixing of drains and road works. This seems to be a common complaint over the whole district.

**Consultation, communication and engagement with our community**

We were somewhat blindsided by the presentation by staff to our Board on April 24<sup>th</sup> regarding the LTP process, including the consultation process, and the subjects that have been pre-selected. From our conversation with staff, it appears Council isn't placing a great deal of importance on reviewing the environment/climate change strategy – are Councillors preparing to kick it out beyond 2030? Stormwater modelling and the coastal inundation line are very important to Waihi Beach. Adding further insult was the indication that the Community Board was not required to give feedback on behalf of the community that elected the Board. If the council wants independent feedback from the community, it should employ a professional, qualified agency to do the job.

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Councillors should be aware that WBCB created its own online survey to enable the Board to gather data and anecdotal feedback in order to provide an informed submission that reflects the thoughts and views of our community. We received more than 60 responses with many insightful and considered comments. This survey was contested by the Mayor, saying it was confusing for a community that may assume providing the Board with feedback would be problematic because people will think they are making a submission to Council or they will feel less inclined to subsequently repeat the process and fill in the form the actual consultation process.

We were very clear in all our communications with the community that our survey did not replace their direct feedback to Council (and indeed provided the Have Your Say URL). Given the level of pushback we received we felt it was important to clarify our Board's role in terms of seeking feedback from our community on something as significant as an Annual Plan.

LGNZ's principal advisor Mike Reid's advice to us was very clear: It is our role, as set in the Local Government Act, to consult with our community and to advocate for them on their behalf and how we do that is up to us, whether that is through a survey, a drop-in session, whatever. And when coupled with clearly explaining both verbally and/or in writing to anyone who may complete the survey we encourage them to complete the form at [have your say. Western Bay.govt.nz/annual plan](https://www.westernbay.govt.nz/annual-plan) as an individual, it does in fact make for a more robust consultation process and provides multiple avenues for the community to have their say.

The following reflects the views of both the WBCB and the comments and feedback gathered via the Board's survey.

**Waihi Beach Projects**

The WBCB fully supports the funding for **Wilson Park**. It has been approximately 10 years of waiting for this to happen and the proposed works will go a long way to making Wilson Park more user-friendly.

The WBCB supports the proposed **Library** upgrade but we are alarmed at the steep escalation of the costs. We understand that this will upgrade the library service delivery to be comparable to other parts of the district. The interconnection with the Waihi Beach Community Hall is a major plus. However, looking at the figures we believe it would be helpful to see the full report to understand the scope of the work.

Hopefully, the breakouts we have added make more sense of it, however, not having all the information, some of these are based on assumptions.

We have calculated totals for sums against different items. We have approximate costs of:

Contingency and escalation allowance \$1.5m  
Design fees \$1.2m  
Construction cost \$3.65m  
Consents levies and fees of \$140, 000  
Fit-out costs \$300,000

We agree it is a good priority that Council provides suitable amenities for the communities it serves. However, we think Council also needs to act prudently and to ensure that proposed work is reviewed, value managed if necessary, has robust planning to meet future needs in growth areas

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and meets the community's specific needs. We have further questions about the review and its extent and ask that the WBCB be part of it.

The WBCB fully supports this year's **beach walkway restoration work and the Coast Care program**. We also support the increase in the budget for Coast Care.

The WBCB fully supports the proposed **walkway/cycleway across to Athenree**, and hopes this project can get its resource consent by this time next year.

The WBCB fully supports the **walking and cycling trails within the water catchment above the old dam**. However, we were hoping that this was going to be part of the bike trail to Waihi, but have been informed this is not to be. Perhaps suggestions put forward by our local mountain bike club at our April 24 Board meeting could be considered. We would like to be included in the discussion about this project.

The WBCB fully supports the **Two Mile Creek** project, but information about this is more rumour and speculation rather than proactive, transparent communications and engagement. The WBCB has been asking for a proper briefing about this for at least 3 months and no one will talk to us. Associated with this project are a bridge, walkways and car parking. Several versions of the car parking changes have been in circulation and how it is to be funded. The possible configurations are based on the 2008 village plan and we have moved on since then. We are asking WBOPDC to discuss the present situation and engage in a discussion with the WBCB about alternative options at a workshop on May 8, 2023.

In reading through the introduction to the Annual Plan, some emphasis has been put on the two recent cyclones and the damage from that estimated to be in the region of \$15-20m. We cannot find any projects directly related to this damage and it is our understanding that Government subsidy on storm damage is 71% or as high as 91%. We would welcome an in-depth discussion about storm damage and how that relates to the proposed rate increase.

The rate increase of 9.04% less the use of rate reserves of \$1.4m to bring it down to 7.41% must be balanced against Council's commitment to no more than 4% per year for the next 8 years, but this seems to be disregarded. The Council has not even published a list of projects that have been delayed or discontinued. The fact that the community is already facing a major cost of living increase with the Council proposing a further increase of possibly 5% or more of the rates. We suggest a more critical assessment of the proposed projects with some actual discontinuing of some.

Provided on the following page are snapshots of responses to our survey, indicating:

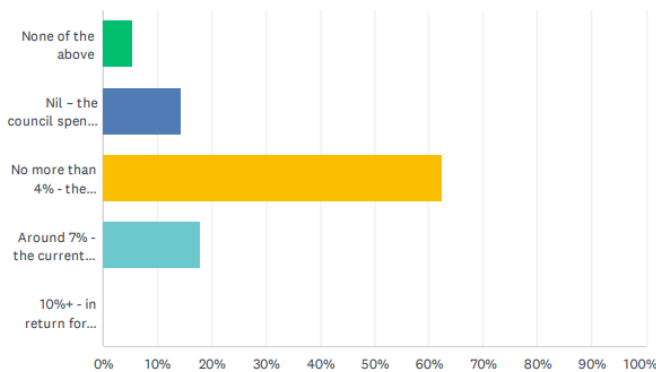
- 62.5% of respondents want Council to commit to a 4% rate increase
- 82% of respondents said a rate increase of 7% or more would have a moderate or severe impact on their family.

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Q1 Two years ago the Western Bay of Plenty District Council committed that rates this year (and future years) would rise a maximum of 4% a year, including inflation. This was in return for imposing a one-off 11.5% increase that forward funded a number of projects and started kerbside recycling.

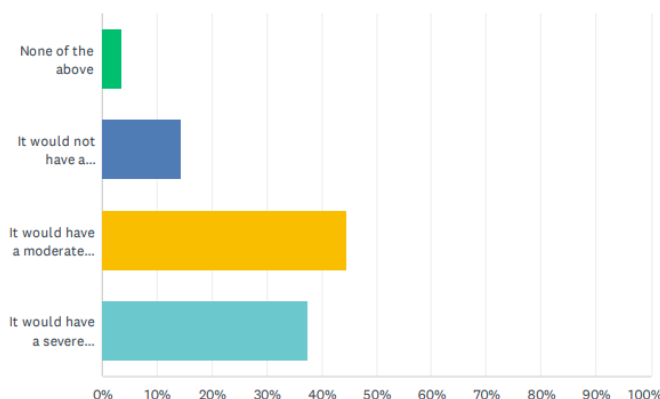
Faced with surging inflation, the council has now proposed a budget increase this year of 7.41%. What do you think the rates increase should be?

Answered: 56 Skipped: 3



Q2 The council will calculate its 2023-24 rates take in June based on new 2022 property valuations which are due out in a few weeks. This will not affect the overall level of spending or the rates gathered by the council; it recalculates rates bills based on the new values. However, changes in your property's value may affect how big a share you pay. For example, if your property rises in value more than average across the whole district (which many expect will be the case in Waihi Beach) then that will tend to push up your rates bill. If your property rises in value by less than average, that will hold back your rates increase. What impact would a rates rise of 7% or more have on you and your family?

Answered: 56 Skipped: 3



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**Elderly Housing**

As noted in the Western Bay of Plenty District Council's Long Term Plan 2021-2031 Decision Document, Waihi Beach is a great place to live and is becoming more popular every year with permanent residents. This continues to put pressure on house prices and costs – increasing for both owners and renters. The Council itself predicts that there will be an increased demand for elder housing in the future, with needs increasing and supply being very limited.

At Waihi Beach, Council provides 19 rental units for kaumatua over 65 years with limited means, at an affordable rate. These units are all single level with the complex having two road frontages. The complex assists the Council to meet the health, social and community needs of older people within our community.

A number of these units are prone to flooding, or at least have water reaching the outside of the unit – making the tenants concerned for their safety in times of heavy rain. This is caused by an issue with the nearby stormwater drains.

One unit within the complex has been flooded previously, and while it has been tidied and painted afterwards, the current tenant is constantly having to clean up worms that appear to come from out of the walls.

The units aren't as warm as they could be – double glazing may go some way to improve this.

Currently, there is an issue with security and safety at the units, where tenants are often having people entering the property, constantly knocking on windows and walls at all hours of the night and sometimes every day, harassing and scaring the tenants.

Cars have recently crashed outside the property, with one car knocking down the telephone pole causing a power outage for many hours. This could have been a car into the side of a unit if the power pole didn't stop the car. However, powerlines were left dangling dangerously until they could be repaired.

We see the benefit in encouraging the kaumatua to stay within our local community and having them continue to contribute and be proactive within our special place (wahi Motuhake). They are the people with the knowledge (matauranga), experience (wheako) and expertise (tohungatanga), who can be part of volunteer organisations within our community (hapori), that are working to make Waihi Beach a better and more inclusive place to live, work and play. They deserve a warm, safe and affordable place to live.

***Short Term / Annual Plan:***

- *Security*
  - Install security cameras to cover the whole complex to deter unwanted visitors.
  - Install security lights at appropriate locations around the complex to give better peace of mind to the tenants.
- *Safety*
  - Install safety fencing around the perimeter of the complex not already fenced, with walking and driving entry points.
  - Install security doors to all units.

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- *Stormwater drainage maintenance*
  - Review the maintenance of nearby stormwater drainage with the purpose of minimising flooding.

**Long term Plan:**

- *Stormwater drainage replacement*
  - Review and replace the stormwater drainage system through the area that affects the Waihi Beach elderly housing complex, and the area it comes from and runs into – therefore preparing the area for climate change and minimising any further flooding damage through this area of Waihi Beach.
- *Renovate or replace*
  - Totally renovate or replace each unit in the current complex to a modern standard with double glazing, heating, insulation and modern furniture and fittings to give the tenant a healthier living environment and to assist in the ongoing maintenance of the Council's assets.
- *Build*
  - With Climate change, managed retreat and the increased demand for elder housing in the future, source appropriate land and build one and two bedroomed units to accommodate the older members of our community, therefore freeing up larger accommodation to encourage families to make Waihi Beach their permanent home. These affordable units or apartments could be a mixture of rentals and properties available for the purpose. All of these units should be warm, sunny, secure and spacious enough to cater for couples or a single person, with garaging and a small area available for occupants to be able to grow vegetables, to assist with sustainability and the cost of living for those on a low income.

In conclusion, we ask you to take note of our submission and the comments made. We have reflected on the feedback from our community and would be willing to share this information. We look forward to the alterations that are made to the Annual Plan in the context of moving forward with positive, sustainable progress.



Submission 324

DRAFT

Boffa Miskell

# WILSON ROAD PEDESTRIAN LINK

## LANDSCAPE CONCEPT PLAN

JUNE 2022





Submission 324



DOCUMENT QUALITY ASSURANCE

BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2022. *Wilson Road Pedestrian Link Landscape Concept Plan*. Report by Boffa Miskell Limited for Western Bay of Plenty District Council.

PREPARED BY:	Claire Liu Landscape Architect, Professional Boffa Miskell Ltd	
REVIEWED BY:	Bryan Sanson Landscape Architect, Principal Boffa Miskell Ltd	
STATUS: [DRAFT]	Revision A	Issue date: July, 2022

File ref: BM220445\_Wilson\_Road\_Pedestrian\_Link\_Concept\_Design

Cover photograph: Wilson Road Site Entrance © Boffa Miskell Ltd, 2022



**DRAFT**

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## KEY

- |                                     |                                |                              |
|-------------------------------------|--------------------------------|------------------------------|
| 1. EXISTING FOOTPATH (YELLOW)       | 6. NEW ROCK RIP RAP EMBANKMENT | 11. SLOPE UP                 |
| 2. EXISTING TOILET BLOCK            | 7. PROPOSED BRIDGE             | 12. LAWN (BERM)              |
| 3. NEW PEDESTRIAN PLAZA             | 8. NEW PARKING AREA            | 13. EXISTING FOOTPATH (GREY) |
| 4. EXISTING PARKING AREA (MODIFIED) | 9. DECORATIVE CONCRETE PATH    |                              |
| 5. DECK SEATING AREA                | 10. LOW AMENITY PLANTING       |                              |

### LEGEND

- |   |                          |   |                      |
|---|--------------------------|---|----------------------|
|  | EXTENT OF WORKS          |  | LAWN                 |
|  | CONCRETE (YELLOW)        |  | DECK                 |
|  | CONCRETE (GREY)          |  | PROPOSED TREE        |
|  | ASPHALT                  |  | EXISTING MATURE TREE |
|  | GARDEN                   |   |                      |
|  | GROUND COVER/<br>CLIMBER |   |                      |

SCALE 1:200@A1, 1:400@A3





DRAFT

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LANDSCAPE INTERMEDIATE PLAN 1

KEY

1. PROPOSED BRIDGE
2. NEW ROCK RIP RAP EMBANKMENT
3. DECK SEATING AREA
4. DECORATIVE EXPOSED AGGREGATE CONCRETE (TO MATCH EXISTING)
5. DECORATIVE COLOURED CONCRETE (TO MATCH EXISTING)

6. LOW AMENITY PLANTING
7. NEW PARKING AREA (17 BAYS)
8. SLOPE UP
9. LAWN (BERM)
10. EXISTING FOOTPATH (GREY)

LEGEND

- CONCRETE (YELLOW)
- CONCRETE (GREY)
- ASPHALT
- GARDEN
- GROUND COVER/CLIMBER
- LAWN
- DECK
- PROPOSED TREE
- EXISTING MATURE TREE

EDINBURGH STREET

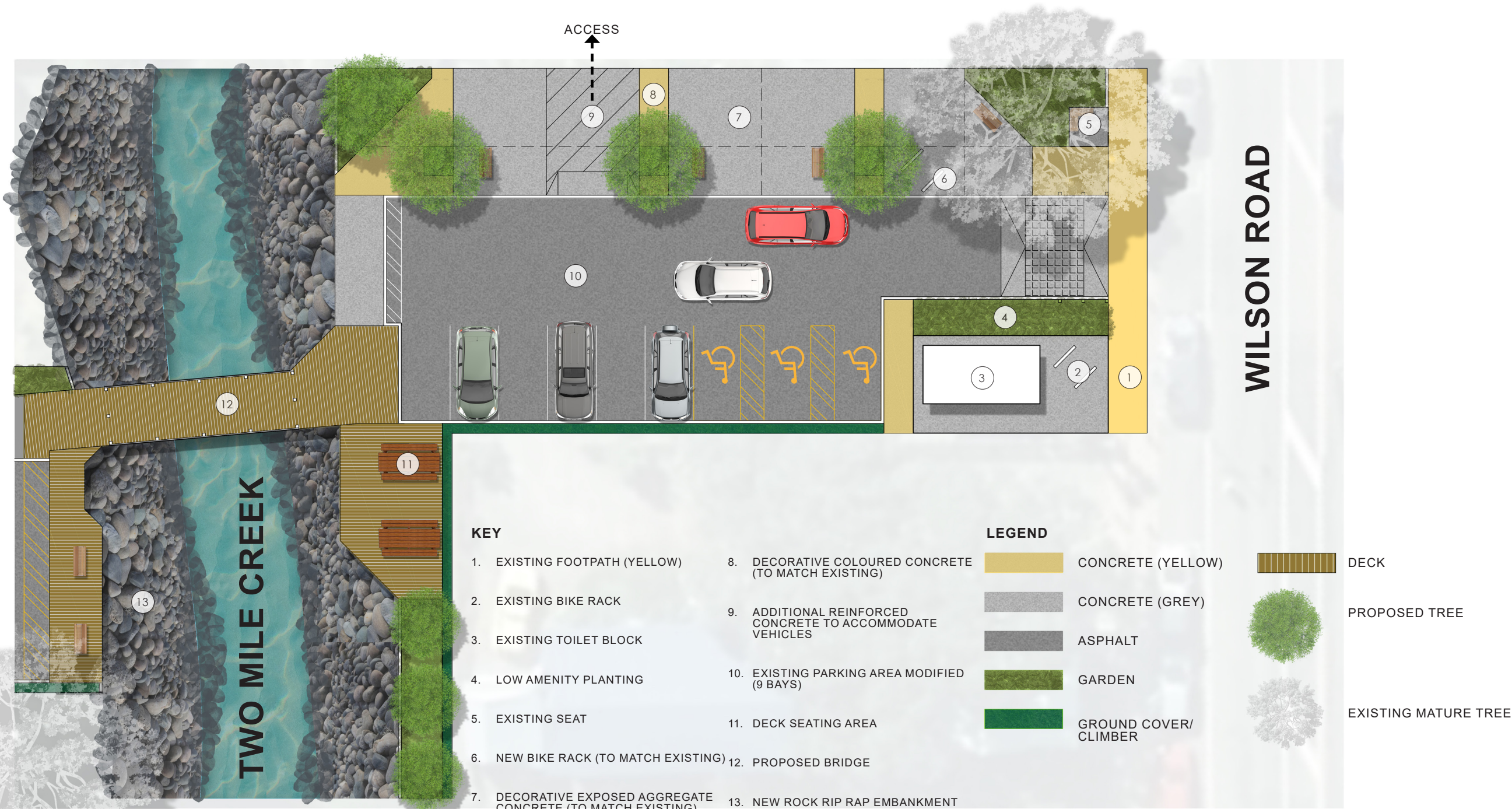




LANDSCAPE INTERMEDIATE PLAN 2

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DRAFT



SCALE 1:100@A1, 1:200@A3





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PALETTE & PRECEDENTS

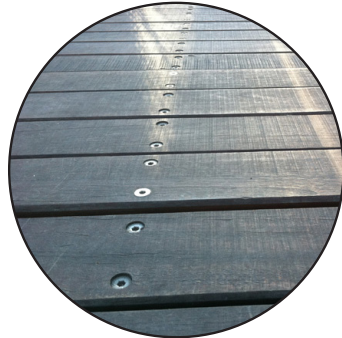
MATERIALS




CONCRETE  
Exposed Aggregate Concrete to Match Existing



CONCRETE  
Coloured Concrete to Match Existing

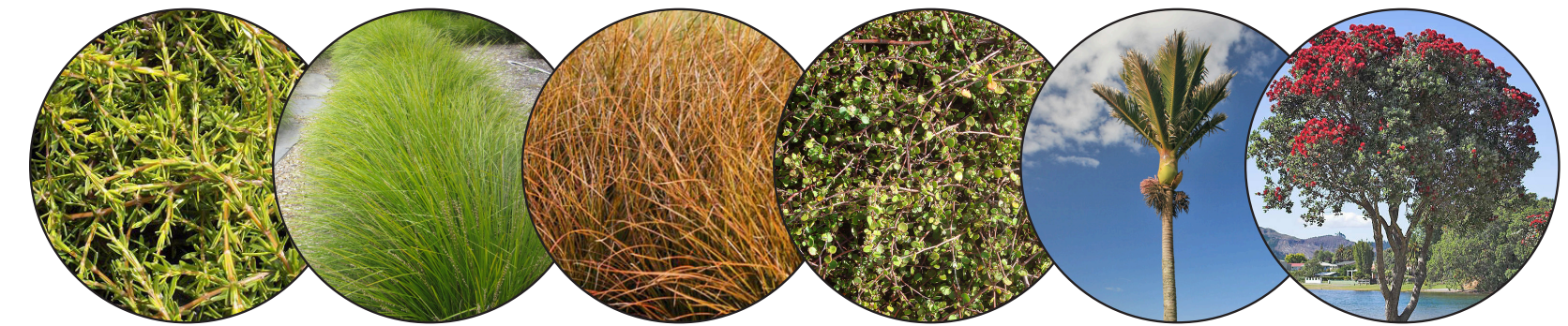


TIMBER  
Timber Decking for Bridge and Seating Area



ASPHALT  
Asphalt for Parking Area

PLANTS



FURNITURE



PICNIC TABLE (ACCESSIBLE)



BENCH SEAT



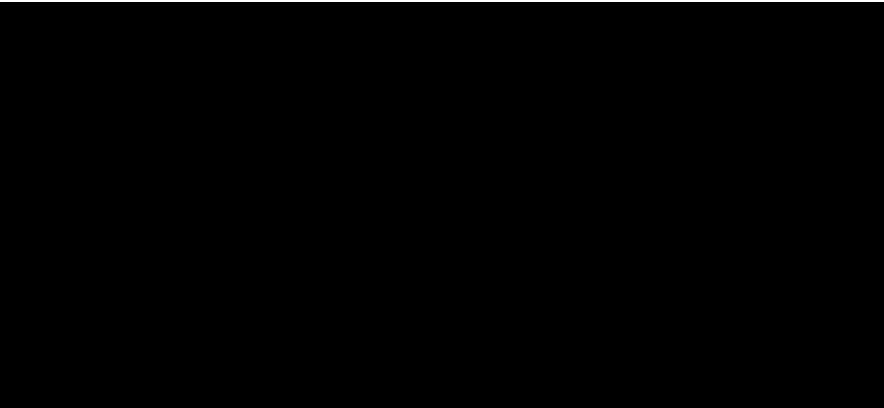
BICYCLE PARKING

LOOK & FEEL





Submission 324





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Submission 324

# WAIHI BEACH WARD **COMMUNITY PLAN**

## IMPLEMENTATION PLAN



12 March 2020

COMMUNITY CHOICE; COMMUNITY VOICE

Submission 324

## 1. Introduction

The Waihi Beach Community Plan (the Plan) is an initiative by the Waihi Beach Community Board, to plan collectively, in a collaborative way, for long term wellbeing of the Waihi Beach ward.

The Plan was adopted by the Community Board in January 2020 and covers a ten-year timeframe between 2020 and 2029. The Plan takes a long term approach to addressing key issues raised by the community during a series of community and public workshops. Relationships with other organisations with interests in the district and region are also relevant to ensuring the Plan is achievable. These include the Western Bay of Plenty District Council, the Bay of Plenty Regional Council, the Department of Conservation, Tourism Bay of Plenty and New Zealand Transport Agency, among others. Regular reviews of Plan are scheduled to ensure it is kept up-to-date and relevant.

This Implementation Plan acts as a companion document to the Community Plan document.



*The Waihi Beach Community Plan was adopted by the Community Board on 3 February 2020*

*"Our plan will be an important tool to determine our future for Waihi Beach in a unified and all-inclusive way.....kotahitanga"*

*Reon Tuanau, Ngāi Te Rangi Iwi Trust and Co-Chair Connectors Group*

## 2. The Agreed Objectives



### SOCIAL

01

**OBJECTIVE:**  
SUPPORT A CONNECTED  
AND SAFE COMMUNITY



### ECONOMIC

02

**OBJECTIVE:**  
CREATE A THRIVING AND  
DIVERSE ECONOMY



### ENVIRONMENT

03

**OBJECTIVE:**  
PROMOTE A SUSTAINABLE  
AND NURTURED ENVIRONMENT



### CULTURAL

04

**OBJECTIVE:**  
ENABLE OUR STRONG  
CULTURAL IDENTITY

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### 3. The partnership approach

This Plan cannot be achieved by one organisation or individual working in isolation. Instead a partnership approach to implementation will ensure that there is collaboration with relevant agencies and funding partners to get the best possible outcomes. By developing a partnership approach it puts the community at the heart of the plan.

Partnerships with agencies and funding partners are also critical such as the Western Bay of Plenty District Council, Bay of Plenty Regional Council, Department of Conservation and independent funding trusts.

<b>Governance</b>	Overall governance is by the Community Board, who supports the working parties. They set the structure for the implementation, funding and communication on delivery and achievements back to the public.
<b>Working Party</b>	This is the group that leads the overall programme for each objective. There are four working parties, one each for the objectives - social, economic, environmental and cultural. There is a maximum of 5 members in the working parties and it is chaired by a Community Board member. Working parties can either directly lead action items and/or support steering groups to be set up to lead actions.
<b>Steering Group</b>	These are set up to directly lead action items. They are responsible for setting the scope, timeframes and seeking funding opportunities for the project. Membership includes people within the community or relevant interest groups and include up to 8 people who are interested in taking the action forward. The steering group must include a member from a relevant partner agency and/or may include contracted professionals or technical staff.

### 4. Implementation Structure

Primary responsibility for the implementation of the Waihi Beach Community Plan lies with the Community Board, as the governing body representing the community. Each Community Board member has taken on the role of leading an objective within a working party and a portfolio of projects. Each project is expected to be lead either by the working party, an interest group or where a major project, a specific steering group. Each project will also include technical advisory members or staff from partner agencies or appropriate professionals (or contracted in where necessary).

*"This is your plan, based on what you've told us, designed to achieve positive outcomes for all who live in, work and visit the Waihi Beach area."*

Dame Peggy Koopman-Boyden, Co-chair Connectors Group

COMMUNITY CHOICE, COMMUNITY VOICE



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## GOVERNANCE, COMMUNICATIONS, MONITORING AND FUNDING

Successful implementation of the Plan is directly related to the quality of the working relationships between the community and the partner agencies as well as having a clear governance structure that is inclusive of community members. It is essential that there is a long term formal commitment to collaboration with the key implementation partners.

The structure below shows the actions that the Community Board are responsible, ensuring there is a governance oversight of the actions and allowing community groups to form working parties and smaller steering groups that will be responsible for implementing the actions.

Monitoring provides an effective mechanism to inform decision-makers about the consequences of actions, and changes in the community and the environment, in order to determine effectiveness of the implementation of Community Plan actions.

The key approaches to implementation resourcing and funding include ensuring sufficient resources are directed to implementing Community Plan actions and outcomes. The overall approach is that the costs of implementation will fall where they lie apart from the funding of collaborative implementation arrangements.

While community engagement will not be required in all the action items, clear communication on how the public can get involved, who is involved and what actions are being put in place to achieve the Community Plan is essential to build momentum and trust in the process.



### COMMUNITY PLAN WORKING PARTIES



#### SOCIAL WORKING PARTY

Responsible for:

- Oversight of the social programme
- Reporting on the actions
- Supporting role for steering groups



#### ECONOMIC WORKING PARTY

Responsible for:

- Oversight of the economic programme
- Reporting on the actions
- Supporting role for steering groups



#### ENVIRONMENTAL WORKING PARTY

Responsible for:

- Oversight of the environmental programme
- Reporting on the actions
- Supporting role for steering groups



#### CULTURAL WORKING PARTY

Responsible for:

- Oversight of the cultural programme
- Reporting on the actions
- Supporting role for steering groups

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Actions		Lead Agency	Timing/Priority
G1	<b>Agree on a formal governance structure for the list of actions with a working party for each objective and lead agencies for each action</b>  <b>Purpose</b> - to provide a clear structure to achieve the actions that encourages localism	Waihi Beach Community Board	Year 1
G2	<b>Provide support to each working party to help resolve issues, inform of potential funding opportunities and strategic alignment within the region</b>  <b>Purpose</b> - to enable working parties to function, take ownership, feel supported and informed to implement the action plan	Waihi Beach Community Board	Year 1
G3	<b>Set up formal reporting structure for each working party to feed back to Community Board meetings</b>  <b>Purpose</b> - to provide transparency into working parties and to be able to clearly communicate back to the community on status of actions	Waihi Beach Community Board	Year 1
G4	<b>Agree and establish a communication plan including protocols and approach to informing the community on the Community Plan progress</b>  <b>Purpose</b> - to determine the process and method in which to inform the community about updates on the Plan	Waihi Beach Community Board	Year 1
G5	<b>That the Plan be reviewed every three years</b>  <b>Purpose</b> - to ensure the Plan is a living document that responds to changing needs, is flexible and open for opportunities and able to be nimble	Waihi Beach Community Board	Year 3
G6	<b>Publish an annual performance statement showing what actions have been implemented and what is coming next</b>  <b>Purpose</b> - to ensure the Plan stays on track and the community are kept well informed	Waihi Beach Community Board	Annually
G7	<b>Set up a Waihi Beach matching fund, that is specifically for working parties and steering groups to apply to support the Community Plan actions including criteria for application and eligibility</b>  <b>Purpose</b> - to ensure adequate resources are provided to enable implementation of actions where needed	Waihi Beach Community Board	Year 1

*"The key to community planning is partnerships based on relationships of mutual trust and equality. Will you partner with us to achieve our aspirations?"*

Ross Goudie, Chair Waihi Beach Community Board

COMMUNITY CHOICE, COMMUNITY VOICE

Submission 324



## SOCIAL

01

**OBJECTIVE:**  
SUPPORT A CONNECTED  
AND SAFE COMMUNITY

While the community is supportive, friendly and welcoming, there is a desire to remain connected both physically and socially as well as feeling safe while doing so.

While much work has already been done on cycleways, there is a need for better physical connection between neighbourhoods and homes to places of interest (such as the beach, village, school and recreation spaces).

Connection from Athenree to Waihi Beach and the adjacent neighbourhoods is only via the main road where there are high speeds and no footpath or cycleway provisions, making travel mostly by vehicle only. Connection of this community to the beach and the village centre is vital to encourage older and young people in Athenree for their lifestyle. This will encourage more housing growth in Athenree as it becomes a more livable community.

A cycleway connection is also important from Waihi Beach North End to Waihi town, for both environmental enhancements and economic growth.

*"The need for a community hub central to the village that encourages business development and social cohesion just kept coming up in the workshops, this is a project that is achievable"*

Don Fraser, Residents and Ratepayers Association and Connectors Group



High car speed throughout Waihi Beach is noticed by many in areas frequented by older and young people. A safety review in high activity areas (and in particular through the village centre) and creation of a plan to include reduced speeds and traffic calming measures will provide for a safer community and encourage people to walk and cycle more.

Accessibility is important to many - both old and young. To ensure the community is inclusive, accessibility throughout the community needs to be improved - to the beach and other community facilities. With a staged plan in place improvements can be slowly worked on over time.

Libraries can be the heart of a community, they provide spaces to gather, places for people looking to connect with others, community information and are free, warm and dry places to gather. How library services are offered could be explored with consideration to pair with other services such as a digital business hub, information centre, shared office space, medical centre or day care centre.



*Views to Tuhua (Mayor Island) is one of Waihi Beach's best natural asset*

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Action	Lead Agency	Supporting Agencies	Timing/Priority
<b>1.1 Install cycleway/walkway from Island View to Athenree</b>  <b>Purpose</b> - to connect two distinct neighbourhoods, to encourage off-road connectivity for all residents from Athenree to the main beach and vis-versa, to support modal shift	Island View/ Athenree Cycleway Steering Group	Western Bay of Plenty District Council, NZTA, Bay of Plenty Regional Council, New Zealand Cycleway Trust, Ngai Te Rangi, Otawhiwhi Marae	Year 1 - Initiate and Planning  Year 2 - Physical works
<b>1.2 Install cycleway/walkway from Waihi to Waihi Beach</b>  <b>Purpose</b> - to extend the existing national cycleway from Waihi to Waihi Beach, to encourage social and economic growth to Waihi Beach	Waihi to Waihi Beach Steering Group	Western Bay of Plenty District Council / Hauraki District Council, Department of Conservation	Year 1 - ongoing planning  Year 2 - Physical works
<b>1.3 Complete remaining sections of the Waihi Beach urban cycleway</b>  <b>Purpose</b> - to provide quality cycleways throughout the urban area and to support and encourage modal shift. To connect existing paths that have been built to create a connected system	Social Working Party	Western Bay of Plenty District Council, NZTA	Year 1 - Agree works programme  Year 2-5 - Physical works
<b>1.4 Install accessibility measures to beaches and facilities</b>  <b>Purpose</b> - to create an inclusive community that supports those who are less mobile and encourage use of our natural assets and facilities	Social Working Party	Western Bay of Plenty District Council, NZTA, Bay of Plenty Regional Council	Year 1 - Initiate and planning  Year 2-5 - Physical works
<b>1.5 Establish a community hub that includes community and educational facilities</b>  <b>Purpose</b> - to co-locate public facilities in one single location and to encourage social cohesion and connection of residents and visitors	Community Hub Steering Group (also responsible for the business hub in action 2.2)	Western Bay of Plenty District Council, Police, St John's Ambulance, Events and Promotions, Waihi Beach village business association	Year 1-2 - Initiate and planning  Year 3 - Implementation
<b>1.6 Reduce speed limits and install traffic calming measures</b>  <b>Purpose</b> - to reduce speeds in strategic locations where there is large activities and vulnerable communities	Waihi Beach Primary School	Western Bay of Plenty District Council	Year 1 - Review and map measures and submission to Speed Limit Bylaw in 2020
<b>1.7 Support projects that encourage safer communities</b>  <b>Purpose</b> - to define a work programme for the next 10 years that will encourage a safer for all Waihi Beach	Social Working Party	Western Bay of Plenty District Council, NZ Police	Year 1 - Define work programme  Year 2-5 - Implement programme

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## ECONOMIC

02

**OBJECTIVE:**  
CREATE A THRIVING AND  
DIVERSE ECONOMY

To create a diverse economy priority will be given to job creation, upskilling and training in a range of industries. Support for small to medium sized enterprises must continue across all sectors. Enterprise and innovation in agriculture and aquiculture must be driven forward.

Planned and proposed major capital projects must be implemented.

Previous work on the town centre needs to be revived and reviewed with a focus on putting people first. Included in this is support for a community or business hub focusing on digital technology which could be explored to include library services.

Quality entranceways to the ward will to give a sense of arrival for visitors and the creation of a destination management plan will help to get the most out of them. The community needs its own brand to pitch to national and international tourists and to give cohesion to marketing, information, signage and interpretation panels.

*"The village look, feel and layout needs to be updated to support the busy summer season and growth of the businesses"*

Alan Kurtovich, Hammer Hardware and Connectors Group

The natural environment can be capitalised more as tourism assets by bringing to the surface cultural and historical heritage features. This could be in partnership with local historical groups and tangata whenua. The core objective here is of creating jobs and getting more people to visit, spend more and stay overnight in the low season.

Events at Waihi Beach are important to the economy as well as providing opportunities to celebrate, gather and connect with others in the community. However, infrastructure is needed to encourage interest groups to lead events effectively and efficiently with a focus on providing more outdoor events at Wilson Park.



*Many visitors to Waihi Beach enjoy a trip to the Trig Walk*



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Action	Lead Agency	Supporting Agencies	Timing/Priority
<b>2.1 Update the town centre plan and implement</b>  <b>Purpose</b> - to review the current streetscape to ensure the layout meets the current and future needs of the village and to identify measures to support vibrancy and vitality of the businesses within. Links to action 1.6.	Waihi Beach village business association	Western Bay of Plenty District Council	Year 2 - Initiate, planning and design  Year 3-5 - Implementation
<b>2.2 Develop employment generation initiatives including a business hub</b>  <b>Purpose</b> - to determine a programme of initiatives that encourage diversity in industry and job opportunities and establish a business hub	Business Hub Steering Group (also responsible for the business hub in action 1.5)	Waihi Beach village business association	Year 1 - Initiate and planning  Year 2-3 - Implementation
<b>2.3 Install gateway features at the two entrances</b>  <b>Purpose</b> - to give a warm and inviting welcome to visitors and locals to Waihi Beach, to show identity and branding	Waihi Beach Events and Promotions (to merge with action 2.4)	Tourism Bay of Plenty	Year 2 - Design  Year 3 - Implementation
<b>2.4 Produce a destination management plan including a Waihi Beach brand</b>  <b>Purpose</b> - to determine a clear and consistent identity and brand for Waihi Beach to be used in all promotional and marketing material, interpretation panels, signage and gateways	Waihi Beach Events and Promotions (to merge with action 2.3)	Tourism Bay of Plenty	Year 1 - Initiate and planning  Year 2-3 - Implementation
<b>2.5 Enhance Wilson Park to be the major events space for the community</b>  <b>Purpose</b> - to review current infrastructure and regulations to encourage additional events	Economic working party	Western Bay of Plenty District Council, Waihi Beach Events and Promotions, Waihi Beach Summer Fair	Year 1 - Initiate and planning including review of regulations and make recommendations  Year 2-3 - Implementation and consultation of any recommended regulation changes
<b>2.6 Encourage development of planned and proposed infrastructure</b>  <b>Purpose</b> - to determine a programme of support and encouragement of major planned and proposed infrastructure that encourages growth in Waihi Beach including stormwater management interventions and state highway upgrades	Economic working party	Western Bay of Plenty District Council, SmartGrowth, Bay of Plenty Regional Council	Ongoing support and submissions to long term and annual plans of various local and regional authorities

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## ENVIRONMENT 03

**OBJECTIVE:**  
PROMOTE A SUSTAINABLE  
AND NURTURED ENVIRONMENT

Waihi Beach is home to many precious environments which people have fostered and cherished for generations. There is also the growing concern and a need to make a significant contribution to climate change. The delivery of the Plan must produce sustainable actions that protect the environment and leave a legacy for future generations.

At a high level, the development of a clear open space strategy of what reserves will be developed and when will give the community a vision to aim towards. This would review current spaces, understand the recreational needs of the community and determine future open space requirements.

The storm water utility site in the heart of the Waihi Beach community known as the Broadlands Block is frequented by many and is the site for a number of community initiatives. This space is however contains a number of pest plants and there is no overall cohesion to the design. The space could also contribute better towards stormwater retention as a climate change initiative. A concept plan that can be worked through overtime will give this site direction.

*While being predator free is ambitious, it is achievable with a range of community initiatives and working in partnership with various organisations"*

Jim Cowern, Environmental Society and Connectors Group



The ocean as a community "playground" for sustaining wildlife, gathering of kaimoana, and recreational activities. The public were supportive of exploring higher protection mechanisms, such as a mātaītai reserve. This will protect an area to be closed to commercial fishing, but may have permissions around recreational and customary fishing.

The beachfront is also considered a "playground". Facilities to support and enhance the use of this are required - such as showers, water fountains, seating, BBQ areas and covered spaces for gatherings.

Support for a biodiversity management projects in dune and wetland areas will give a new focus to environmental initiatives.

The control of pests is important to both young and old. There are a number of initiatives that are being planned and an overall pest control programme would ensure the approach is collaborative and cohesive. Considering the natural boundaries to the area this could aim towards being predator free by 2025.



*Orokawa Bay Scenic Reserve provides a good place to start for pest control*

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Action	Lead Agency	Supporting Agencies	Timing/Priority
<b>3.1 Create an open space strategy and recreational facilities plan</b>  <b>Purpose</b> - to undertake a stocktake of existing facilities and to develop a strategy that takes into consider future population needs around recreational facilities and reserves. To focus on larger destination recreation rather than dispersed model of allocation	Environmental Working Party	Western Bay of Plenty District Council, Waihi Beach Environmental Society	Year 2-3 - Initiate and planning  Year 4-7 - Implementation
<b>3.2 Install a variety of beach amenities and furniture along the coast</b>  <b>Purpose</b> - to agree consistent design and rollout installation of beach reserve furniture such as seating, shelter, BBQ's, showers and water fountains in strategic locations where people gather	Environmental Working Party	Western Bay of Plenty District Council	Year 1 - Initiate and planning  Year 2-10 - Implementation
<b>3.3 Research and install a level of marine protection / initiatives</b>  <b>Purpose</b> - to provide a level of protection in certain marine locations for protection and enhancement of the marine environment for future generations	Environmental Working Party	Ngai Te Rangi, Bay of Plenty Regional Council	Year 1 - Research and investigation  Year 2-3 - Initiate and planning  Year 4-10 - Implementation
<b>3.4 Implement biodiversity management initiatives in wetland and dune areas</b>  <b>Purpose</b> - to ensure that the biodiversity is treasured for its inherent values, cultural importance and identity, scientific interest and recreational opportunities. Focusing first on the dune area between Island View and Bowentown and wetland area	Waihi Beach Environmental Society	Bay of Plenty Regional Council	Year 1 - Initiate and planning  Year 2-5 - Implementation
<b>3.5 Develop a programme to work towards being predator free by 2025</b>  <b>Purpose</b> - to create a programme using multiple initiatives (existing and new) implemented over time and with a staged approach to being predator free	Waihi Beach Environmental Society	Predator Free NZ, Department of Conservation, Bay of Plenty Regional Council	Year 1 - Initiate and planning with Stage 1 implementation and installation  Year 2- 3 - Planning and implementation of Stage 2
<b>3.6 Enhance the Broadlands Block for utilities and community use</b>  <b>Purpose</b> - to enhance the Broadlands Block so it is operationally efficient for stormwater and so that community uses can occur also	Broadlands Block Steering Group	Bay of Plenty Regional Council, Western Bay of Plenty District Council, Waihi Beach Community Hall committee, Otawhiwhi Marae Trust	Year 1 - Initiate and planning with initial "quick wins" underway Year 2 - Any major physical works implementation

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## CULTURAL

04

**OBJECTIVE:**  
ENABLE OUR STRONG  
CULTURAL IDENTITY

Enhancing the cultural identity of Waihi Beach runs as a thread through all actions listed.

Any new, large capital infrastructure projects should include cultural design and detailing that has respect and reinforces cultural values of the community.

Development of a Hapū Resource Management Plan will describe resource management issues of importance to them as tangata whenua. The plan may also contain information relating to specific cultural values, historical accounts, descriptions of areas of interest (hapū/iwi boundaries/rohe) and consultation/engagement protocols for resource consents and/or plan changes.

Te Whānau a Tauwhao ki Otawhiwhi wish to strengthen their papakaianga and this requires critical infrastructure to be put in place to support and encourage people back to their land.

*"There are so many untold cultural stories that can bring to the surface that will enrich our community, tell our story and give an authentic experience for our visitors."*

John Mutlow, Otawhiwhi Marae Trust, Connectors Group



There needs to be processes for documenting of local stories from both tangata whenua and historical groups and this could then be used in various locations, information and interpretation panels and in a digital context. This will give richness to the visitor and local experience.

Mapping and connecting agreed historical sites of significance could then create a historic walkway tour.

Allowing for additional cultural tourism activities will create additional jobs in new sectors.

Waihi Beach does not host many cultural events so support for the annual cultural events and festivals are to be encouraged. For example, the annual Matariki festival hosted by Otawhiwhi Marae and held at Bowentown Heads could be grown further and others encouraged to participate.



*Papakaianga land surrounding Otawhiwhi Marae could sustain more housing with an uplift in infrastructure*

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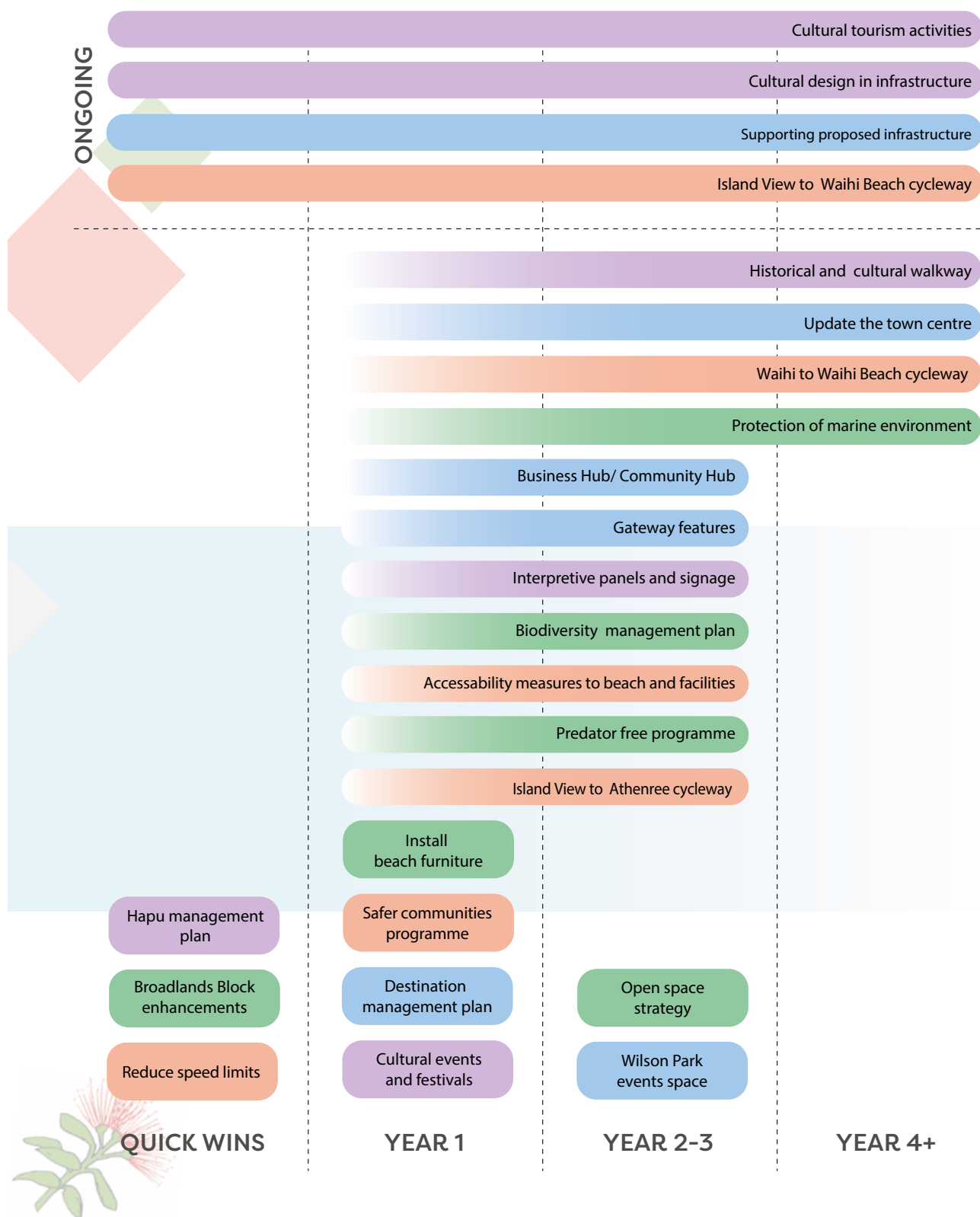
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Action	Lead Agency	Supporting Agencies	Timing/Priority
<b>4.1 Develop a hapu/iwi resource management plan with tangata whenua</b>  <b>Purpose</b> - to describe resource management issues of importance to Ngai Te Rangi and Otawhiwhi Marae, including information relating to specific cultural values, historical accounts, descriptions of areas of interest and consultation/engagement protocols for resource consents and/or plan changes. This process underpins actions 4.2-4.6	Ngai Te Rangi, Otawhiwhi Marae Trust	Western Bay of Plenty District Council	Year 1 - develop, engagement and consultation to complete plan
<b>4.2 Support new cultural events and festivals</b>  <b>Purpose</b> - to support the establishment of new cultural events and festivals that are meaningful and unique to Waihi Beach	Waihi Beach Events and Promotions	Otawhiwhi Marae Trust, Ngai Te Rangi, Western Bay of Plenty District Council	Year 1 - Support for existing Matariki Festival  Year 2 - Consideration for unique festival
<b>4.3 Install interpretive panels and digital information at historic and cultural sites of significance</b>  <b>Purpose</b> - to help people discover and understand the significance of places, people and processes. Interpretative signage covers a range of topics such as natural and cultural heritage, historic stories, geological information, or highlight points of interest	Ngai Te Rangi, Otawhiwhi Marae Trust	Tourism Bay of Plenty, Western Bay of Plenty District Council, Athenree Homestead, Waihi Beach Historical Society	Year 1 - Working with brand developed in action 2.4 to design panels and online presence  Year 2 - Funding drive and installation of first panels in strategic locations
<b>4.4 Install a historical and cultural walkway</b>  <b>Purpose</b> - establish a self-guided walk that traces the historical background of Waihi Beach, pointing out historical and cultural sites along the way	Cultural working party	Western Bay of Plenty District Council, Waihi Beach Historical Society, Athenree Homestead, Ngai Te Rangi, Otawhiwhi Marae Trust	Year 1-2 - Investigate options and map staged approach. Consideration for dovetailing with action item 1.1  Year 3 - Installation of Stage 1 walkway
<b>4.5 Support additional cultural tourism activities</b>  <b>Purpose</b> - support and encourage new cultural tourism activities to establish that is directed toward experiences in the arts, heritage and special character of the place	Cultural working party	Tourism Bay of Plenty, Waihi Beach Events and Promotions, Western Bay of Plenty District Council	Ongoing, as opportunities arise
<b>4.6 Ensure all capital infrastructure projects include cultural design and detailing</b>  <b>Purpose</b> - to recognise the need for cultural design on or near sites of significance and major capital works that are have a visual impact	Cultural working party	Western Bay of Plenty District Council, Ngai Te Rangi, Otawhiwhi Marae Trust, Department of Conservations, NZTA	Ongoing, as opportunities arise

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## 6. Implementation Summary



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*Artwork by local artist Shane Walker*

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## 4. The Final Plan





# Final Plan

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# Final Plan

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## The plan

Utilising the foundations constructed in the previous sections, a draft plan is put together around the following main elements

### The plan – outlining special ‘overlay’ zonings

In the plan (Figure 4.1 left) the key features of the analysis and urban design concepts are more closely defined. This includes the proposed activity zones which is intended to operate as discretionary ‘overlay’ zones designed to provide amenity and substance to the overall concept. To bring the right kind of development about, the council could put these ‘overlay’ zones in place through district plan changes and/or acquire some of the key properties to set the ball rolling.

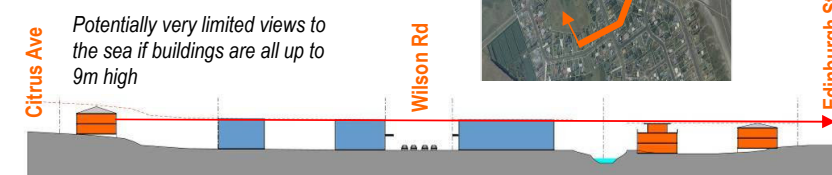
- Defining the Business Core:** \*\*\*The core area corresponds fully with the current zoning and has ample room for long term business expansion. It is very important to keep the town centre compact and highly walkable with retail focussed on Wilson Road and that it will also accommodate residential elements on the floors above the ground floor. To achieve that, as well as ensuring adequate street height for modern retail it is recommended that an overall building height of 9m be allowed to be exceeded by up to 3.5m if the development covers more than one section or 1500m<sup>2</sup> which ever is the greater, has retail business activities on the ground level, or activities appropriate to a town centre (excluding residential accommodation) and with residential accommodation or associated business on the other levels, have fully underground parking, allows for a space of 5.5m for footpaths along the south side of the stream which may connect to ridge access across the stream from the north side, and have no significant overshadowing impact on properties to the south between the hours of 11am and 2pm in mid winter. \*\*\*
- Creating two focal points,** with a special business zone for restaurants, parking and public space is equally important to anchor the business core and prevent key street frontage elements to develop outside of this defined business core. Special design criteria would apply to both the plaza and the beachside focal points, particularly concerning addressing the open space elements facing and adjacent to the building.
- Accommodation and apartments.** This zone with limited mixed-use should cover the business area and stretch to the adjacent land with its boundaries mostly in mid-block areas so that the same land use activities are mostly located on both sides of the street. This zone will need to allow for 3 storeys of apartment development. Living rooms, or in the case of accommodation, bedroom suites

**Note:** \*\*\* See amendment in Paragraph Five of the Preamble of the Plan.

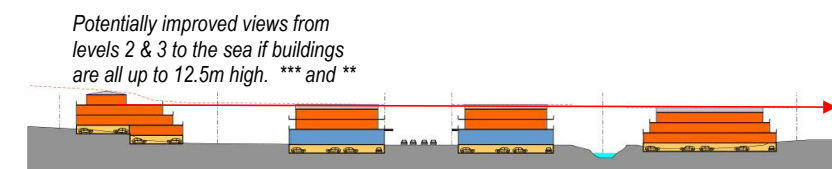
\*\* See amendment in Paragraph Three of the Preamble.

4.2 Schematic cross section showing building height limits in relation to the contours

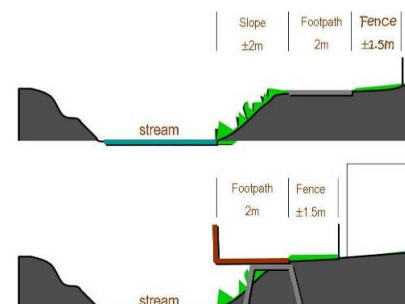
4.2a Current situation 9m maximum height



4.2b New situation, with 12m height limits in and around the town centre



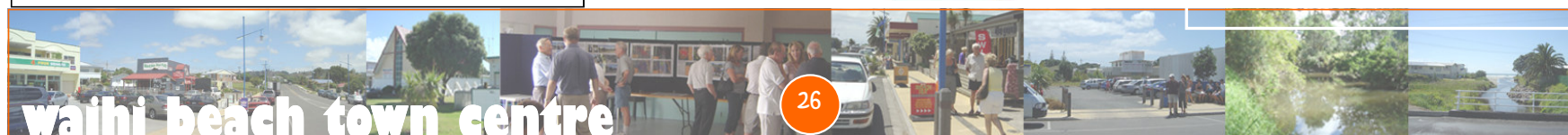
4.3 Creating pleasant environment and footpaths along the stream



A typical cross section where there is space to stabilise the stream bank, provide a 2m wide footpath and still have some space to the back yards or buildings overlooking the stream

Where there is less space have the footpath in places extend over the stream, still keeping some lateral space before other activities and uses.

As shown, the footpath can be cantilevered to avoid obstacles in the flow path of the stream



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4.4 The site for the key focal point as it is now (above) and an artist's impression how it can be (below)



would overlook the street or stream respectively. Partly underground or half sunken parking would be preferred and will enhance the pedestrian friendly environment. . To achieve this the current height limit of 9 metres should be allowed to be exceeded by up to 3.5m, providing that the development occupies more than one section or 1500m<sup>2</sup> which ever is the greater. On the south side of the stream the building setback should allow for a space of 5.5m wide to accommodate the proposed footpaths. In the case of properties north side of the stream allowance for access bridges across the stream should be made. The building should not have a significant overshadowing impact on properties to the south between the hours of 11am and 2pm in mid winter. \*\*

- **Business Transition Zone:** Areas useable for a range of businesses compatible with accommodation and apartments. Examples would be hair dressers, (professional) offices not dependent on passing trade, cafes and restaurants and other service businesses like cleaners etc, but no bars and clubs, activities which could create a lot of noise
- **Open Space:** create a comprehensive network of open space and footpaths promoting ease of access in a pleasant environment . The network effect is particularly important as people will tend to wander through the area using different routes. It is also important to have interesting features along these routes, items such as water features, resting places with park benches, picnic areas, sculptures and landscaping. Events can also be hosted in some of the open space areas like promoting 'art-in-the park' exhibits as well as craft markets in season or informal outdoor movies.

## Key focal points

The key focal point are very important elements to both contain the retail core and defines the 'main street' .

### The Town Plaza at the western end

- The aim is to create an interesting and vibrant plaza with activities on it, adjoining it and overlooking it, sheltered and sunny in winter and shady in summer, with excellent pedestrian access and limited short stay parking. To achieve it, it will require the proposed overlay zoning to be put in place with incentives to encourage negotiations for additional height & less parking and gaining vital setbacks

**Note:** \*\* See amendment in Paragraph Three of the Preamble.



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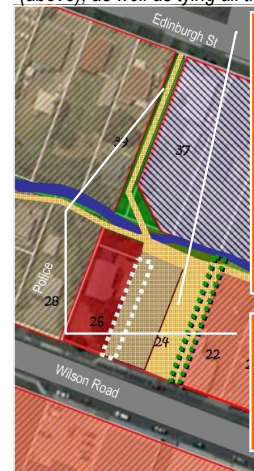
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- Similarly, the footpath route can be achieved by putting a 'overlay' zone in place with incentives like additional height or reduced parking requirements to encourage negotiations for setbacks on specified minimum development site sizes
- The plaza site should:
  - be located on the route connecting through to the stream where it can be developed into a plaza-like meeting place with a side easement of 4 metres on private land (No 22 Wilson Rd) and allowing an overhang of 3 metres for the floors above.
  - this space should combine with a strip of some 5 metres wide on the current parking area by the Police to form a plaza, sheltered from traffic and with the amenity of adjacent coffee shops and boutique-style activities.
  - to retain a similar number of carparks it is proposed to negotiate with the Police to take about 5 metres of their site.
  - provide a footpath from Hillview Rd & Edinburgh St, over the stream along the edge of No 39 and across No 37 Edinburgh St.
  - secure the right of way by negotiation, or by buying the property and reselling after taking off the land to accommodate the route, or creating a new 'overlay zone' with special additional rights in compensation for the strip of land



4.5 The qualities of the Plaza is important, creating a landmark feature and a pleasant space to relax (above), as well as tying all the connection into town together at this point



The route connecting through to the stream should be developed into a plaza-like meeting place with a side easement of 4 metres on private land (No 22 Wilson Rd) allowing an overhang of 3 metres for the floors above

This space should combine with a strip of some 5 metres wide on the current parking area by the Police to form a plaza, sheltered from traffic and with the amenity of adjacent coffee shops and boutique-style activities

To retain a similar number of carparks it is proposed to negotiate with the Police to take about 5 metres of their site

Provide a footpath from Hillview Rd & Edinburgh St, over the stream along the edge of No 39 and across No 37 Edinburgh St.

Secure the right of way by creating a new 'overlay zone' with special additional rights in compensation for the strip of land



# Final Plan

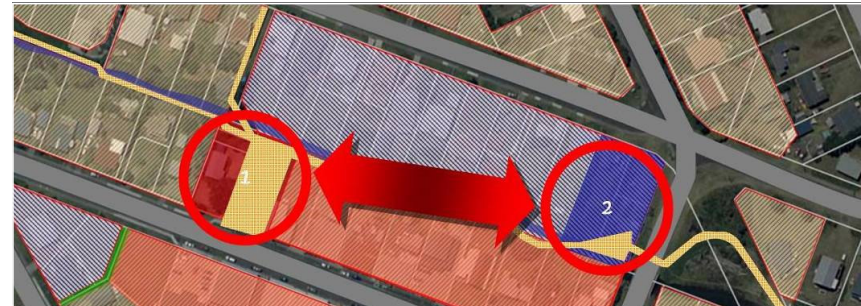
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4.5 The qualities of the Plaza is important, creating a landmark feature and a pleasant space to relax (above), as well as tying all the connection into town together at this point with a foot bridge over the stream (below).



4.6 The overall network effect is important joining the end of the town centre together and providing access and vistas of the sea with a pleasant and attractive walk all along the stream and an exciting destination by the Dillon Street bridge



## The Beachside focal point

- The second focal point is on the footpath along the stream connecting to the beach across Dillon Street. This focal point is seen as a vital catalyst in turning the town centre into a beachside village by connecting the town centre both visually and physically with the beach
- To achieve this:
  - the three corner sites on Dillon and Edinburgh Streets, indicated (in blue, fig 4.6), should be acquired to become an anchor activity hub, including restaurants, other recreational activities and potentially even a boutique hotel or lodge.
  - the proposed footpath following the south bank of the stream and connecting the two focal points needs to arrive to a major stop point on the stream-side walk from where the views across to the beach can be enjoyed
  - finally, this is a route that could either develop over time to strengthen circulation and access as the town centre develops or in the short term, causing the two focal point to operate in synergy and thus much more effectively



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waihi beach town centre

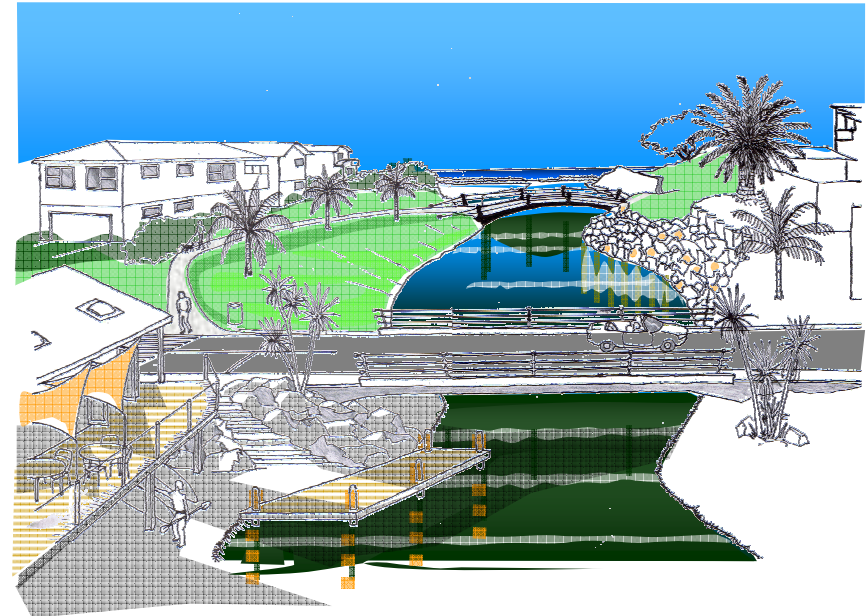


# Final Plan

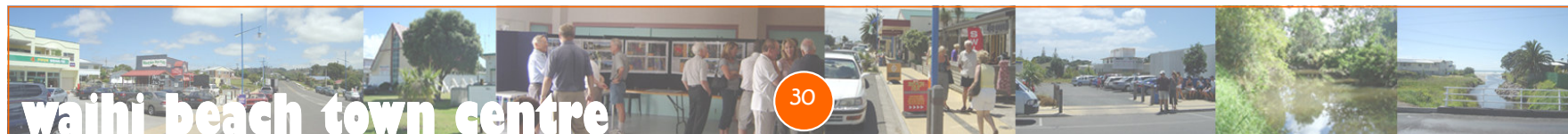
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4.7 The view from the property across from Dillon Street towards the beach (above) and from the properties towards to town centre and the stream (below). The strategic location of the properties are shown on the right below



4.8 Where the Dillon Street bridge goes over Two Mile Creek the stream walk comes to the proposed restaurant and leisure hub with excellent views over the stream and the beach—an artist's view above





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4.9 The proposed footpath network (above) linking the town centre and the two focal points (indicated in red and blue) through the open space network to its population catchment. The footpath routes potentially have different methods to secure them like 'overlay' zones or acquisition.

Route Description	Priority
1. Serves the town plaza with special setback requirements detailed under the focal point item	1
2. Connects through from the focal point to Edinburgh and Hillview Street	1
3. Connects through to Two Mile Creek between the church (no12 Wilson Road) and the proposed new development at no 10 Wilson Road	2
4. Connects Wilson Road to the midblock carpark through no19 Wilson Road	2
5. Linking through the midblock carpark to Citrus Ave	3
6. Linking Wilson Road through to Citrus Ave between no33 and 35 Wilson Road to Wilson Park	3
7. This is the key route connecting with all the other routes and opens up Two Mile Creek	1



4.10 Examples; The top image depicts the proposed footpath along the stream at the Plaza. The examples below are of good (left) and potentially good (right) footpaths where there are good landscape good visibility and a sense of direction with clear views of the destination.



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## The pedestrian and open space network

The easy and leisurely flow of pedestrians through the town and to the town centre is important to its functioning as a beachside resort. It is essential to create a comprehensive network of open space and footpaths in a pleasant environment. The ability to amble at leisure along different routes and experience a range of interesting environments and features along the way, including wetlands, water features such as ponds and fountains, pleasant resting places at secluded spots along the stream and picnic areas with barbecues, sculptures and landscape feature will all contribute to a memorable experience.

This will not be accomplished all at one but should be scheduled to take place progressively. The table (left below) indicates the priorities attached to the different routes. The routes not numbered are not of high priority, but should be acquired when the opportunity arise, like new development on an adjacent site etc.

It is important that the footpaths do not become just another concrete slab to pour. The footpaths are all set inside and will become part of the open space system and as such will need to contribute to the quality of the environment. They should feature a range of attributes that will add to the sense of place.

Combined with the key focal points, the footpaths will be the features to weave a cohesive and distinctively attractive Waihi Beach urban 'feel' or sense of place.

## Cycling in the town centre

Cycling is growing strongly and especially so in tourist and leisure environments. Waihi Beach certainly qualifies on that score — but is even more relevant because of its mild gradients and easily reachable local destinations. However, in the town centre they will create problems if not catered for correctly and with clear indication. Cycling should not be allowed on footpaths here, but should be provided for on the street. Once vehicle traffic is calmed, this should be the safest and most logical way to accommodate for the many (and growing number of) cyclists.

After observing cyclists making use of the local facilities (or lack of it) we recommend to locate bicycle storage racks on both sides at both ends of the main street. Additional facilities can be provided at the two focal points and at the mid-block parking area at the back of the shops. Individual businesses can also cater for bike storage if they deem it to be in demand.

4.11 It is possible to turn driveways into pedestrian friendly environments leading to the stream if current driveways can be shared between adjacent properties. It is important that the link has adequate height and width.



4.12 Cycleways on main roads should be well marked, but on local streets speeds should be low enough to accommodate cycles in the traffic. Waihi Beach has a relaxed atmosphere without rush hour traffic pressures and having cycles on the road adds to its attractions.





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4.13 Waihi Beach's most valuable assets, the beach and the Bay



4.14 Articulated facades with minimal advertising signage (left), pleasant alfresco dining (right) and marvelous tree-lined lanes (below) are features which defines a sense of place



## Developing a local design theme

A local design theme should be put in place to achieve some consistency in developments in the town centre. A typical Waihi Beach sense of place should evolve in and around Wilson Road over time. The main aim would be to create an atmosphere or sense of place with a seaside village feel to it. The following guidelines should be put in place to achieve this:

- Of foremost importance is the local natural environment in which Waihi Beach is placed. This should be the main inspiration for all development in the town centre, providing a local sense of place. Key view shafts connecting the town centre with the surrounding hills and the beach should therefore be protected. Development of the horizon on the hills or up the higher slopes will for instance diminish these vistas and sense of place, and will result in a loss to the town and to the Bay of Plenty.
- All new buildings should be designed in an articulated fashion to emphasize the finer grain of the urban fabric and to reduce the perceived 'bulk' of larger buildings. Architecture rich details and with subtle setbacks should be pursued to create an interesting, robust and timeless image. Buildings should have a variety of cladding materials but with a limit of glass surfaces to not more than 60% per elevation.
- Height limits within the town centre (for the area, refer to paragraph 'overlay zones' above) should be allowed to increase to 10.5 metres under specific conditions. This is to create flexibility for the development of mixed-use buildings with a maximum of three storeys.
- All buildings within the core area of the town centre should have commercial/retail activities with displays facing the street and/or the stream, at least on the ground floor level to create an interesting and vibrant streetscape, with largely continuous shop frontages.
- Development with underground parking should be encouraged for buildings with a commercial activity on the ground floor. Development with at least semi-underground car parking should be encouraged for buildings with a residential ground floor in the areas at the fringes of the business core.
- A signage policy which is flexible and guiding should be developed with a three-fold aim:
  - Create a non-obtrusive pedestrian environment
  - Create more efficient advertising opportunities, rather than having the various business people in the area 'screaming for attention'.
  - Create a consistent and recognisable sense of place in the streetscape

# Final Plan

Submission 324

- Buildings should not have advertising displays above a level of 4.5m above street level
- Within the design theme, a certain assortment for local planting should be developed with assistance of a landscape architect.
- A certain range of materials/colours to be used in the open space design should be part of this to comply with the design theme and architectural colour palette
- All new development should have some form of pitched roofs (mono or double pitched gable roofs) with large overhangs to make the roofs appear light and reduce the impact of the bulk of the buildings

## Wilson Road - General approach to the streetscape

In order to create a more attractive and efficient business environment, Wilson Road should be subject of a modest redesign. The general aims are

- to better frame view shafts from both entrances to the town centre,
- connect to the town's proposed and existing focal points to their surrounding support areas,
- improving Wilson Street's layout with more space for pedestrians and increased safety and tidying up planting to create an overall memorable experience.

An important element of the functioning of the main street is the local sense of place — how people experience the street. One objective would be to make it more compatible with foot traffic, and therefore to slow down car traffic. The parking slots can generally be improved resulting in an slight increase. In addition parking can be extended to the east to the Dillon Street corner which will add some more spaces.

From time to time loading on Wilson Road cause some obstruction with poor visibility of pedestrians crossing and as a result can be dangerous, particularly in season. This should be reorganised, taking loading vehicles away from the flush median to a safer environment around the back of the shops as indicated earlier. This will also ease congestion problems encountered occasionally and contribute to a safer and more pleasant environment.



4.15 The 'Mainstreet' is defined by two entrances along Wilson Road

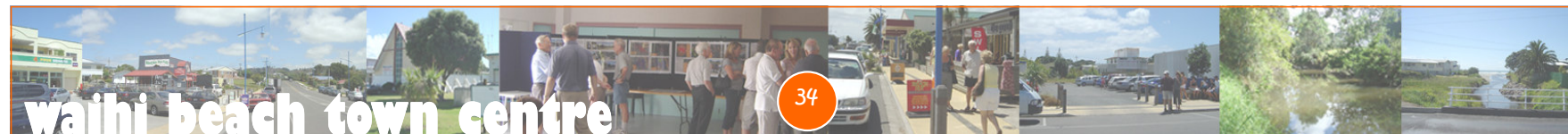
4.16 The view from a seating area on a curb extension in the central part of the town centre looking to the north west. The parking sign indicates the entrance to the 'backyard' parking on the south side..

The current lane width is conducive to driving too fast and the curb extensions provide very limited seating amenity.

The flush median makes for easy and relatively safe j-walking but the central refuges can obscure pedestrians behind them.

The sidewalk pedestrian space is limited, especially for peak season use, and sandwich boards and cycles tend to become obstacles.

The footpath finish suits the environment and helps to creating a relaxed atmosphere



waihi beach town centre

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# Final Plan

Submission 324



4.16 The phoenix palms as they are (above) and how it will look with them on both sides (below)



4.17 Tree-lined streets do make a difference. Jacarandas in bloom in Pretoria RSA (below left). A clean and simple, useable curb extension Portland, Oregon USA (below right)



## General summary of detailed changes required on Wilson Road

### Planting

- Plant some tall phoenix palm trees on northern side of the eastern end of the main street, by the corner of Dillon Street across the road from existing trees. They seem to be on private land, but actually are on public land (as shown on the left).
- Extend the current footpath treatment to the proposed new 'Beachside' focal point and along to beyond the Edinburgh Street intersection
- Reconfigure the curb extension refuges and seating and the landscaping. Tidy up planting areas to making sure nobody can walk through them at random

### Motor vehicles

- Slow down the traffic:
  - Narrow down the total width of hot mix by reducing car parking to 2.5m and pave with a different colour to the street surface
  - Throttle the carriageway at either end by bringing out the kerb extensions
  - Change the colour of the whole street from Dillon Street to Citrus Ave to a very light sandy tint and emphasise the entrance to the town centre at both ends by raised platforms of the same finish
- Reorganise parking by
  - Organise parallel parking by painting lines to designate individual parking places and for ease of manoeuvring paint white dots adjacent on the road to indicate the midpoint of the parking spots
  - Add car parking at eastern end of Wilson Rd
- Reorganise loading during summer months:
  - Improve the parking and loading area behind the shops on the southern side and create a one-way system with entrance over no 19 Wilson road and exit on current location (between no 23 and 27)

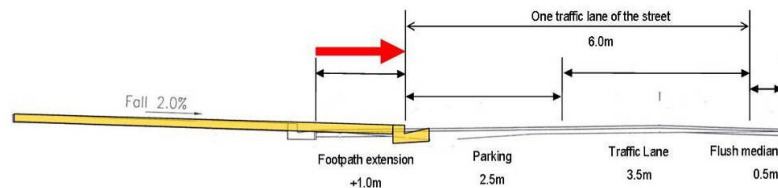




# Final Plan

Submission 324

- Create loading bays at the rear of the current Gym with concrete pathways or ease of access
- Create site for long vehicles like towing boats or caravans along the outside of the site
- Build detention pond to protect site from flooding, separate from adjoining properties and provide some ambience. Fix soil and drainage to make tractable in wet season
- Northern side of the road:
  - Investigate the amalgamation of back yards to allow for trucks to enter and exit without problems. Single site usage and development will hinder long term redevelopment opportunities for individual property owners
  - The proposed loading area behind the south side shops won't reduce delivery distances significantly – Wilson Road shops generally only take front door deliveries



4.18 The typical cross section of Wilson Road shows how the footpath can be widened whilst maintaining the parking and traffic lanes at a convenient and safe standard

## Surplus council properties

The council owns a variety of properties in and around the town centre. Two of the important ones are the parking site by the police and the car park site behind the shops. The council also owns 4 sections on Edinburgh Street on the stream.

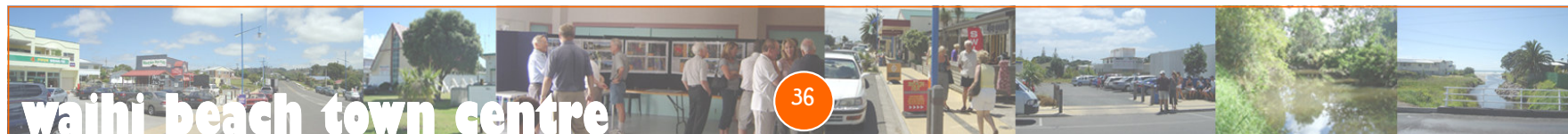
These properties are currently let as a landscaping materials storage site, but will be excellent for apartments or accommodation as indicated in the draft proposed plan. However, the sections are subject to some surface flooding which needs to be addressed. The site is depicted in the photo montage below and is indicated on the accompanying map.



4.19 Refuges could be confusing! (above) and an already tight footpath further obstructed (below)



4.20 The council site (below) is an eyesore and detracts from the local residential environment. The location is shown on the map (left).



waihi beach town centre

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# Final Plan

Submission 324

## Development program

There are numerous large and small items to be attended to over time. A few of them are vulnerable and are sensitive. If they are not secured right away they may not be available to implement specific elements of the draft plan. As such they should receive priority treatment. The table below outlines key elements to be attended to in a five year time frame or beyond. However the implementation is subject to funding and Councils Long Term Council Community Plan (LTCCP).

Issues & actions	Time in years				
	1	2	3	4	5
Plaza focal point & footpath 7	•				
Beachside focal point	•				
Stream walk (no7)	•				
Loading area		•			
Footpaths					
1	•				
2	•				
3			•		
4			•		
5				•	
6					•
Wilson Road upgrade	•				
District Plan changes	•	•			
Sell surplus council sections					



waihi beach town centre

# Funding for the Implementation

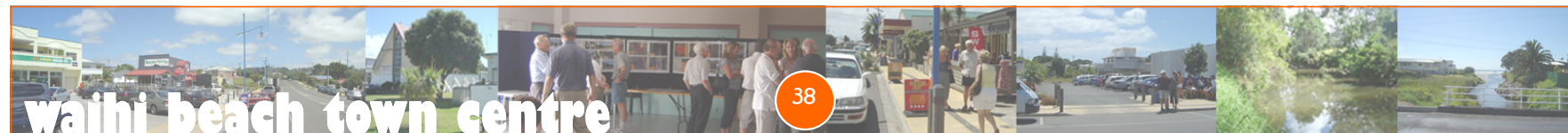
Submission 324

The development of the proposed walkway along Two Mile Creek and the link to Edinburgh Street is stage one and estimated at \$1.5 million. The proposed development will be funded as follows:

- o Sale of four Council owned properties in Edinburgh Street, currently undeveloped;
- o Sale of new sections to be created on the South-western corner of Broadlands Block;
- o \$360,000 from the Town Centre Development fund over the next five years, subject to consideration through the LTCCP 2009-2019 process.

Proposed new sections  
and road

Four existing sections to  
be sold



Submission 353

Dear Sir/Madam,

On behalf of The North Twelve Limited Partnership (N12LP), please see attached submissions on the proposed Financial Contributions set out under the draft Annual Plan.

We confirm that N12LP wishes to be heard in respect of its submissions at the annual plan hearings.

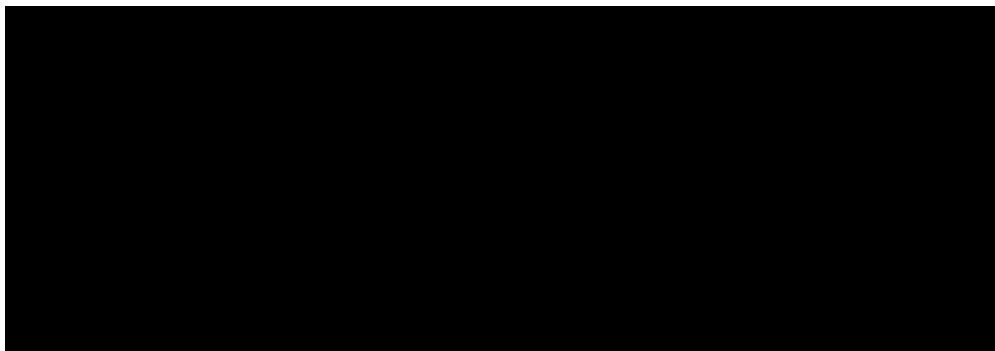
Due to the complexity of the submissions, we seek an extended time frame of 1 hour in order to adequately present these submissions to staff and elected members.

We look forward to receipt of your acknowledgement of these submissions and a confirmation of the date and time at which N12LP is able to present its submission.

We note that it would be beneficial to meet with staff to clarify these matters prior to the annual plan hearings.

Please contact us should you require further clarification on the submissions in the interim.

Regards,



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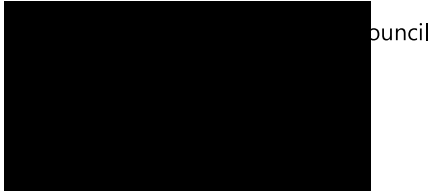


Submission 353

650818-M-P-C101

**Stratum**  
CONSULTANTS

30 April 2023

**Attention: Annual Plan Committee**

Dear Sir/Madam,

**The North Twelve Limited Partnership****Submission on Annual Plan (AP) –Recreation & Leisure Financial Contributions****Introduction**

The North Twelve Limited Partnership (N12LP) currently own large greenfield residentially zoned properties at 83 & 81 Dunlop Road and 69 Whitehead Avenue, Te Puke.

Subdivision consents have been approved and/or are being finalised by the Western Bay of Plenty District Council to create approximately 380 residential allotments. Approximately seventy-five residential titles have been created to date.

The land is fully located within the Te Puke Area 3 Structure Plan Area.

Stratum Consultants Ltd have been engaged on behalf of N12LP to prepare this submission to the Annual Plan.



Submission 353

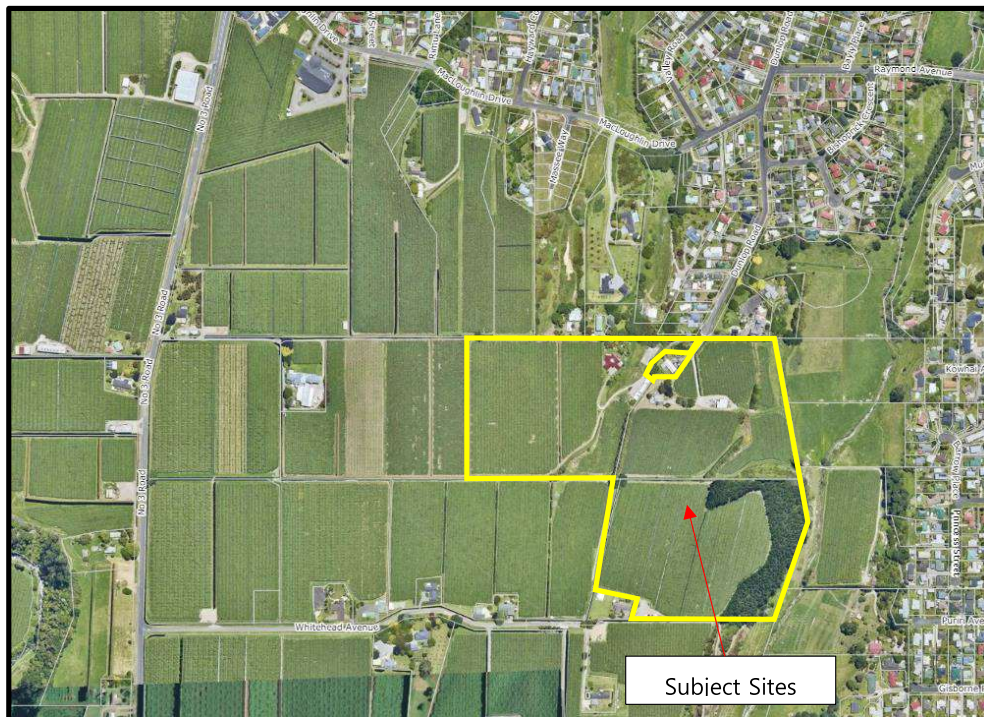


Figure 1: Properties Location

**Compliance with District Plan Formula**

The financial models and inputs to them to calculate a Household Equivalent are not in accordance with the District Plan calculation formula set under 11.4.1 of the District Plan below.



## Submission 353

**11.4 The calculation of Financial Contributions as included in Council's Fees and Charges****11.4.1 Determining a Household Equivalent**

- a. Financial contributions are based on a *household equivalent*.
- b. During the *Annual Plan* and/or *LTP* process, *Council* uses the formula in Rule 11.4.1.c. to set the:
  - catchment financial contribution amounts;
  - values applied to the variables within the formula;
  - timing of the capital projects.
- c. The formula used to determine the *household equivalent* (HHE) for Recreation and Leisure, Transportation, Water Supply, Wastewater, and Stormwater financial contributions for all zones (as appropriate) is as follows:

$$\frac{(CP-S) - (EP-S) + I}{L} = \text{financial contribution per } \textit{household equivalent}$$

Where:

CP = value of *development* projects for capital works within a specific catchment, including land, required to meet the needs of the existing and future community during the planning period;

EP = value of *development* projects within a specific catchment for that portion of the capital works required to meet the existing level of service for existing ratepayers;

S = the subsidies to be received for the specific *infrastructure* within the planning period;

L = *dwellings* and *household equivalents* estimated during the planning period;

I = Interest cost based on capital expenditure less revenue from financial contributions.

**Explanatory Note:**

The inputs to the formula will be updated annually through the *Annual Plan* and/or *LTP* process to reflect changes in costs and timing. Any financial contribution that is not paid in full within two years of the commencement of the resource consent shall be subject to adjustment under Rule 11.3.c.ii.

No FINCO should be set under the annual plan that are not in accordance with the District Plan, given that FINCOs are to be levied under the District Plan and through the RMA process.

**Decision Sought**

N12LP therefore seek the following outcomes/resolutions.

- FINCO calculations should be revised to ensure that they are calculated in accordance with the District Plan formula contained in Section 11.4.1 of the District Plan. If FINCO's are not calculated in accordance with these provisions, N12LP considers that this is unlawful and FINCO's should; not be imposed/charged until this is correctly applied.

**Submission on District Wide Recreation & Leisure Contribution**

The current proposed Recreation & Leisure Financial Contributions (FINCO's) are set on a District Wide basis. This results in inequity across the District, where several large projects or land acquisitions are located within a certain area of the District.

N12LP are developing residential sections in Te Puke for affordable housing purposes. Several of the largest CAPEX projects or land acquisitions listed in Councils financial models are located within the Omokoroa or Northern Areas of the District (i.e., Katikati, Pahoia, Kauri Point).

Given the physical distance of Te Puke from Omokoroa and the northern areas of the District, there will be limited use by residents within the N12LP's subdivisions in Te Puke of the projects or land acquisition areas within the northern area of the District.

## Submission 353

For example, the North Harbour Boat Ramp (Project ID 295201) is a significant capital project allocated across the 2025/2026 financial years with a 100% allocation to growth. It is highly unlikely that any residents of Te Puke, particularly those in affordable housing would utilise the Boat Ramp on a regular basis.

N12LP's view is that affordable housing in Te Puke should not be subsidising Recreation & Leisure capex projects and land acquisitions elsewhere in the District, where these facilities are unlikely to be utilised by Te Puke residents.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

1. That Recreation & Leisure Financial Contributions are removed from being calculated on a District Wide Basis and are calculated on a catchment basis (i.e., Eastern, Central, Western) as is the case for other Financial Contributions.

**Submission on Recreation & Leisure Contributions – Non-Development Projects**

The current proposed Recreation & Leisure Financial Contributions (FINCO's) are based on the Councils Financial Models, which includes CAPEX projects and land acquisitions.

Section 11.4.1 of the District Plan sets out the calculation to determine a household equivalent in respect of FINCO's.

The wording in Section 11.4.1 specifically identifies "Development Projects" for use in its calculations.

It is noted that several development projects are clearly identified in the WBOPDC Financial Models. However, high value items such as District Wide Reserve Acquisition Funding (Project 244912) and Omokoroa Active Reserves (Project ID 345401) are not specifically identified "Development Projects", rather are general funds for reserve acquisitions.

In addition, there are project 345301 Reserves – Cycleways & Walkways funding and project 295203 – Omokoroa Domain Funding included in the Financial Model. We have requested further details of these projects from Council staff as to whether these projects include generalised sums for non-specific acquisitions/developments but have been advised that a response cannot be provided by the closing date of submissions on 30 April 2023.

Without the further clarification requested, N12LP's position is that the above items do not meet the requirement/definition of a "Development Project" as identified under the District Plan and therefore cannot be used in the calculation of a household equivalent for FINCO's.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

1. Remove specific line items from the Rec and Leisure FINCO calculation model – that being Reserves District Wide Acquisition Funding (Project 244912), Omokoroa Active Reserves (Project 345401) Reserves – Cycleways & Walkways funding (Project 345301) and–

## Submission 353

Omokoroa Domain Funding (Project 295203) and recalculate recreation and leisure FINCOs excluding these items.

**Summary**

N12LP are willing to meet with WBOPDC to discuss the matters raised above.

N12LP wish to be heard in respect of their submission and request an extended timeframe to present their submissions.

If you require any further information or wish to discuss the above, please contact the writer on 07 [REDACTED] or via email at [REDACTED]

Yours Faithfully,  
STRATUM CONSULTANTS LTD



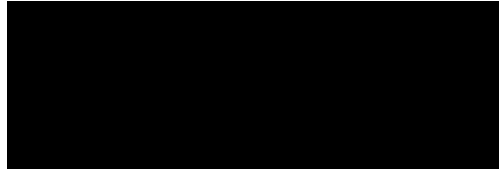
Shae Crossan  
Planner  
Director

Submission 353

650818-M-P-C102

**Stratum**  
CONSULTANTS

30 April 2023

**Attention: Annual Plan Committee**

Dear Sir/Madam,

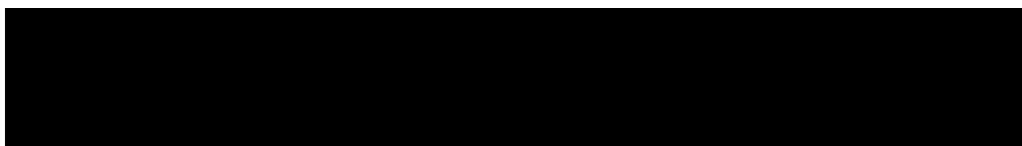
**The North Twelve Limited Partnership****Submission on Annual Plan (AP) –Stormwater Financial Contributions****Introduction**

The North Twelve Limited Partnership (N12LP) currently own large greenfield residentially zoned properties at 83 & 81 Dunlop Road and 69 Whitehead Avenue, Te Puke.

Subdivision consents have been approved and/or are being finalised by the Western Bay of Plenty District Council to create approximately 380 residential allotments. Approximately seventy-five residential titles have been created to date.

The land is fully located within the Te Puke Area 3 Structure Plan Area.

Stratum Consultants Ltd have been engaged on behalf of N12LP to prepare this submission to the Annual Plan.



Submission 353

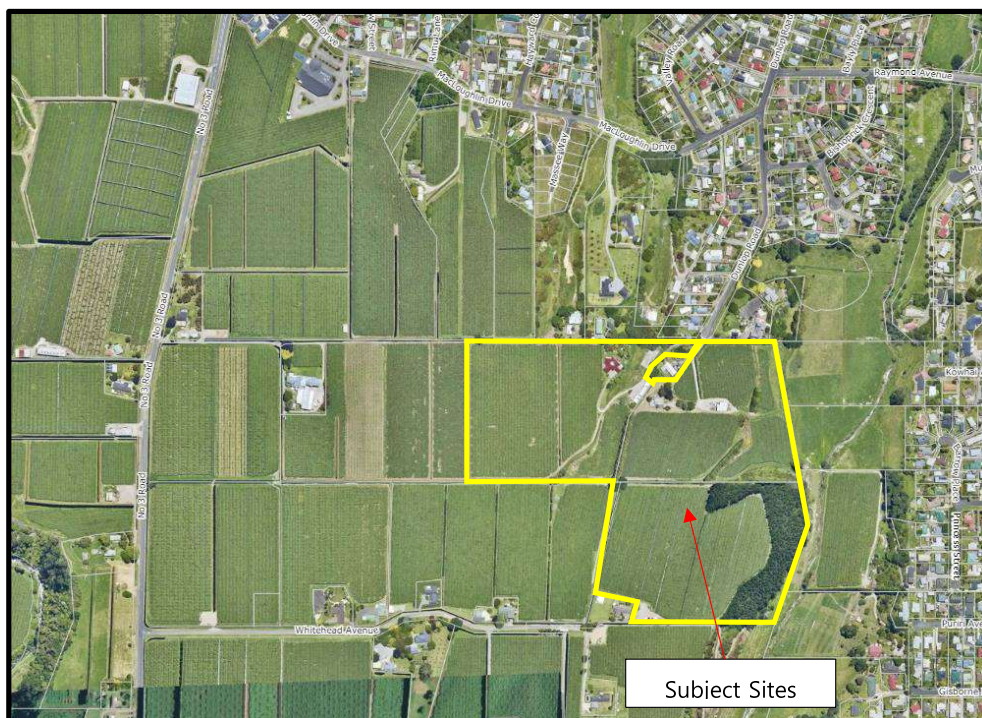


Figure 1: Properties Location

#### **Submission on Stormwater Financial Contributions**

Having reviewed the Financial Models and CAPEX relating to stormwater FINCO's, N12LP makes the following submissions. We note that clarification on the below matters has been requested from Council staff, however we have been advised that further clarification will not be able to be provided by the closing date for submission of 30 April 2023.

#### **Project 226620 – Te Puke Growth Related Assets**

This project has been allocated 100% to growth across the 2023 and 2024 years in the model, but no specific details of the project have been provided. It is unclear what the growth-related assets are and how this funding makeup has been added to the model.

#### **Decision Sought**

- Remove Project 226620 from the stormwater financial model unless clarification and justification of the project is provided to the satisfaction of N12LP.

#### **Summary**

N12LP are willing to meet with WBOPDC to discuss the matters raised above.

N12LP wish to be heard in respect of their submission and request an extended timeframe to present their submissions.

If you require any further information or wish to discuss the above, please contact the writer on [REDACTED] or via email at [REDACTED]

Submission 353

Yours Faithfully,  
STRATUM CONSULTANTS LTD

A handwritten signature in black ink, appearing to read 'Shae', followed by a long horizontal flourish.

Shae Crossan  
Planner  
Director

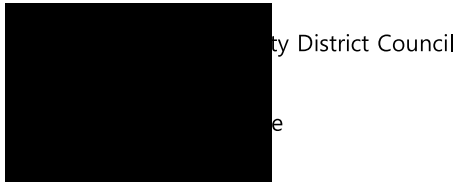


Submission 353

650818-M-P-C101

**Stratum**  
CONSULTANTS

30 April 2023

**Attention: Annual Plan Committee**

Dear Sir/Madam,

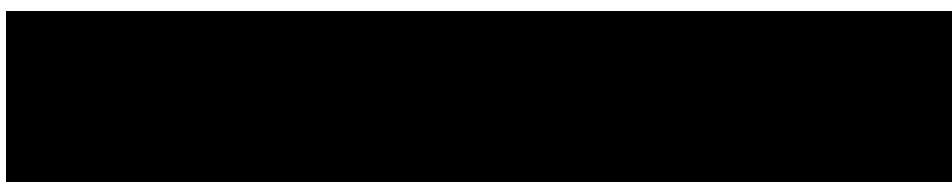
**The North Twelve Limited Partnership****Submission on Annual Plan (AP) –Water Financial Contributions****Introduction**

The North Twelve Limited Partnership (N12LP) currently own large greenfield residentially zoned properties at 83 & 81 Dunlop Road and 69 Whitehead Avenue, Te Puke.

Subdivision consents have been approved and/or are being finalised by the Western Bay of Plenty District Council to create approximately 380 residential allotments. Approximately seventy-five residential titles have been created to date.

The land is fully located within the Te Puke Area 3 Structure Plan Area.

Stratum Consultants Ltd have been engaged on behalf of N12LP to prepare this submission to the Annual Plan.



Submission 353

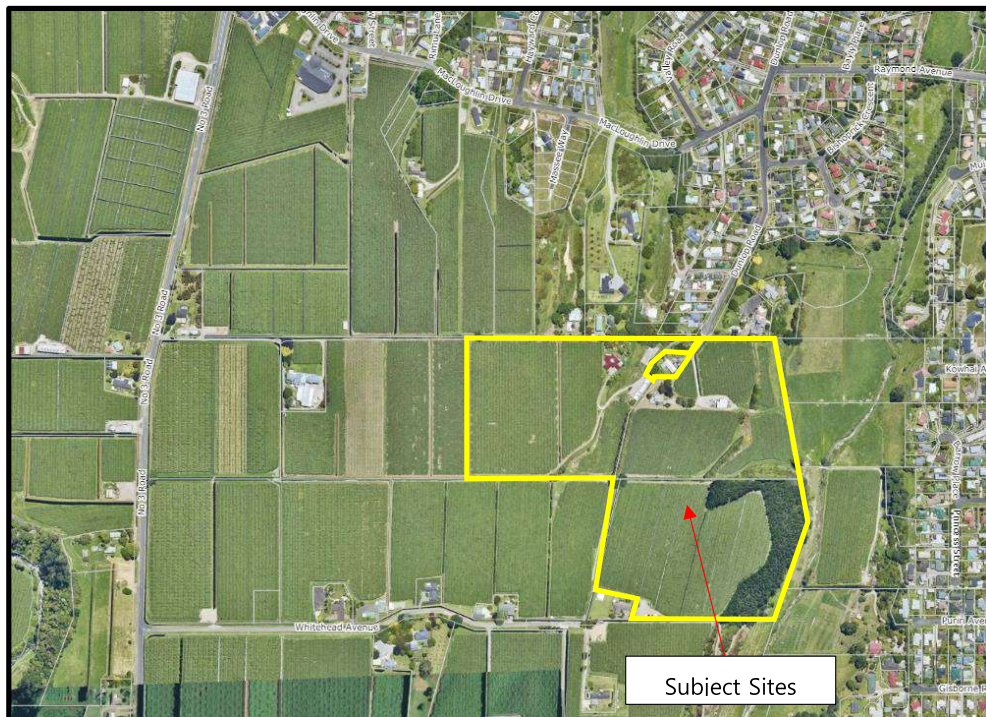


Figure 1: Properties Location

#### **Submission on Water Financial Contributions**

Having reviewed the Financial Models and CAPEX relating to water FINCO's, N12LP makes the following submissions. We note that clarification on the below matters has been requested from Council staff, however we have been advised that further clarification will not be able to be provided by the closing date for submission of 30 April 2023.

#### **Compliance with District Plan Formula**

The financial models and inputs to them to calculate a Household Equivalent are not in accordance with the District Plan calculation formula set under 11.4.1 of the District Plan below.

## Submission 353

**11.4 The calculation of Financial Contributions as included in Council's Fees and Charges****11.4.1 Determining a Household Equivalent**

- a. Financial contributions are based on a *household equivalent*.
- b. During the *Annual Plan* and/or *LTP* process, *Council* uses the formula in Rule 11.4.1.c. to set the:
  - catchment financial contribution amounts;
  - values applied to the variables within the formula;
  - timing of the capital projects.
- c. The formula used to determine the *household equivalent (HHE)* for Recreation and Leisure, Transportation, Water Supply, Wastewater, and Stormwater financial contributions for all zones (as appropriate) is as follows:

$$\frac{(CP-S) - (EP-S) + I}{L} = \text{financial contribution per } \textit{household equivalent}$$

Where:

CP = value of *development* projects for capital works within a specific catchment, including land, required to meet the needs of the existing and future community during the planning period;

EP = value of *development* projects within a specific catchment for that portion of the capital works required to meet the existing level of service for existing ratepayers;

S = the subsidies to be received for the specific *infrastructure* within the planning period;

L = *dwellings* and *household equivalents* estimated during the planning period;

I = Interest cost based on capital expenditure less revenue from financial contributions.

**Explanatory Note:**

The inputs to the formula will be updated annually through the *Annual Plan* and/or *LTP* process to reflect changes in costs and timing. Any financial contribution that is not paid in full within two years of the commencement of the resource consent shall be subject to adjustment under Rule 11.3.c.ii.

No FINCO should be set under the annual plan that are not in accordance with the District Plan, given that FINCOs are to be levied under the District Plan and through the RMA process.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- FINCO calculations should be revised to ensure that they are calculated in accordance with the District Plan formula contained in Section 11.4.1 of the District Plan. If FINCO's are not calculated in accordance with these provisions, N12LP considers that this is unlawful and FINCO's should; not be imposed/charged until this is correctly applied.

**Project Number 243002 – Reticulation Improvements**

There are significant increases in water reticulation expenditure over years 2022 - 2031 identified in the financial models, but no evident purpose is identified. The allocation of 50% of the cost to growth is not consistent with prior years (10% allocation to growth) and the Councils Water Asset Management Plan which stipulates no more than 10% of these costs are to be allocated to growth, without hydrological assessment. Has there been a hydrological assessment undertaken? No reasons for the decision to allocate 50% of the improvements to growth have been confirmed and no confirmation that the hydrological assessment has been undertaken has been provided.

## Submission 353

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- Retain allocation of this project at 10% for growth given that this is the maximum identified under the water asset management plan.

**Project Number 287112 – Pongakawa WTP Enhancement Eastern Zone Alternative Supply**

There is no evidence that this project provides for residential growth within the Te Puke Township Residential areas given its remote location.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- Remove all allocation of this project to residential growth within the Te Puke township area.

**Project Number 287118 – Te Puke Infra Area 3 + 4 2024 and 2025**

The project has been added for the 2024 and 2025 years. It is not specific as to what works are required and appears to be a generalised item. More specific information on the project has been requested from Council staff however has not been provided.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- Remove Project Number 287118 from the financial model unless further satisfactory information and clarity is provided on the project that is acceptable to N12LP.

**Inflator in Financial Model**

The effect of the inflator in the financial model means that the FINCO's are overstated and far exceed the amount necessary to fund growth infrastructure for additional residential households. The District Plan policy mandates a different approach. The District Plan approach, in short, is that FINCO's are set by reference to the projected cost of infrastructure to enable growth over the planning period. Our question is what is the planning period? The model assumes the past 23 years plus next 10 years. What is the connection of historic infrastructure to current development?

An example: The model assumes 1012 new houses from 2024 to 2033. The FINCO per the draft AP is \$10.86m which essentially equates to \$11m (current dollars) to be collected at 1HHE per new dwelling. The total project costs 2024 to 2033 per the model are \$7.8m in current dollars. Where does the balance \$3.06 million go or what does this fund?

Clarification on the above has again been sought from WBOPDC staff on the above but not as yet provided at the time of this submission.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- The inflator is removed from the financial model calculations so FINCO's accurately reflect

## Submission 353

project costs.

**Summary**

N12LP are willing to meet with WBOPDC to discuss the matters raised above.

N12LP wish to be heard in respect of their submission and request an extended timeframe to present their submissions.

If you require any further information or wish to discuss the above, please contact the writer on 07

██████████ r via email at ██████████

Yours Faithfully,

STRATUM CONSULTANTS LTD



Shae Crossan

Planner

Director

Submission 353

650818-M-P-C102

**Stratum**  
CONSULTANTS

30 April 2023

**Attention: Annual Plan Committee**

Dear Sir/Madam,

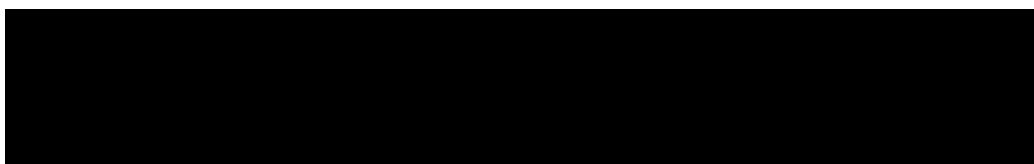
**The North Twelve Limited Partnership****Submission on Annual Plan (AP) –Wastewater Financial Contributions****Introduction**

The North Twelve Limited Partnership (N12LP) currently own large greenfield residentially zoned properties at 83 & 81 Dunlop Road and 69 Whitehead Avenue, Te Puke.

Subdivision consents have been approved and/or are being finalised by the Western Bay of Plenty District Council to create approximately 380 residential allotments. Approximately seventy-five residential titles have been created to date.

The land is fully located within the Te Puke Area 3 Structure Plan Area.

Stratum Consultants Ltd have been engaged on behalf of N12LP to prepare this submission to the Annual Plan.





Submission 353

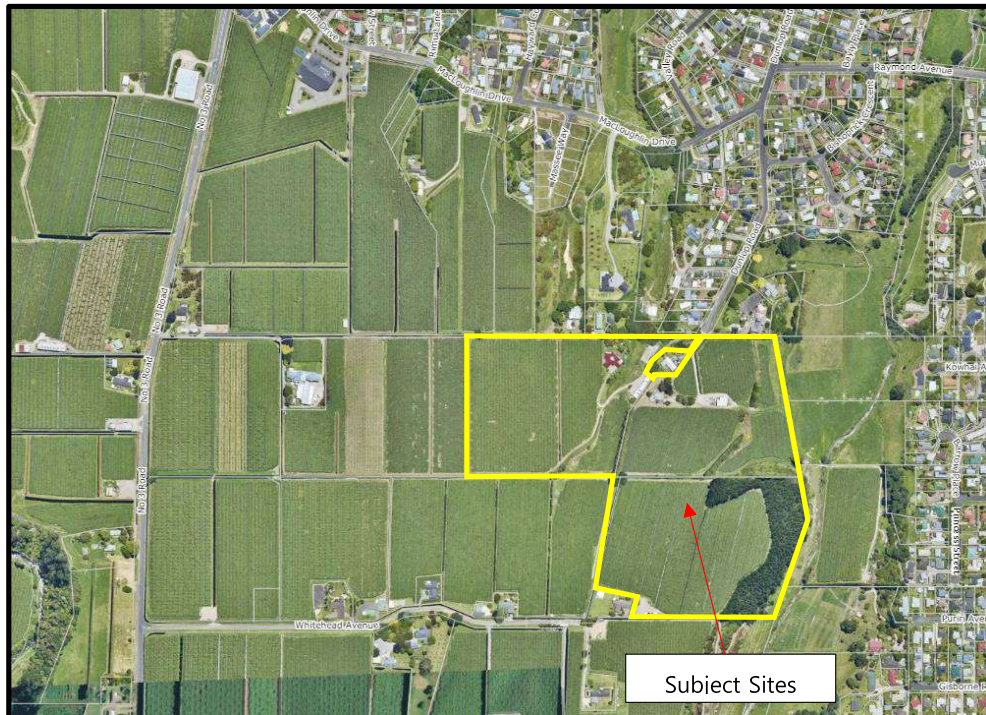


Figure 1: Properties Location

#### **Submission on Wastewater Financial Contributions**

Having reviewed the Financial Models and CAPEX relating to wastewater FINCO's, N12LP makes the following submissions. We note that clarification on the below matters has been requested from Council staff, however we have been advised that further clarification will not be able to be provided by the closing date for submission of 30 April 2023.

We also advise that updated Financial Models were provided by Council staff on 28 April 2023.

#### **Compliance with District Plan Formula**

The financial models and inputs to them to calculate a Household Equivalent are not in accordance with the District Plan calculation formula set under 11.4.1 of the District Plan below.

## Submission 353

**11.4 The calculation of Financial Contributions as included in Council's Fees and Charges****11.4.1 Determining a Household Equivalent**

- a. Financial contributions are based on a *household equivalent*.
- b. During the *Annual Plan* and/or *LTP* process, *Council* uses the formula in Rule 11.4.1.c. to set the:
  - catchment financial contribution amounts;
  - values applied to the variables within the formula;
  - timing of the capital projects.
- c. The formula used to determine the *household equivalent (HHE)* for Recreation and Leisure, Transportation, Water Supply, Wastewater, and Stormwater financial contributions for all zones (as appropriate) is as follows:

$$\frac{(CP-S) - (EP-S) + I}{L} = \text{financial contribution per } \textit{household equivalent}$$

Where:

CP = value of *development* projects for capital works within a specific catchment, including land, required to meet the needs of the existing and future community during the planning period;

EP = value of *development* projects within a specific catchment for that portion of the capital works required to meet the existing level of service for existing ratepayers;

S = the subsidies to be received for the specific *infrastructure* within the planning period;

L = *dwellings* and *household equivalents* estimated during the planning period;

I = Interest cost based on capital expenditure less revenue from financial contributions.

**Explanatory Note:**

The inputs to the formula will be updated annually through the *Annual Plan* and/or *LTP* process to reflect changes in costs and timing. Any financial contribution that is not paid in full within two years of the commencement of the resource consent shall be subject to adjustment under Rule 11.3.c.ii.

No FINCO should be set under the annual plan that are not in accordance with the District Plan, given that FINCOs are to be levied under the District Plan and through the RMA process.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- FINCO calculations should be revised to ensure that they are calculated in accordance with the District Plan formula contained in Section 11.4.1 of the District Plan. If FINCO's are not calculated in accordance with these provisions, N12LP considers that this is unlawful and FINCO's should; not be imposed/charged until this is correctly applied.

**Project 225632 – Te Puke Wastewater Treatment Plant Upgrades**

This project number was identified in the previously provided models as wetlands decommissioning, however the wetland decommission has now been allocated a new project number 344101.

The Wastewater Treatment Project is a significant project in the CAPEX model, with 26% of the funding costs being allocated to growth over the 2012, 2022, 2023, 2024, 2025 and 2026 years. It is unclear as to why this percentage has been allocated to growth and what this has been based on and how growth triggers any necessary upgrades.

Decision Sought

N12LP therefore seek the following outcomes/resolutions.

- Remove 26% allocation to growth from the project, unless further justified clarification and

## Submission 353

explanation is provided to the satisfaction of N12LP that confirms the upgrades are required due to residential growth in Te Puke.

**Wastewater Financial Model & Inflator - General**

In the original financial models provided, the actual capex numbers (current) in the financial model do not agree with the capex sheet (TP WW Capex). They are out by several million. For example, in 2025 the expenditure per the FINCO model is \$4.8m, whereas the amount per the capex schedule is \$164k. In later years there are significant numbers in the capex schedule, but they are not reflected in the model. No explanation or justification for this is provided.

The updated models provided on 28 April 2023 are completely different to the original model, however the same HHE for wastewater results.

There is insufficient clarity and such discrepancy between the earlier and recently provided financial models to be able to assess the financial contribution.

We also highlight the perverse effect of the inflator on the FINCO calculation. The effect is to seriously and unjustifiably inflate (by at least 30%) the published indicative FINCO's for 2023/24.

**Decision Sought**

- Correct the Capex schedule and Capex Financial Models so they are consistent
- Remove the inflator from the financial model so that published FINCO's reflect the actual project cost

**Summary**

N12LP are willing to meet with WBOPDC to discuss the matters raised above.

N12LP wish to be heard in respect of their submission and request an extended timeframe to present their submissions.

If you require any further information or wish to discuss the above, please contact the writer on [REDACTED] or via email at [REDACTED]

Yours Faithfully,  
STRATUM CONSULTANTS LTD



Shae Crossan  
Planner  
Director



**Annual Plan Submission Hearing -**  
**Excerpts relating only to submitters for Financial Contributions**

<b>DATE:</b>	Thursday, 4 May 2023, 10:30am
<b>HELD:</b>	Council Chambers
<b>TOPICS:</b>	Annual Plan Submissions
<b>GENERAL MANAGER RESPONSIBLE:</b>	R Davies (General Manager Strategy and Community)
<b>ELECTED MEMBERS PRESENT:</b>	Deputy Mayor J Scrimgeour (Chairperson), Mayor J Denyer, Cr G Dally, Cr T Coxhead, Cr R Crawford, Cr A Henry, Cr R Joyce, Cr M Murray-Benge, Cr A Sole, Cr D Thwaites and Cr A Wichers
<b>COMMUNITY BOARDS</b>	Chairperson R Goudie (Waihi Beach Community Board), Chairperson J Clements (Katikati Community Board), Chairperson L Rae (Maketu Community Board)
<b>APOLOGIES RECEIVED:</b>	Nil
<b>STAFF IN ATTENDANCE:</b>	R Davie (General Manager Strategy and Community), A Henderson (General Manager Corporate Services), G Allis (Deputy Chief Executive Officer/General Manager Infrastructure), A Curtis (General Manager Regulatory Services), E Watton (Strategic Policy and Planning Programme Director), E Bernard (Risk and Assurance Manager), A Ali (Chief Financial Officer), G Golding (Governance Manager), P Osborne (Senior Governance Advisor) and C Irvin (Senior Governance Advisor)
<b>VIA ZOOM</b>	C Hughes (Systems Advisor Policy and Planning)
<b>OTHERS IN ATTENDANCE IN</b>	Submitters as listed in the notes.

Annual Plan Submissions Hearings – 4 May 2023 (In confidence) – Excerpts only relating to submitters on Financial Contributions

**CHAMBERS AND VIA  
ZOOM:**

**INTRODUCTION:**

The Deputy Mayor opened the hearing and welcomed everyone present. It was noted that, as these were hearings, they would not be livestreamed.

The Committee sought clarification on the two Councillors signatures on the submission from the Te Puke Community Board. It was noted that, as the Councillors were members of the Board and had been involved in the discussion alongside Community Board members, their names were included on the submission. It was believed to be standard practice that the Councillors of their respective Community Board provided 'minor input' into the Community Board submission.

**1. Annual Plan Submissions – Excerpts only relating to submitters for Financial Contributions**

**B. Submission No.02 – Waihi Beach Community Board**

Ross Goudie (Chairperson, Waihi Beach Community Board) was in attendance, on behalf of the Waihi Beach Community Board, and addressed the Committee in relation to the Board's submission. Further information was provided as follows:

- The Waihi Beach Town Centre Plan was created in 2008, and since then, a District plan review had brought in some changes. As a result, a 'Finding our Future' document was released in 2008.
- It was believed that these plans had been outgrown and were outdated, making them largely irrelevant.
- In 2009, the Waihi Beach Community Plan was created, which the Board was gradually achieving.
- The Board was frustrated with the lack of traction from Council, in moving along community issues.
- The Board undertook a community survey of 59 people, to receive feedback to form part of their Annual Plan submission.

Annual Plan Submissions Hearings – 4 May 2023 (In confidence) – Excerpts only relating to submitters on Financial Contributions



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- The survey results indicated that 68% of respondents wanted a rates increase of no more than 4%. As well as this, 40% indicated that a rates increase would impact them moderately, while another 40% indicated it would impact them severely.
- There was significant feedback about the need for parking in the Waihi Beach area.
- They felt as though Community Boards had not had the opportunity to have input into the Long Term Plan (LTP) so far, due to the Chairpersons no longer having access to Council workshops.
- They felt there could be improvement in relation to the communication between Councillors, Council, and Community Boards.
- As the Board had three new members this triennium, there was a need for them to be provided with background information. It was noted that when this information was requested, the requests were often declined.
- There was a concern that, when developments were built, there were no requirement for footpath facilities, which meant that the Community Board were relied on to fund them being installed.
- The Board supported the new Waihi Beach Library project however, noted there was concern with the cost of \$6.8 million and the lack of collaboration with the Board.

The Chairperson advised Mr Goudie that Council had resolved to investigate the parameters and scope for the library, and would discuss this with the Community Board in due course.

Mr Goudie responded to pātai as follows:

- It was believed that Town Centre Plans needed to be reviewed more regularly, as it had been 15 years since the 2008 version.
- It was believed that the Waihi Beach Community Board, who were a strong representation of the Waihi Beach community, were being 'left out'.

**C. Submission No.03 – Jo Gravit**

Jo Gravit, a Te Puna resident, was in attendance and addressed the Committee in relation to her Annual Plan submission. Further information was provided as follows:

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- Ms Gravit encouraged Council to continue with the projects that they had committed to completing, to ensure that work was continuing to benefit the growing community.
- The community wanted reassurance that their rates were being directed to the right places and projects.
- It was believed there should be a policy, which included certain criteria, on the use of the Rates Reserve Fund. It was thought that this should be a fair and consistent policy, noting that a significant portion of rates was sourced from the rural areas, which were not serviced by the townships in the district.
- Ms Gravit commended the Community Boards on their use of funding so far.
- Hakao Stream was a small stream that ran from the Minden into the Wairoa River. The upper Hakao Stream was being worked on as part of the Tauranga Northern Link (TNL) project, and Ms Gravit commended the Deputy Chief Executive Officer/General Manager Infrastructure Group on his interest in this.
- There was a need for integrated planning for the new reserve area on Clarke Road, which was an ecological area and had significant cultural history. She expressed concern that, due to time and changeover of staff, this project would get disregarded.
- It was suggested that Council began investigating future uses for the state-owned land in Te Puna, adjacent to the village, that would be leftover once the TNL was completed.
- Ms Gravit commended Council on the work being done in the housing space.

The Committee adjourned at 11.10am.

The Committee reconvened at 11.20am.

**G. Submission No.07 – Quayside Holdings**

Mark Hatchman (Project Manager, Quayside Holdings) and Rob Stratford (Investment Manager, Quayside Holdings) attended on behalf of Quayside Holdings and addressed the Committee in relation to their Annual Plan submission. Further information was provided as follows:

- There were concerns with the finances between the Rangiora Business Park and the Te Puke Wastewater Treatment Plant, in relation to the recent approval of an upgrade for the treatment plant.

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Mr Hatchman responded to pātai as follows:

- Quayside had not allowed for any up-front costs, so with Council's decision for the implementation of a single stage construction approach being made, Quayside were needing to lower some of their up-front costs. This would have an impact on Rangiuru Business Park developers.
- There was a disparity with the structure plan, and Quayside sought an opportunity to discuss the financial contributions with Council.
- Quayside had some ideas on how to better help this process moving forward.

**H. Submission No.08 – Katikati Community Board**

John Clements (Chairperson, Katikati Community Board) and Norm Mayo (Member, Katikati Community Board) were in attendance on behalf of the Katikati Community Board and spoke to a PowerPoint presentation in relation to the Board's submission. Further information was provided as follows:

- It was believed that Katikati and Waihi Beach had been forgotten.
- The age profile of the Katikati area was showing a decreasing number of younger people.
- Results from a survey in Katikati indicated that a 7.41% rates increase would negatively impact 70% of the community.
- It was believed that, despite the growth in the kiwifruit industry, there was a lack of skills flowing into the ward.
- An overview of the 'Current Reality and Strategy' was provided, as expressed in their submission.
- Continuous improvement to the area needed to continue, while striving to transform and rejuvenate the area.
- There was a desire for Katikati to become an 'eco-agriculture' area, by combining agriculture with good environmental practices.
- The cycleways around the harbour needed to be connected to one another.

Mr Clements responded to pātai as follows:

- To fund the projects requested by the Board, without increasing rates, there needed to be an equitable spread of rates across the area district. It was believed that the rates funding from the ward should be used within the ward.
- It was believed that, by having no Katikati bypass, and a lack of 'four-laning' on State Highway 2, development of the area may be significantly restricted.
- There was a need to be persistent and advocate for a Katikati bypass.

The Committee adjourned at 12.15pm.

The Committee reconvened at 12.50pm.

**J. Submission No.10 – Katikati-Waihi Beach Residents and Ratepayers Association**

Keith Hay (Chairperson, Katikati-Waihi Beach Residents and Ratepayers Association) attended via Zoom on behalf of the Katikati-Waihi Beach Residents and Ratepayers Association and addressed the Committee in relation to their Annual Plan submission. Further information was provided as follows:

- The Association wanted Council to spend less overall.
- It was queried why Community Boards had not been involved in formulating the Annual Plan so far.
- The Association sought the following to be included as part of the Annual Plan:
  - A lower increase in rates than the proposed 7.41%;
  - Postponement of budgeted projects;
  - That Council ensured developers were paying their share;
  - Improvement in day-to-day management;
  - Further transparency in Council plans;
  - Further relevant information in Council's communication; and
  - Equitable distribution of spend across the three wards.
- Council should stick to the 4% rates increase, as per the Long Term Plan, as they believed that the proposed increase would mean Council would be at its borrowing limit before the end of the Long Term Plan.
- It was believed that the Katikati Elder Housing project was being progressed without proper communication and approval from Councillors.

Annual Plan Submissions Hearings – 4 May 2023 (In confidence) – Excerpts only relating to submitters on Financial Contributions

- There was disappointment in the maintenance of Council's roads and facilities, and this was expressed at the last Katikati-Waihi Beach Community Forum.
- There was concern with the use of agricultural tractors and trailers to transport materials between Waihi Beach quarry and various development sites, as it was believed these vehicles were not road registered. It was also noted that these vehicles did significant damage to the road surface.
- It was believed that the recreation and open space capital projects that Council had budgeted for were just 'nice to have', rather than necessary and beneficial to ratepayers.
- There was concern that ratepayers were expected to cover the costs of upgrading TECT Park and surrounding roads, while Waihi Beach roading was in poor condition.
- Rebates from FINCOs for recreation and leisure should not be given to developers, as it was believed this put increased pressure on ratepayers.
- It was believed that, apart from the planned carpark upgrade, new toilets, and electricity supply, the planned works on Wilson Park would have no benefit to users.
- It was believed that Council was allowing developers to pay reduced FINCOs, noting that ratepayers should not be subsidising developers, as FINCOs were decreasing.
- It was believed that Council staff were able to reduce FINCOs for developers as they see fit. Specific examples provided were:
  - 8-10 Wilson Road, Waihi Beach – a reduction of \$60,005.00;
  - Residential developments in commercial zones were not paying transportation FINCOs; and
  - The new retirement village in Waihi Beach – a reduction of \$2.2 million.
- It was believed that Council should seek local knowledge from ratepayers that Council planning staff may lack, before approving developments/resource consents.
- It was believed that Council did not provide opportunities for the public to object to some resource consent applications, by not publicly notifying the application.
- It was requested that Council staff provide truthful answers to queries under the Local Government Official Information and Meetings Act (LGOIMA).

Annual Plan Submissions Hearings – 4 May 2023 (In confidence) – Excerpts only relating to submitters on Financial Contributions

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**K. Submission No.11 – Keith Hay**

Mr Hay's submission was made in conjunction with the Katikati-Waihi Beach Residents and Ratepayers Association submission.

The hearing closed at 2:19pm.

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Annual Plan Submissions Hearings – 4 May 2023 (In confidence) – Excerpts only relating to submitters on Financial Contributions



**Annual Plan Submission Hearing**

**DATE:** Tuesday, 16 May 2023 at 10am

**HELD:** Council Chambers

**TOPICS:** 1. North Twelve Limited Partnership – Proposed Financial Contributions

**GENERAL MANAGER RESPONSIBLE:** R Davies (General Manager Strategy and Community)

**ELECTED MEMBERS PRESENT:** Deputy Mayor J Scrimgeour (Chairperson), Mayor J Denyer, Cr T Coxhead, Cr R Crawford, Cr G Dally, Cr M Grainger, Cr A Henry, Cr R Joyce, Cr M Murray-Benge, Cr A Sole, Cr D Thwaites and Cr A Wichers

**STAFF IN ATTENDANCE:** J Holyoake (CEO), G Allis (Deputy CEO/General Manager Infrastructure), R Davie (General Manager Strategy and Community), A Henderson (General Manager Corporate Services), A Curtis (General Manager Regulatory Services), E Watton (Strategic Policy and Planning Programme Director), A Ali (Chief Financial Officer), N Rutland (Environmental Planning Manager), R Gallagher (Senior Policy Analyst), H Wi Repa (Governance Systems Advisor) and C Irvin (Senior Governance Advisor).

**OTHERS IN ATTENDANCE**  
North Twelve Limited Partnership:  
John Dillon (Director – North Twelve Partnership)  
Shae Crossan (Director – Stratum Consultants)  
Rik Flowerday (Director – Flowerday Homes)

**INTRODUCTION:**

The Chairperson opened the submission hearing and welcomed attendees from North Twelve Limited Partnership.

**North Twelve Limited Partnership – Proposed Financial Contributions**

Mr John Dillon from North Twelve Limited Partnership introduced himself and advised that they were a developer in Te Puke. He, along with Shae Crossan and Rik Flowerday, spoke to 'Submission 353' as follows:

**FINCOs:**

- The level of FINCOs, at about \$45k per additional lot, was seen as excessive and not neutral in terms of their effect on growth. At this level it was a disincentive to growth.
- The anticipated revenue loss from FINCOs being set too high was that development would not occur and, in terms of Council, potentially \$3m in rate revenues would not be earned over time for Te Puke. The burden of this would then fall on existing Te Puke residents.
- The headline level of failure of development would decrease gross revenue from what it could have been. This would make it very challenging to live in Te Puke.
- When issuing resource consents, Council assessed FINCOs on each consent individually by way of establishing a rate for household equivalents. For example, different blocks with similar density had been provided with two different resource consent outcomes. They were working through this with Council officers.
- The FINCOs, as set pursuant to the models that have been circulated as part of the Annual Plan process, did not appear to align with Council's FINCOs policy in the District Plan. It was felt this was partly due to the mathematics of the model and partly due to the inflation model.
- It was questionable as to whether all projects within the models aligned with the policy of the District Plan.
- North Twelve Limited Partnership had made submissions under the specific headings of stormwater, wastewater and water supply (these drove FINCOs in Te Puke) and had concerns as to the allocation to growth of the various projects that were anticipated for Te Puke. It was felt that Council should be committed to these growth projects, and as to whether they aligned with Council's views on how Te Puke should grow.

- It would appear there were inconsistencies in Council position. Plan Change 92 stated Te Puke would grow to 13,000 people. A 'yield assessment' had been done as part of Plan Change 92, that now said Te Puke might have the capacity to grow to 16,500 people.
- These were extreme projections as to what would happen with Te Puke's population and the number of houses that existed and underpinned the infrastructure assessment.
- There was a question that Council needed to answer first (through community consultation): how Te Puke was to grow and what population it would grow to. It seemed that, after doing the calculations, the majority of the additional infrastructure needed for stormwater, wastewater and water supply was only required if Te Puke's population increased to about 15,000. There was also the question of who should fund the infrastructure.
- Te Puke needed a more 'joined up' process that agreed on population size and the infrastructure needed.
- This was a summary of where things sat in Te Puke from North Twelve Limited Partnership's perspective.
- North Twelve Limited spoke to the specific project feedback points outlined in its written submission relating to Te Puke wastewater treatment plan, water supply and stormwater.
- They also noted that the District wide catchment for recreation and leisure financial contributions did not provide for equitable provision.

The Chairperson advised that, as part of Council's process to develop its Long Term Plan, it had agreed to do some deep dives into FINCO's. Twelve North Limited Partnership could be assured Council would take an in depth look at what they had presented today.

The presenters responded to questions as follows:

- North Twelve Limited Partnership had been told that Council had engaged an independent consultant regarding the District Plan formula.
- It was thought that, with FINCO's of \$45k (plus GST), and taking into account all aspects of a development project, a \$270k section would include \$70k of FINCO's. It was felt that FINCO's for Te Puke should be assessed at somewhere around \$10k, which would make a difference of around \$50k.

- Tauranga City Council split their development contributions between subdivisions and a building impact fee. This was not a lot cheaper but split costs. From a land development perspective, this was helpful.
- It was important to get the balance right and not disincentivising growth by overcharging.
- The market was very challenging at the moment . The current FINCO levels would definitely delay development and make further development in Te Puke over the next five years tough.

The Chairperson thanked North Twelve Limited Partnership for attending today and speaking to their submission.

The submission hearing closed at 10:55

**FINCOs Submission Hearing**

<b>DATE:</b>	Thursday, 20 July 2023, 2.00pm
<b>HELD:</b>	Council Chambers
<b>TOPICS:</b>	1. FINCOs Submissions
<b>GENERAL MANAGER RESPONSIBLE:</b>	R Davies (Deputy CEO/General Manager Strategy and Community)
<b>ELECTED MEMBERS PRESENT:</b>	Deputy Mayor J Scrimgeour (Chairperson), Mayor J Denyer, Cr G Dally, Cr T Coxhead, Cr R Crawford, Cr A Henry, Cr R Joyce, Cr M Murray-Benge, Cr D Thwaites and Cr A Wichers
<b>VIA ZOOM</b>	Cr A Sole
<b>STAFF IN ATTENDANCE:</b>	J Holyoake (Chief Executive Officer), R Davie (Deputy CEO/General Manager Strategy and Community), G Allis (General Manager Infrastructure Group), A Henderson (General Manager Corporate Services), A Curtis (General Manager Regulatory Services), E Watton (Strategic Policy and Planning Programme Director), G Golding (Governance Manager), C Nepia (Planning Coordinator), H Wi Repa (Governance Technical Advisor) and P Osborne (Senior Governance Advisor).
<b>VIA ZOOM</b>	R Sumeran (Engineering and Special Projects Manager), T Clow (Principal Policy Lead: Environmental Planning), N Rutland (Environmental Planning Manager)
<b>OTHERS IN ATTENDANCE IN CHAMBERS</b>	Submitters as listed below.
<b>VIA ZOOM</b>	Walter Clarke (Utility NZ)

**INTRODUCTION:**

The Deputy Mayor opened the hearings and welcomed everyone present. The Committee was advised that Shae Crossan from North Twelve was no longer available to speak to his submission.

**1. FINCOs Submissions****A. Submission No.01 – Richard Coles – Momentum Planning and Design**

Richard Coles, representing Momentum Planning and Design, was in attendance to address the Committee on behalf of Jace Group, and Michael and Sandra Smith, in relation to their submissions on FINCOs.

Mr Coles spoke to the Jace Group submission first, highlighting the below points:

- The Town Centre Project had five hectares of commercial land.
- Next to the commercial land was a mixed-use zone area of around 8,000sqm, which was proposed to lead into high density residential use.
- The increase in FINCOs throughout Ōmokoroa would have a big impact on both of those projects, noting that the wastewater and stormwater components had already been increased significantly.
- Mr Coles had been involved in Ōmokoroa for some time, including the Kaimai Views Subdivision, of which there was a stormwater pond built.
- The Stormwater FINCOs component for the Town Centre Project (commercial area only) was increasing from around \$750,000 to \$1.35 million.
- The Committee was asked to consider a sub-catchment area where the infrastructure was already in place.
- If the FINCOs were increasing by 20% per lot/household unit, alongside intensification increasing from 15 lots per hectare to 20 lots per hectare (increase of 33%), this would have a combined increase of 55%-59%.



Mr Coles responded to pātai as follows:

- Historically the targeted growth had been 15 residential lots per hectare however, this had increased through Plan Change 92 to 20 residential lots per hectare. This was the rationale for the calculation of the additional percentage increase in relation to intensification.
- Although the increase of intensification would be more efficient for developers, the rise in FINCOs meant that Council received more yield per area, which he believed would cause a disconnect.
- There would be a corresponding increase in infrastructure costs due to more sections however, it was not felt to be proportionate due to the decrease in numbers per household nation wide.

Mr Coles spoke to the M & S Smith submission second, highlighting the below points:

- Mr and Mrs Smith owned rural-residential land on the eastern side of the peninsula, which consisted of around nine hectares in total.
- They had requested for Mr Coles to review Plan Change 92 and make some submissions relating to the rural framework for the rural-residential land. This review showed that there could be an opportunity to have slightly denser lots on flat land.
- Mr Coles believed that through the Plan Change 92 Hearings, consideration needed to be given to the wastewater connection, including the need for septic tanks verses an integrated system.
- Land uses, such as retirement villages, were at a lower yield and Council was trying to estimate the uptake of capacity, noting that this could provide an opportunity to utilise some of the remaining capacity within the rural-residential area of Ōmokoroa.
- The Stormwater framework for Ōmokoroa was conceptual with further design work needing to be undertaken. Mr and Mrs Smith's land was on the eastern side of the catchment, and there was currently no provision for stormwater in relation to the intensified land use to the west of their site, which was industrial.
- Previously, during the Global Financial Crisis (GFC), Council applied a rates subsidy on certain FINCOs, as well as a proportionate charge to a sub-division in Katikati, which enabled the affordable homes project to progress, and was very helpful.

Mr Coles responded to pātai as follows:

- The owners were hoping to remain within the higher density rural/residential area.
- If a stormwater detention pond was required in this area, it was requested that Council review this with consideration to the impact on the owner's property.
- Mr Coles believed there may be an opportunity to reallocate some of the capacity of the wastewater system due to the lower number of people on the retirement village land than originally planned for.
- In relation to the Katikati affordable homes project, it was noted that those homes came onto the market at a reasonably cheap price.
- With the market prices declining and FINCOs costs rising, it was making it harder for developers to complete their projects.
- It was noted that if there was going to be an impact on other land on the Smith's property, it was requested that this be recognised by Council staff.
- He believed that it would be worthwhile to have a FINCOs reduction in projects that were of wider community benefit or were community focused.
- There was an assumption that the past allocation, with regard to applying 14% UTF charge, would be an appropriate approach going forward.
- There was currently a proportionate FINCOs charge which had a 0.7 FINCOs allocation per unit. This was helpful and appropriate due to the size of the lot.

**B. Submission No.02 – Andre De Jong – Classic Developments**

Andre De Jong, representing Classic Developments, was in attendance to address the Committee on behalf of their submission. Mr De Jong highlighted points made in the submission:

- There were two properties of interest for Classic Developments within Ōmokoroa. These properties were placed on Prole Road/Heartwood Avenue and at the other end, closer to Ōmokoroa Road.

- In 2022 Classic Developments worked closely with the General Manager Infrastructure Group in securing Infrastructure Acceleration Fund (IAF) funding with Kāinga Ora to support building the SH2 roundabout, the upgrade of Ōmokoroa, as well as additional infrastructure improvements.
- During this process, Classic Developments signed a tripartite agreement, which included a commitment to timeframes regarding the delivery of their developments, as well as a portion of developments being affordable homes.
- The proposed 20% increase in FINCOs put these commitments, relating to affordability and timing at risk.
- Classic Developments focused on first time home buyers, noting that this would become difficult if the proposed FINCOs increase went through.

Mr De Jong responded to pātai as follows:

- \$12,000 (excluding GST) would need to be added to the final price of homes, if the proposed FINCOs increase went through.
- There was a comment within the submission, which noted that it was important to exhaust all options prior to the FINCOs being increased, as the land was purchased on the assumption of how the FINCOs cost would increase throughout the development.
- He felt it was unfair to be penalised for errors made in previous FINCOs calculations.
- It was noted that it was already challenging to get young families into homes, and raising the costs would increase difficulty.
- A base level home in Kaimai Views was in the mid to low \$800,000, noting that this had increased significantly over the last few years.
- It was clarified that there was an understanding that growth should be paying for growth however, it was more around the proposed increase in FINCOs taking place mid-way through a process, and the extent in which the increase was posed at. Mr De Jong noted that with developments, especially in this environment, they took cost increases into consideration, but not a 20% increase in FINCOs.

The hearing closed at 2.37pm.

**11      INFORMATION FOR RECEIPT**