



# Long Term Plan

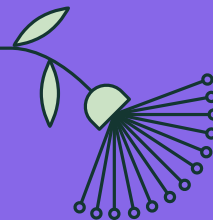
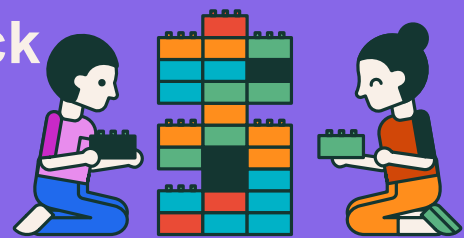
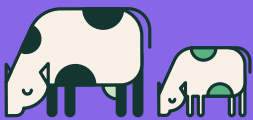
2024-2034



## Financial Contributions

2024-2025

Submission Pack



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## Katikati Community Board

### Long Term Plan Submission 2024-2034 – Financial Contributions

1. The Council “Have Your Say” survey to did not explore the Long Term Plan Financial Contributions and we regard this as a significant lapse. We note it was included in the revenue model of the LTP and was therefore known.
2. These significant increases implies that previous financial contributions were not high enough and have not paid for growth. Or there has been a level of discounting which has led to an underfunding of growth. This has now created a situation where current and potential ratepayers are carrying this burden. What is the total cost of discounts from 2013 to 2024 as this would give insight into the main drivers of these significant increases?
3. Why is Council acting as the bank to fund growth rather than the various interests who want growth? The current model makes the ratepayer (Council as its agent) the carrier of the risk rather than the investors / developers or government, as we have experienced with Omokoroa. The costs and risk gets socialised across the community. The Community Board believes the current model needs a review based around sound principles for example:-
  - a. current ratepayers do not pay for growth – not in the short, medium nor long term,
  - b. the Council provides District and Structure Plans for growth and estimated development costs but does not fund it.
  - c. Investment must contribute to current community well-being. This would allow current community rejuvenation.
  - d. No discounting – one hears that it is complicated by variations – the solution is to codify it and simplify it.
  - e. An elected Councillor(s) should have oversight of the discounts process.
  - f. All developments are treated equally.
  - g. Council manage the assets arising from the growth through its rates structure.
4. Financial Contributions are a rate to fund growth. The Katikati Urban Financial Contribution jumps up 56% to \$64210. This is second only to Omokoroa – based on the worst case “concept” / scenario for the waste water plant outflow. But it is not growth, it is for repairs and maintenance. The rationale for this is the leaking pipeline needs repairs and maintenance – or renewal. If it is repairs and maintenance then this would be included in the operations budget and funded through general rates across the district not through Financial Contributions which, as we have had explained, is for growth.
5. There is no District Plan nor Structure Plan for the growth and the community has not been consulted but would welcome such an initiative.
6. This proposed rate impost on Katikati detrimentally impact the development of the industrial zone and opens up further questions:-

- The Omokoroa pipeline is reportedly transferring more than its contract and TCC is asking for “millions upon millions” for the upgrade of Chapel Road. The worst case scenario is that WBDC will have to pay “millions upon millions” for this upgrade – has this been included in the Omokoroa Financial Contributions increase currently sitting at 17% to \$80 601?
  - The same logic applies to Rangiuru, Te Puke and Te Puna or even Waihi Beach flood risk – has the worst case scenario and subsequent costing been applied?
  - Will future discounting be stopped?
7. The Omokoroa pipeline (not just the contracted outflow) is rumoured to have reached its capacity. If this is true what is the worst case scenario and has it been costed?
  8. If the worst case scenario does not eventuate does the Financial Contribution decrease proportionately in line with the cost?
  9. There is strong support for the development of the industrial area as the community recognises this will bring jobs into the local community – this will contribute to community well-being. The proposed financial contributions will potentially negatively impact the development of this area. A larger industrial area would align with the 15 minute town concept and Katikati could be an ideal location for testing such thinking.
  10. Whilst the renewal of the pipeline is a repairs and maintenance cost and is therefore borne by the whole district there are some questions that need to be answered in regard to these costs:
    - a. What is the quality of the water currently being discharged? For environmental reasons the Community Board does not support discharging into the sea unless the water is clean. The water discharged at Waihi Beach flows across the beach so why not discharge this into the mouth of the estuary and let it flow into the sea.
    - b. Modern technology in ultraviolet light and ozone purifies the water and reduces turbidity – have these options being considered and formally costed?
    - c. When has the Community Board and the Advisory Board been consulted and involved in the discussion. We understand that Matakana residents have held extensive discussions - why not the Community Board and local Katikati residents?
  11. The community has always been told that the water infrastructure in the Western Bay is in good condition due to the high rates paid over the past 10 years – the highest in the country in many of those years. It is of concern that so much spending in this LTP is therefore focused on water infrastructure.
  12. The Community Board would like to thank and acknowledge the community’s input in preparing this submission. Their contribution was invaluable in challenging our thinking. As can be seen in this submission there are a number of unanswered questions that require a clear answer.

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From: Matt Powdrell [REDACTED]  
Sent: Monday, 8 July 2024 12:32 pm  
To: Have Your Say  
Subject: WBOPDC Financial Contributions for 2024/25




Good afternoon,

This feedback is made on behalf of two groups of clients we are working with:

- Firstly, rural orchard developers, growers and farmers support the reduction in rural roading contributions and recreation and open spaces. Often rural subdivisions lead to no additional traffic movements as the traffic movements are already occurring for the day-to-day management of the rural properties and often no new residential sites are created as part of the subdivision. Rural properties also put less pressure on Council reserves as rural properties are large and have open space on site.
- Papakainga client's also support the proposed reduction in rural roading and recreation and open spaces as financial contributions are often one of the barriers to development and the papakainga developments are generally designed as inclusive spaces with whanau spending time on their land rather than visiting Council reserves.

Regards



MATT POWDRELL BSurv, MNZIS  
Director | Licensed Cadastral Surveyor  
M [REDACTED]  
  

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The wellness of our people is very important to us. To encourage a better work/life balance for our staff, our offices now close at 12 noon on Fridays.

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From: Have Your Say Western Bay of Plenty  
Sent: Monday, 1 July 2024 1:53 pm  
Subject: Mkemeys001 completed Feedback form

Mkemeys001 just submitted the survey Feedback form with the responses below.

**Full Name**

MICHAEL KEMEYS

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**Organisation (only if submitting on behalf)**

Veros

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**Let us know your thoughts on our proposed Financial Contributions for 2024/25**

The approach to Financial Contributions is not in the best interest of the community at large. There are alternative ways to approach to FC's but in order to do so a better definition of the problem is required. Current approach is council focused, but in an environment of a flat market, high land values, housing shortage and a cost of living issue the focus should be on ensuring any cost incurred has little to no impact on the above. The current approach will have a negative impact on all of them. An approach where any cost to end user or purchaser would focus on when FC's are charged but also ensure council are not burdens further in doing so. We use a rule of thumb that it cost the end user

\$1.40 to \$1.50 for every cost incurred through subdivision. This is due to banking covenants requiring all incurred cost to form part of development finance and then to party to a development margin based on risk but usually in the 25-35% range. Even though FC's are typically charged on S.224 certification the developer is still required to earn a margin on this. Following this the purchaser (usually a group builder) has to fund this cost for circa 10-12 months through the build at commercial lending rates (10%+ currently). hence the \$1.40 for every dollar spent. council on the other hand could bank role this at lower Local Government Funding Rates (c.6% currently) and charge on CCC. the benefits being that council include the cost of funding for 12 months but the developer doesn't need to make a margin or incur high interest rates. Council is not out of pocket, the developer loses margin or money not spent but has a significant benefit in that he doesn't have to found the cost, making it easier to meet bank covenants for presales, and improves development viability, and therefore a net benefit. This approach in an area like Omokoroa could result in sections being \$30,000 -\$40,000 cheaper. FC's are complex and we are aware of the significant cost of front end infrastructure is to council but if we are truly committed to affordable housing the focus needs to be on the impact to the end user. The current approach of doing what we have always done or limiting the impacts on council's financials has not worked and will continue to inflate housing costs. If nothing changes do we really expect to change housing affordability?

## SUBMISSION TO WBOPDC ON FINANCIAL CONTRIBUTIONS

### KATIKATI – WAIHI BEACH RESIDENTS AND RATEPAYERS ASSOCIATION

For many years we have been concerned that Council's planning staff have been giving discounts to developers on an ad hoc basis. And when we questioned why these discounts were given, the answers were often quite ridiculous. We therefore urge Council to remove the ability to give discounts from planning staff and make managers responsible for this. We think that there should be at least one competent elected member on the committee that makes these decisions.

It would be preferable, however, that the rules around Financial Contributions were more prescriptive and there was no requirement to make decisions on discounts. There are many in the building industry who are convinced that Council staff are taking kick-backs in return for giving these discounts to selected developers.

We are concerned that when discounts are given to developers the shortfall has to be made up by ratepayers. So while this submission is primarily about financial contributions we believe we need to draw Councillor's attention to the other ways that staff use to encourage developers that are also detrimental to ratepayers and residents interests.

Apart from the financial effects, many of the decisions made by planning staff have other negative effects on residents, ratepayers and visitors. Of particular concern is the opportunity cost when consents are granted to build residential units in commercial or commercial-transition zones. It appears to us that developers target commercial zones for residential developments because they know that there are fewer constraints on heights, yards and the proportion of the site that can be occupied by buildings. Some are also aware of an anomaly in the District Plan that prevents Council from charging transportation Fincos for residential units in the Commercial Zone. We should not be allowing valuable commercial zoned land to be lost to residential development.

Our research shows that Council staff gave out-of-town developers \$3.6 million in discounts for Fincos for developments at Waihi Beach in the four years from 2017 to 2021 (see attached Table). Building activity at Waihi Beach is about a tenth of district-wide activity so this indicates that as much as \$36 million could have been lost to Council during this time. That equates to about \$9 million a year. The huge increase in Fincos in the 2024-34 LTP appears to confirm that Fincos have not been paying for growth.

Here are some examples of developers getting favourable consent conditions as well as reduced financial contributions: (IC is Indicative Cost, from Annual Plan)

**15 Edinburgh Street, Waihi Beach. Developer Soho 13. Granted 17.12.19. Paid \$15,081. IC \$31,307 per unit. Discount approx 50%.**

Six 3-storey, 3-bedroom apartments.

In commercial transition zone but no commercial component except for a plan for a café that has not been built four and a half years after the consent was granted. The lot for the café has recently been advertised for sale without any stipulation that a

café has to be built on it. In Floodable and Coastal Inundation zones on ground that has moderate liquefaction potential. Non-compliant but no public notification.

Council provided land from road reserve and gave dispensation from providing normal front yards on this corner site which created a traffic hazard. The consent condition requiring a speed hump to reduce the hazard has not been enforced. The traffic hazard remains. Dispensation was given from providing approximately 30 car parks for café patrons. Two garages being used as BnBs which increases parking shortage.

**66 The Crescent. Waihi Beach. Takhars Estate. Granted 13.11.18  
\$24,705 was invoiced. IC \$36,455. Discount 32%.**

This 66 lot subdivision appears to have been abandoned, the consent has expired and the developer is reported to be bankrupt. Deposits have been returned to would-be buyers.

Extensive earthworks has turned excellent well-drained horticultural land into a wasteland that now floods and causes flooding to neighbouring properties. Fincos were levied at 80% of IC and were to be paid (a) prior to issue of Section 224, or (b) two years after grant or (c) prior to issue of a building consent. This is extremely confusing. We suspect no fincos were paid.

The discount was based on average lot size of 500 sq m. Planners state that anything less may result in “additional effects”. This discount makes no sense because:

- 1 The lot size is big enough for an average size house which will use the same amount of potable water and generate the same amount of waste water and rubbish as an average house.
- 2 Impermeable surfaces will be a bigger proportion of the lot so storm-water run-off will be as fast as a bigger block.
- 3 Demand for roading and recreation will be the same as for a bigger lot.

**27 Edinburgh Street, Waihi Beach. Soho 13. Granted 21.12.19.  
Paid \$18,652 per unit. IC \$36,996. Discount 50%**

Five 2 and 3 storey, 3-bedroom residential apartments in the commercial transition zone. Fully residential. No commercial. In Floodable and Coastal Inundation Zones on material that has moderate liquefaction potential. Non-compliant but no public notification. Dispensation from car parking requirements because the applicant claimed *"The flat nature of Waihi Beach, the generous pavements and wide roads all encourage the use of cycle transport and pedestrian activity. The development is located very close to public bus stops, shops and entertainment of the Waihi Beach Town centre being only some 100m down the road."*

Over-height. Dispensation from providing on-site parking. Non-compliant front and back yards. On an overland flow path which is now blocked by a concrete wall. The noise from the attempts to improve ground conditions could be heard up to 1.5 kilometres away but council took no notice of the many complaints they received about the noise. Damage to neighbouring house during construction



**52-58 Wilson, Waihi Beach. Commercial Zone. Granted 30.4.20.**

**Paid \$30,461 per lot. IC \$36,996. Discount approx 21%.**

Eleven 2-storey units with commercial on ground floor and residential above. Access to “commercial” ground floor units is by a concrete walkway with no direct access from the street. Ground floor has garage doors at rear. The design of these units suggest that both floors are going to be residential. Sixteen 3-story residential units in two lots of eight with garaging on ground floor at 2.5mRL. Consent requires flood alarm in each unit. Mainly (if not all) residential in Commercial Zone but not publicly notified. In Floodable Zone, Coastal Inundation Zone, in overland flow path and has moderate liquefaction material underlying site.

Application was made for a building consent on 4.5.21 and BC95518 was issued on 29.10.21. A new building consent application lodged on 6.3.2024 does not include the 3-bedroom house to be relocated on 3 metre piles in the eastern corner of the site which was added to the consent as an addendum. The application states that this area will be donated to a local religious group for a church. We suspect that no part of this 5646 square metre lot which is in the Commercial Zone is going to be used for commercial purposes.

Extensive earthworks have resulted in the site being on two levels to preserve hydraulic neutrality but a waterproof wall with height of 3.4mRL has been built to prevent flood waters entering the site anyway. Ground improvement recommendations made by Coffey and forming part of BC95518 have not been complied with in regard to the preload for at least the 2-storey building.

We have serious concerns about the ground improvement carried out at this project. Council have refused to provide any compliance reports for this site despite a huge amount of work being completed there.

**8-10 Wilson Road, Waihi Beach. Soho 13. Granted 22.12.21.**

**Paid \$24,940 per unit. IC \$42,700. Discount 42%.**

Seven 4 storey residential apartments in Commercial Zone. Consent application indicated the site would contain commercial units but these were never advertised. Application for reduction in Fincos was out of time so Council allowed them (or instructed them?) to make another consent application and apply for reduction within the time limit. The project was exempt from Transport (even though each unit had two car parks), exempt half R&L (even though the units had minimal outside area) and got reductions on water and wastewater (even though the total floor area of each unit is 244 square metres).

Council’s planner recommended reductions in the FINCOs for water, wastewater and recreation and leisure, stating *“The recommended reductions are based on the nature and likely occupancy of the dwellings to be constructed which distinguish them and their usage from that of conventional residential developments.”* We do not think staff should be making these irrational decisions that appear to be influenced more by developer’s hyperbole than common sense.

The planner also wrote *“As a result (of having limited private outdoor space), it can be expected that they will use the beach, council reserves and walkways, the library*

*and other reserve facilities”* This is exactly why Council charges Fincos for Recreation and Leisure, but the planner reduced the Finco for R and L by 50%.

They were to be very large residential apartments in the Commercial Zone. They would be non-compliant but there was no public notification. They are over-height with car parking at 1.55 m RL, on moderate liquefaction ground in the Floodable and Coastal Inundation Zones adjacent to Two Mile Creek. The site has been inundated by wave surge numerous times since it was excavated to its final level.

Improving the ground conditions resulted in vibration damage to several neighbouring properties but council, the developer and the contractor all deny any responsibility.

These lots have received preferential treatment from council during placement of the revetment along Two Mile Creek. Instead of rock, the revetment is composed of a timber wall with decorative concrete block facing and drainage metal and soil between. We estimate this would have cost two or three times the standard revetment cost per metre.

**100 Main Road Katikati. Granted 16.6.20.**

**Paid \$16,106 per unit. IC \$36,996. Discount 56%.**

29 residential units in the commercial zone. Two car parks per unit but no Transport charge. No storm-water charge and no attenuation of storm-water required. 25% reduction on waste-water and R&L. Non-compliant but no public notification. Immediate neighbours, a petrol station and a motel were never notified. There are breather pipes from fuel tanks capable of holding up to 140,000 litres of fuel just one metre from the boundary.

**KARAKA PINES RETIREMENT VILLAGE. Granted 20.12.21**

**Paid \$19,461 per unit. IC \$42,700. Discount 54%.**

100 unit retirement village. About evenly divided between 2 and 3 bedroom units with floor areas (including garage) between 114m<sup>2</sup> and 187m<sup>2</sup>. No one-bedroom units. Twenty-two of these apartments have bigger floor areas than the average New Zealand house. At the time of the May 29 floods the storm-water detention ponds at the village were full of silt so this development was a major contributor to the intensity of flooding in this catchment. Transport was charged at 0.282 HHE and the rest at 0.48 HHE even though about half of the apartments have three bedrooms and don't meet the criteria for a discount.

**TIMING OF PAYMENTS**

The timing of the payment of fincos appears to vary from consent to consent and should be standardised. On some consents the timing of payment is ambiguous. For example: *“THAT with regard to condition (3), the financial contributions calculated in accordance with the provisions of the Operative District Plan, shall be paid in full within two years of the date of commencement of the consent, provided that:*  
(a) Any financial contribution which is not paid in full within two years from the date of commencement of the consent shall be adjusted so that the amount of the financial contribution is adjusted as set out in Council's Annual Plan current at the date of payment.

*(b) Any financial contributions not paid within two years from the date of the commencement of the consent shall be (where applicable) paid prior to the issue of a Building Consent under the Building Act 2004, subject to the adjustments referred to in sub-paragraph (a) herein.”*

## **ANOMALY FOR TRANSPORT IN DISTRICT PLAN?**

District Plan Financial Contributions Section 11.6.1

*Transport*

*ii: “All other activities in the Commercial, Commercial Transition and Industrial Zones are exempted, except for the following activities where the number of household equivalents will be determined by an Integrated Transport Assessment:*

*Warehousing and storage, Building and construction wholesalers and retailers that exceeds a gross floor area of 2,500m<sup>2</sup>, Depots, Service stations, Coolstores and packhouses, Accommodation facilities”*

The residential apartments in the Commercial Zone at 8-10 Wilson Road WB, 52-58 Wilson WB and 100 Main Road KK have not been charged financial contributions for transport apparently because of this rule. We think it is a mistake that is being exploited. It makes no sense to have wording like “are exempted except for the following” because who knows what will be exempted. Better to specify what is exempted and everything else pays the Indicative Cost.

## **RETIREMENT VILLAGES**

The District Plan Section 11.5.5 Retirement Villages states:

*“Retirement village dwellings and retirement village independent apartments shall be charged a financial contribution for recreation and leisure, transportation, water supply, wastewater, stormwater and ecological protection equal to 0.5 of a household equivalent for 1 and 2 bedroomed dwellings/apartments.”* For the Karaka Pines village transport was charged at 0.282 HHE and the rest at 0.48 HHE even though only about half of the apartments have two bedrooms. There does not appear to be anything to prevent any developer claiming his project is a retirement village so he can get cheap Fincos. And there does not appear to be any rational basis for assuming smaller residential units use less of the infrastructure that Council supplies than do larger houses.

## **SUMMARY**

The main issues we would like Councillors to address are these:

- Remove the Delegated Authority to give discounts on Fincos from all planners.
- Amend District Plan to minimise the need to make arbitrary decisions on the size of Fincos.
- If discounts are required on Fincos they should be decided by a tribunal of at least two senior managers and at least one experienced elected member.
- The same tribunal to decide if non-compliant applications are to be publicly notified.
- Fix the apparent anomaly for Transport Fincos for residential in the Commercial and Commercial Transition Zones.
- Make the timing of payment of Fincos more specific.
- Consider using sliding scale for charges rather than arbitrary cut-offs.

- Reducing Fincos for smaller properties or residences is not equitable and a more rational solution is required.

Keith Hay  
Chairman KKWBRRRA  
16.7.2024

FINANCIAL CONTRIBUTIONS FOR SOME RECENT RESOURCE CONSENTS AT WAIHI BEACH (PER UNIT)												
SITE	DATE	TRANS	WATER	WASTE WATER	STORM WATER	ECO	R & L	TOTAL	UNITS	FINCOS PAID	DIFF	TOTAL DISCOUNT
INDICATIVE **	2017-18	1200	4089	15712	3839	501	5966	31307				
15 EDINBURGH	21.12.17	600	2044	7856	1097	501	2983	15081	5	75,405	16,226	<b>81,130</b>
INDICATIVE **	2018-19	3580	4639	15034	4319	501	8382	36455				
66 CRESCENT	13.11.18	2864	3495	12027	Nil	501	5818	24705	66	1,630,530	11,750	<b>775,500</b>
INDICATIVE **	2019-20	3799	4592	15294	4349	501	8461	36996				
27 EDINBURGH	17.12.19	2267	2296	7647	1413	501	4528	18652	4	74,608	18,344	<b>73,376</b>
54 WILSON	30.4.20	Exempt	4592	19967	2360	NL	8134	30461	28	852,908	9,824	<b>275,072</b>
INDICATIVE **	2020-21	5116	4507	16100	4265	501	9796	40285				
RC12577S	30.11.20	5116	4507	16100	4265	501	9796	40285	1			
INDICATIVE **	2021-22	5504	4929	17222	3403	501	11141	42700				
BROWNS DRIVE	20.12.21	1607	2365	8268	1633	240	5348	19461	99	1,926,639	23,239	<b>2,300,661</b>
8-10 WILSON	23.12.21	Exempt	3943	13777	1650	NL	5570	24940	6	149,640	17,760	<b>106,560</b>
INDICATIVE **	2022-23	5129	5056	17772	3433	501	14156	46047				
INDICATIVE **	2023-24	3586	3974	19498	4188	501	10100	41847				
* Estimate	NL Not listed	** Waihi Beach								<b>4,709,730</b>		<b>3,612,299</b>

Western Bay of Plenty District Council

By email

Sub ID 5

Part 1

Annual Plan/Long Term Plan Committee

*The North Twelve Limited Partnership*

We are involved in the development of land for housing in Te Puke.

We have, for many years, been involved in submissions to Council in relation to the calculation of financial contributions under part 11 of the district plan.

*Primary submission*

It is our submission that the proposed financial contributions must be withdrawn in their entirety.

New models should be prepared and a new period for consultation should be set on the new proposed financial contributions.

*Reasons and detailed submissions*

The District Plan includes a formula for the calculation of financial contributions:

#### **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.](#)

It is our submission:

That the rule requires that the calculation will be run every year as part of the Annual Plan. This derives from para 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"

That the rule requires every variable in the formula to be set each year in respect of each infrastructure category. This is an extension of the requirement to run the formula annually.

That the most robust way to calculate financial contributions for 1 HHE is by treating each project within a category as subject to the formula individually each and every year. The sum of the financial contributions calculated for each project then becomes the category financial contribution for 1 HHE.

That when a project is entered into the model, a careful and reasoned decision about its connection to the future community must be made. Put another way, the extent to which it is growth enabling must be carefully considered at the outset. The decision and reasons should be documented.

That in subsequent years, as the project comes online, the benefit to the existing community over time and as it grows must be accommodated in the model. This is because it is a model that is attempting to forecast the future and set financial contributions accordingly. It is also required by the definition EP, which each year will be larger than the year before. Accordingly, for each project, to determine EP, an assessment must be made of the extent to which the project is now supporting the future community.

That the calculation of CP is carried out annually. Given that CP is all category projects over the planning period, this amount is the sum of each individual project over the planning period. That CP is updated each year for each project for actual project costs incurred. That the remaining expected costs to complete a project are updated each year.

That EP is the value of projects to the existing community as at the date that model is run each year. That EP is reset each year to recognise that growth has occurred and the existing community now has a larger stake in projects that have been completed than was the case at the time the project was first entered into the model.

That the planning period is to be considered project by project. That the planning period will be the period over which the project is enabling of growth. That once capacity of the asset is reached, the project will no longer attract financial contributions because it is an asset of the existing community. That where a project is forecast to benefit the future community, that financial contributions are not forecast to be collected beyond the time at which capacity is forecast to be reached.

That L is the number of growth dwellings and household equivalents over the planning period enabled by each project. The planning period is the period over which the project is anticipated to be growth enabling and must be updated each year. Each year L must be adjusted so that it incorporates additional dwellings and other HHE that have occurred and the estimated future growth in dwellings and HHE enabled by the project by reference to the assets total capacity.

That L is all dwellings over the planning period and all HHE equivalents in, for example, commercial and industrial zones that will benefit from or use the growth capacity enabled by the project.

That I is the nominal interest cost calculated by reference to the actual and estimated future cost of the project less nominal financial contributions collected and anticipated to be collected for the project over the planning period.

That S is the full project subsidy in the equation section (CP - S), and is the subsidy that relates to the exiting community in the equation section (EP - S). That in relation to Rangiora Business Park's contribution to the new wastewater treatment plant, allocation of this amount requires careful and reasoned consideration of its relevance to the existing community.

That the proposed models produced by Council are not an application of the rules in 11.4 and must be withdrawn. New models must be prepared for consultation that apply the rules in 11.4.

That Polices 3 and 5:

3. The costs of [infrastructure](#) should be allocated in an equitable manner over both existing and new users so as to ensure that such costs are not borne unfairly by the wider community.



5. Calculations shall not seek to do more than recoup costs actually incurred in respect of expenditure to provide [infrastructure](#) to deal with the effects of growth including, where appropriate, the costs of financing such [infrastructure](#) over time.

require Council to exercise considerable restraint when setting financial contributions. It is our submission that the proposed models do not exhibit the restraint required by policies 3 and 5 and are contrary to policy. It is our submission that the proposed models must be withdrawn as they have been prepared in a manner that is contrary to policy.

It is our submission that the proposed financial contributions must be withdrawn because they are egregiously wrong. They are wrong in concept and in application, and cannot be saved.

John Dillon

Director

Annual Plan/Long Term Plan Committee

*The North Twelve Limited Partnership*

We are involved in the development of land for housing in Te Puke.

We have, for many years, been involved in submissions to Council in relation to the calculation of financial contributions under section 11 of the district plan.

We have been provided with consultation information as issued by Council in relation to proposed financial contributions for the 2024/25 year. Subsequent to the supply of this summary information we have been provided with the models that calculate the proposed financial contributions for the 2024/25 year in relation to Te Puke.

*New approach to calculating financial contributions*

Upon receiving the financial models it was evident that Council was adopting a significantly different approach to calculating financial contributions to that used in previous years. In particular, an opening net debt amount is included in the new models.

Calculation of financial contributions is prescribed by rules in the district plan. In particular, rule 11.4.1(c) contains a formula. The rule does not provide for the inclusion of an amount equivalent to the opening net debt amount included in the new models. Accordingly, the new calculation is not an application of the rule in the district plan and is unlawful.

Council has adopted a value for the denominator (L) in the models which is not available under the rules in 11.4.1.

It is our submission that the proposed financial contributions must be withdrawn and new consultation must be undertaken in relation to proposed financial contributions that apply the rule in 11.4.1.

Council's approach to use of the formula

The District Plan includes the following policies in relation to financial contributions:

3. The costs of [\*infrastructure\*](#) should be allocated in an equitable manner over both existing and new users so as to ensure that such costs are not borne unfairly by the wider community.

5. Calculations shall not seek to do more than recoup the costs actually incurred in respect of expenditure to provide infrastructure to deal with the effects of growth including, where appropriate, the costs of financing such infrastructure over time.

It is our observation that Council does not apply these policies consistently and has not applied them to major projects in the proposed calculations this year, in calculating proposed financial contributions under rule 11.4.1.

Policy 5 makes it incumbent on Council to exercise restraint when making the calculations under 11.4.1. In this regard future costs should be estimated on a reasonable and somewhat conservative basis and allocations to growth of all projects should reflect only the incremental project costs that are expected to result from growth. In relation to past expenditure that has been occurred to facilitate growth, the share of the expenditure to be allocated to future growth should be assessed carefully. Projects completed many years ago will usually not include residual amounts that should be recovered from future growth.

It is our submission that the proposed financial contributions must be withdrawn and new consultation must be undertaken that applies the rule in 11.4.1 with the restraint required by Policies 3 and 5.

It is our further submission that the Te Puke wastewater proposed financial contribution must be withdrawn because it is not an application of rule 11.4.1, does not exercise the restraint required by Policies 3 and 5, and does not properly account for the growth enabled by the project.

#### *Procedural fairness*

We observe that the information provided by Council to us has been quite inadequate for the purposes of proper consultation by those members of the community with a particular interest in the setting of financial contributions (including members of the community who are most likely to have to pay them). Council is proposing an entirely new method of calculating financial contributions this year from that which it proposed last year, and the financial contributions calculated using this new process are significantly different from the previous calculation.

We note that Council officers were initially reluctant to provide detailed information as to the calculations. We have since been provided with the detailed models as they relate to Te Puke. However, the time available to review and question the new approach and the inputs to the model before the closing of submissions is far from sufficient given the complexity of the models and lack of supporting information in relation to the inputs to the model.

It is worth noting that last year Council decided to re-consult on financial contributions, reworking its models and removing items that were not provided for in rule 11.4.1. Despite this work, Council has again found it necessary to produce new models with a different approach for consultation this year.

It is our submission that Council must withdraw the proposed financial contributions and undertake new consultation involving the full disclosure of its models and decision-making relating to the inputs to the models. In order that such consultation can be carried out efficiently, the consultation information should include the reasons for any change in approach, how the new approach applies the rule in 11.4.1(c), how Council has determined the amount CP in the formula, how Council has determined amount EP in the formula in relation to each material project over the planning period, what the planning period is defined to be, how Council has costed future capital expenditure, and how Council has determined the share of each the project that relates to future growth in the catchment. If this information is not provided at the commencement of consultation, then the information will have to be obtained by numerous information requests which potentially will result

in proper consultation not being completed prior to the close of submissions, prejudicing our ability to properly participate in the process.

Further consultation should properly engage with those members of the community with a particular interest in the setting of financial contributions in a manner that ensures that they can properly assess all relevant elements of the proposed new calculations, and that they are sufficiently informed to submit on those matters. We think that such an approach is not only fair and transparent, it is most likely to achieve an enduring approach to financial contributions going forward.

John Dillon

Director

## Submission to WBOPDC re Financial Contributions Information

### From: Waihi Beach Community Board

The green sheets discuss the Finco's for Waihi Beach, particularly Wastewater and Stormwater, the growth component, and what the rest of the residents will have to fund.

The Finco's and the LTP projects have a great degree of interrelation with each other. Unfortunately, they were not presented together.

Can we deal with Wastewater first? There is a proposal in the LTP to spend approximately \$14 m on an upgrade to the WB wastewater plant plus some other related activities amounting to \$23,109,222, of which \$1,582,600 has been allocated to growth. There could be 160 sections in WB in the next 10 years. There are some other inputs to these numbers, but I will let Peter Renouf clarify this. Strangely, this project has not yet been approved by the council.

The \$23,109,222 is what the present and future connected lots will have to fund in theory. For the last 10yrs ? council has used a big bucket approach to funding for wastewater projects and applied a common UAC for all communities. This will be \$1161.00 plus GST = \$1335.00 this year which amounts to \$3,282m for this year from WB.

The future 160 sections will generate approximately \$3.36m at \$21000 per lot, new FCs. What is totally unaffordable is the \$23m plus the existing \$8m.

**We are asking the Council what the policy is going forward and who and how this is to be paid off.**

Next is Stormwater:

The community has a very good understanding of the projects, but looking at the Finco sheets, \$32,364,166 has been projected for Stormwater projects. Only \$454,994 has been allocated to growth. 160 possible sections @ \$20000 per lot = \$3.2m. This leaves \$31,398,122 to be paid off by existing ratepayers. Again, this is unsustainable/unaffordable.

All properties in WB pay the Stormwater UAC of \$551.00, including GST, which will be \$1.52m this year.

Again, this has been the big bucket policy, and the \$12m WB has contributed over the last ten years has helped to pay for stormwater projects in the wider district and a few in Waihi Beach.

**We are asking the Council what the policy is going forward and who and how this is to be paid off.**

A couple of speaking points :

How can we do this better

Transparency of variations

Extension of stormwater areas

Growth pays for growth, and when it does not, who pays

We wish to speak to this submission.

Ross Goudie

On behalf of the Waihi Beach Community Board.

**FINCO comments highlighted in yellow**

**Long Term Plan 2024 - 2034**

Submission ID: 287

Name/Organisation: Wetherill, Linda Christine

Neighbourhood you live in  
Ōmokoroa

Q1 We need to change the timing of some projects to reduce the impact on rates – What do you think?

A comprehensive review of all projects should be undertaken and only progress essential projects to reduce even further the impact of rate rises. Only undertake essential work for a year or two

Q2 We need spend less on some roading and walkway/cycleway projects to reduce the impact o rates – What do you think?

Only carry out essential works and no nice haves

Q3 Heavy vehicles have a greater impact on our roads and users need to pay more towards their maintenance – Do you agree?

Our preferred option - Increase the roading rate differential charged to commercial/industrial and post-harvest zoned properties from 2.0 to 4.0.

Q4 We want to permanently stop collecting the District Wide Town Centre Development Fund – Do you agree?

Our preferred option - Permanently stop collection of the District-wide Town Centre Development Fund with any future town centre projects being funded through existing Council planning processes.

Q5 We want to change the way we fund community facilities - What do you think?

Continue to fund community facilities on a case-by-case basis but investigate other funding approaches that could be considered through the 2027-2037 Long Term Plan.

Q6 We want to permanently stop collecting the Pukehina Development Rate – Do you agree?

Continue to pause the Pukehina Development rate until there is more certainty around the future of wastewater, stormwater, and water supply.

Q7 What should be do with the money already collected?

Retain the money already collected (\$528,053) for a future wastewater scheme.

Q8 We want to consider permanently closing Te Puna Station Road – Do you agree?

Our preferred option - Permanently close Te Puna Station Road and relocate the shared path to the western side, away from the riverbank.

Anything else?

Why do the residents of Omokoroa continue to pay on average \$1000 a year more on rates for the wastewater treatment etc. The costs of the work must have been paid for many times over by now with the vast increase in new housing which should be paying for any infrastructure upgrades required.

**Katikati Community Board**  
**Long Term Plan Submission 2024-2034**  
**Executive Summary**

1. The Community Board undertook a survey to explore the issue relating to the Long Term Plan that affected the Katikati community so that it could represent their views to Council. The report follows survey structure including the comments by the community. Their voices have been heard. The Community Board also held a workshop to hear ratepayers views as is prescribed within Local Government Act. The Community Board is extremely grateful for the rich input received from the community across a wide range of issues.
2. The community is extremely concerned with the high rates increases and the doubling of rates within 9 years for residential and 4 years for commercial and industrial. An average of 13.6 in F25 and then 10.24 followed by eight years of 8.9% is challenging to the rate payer. All respondents indicated that they think 4% or less based on the last LTP or the inflation rate. Many expressing that they would not be able to afford these levels within a short period of time. The Community Board is equally concerned as it has both a social and economic effect on the town. In light of inflation and cost increases allowing community groups to more freedom to initiate community facilities would build community and localism as happened in the past.
3. The community was promised in the last Long Term Plan that there would be one rate of 11.3% and then it would be 4% for the balance of the 9 years. This commitment has been broken and residents questioned whether this LTP commitment would go the same way.
4. The Long Term Plan has used an affordability index which seems to relate to Council affordability. Did it look at ratepayer affordability as part of its research? The commercial / industrial rate increase of 53% should be refined as commercial does not tend to have the heavy industrial trucks parked on the roads – so a differential between industrial and commercial should be considered.
5. There is strong support for the development of the industrial area as the community recognises this will bring jobs into the local community. Many have children who leave the community due to the lack of employment. It would also align with the 15 minute town and Katikati could be an ideal model location for such thinking.
6. The Community Board (and residents) are concerned that there is an under-investment in Katikati social infrastructure and that they are not receiving a fair share of the rates take. The issue of the lack of toilets, play grounds and other amenities is lacking along with the state of the Main Road pavements.
7. The Community Board does not support the consolidation of the UAGC into one line as these are targeted rates and we would support transparency. The UAGC is a mix of rates which do not really belong together with roading, museum, library and environment in the same bucket. The increase in spending in the UAGC is also of concern as it jumps from \$5m to \$13m from F24 to F25 and there is no transparency as to what is driving those cost increases.
8. The Financial Contribution model was not included the Long Term Plan so a key revenue source has been left out and they have now been published and call for a second submission. A cursory comment is that the Katikati Urban Financial Contribution jumps up 56% to \$64210 – second only to Omokoroa – based on the worst case scenario for the waste water plant outflow.



9. The Community Board does not support the suspension of the roading rate that was allocated to Community Boards be suspended for one year as this was a fund which allowed it to address local projects within the community.
10. The community has always been told that the water infrastructure in the Western Bay is in good condition due to the high rates paid over the past 10 years – the highest in the country in many of those years. Therefore they do not support the creation of a CCO as WBDC infrastructure is meant to be in a good condition. It is of concern that so much spending in this LTP is therefore focused on water infrastructure.
11. The Community Board economic strategy is to strengthen Katikati being a destination town, the industrial / technology park development and enviro – agriculture expertise to be developed. This along with being a 15 minute town. The revised rate structure is not designed to facilitate that development.
12. The main priorities for investment by the community are the Main Road street from both a functional perspective and beautification, the entrance ways – or bookends -with improved signage regarding the attraction of Katikati and the ward. Toilets and these facilities and market square is viewed favourably. The Community Board supports play grounds as there are many youth in the area and these are important social facilities for this age group. The importance of a social sports and recreation hub at Moore Park is growing in importance and the current rugby club committee is keen to progress this thinking. This along with a playground, netball fields and facilities for both men's and women's codes would be positive. The LTP project list needs to be reviewed and considered whether these are catered for.
13. The Recycle Centre is well supported but there is resistance to a social enterprise using rate payer funded facilities when they perceive Lions as having contributed to the community over a long period of time. They residents do not want to off-load their rubbish in the rain is another concern. This contract needs to be reviewed at the end of the trial period.
14. There were not many suggestions relating to how Council could contain costs as we nor the community were in a position to review all 516 pages of the Long Term Plan. The one area that has been noted by the community has been the big increase in the personnel costs having increased 70% in 5 years whereas growth and inflation has not been near that level.
15. The community has indicated a lack of support for Māori wards.
16. The Community Board would like to thank and acknowledge the community's input in preparing this submission. Their contribution was invaluable.

# Katikati Community Board

## Long Term Plan Submission 2024-2034

### Introduction

The Katikati Community Board encouraged residents and ratepayers to provide submissions on the proposed Long Term Plan over and above the WBDC Council survey. We are very conscious of the fact that the community is our customer and the District's shareholders. We are there at their behest and we strive to listen to them. The Community Board also encouraged residents to go to the Council survey:-

*"Go to <https://haveyoursay.westernbay.govt.nz/hub-page/LTP> and provide your individual feedback on the Plan. If you complete this form we can submit it on your behalf once we have consolidated the information. Please ensure you make your own submission using the link above."*

We do not believe that all the questions in the Council survey captured all the concerns of our residents and did not talk about the significant rate increases being proposed. The proposed rate increase and the doubling of rates over the next 10 years is not understood by many ratepayers and those that do are concerned about their ability to stay in their current homes. This has been openly stated when in meetings and discussions.

As a Board this is our submission based on the survey, the comments and our own feedback within the community – ours and the Council's customer. This form, which we have used as a template for feedback to Council and collated the 40 or so responses that we have received. Not all the numbers add up to the 40 feedback as some residents did not state a preference or were uncertain and stated this on the form.

Many of the respondents were ambivalent or not in favour of Yes/No responses not sure. There were comments on not having access to the Long Term Plan so hard to comment on projects to be added or cut. The financial contribution model was only approved by Council on 13<sup>th</sup> June so this is not included in our submission but a cursory comment on it is included in the rates section. We need to consider everything carefully and respond properly.

### Rates

Three 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 inflation of 2.47%, the council has now proposed a budget increase this year of 13.6 with a rate increase of 9% for the next 9 years. This is 100% increase over the 10 years - 2024 – 2034. If your rates are \$4000 now they will be \$8000 in 10 years time if this LTP is approved.

What do you think the rates increase should be?

- |                                                                                               |    |
|-----------------------------------------------------------------------------------------------|----|
| a) Nil – the council spends too much                                                          | 5  |
| b) No more than 4% - the council should keep to its commitment                                | 24 |
| c) Around 2.47% - the current inflation rate as listed in the LTP, as proposed by the council | 12 |
| d) As proposed - in return for greater levels of service                                      | 0  |

## Community Board Comments

There is a clear indication that the rate increase should be no more than 4% as per promise. But 100% of respondents wanted 4% or less and this sentiment runs through the survey feedback in regard to many of the new projects. It is a breach of trust between Council and ratepayer regarding the 4% commitment which they were advised on in the 2021-2031 LTP. The current cost of living, inflation, high interest rates and general uncertainty means people are conservative and want the costs to be controlled. Many fear they will not be able to afford to live in their current homes and will have to move – something they are not keen to do. Why is papakāinga housing provided with a rating of 0 alongside IHP's who are providing for a social need when they receive the same services as other members of the community.

Many residents in Katikati are single income families and their pensions are not keeping up with these increases. This has both a social and economic impact on this community. The LTP has used an "affordability index" and it is not sure if this is a Council affordability or a ratepayer affordability. It looks like it is inwardly focused on Council affordability. They also have a household affordability which should be included.

Increasing the Commercial and Industrial rate by 53% due to roading rate is a big jump. Many shops and offices do not have heavy duty vehicles visiting them and therefore it is suggested that this rate be split with commercial being less than industrial and the rate increase be phased in over 3 years or more.

The issue of the rates being excluding GST was viewed in a dim light and the change made in the LTP with tipex was regarded as unprofessional. The urban rate payer who cannot deduct GST has an additional 15% on top of the rates increase so a 9.8% rate increase is actually over 11%. This is misleading and a mistake that should not have occurred.

Whilst one hears the comments that this is less than other councils it must be remembered that WBDC was amongst the highest rated councils for a number of years and therefore the base is higher than many other councils. One needs to consider both the percentage increase and the actual amount for similarly valued properties to have a fair comparison.

The rate increases are high but there are fixed costs such as personnel costs and cost of finance on \$410m @ 5% or \$22m per year in interest. This may decrease to \$300m by 2034 but that is still a fixed \$15m plus personnel costs of \$34m plus - \$50m before water is extracted, roads repaired or grass cut.

The consolidation of UAGC into one line removes transparency and is a mix of unrelated expenses from roading to museum – does not make sense. It also hides transparency. This cost centre has increased from \$5m to \$13m in the budget and there is no transparency regarding what has caused this big increase. Museum get the \$3 per rate payer. A relatively small amount of \$87000 over the District in the context of \$13m. It does receive a further \$245000 under operational costs – so total cost to ratepayer is around \$300000 but is not transparent. This applies to other organisations as well. The targeted rate for Katikati Town Centre Infrastructure Development needs to be transparent as does its reserve fund so that the community has confidence that the rates it pays contribute to the town infrastructure as this investment is not evident.

The other concern is that the financial contributions are not in the Long term Plan so a significant source of revenue is not covered. The collection of financial contributions and discounting for developers has also come under scrutiny. The financial contributions paid by developers, is reported to have been less than the rates and charges fees and yet private developers have paid the full amount. The significant increase in financial contributions in Katikati by 56% to \$64210 due to a worse-case scenario of the waste water pipeline which may not be required is a significant inhibitor to growth. It makes it second only to

Omokoroa which is a priority growth area. Under recovery of financial contributions means paying for growth falls on existing ratepayers.

The Financial Contribution model was published on 13<sup>th</sup> June with a separate submission date. A cursory view shows that Katikati urban financial contributions increases by 53% due to the projected worst case scenario of the cost of the waste water outflow. Besides there being a shortage of land in Katikati and new development is required this cost increase is a disincentive to build in Katikati. The Financial Contributions for industrial is not available and people have to apply but if urban rates are a guide then this is a barrier for Katikati's economic strategy of being a model 15 minute town and having new jobs to attract younger people to the community.

The suspension of the Roothing Rate from the Community Board for one year is not supported by the Community Board. These funds should continue to be available to the Community Board. The main reason for these funds to be suspended for one year was due to some high reserves in some communities. Often expenditure is suspended until the reserve is large enough to make a difference and \$129000 does not go very far (half a kilometre) of road according to the Sealed Road Policy for most roads. It sets an unacceptable precedent and undermines the Community Board's ability to invest in essential local projects often overlooked by council.

#### Community Comments:

- ⇒ I am not really in favour of any rates increase during this time of heavy inflation, but we do need to compensate somehow for the rising costs. No new projects and any that are unnecessary for the maintenance and safety of our roading systems and waterways, should all be put on hold until times improve.
- ⇒ The Council needs to look at its operating costs which are high. Central government departments are all cutting costs and this council needs to do the same before the money from ratepayers dries up. Enough is enough. Time to get real.
- ⇒ With the high cost of living plus rates etc people are finding the basics in life a struggle to manage on incomes as it is. None of us have the luxury of an endless supply of money.
- ⇒ 4% is what was promised after the last large rate increase.
- ⇒ Get back to basics. Spend on water, roads, waste water and maintain current facilities.
- ⇒ Compound interests rules. Less than 8 years and rates double.
- ⇒ Could live with between 2.47% and 4%. Council claims asphalt cost have risen rapidly. Council needs to live within their means everyone else has to. They should live within affordable budgets.
- ⇒ Council should concentrate on core services only at present. Not the "nice to haves".
- ⇒ The reality is everyone (including Council) needs to live within a budget. At the proposed increases retired people will need to move out – leaving Katikati a ghost town.
- ⇒ A lot of the community are on fixed income, seniors and families who are in a cost of living crisis. Please focus on the essentials and core services until the economy settles down. The proposed rate rise exceeds pension increase for CPI and the tax credit nothing left for food etc.
- ⇒ There is no reason to be above the 4%.
- ⇒ By increasing rates by 100% over 10 years you will have many retirees defaulting on payment.
- ⇒ Our rates are already one of the highest in the country.
- ⇒ Council shows its word means nothing then the LTP is not worth the paper it is written on.
- ⇒ Start listening to the people. It would be good to see a more widespread use of taxpayers money spent on beautification of the town, some gardens, more home units, village been built for all people.
- ⇒ We have always been one of the highest rated areas in NZ – lets put a cap on it.
- ⇒ The rates are too high now!
- ⇒ Rates are already amongst the highest in New Zealand.

- ⇒ If rates go higher than the 2.47% the flow on for every service , shop, business owner everything is affected.
- ⇒ No more than inflation.
- ⇒ The proposed % is outrageous. Council should look at ways of reducing wasted money, pull back on salary increase and unnecessary staff, work harder.
- ⇒ There is no justification for raising rates beyond the LTP 2021-2031 for 4%. The social and financial impact compounding year on year in the proposed budget to a significant percentage of our communities is a breach of the stated commitment to 4% yearly increases.
- ⇒ With the economy and the cost of living as it is today they should not increase the rates any more than inflation – that includes fixed charges.
- ⇒ The country is in a deep cost of living crisis that has forced central government to trim costs by 7%. This council must do the same and do that including consistent treatment of GST. Councillors must exercise control over administration staff.
- ⇒ Too much wasteful spending.
- ⇒ Around 2.47% - the current inflation rate as listed in the LTP as proposed by council. The Council must learn to live within its means, the same as ratepayers
- ⇒ Council should take the cost of living crisis into account. Our lower tax rates nowhere compensate for rising costs.
- ⇒ Council needs to cut its cloth accordingly during time of high inflation.

### **Creating a Council Controlled Organisation for Western Bay of Plenty 2 Waters**

In light of the high cost of infrastructure do you think WBDC should create a CCO with Tauranga to manage water and waste water assets?

**Yes 13**

**No 27**

### **Community Board Comments**

Whilst this has not been raised in the Long Term Plan there is many questions regarding 3 Waters with 4 and then 10 regions and the Coalition government’s new policy of Water Done Well and the implications of this. The previous mayor had often said that the WBDC ratepayer had experienced high rates and the water infrastructure was in excellent condition. Therefore the spend on water infrastructure is contradictory to that assertion leaving the community confused.

The overall view of the community and the Community Board is that this rate should not be included in the Long Term Plan until the criteria are defined and then this issue be taken out to the community. We believe like the community that any targeted rate should be a local rate and not aggregated into a Council rate for Council to decide which facilities to invest in. Community Boards must have oversight of these funds as they are close to the community.

### **Community Comments**

- ⇒ NO NO NO – we will get no benefit from joining with Tauranga that already has some challenges in increasing their current water infrastructure to support the population that exists.
- ⇒ Why duplicate key infrastructure?
- ⇒ Tauranga is a good example of spending large on “nice to have” projects at the ratepayer expense. Council should stick to covering essentials only, what they were elected to do for the district.
- ⇒ Our water systems are supposed to be in a good state whereas Tauranga’s aren’t.

- ⇒ Might be a nice idea but no costing so far. WBOP comes up with bright ideas that end up costing more and more.
- ⇒ Current council staff should do it as in the past. We do not need another bureaucracy.
- ⇒ We need more details regarding expenses and added or less bureaucracy – costs? Tauranga is vulnerable as too many properties rely on one treatment plant in a natural disaster it would be very expensive to fix / repair. Better we remain independent.
- ⇒ There may be good reason to combine to get a better deal when procuring some items.
- ⇒ This way we can share costs and reduce personnel required.
- ⇒ Tauranga can't even control its own council.
- ⇒ WBDC too small to maintain and have its own system should review the cost benefit of joining the larger group and avoid if not providing savings.
- ⇒ Depends on how much it is going to cost. Will anyone be accountable? If WBDC created a CCO with Tauranga who is responsible for running it, spending, accountability.
- ⇒ Council control is a recipe for disaster.
- ⇒ We need more control of our town.
- ⇒ Surely WBDC can get costings right and manage the water. Council members get elected to do the job.
- ⇒ CCO's tend to become out of control of the governing body. We do not need more bureaucrats.
- ⇒ Show us the financial details of either option. Conceptually NO unless there is a clear achievable cost benefit. We need less bureaucrats not more.
- ⇒ Only if it results in savings and NOT incur hundreds of thousands of dollars in fees to consultants.
- ⇒ Not yet. Council should wait for the second WDW Bill is passed in order to ascertain legal requirements.
- ⇒ Economies of scale – what is wrong with 3 Waters?

### **Rebalancing of Council Spend**

Would you like to rebalance the Council spend so it is more evenly spent between the wards:-

**Yes 36**

**No 3**

### **Community Board Comments**

The Community Board is concerned by the lack of investment in the Katikati community and the it is dependent on operational budget for rejuvenation. Katikati celebrates its 150<sup>th</sup> Anniversary in 2025 and at that age it requires renewal and rejuvenation not just repairs and maintenance.

Katikati is defined as a growth area but not a priority growth area – very bureaucratic language. The challenge here is that there is Omokoroa, then Te Puke followed by an unknown eastern city and Rangiuru industrial area, followed by Tauriko West and then Te Puna as high growth. This leaves Katikati way down the list of future investment when, in the view of the Community Board, this community is under serviced in basics such as public toilets, playgrounds, main town centre improvements and industrial areas for jobs. We have a limited number of sections available and growth is constrained due to it not being defined as a priority growth area and this has inhibited investment and this is very noticeable both in Katikati and Waihi Beach.

Katikati could be a model 15 minute town as described by SmartGrowth but requires to be recognised as a growth area or in bureaucratic parlance priority growth area and funded by financial contributions to deliver these services.

### **Community Comments:**

- ⇒ I am not knowledgeable enough to comment on this one way or the others but I believe the best option would be to balance funding based on the % of households per district/ward with a small slush fund available to apply for by each ward if required.
- ⇒ Katikati does not seem to get much council spend as it is.
- ⇒ This is only fair. Katikati does not appear to be getting its fair share as opposed to Omokoroa.
- ⇒ As long as the work is planned and costed.
- ⇒ Areas like Waihi Beach should receive approximately the rates collected in their area. It is possible – used to be done years ago. Omokoroa and the growth mantra has stopped that.
- ⇒ Provided that spend is evenly spread over a period – it would be OK to focus on a different ward at a time if the public benefit and cost benefits suited or if one ward has been poorly served upgrade that area next. Amenities need to serve as many nearby people as possible and be accessible.
- ⇒ I think some items need s a shared cost but over time it should even out.
- ⇒ Every ward should get a percentage based on population.
- ⇒ Council has determined growth areas and others Katikati is “others” so it will find it hard to grow and attract younger people desired.
- ⇒ Look at what people organisations Māori, iwi, hapu are saying for the “needs” of the people and make sure this is evenly distributed between wards.
- ⇒ Depends on what the needs are, what needs to be done.
- ⇒ We have council contracting out services who are now dictating what their services will be.
- ⇒ Money should be spent where raised.
- ⇒ Katikati does not get its share. All wards should get a % of their rates to provide services.
- ⇒ Budgets must reflect inflation 1-2% increase. Fairness and attendance to absolute and agreed needs between wards is important. An improved equitable spend is more appropriate to more equality of spend between wards.
- ⇒ Population of each ward should determine what portion of the spend is spent.
- ⇒ Within reason there needs to be a balancing over time eg. Once a ward has the needed water treatment plant spend reduces. Large items of capex probably can't be balanced on an annual basis.
- ⇒ No because this would disadvantage the wards with facilities that are more expensive to maintain.

### What projects do you want to continue or not in Katikati?

Waitekohekohe Reserve	<b>Continue 13</b> <b>Discontinue 21</b>
Sealing all of bird walk cycle way	<b>Continue 6</b> <b>Discontinue 29</b>
Main Road Pavement upgrade	<b>Continue 29</b> <b>Discontinue 7</b>
Improvement of public toilets at Beach Rd., Arts Junction, Ongare Point, Kotahi Lane other (please specify)	<b>Continue 25</b> <b>Discontinue 11</b>
Market Square development	<b>Continue 21</b> <b>Discontinue 16</b>
More play grounds at Moore Park, Ongare Point, Kotahi Lane, other	<b>Continue 12</b> <b>Discontinue 26</b>

### Community Board Comments

Whilst the results speak for themselves the Waitekohekohe Reserve has not been embraced by the local community. The sealing of the bird walk is not in the LTP it could be in the operational budget and this is not well supported. The current gravel surface is regarded as an adequate surface. The Market Square development is only slightly favourable and playgrounds are not getting support and this could be a reflection of the older community within Katikati.

The Community Board has presented on the Annual and Long Term Plan regarding more toilets and better maintained and this is coming through in the survey. The Community Board sees that to have young families in the community the playgrounds are important. This highlights earlier comments that not being a priority growth area has led to underinvestment in the basic infrastructure of a community despite the high rates that have been historically paid. The fall back position is that the library was built but rejuvenation of infrastructure has not been addressed and the Community Board is often faced with negative comments regarding these services.

The rebalancing of the spend along with a reduction of spend is essential. A solution is to allow the community to raise funds and invest but remove the tight regulations that surround playgrounds, outdoor furniture and allow the community to make things happen. The Katikati community has shown in the past that it is more than able to develop facilities they want but are now regulated not to undertake. There is increased centralised control inhibiting localism and volunteer organisations from delivering some of this infrastructure.

#### **Community Comments:**

- ⇒ PERSONALLY, I'd like to see us discontinue any development at all on any of the above projects other than to have regular maintenance performed to at least keep them in reasonable repair.
- ⇒ The toilets are a disgrace in Katikati and desperately need upgrading and new ones added.
- ⇒ Within budget.
- ⇒ Toilets are basic to human needs, but only if they are regularly serviced and kept clean so people can use them.
- ⇒ Within funds available without going crazy. Where possible involve volunteers and outside funding such as Lotto TECT etc.
- ⇒ If no play ground at Moore park a modest one with room to expand through donations or by the community.
- ⇒ None required – money wasted.
- ⇒ Should prioritise by essential, necessary and nice to have. Playgrounds can be looked at outside of council rates.
- ⇒ A playground at the top of Park Road.
- ⇒ The Beach Rd boat ramp development would be great.
- ⇒ Important to keep tables in good repair, clean.
- ⇒ Keep public toilets clean.
- ⇒ What sort of pavement upgrade? Not pavers or bricks.
- ⇒ The council informed me that the contractors would only mow the parks once they got to a certain height over summer averaged out over 5 weeks so what is the use of more parks? Disgraceful!!
- ⇒ Stop spending – people are hurting.
- ⇒ If it wasn't for flower baskets that Lions do it would be more disgusting.
- ⇒ Pavements are disgraceful, dirty, horrible. We need nicer footpaths more street furniture.
- ⇒ Toilets should be decent and maintained.
- ⇒ The projects I have shown to discontinue are "nice to haves" and in the present financial climate need to be put on the back burner. No need for toilets at Kotahi Lane as only 100m from the Arts Junction. But it must not encroach onto arable land. Food production is very important to this district.



- ⇒ All within reason. None needs to be a gold plated project.
- ⇒ What is the ROI of the market square development? Why do we need it? More play grounds at Moore Park and Ongare Point.
- ⇒ If building playgrounds please provide shade cloth.

### **Industrial Area:**

Do you support the development of the industrial area so that there is more local employment.

**Yes 32**

**No 3**

### **Community Board Comments:-**

The Community Board strongly supports the establishment of the industrial area as it is one of the major legs of the economic strategies for the town. The community strongly supports it as does SmartGrowth with the 15 minute town. We believe that this is a high growth priority for the town and is an ideal opportunity for SmartGrowth and WBDC to partner in the design and development of a 15 minute town with the suitable infrastructure, technology and kudos that would go with such a development.

### **Community Comments:-**

- ⇒ Challenging question – first we need to ATTRACT commercial business before we can “develop” the industrial area of the town. If we were able to do that, I would then propose that whatever business we attract, be partially responsible for the development and maintenance of the property/development over the time of whatever long term lease we may put in place.
- ⇒ But let private developers fund it and do the work.
- ⇒ This is important.
- ⇒ Need jobs – good thinking.
- ⇒ Private developers should fund this.
- ⇒ Yes within the current boundaries. It is a hotch potch that looks unplanned.

The Council is proposing that from 2025 a District wide targeted rate of \$50 be paid by every household to fund community facilities.

Do you support the concept of a targeted rate of \$50 to fund community facilities?

**Yes 9**

**No 30**

### **Community Board Comments**

The Community Board does not support this \$50 additional rate take until the criteria are defined and it is a local targeted rate for the community. Whilst this may limit the size of the pool the community board shares the community’s concern that the money will not flow back to the community and will not be invested in services required by the community but by a centralised council. It is another rate take on top of the high rates and for services that should be provided by the general rate.

### **Community Comments:**

- ⇒ At this time – I am absolutely NEGATIVE toward spending any funding at all to fund community facilities.
- ⇒ At best targeted rate paid by Katikati should be spent in Katikati. We are paying for community facilities already. If this is a targeted rate do not agree with an extra targeted rate.

- ⇒ Definitely not – we pay far too much now for facilities we do not use.
- ⇒ Provided each community can control its use – not used up by council overheads. Spent in area of collection.
- ⇒ Its just another way to increase the funding pool.
- ⇒ Is this in addition to the proposed rate increases! If so hold off until the economy improves. Ask the community what it needs and prioritise – keep youth and elderly active more town parking.
- ⇒ There is no guarantee this would be spent on community facilities after a few years.
- ⇒ Some facilities are seldom used.
- ⇒ The rates are high enough.
- ⇒ There is no evidence that council spends targeted rates on what is necessary in the areas where they are collected. Katikati is a second rate development in the Council.
- ⇒ We are paying enough rates now!
- ⇒ Should be included in rates.
- ⇒ Take it from current rates and consolidated funds.
- ⇒ It will be dropped into any project that requires funds and we will never see any good results.
- ⇒ Hell yes!!!
- ⇒ We pay our rates, who is to say it would fund community facilities – it would get eaten up in council admin.
- ⇒ As long as there is absolute transparency around the fund and an agreed prioritisation of what community facilities yield the greatest positive community impact. In other words not all community facilities can be awarded funds.
- ⇒ Where does Council think people get the money from?
- ⇒ No KK has sufficient community facilities that are underutilised. Example the old RSA building.
- ⇒ Only if off-set by current rate reduction for library, resource centre, museum and community hall.

Would you prefer to know how these rates will be managed and the criteria as to what they will fund before this decision is made?

**Yes 40**

**No 1**

### **Community Board Comments**

This has been covered but there must be transparency regarding the criteria before this rate is introduced.

### **Community Comments:**

- ⇒ If a decision is made to provide funding, then yes – I would prefer to see criteria provided to those that would apply for the funding.
- ⇒ Yes most definitely!
- ⇒ Yes this is important.
- ⇒ If we can effect the outcomes.
- ⇒ We should
- ⇒ An then we can make up our minds better.
- ⇒ Yes the community should know where the rates are going.
- ⇒ Collect here spend here.
- ⇒ If it came to be we need to know how much was collected, what it was to be spent on. Too much skulduggery goes on with council funds.
- ⇒ A sub-group of the community could be developed to support the development of criteria for decision making.
- ⇒ We must be informed. Targeted rate funds must be used for what they are intended. Goals must be able to be measured.

Would you prefer that the targeted rate is held in a ward or CB ward area (Katikati in our case) targeted rate reserve fund for the benefit of Katikati rate payers for local community service projects?

**Yes 29**

**No 4**

### **Community Board Comments:**

There is more confidence in local oversight as the Community Board can canvas the views of the local community and represents the community as defined in the Local Government Act. It reflects a wider concern that the rates are not being balanced and flowing into the local Katikati community – a voice for localism is very evident.

### **Community Comments**

- ⇒ Targeted rate held in reserve for those in the Katikati community – but again, held in reserve until such time as we can afford to continue with projects as the economy recovers.
- ⇒ If it goes ahead there should be real consultation with the communities.
- ⇒ Use on essentials parking etc then luxuries if funds available.
- ⇒ Don't know about wards.
- ⇒ Provided its not wasted.
- ⇒ How transparent will council be – prioritised by Community Board not council.
- ⇒ Katikati rates should stay and benefit Katikati ratepayers.
- ⇒ It would be great for Katikati seeing we pay high rates now.
- ⇒ It's a joke we would never get enough of the ratepayers to get motivated to go to a meeting so council would decide.
- ⇒ If it went ahead of course why wouldn't you. Why would other wards benefit from the Katikati take – really!!!
- ⇒ Of course – local spend ensure community accountability and avoids / minimises criticism of centralised decision making.

### **Recycle Centre**

Have you used the Katikati Recycle Centre in the past two years?

**Yes. 36**

**No 4**

Do you think the ratepayer should be able to use the shelter at the Katikati Recycle Centre under shelter as designed.

**Yes 31**

**No 3**

### **Community Board Comments**

The recycle centre is well supported by the local community despite their being rubbish collections. The Community Board acknowledges the good work done by Chrome Collective but this should be done on their own initiative and not rely on council support. The recycle services were paid for by ratepayers and they do not want to off load their waste in the rain but want the sheltered area back. The use of council staff to load and off load goods has been commented on as it is ratepayer money in personnel costs.

## Community Comments:

- ⇒ I have no idea where the shelter is and what is it currently in use for.
- ⇒ This should be a facility for ratepayers to take their refuse. Not a facility for a private business which is happening.
- ⇒ In particular the elderly and people with mobility issues – also when raining.
- ⇒ It was financed by ratepayers for all ratepayers not for a select few. Ratepayers have to stand out in the rain – shocking decision.
- ⇒ We pay for this facility. Other groups are now using it. I suggest they pick up the costs.
- ⇒ No not necessary I use it less since kerbside collections.
- ⇒ Green waste gets dumped on council reserves spreading pest plants. If there was a mobile contractor who came to each area residents could have their waste dealt with locally. Not everyone owns a trailer.
- ⇒ The Recycle centre should not be used to support other organisations. It should be for the benefit of people of Katikati to make it easy, safe and comfortable to use. Otherwise drop the Resource Centre rate.
- ⇒ Better to have recycle reuse under shelter and not getting wet / damaged by weather elements.
- ⇒ Currently a disgrace.
- ⇒ Of course
- ⇒ Not fully informed about the issue – but ratepayers should be incentivised to increase use of Katikati recycle Centre.
- ⇒ We are paying for this facility in our rates and at present it is being used by an enterprise looking at becoming commercial.
- ⇒ How is the current resource recovery trial being financed and why are council staff being used. Are goods collected providing financial benefit to the local community? Is it going to fulfil Chrome's mission to support disabled people in the community? Is it impacting other community groups already collecting goods from the community to sell and fund community projects and members of the community?

## Katikati Entrance Way

Do you wish to see the entrance ways to Katikati improve - any suggestions

**Yes 28**

**No 9**

## Community Board Comments

The Community Board wishes to beautify the town. The by-pass seems to have inhibited any action to just tidy up and make the entrance ways attractive. After waiting so long it is now time to deal with the by-pass when it happens and focus on an attractive approach to Katikati.

The signage needs to be updated and uncluttered – many of the signs are a mess and outdated and these need to be renewed. The grass verges need to be tidied up and this falls on the shoulders of NZTA (Waka Kotahi) and Council. It would cost very little to clear the Bakers Timber Yard bank and cut the trees down and plant with indigenous grasses (not flax) and make it attractive. This could be done working with local volunteer groups and council but is on State Highway 2 and clearing that bank will most probably require safety management. On the other side this needs to be grassed and planted with low maintenance plants and the pull off zone removed – it is their by habit not design.

On the southern side there is the pull off area with multiple signs and these need reviewing by the roading engineer and the various groups in town and tidying up. And made attractive with table and a rest area.

The Community Board needs to work with other organisations to design a sign to welcome visitors to Katikati and to direct people to the various offerings within the ward including Ongare Point.

Many of the above solutions are relatively low cost compared to some other projects and should be part of Council's operating budgets to get this done supported by volunteer groups within the community. Project Parore is well placed to assist in these endeavours.

We have been advised that 9 Waterford Road has made application to build apartments in an area of land that has been regarded as park by many. This development, if it is passed, would be a safety hazard onto State Highway 2 and further compound the problem of Highfield Drive exit and increase the danger. We would not support this development and it should be put to public consultation including getting input from Waka Kotahi (NZTA). It would not add to the town ambience.

### **Community Comments:**

- ⇒ We could endeavour to plan some make Katikati beautiful days where everyone joins in to clean up along the roadways of the city entrance – it looks extremely derelict. I suggest that we consider and discuss what can be done about abandoned buildings along the highway – is it possible to make landlords clean them up or if indeed the city is the landlord, can we demolish them? Example – the spice shop – dirty and grubby. Empty buildings along the highway as you enter Katikati.
- ⇒ Only if cost effective and not a stupid project wasting more money.
- ⇒ Clear signage reflecting heritage / Ulster Irish. Hedges and grassway kept neat and tidy, flower beds.
- ⇒ I find they work fine with me – can't see why you want to improve them or how.
- ⇒ Not a major wish – desirable of course. Could local organisations help with this?
- ⇒ Do something about the bridge at the North end. Also a walkway at the other side of the bridge. It feels very unsafe crossing the bridge in heavy traffic and it is not easy to cross the road to get to the walkway.
- ⇒ I'm not worried – if council holds a competition for best design and costing you might be surprised what turns up.
- ⇒ Get a bypass.
- ⇒ Have a proposal and have input to Community Board plan.
- ⇒ Look at improving the road signage into the town. The Katikati sign from the Waihi side needs to be fixed reads Kati ati at the moment (4<sup>th</sup> June 2024)
- ⇒ It is looking very tired, could revamp signs and beautify road edges.
- ⇒ Bigger signs and different pictures of the surrounds, beach, hills, cows, horses and range of mountains.
- ⇒ Slight by-pass – not huge to keep costs low.
- ⇒ Keep the roads and sides clean and tidy plus a sign displays of the benefits of the town.
- ⇒ Yes when affordable.
- ⇒ Absolutely – they are nothing at the moment – coming in from Tauranga the houses are not a good look – trees, fencing etc. Coming in from Waihi the trees are nice the bridge is awful, needs a huge tidy up. The rest area on the left from Tauranga could be upgraded.
- ⇒ The priority issue is to clean up and maintain a 2 km litter free road each side of Katikati. This could be a nil cost community project.
- ⇒ The northern end is a disgrace. The long fence perpetually plastered in a rag tag of untidy advertising plus the usual taggers vandalising makes my blood boil every time. I see Council by laws continuously breached there.
- ⇒ Speed cameras could be used at either end of Katikati especially northern end near the bridge.

- ⇒ Katikati must live within its means. This is a “nice to have project” that will not reduce or contain our rates burden.
- ⇒ This is already in the town plan which does not appear to have made any progress so far. Why do we have to keep on going over the same ground?

## Events and Promotions

Do you support the events that Katch Katikati Events and Promotions put on?

**Yes 28**

**No 7**

## Community Board Comments:

The events and promotions organised by Katch Katikati are well received. They have a goal to make Katikati a destination down as does the Community Board. The Arts Junction has been a success and as a cornerstone of Katch Katikati is main street promotion the Arts Junction, Memorial Hall and the planned Market Square provide platforms for integrating events and promotions so visitors to Katikati stay for a day or more. The promotions link in with improving the signage around the town to promote the various activities offered with the town and surrounds. Linking the Museum, markets, films, cycling, jazz, avocado festival and other events including environmental experiences.

There is limited accommodation in Katikati and making the Kotahi Lane a freedom camping area with a toilet on site as one has in Paeroa would supplement the shortage. Waihi Beach as numerous holiday rentals but not sure how many residents of Waihi Beach now of the events and promotions within Katikati. This close link would be ideal when there is inclement weather or an alternative to a day on the beach. Linking in with Waihi Beach on the tourism and events and promotions would also contribute to the economic well-being of the ward.

## Community Comments

- ⇒ I believe that the majority of events here are self-funded and do provide a great deal to our community. I'd like to see them continue and I do know there are MANY volunteers that assist (ie Summer concerts)
- ⇒ These are good community services.
- ⇒ Do not use this
- ⇒ They do a good job so long as they do not overlap with Community Board operations. Eg Thompson's Track should not be a Katch Katikati involvement.
- ⇒ Sometimes its nice to see the town come alive.
- ⇒ We don't need a roof over the Hume Pool. Its almost past its used by date.
- ⇒ Should be local communication between Katch Katikati and community organisations. Improve transparency – how did the 150<sup>th</sup> Anniversary group get formed?
- ⇒ We could get the Māori community more involved by asking local iwi and hapu. Utilising marae for workshops as health and wellness natural bush rongoa medicines and aiding youth into a better way / future.
- ⇒ They are brilliant, love their energy and ideas.
- ⇒ Does a great job for the community.
- ⇒ I think they do a great job. The Arts Junction is good.
- ⇒ Without them lots of things would not happen.
- ⇒ By and large support. I understand the costs involved in various events are recovered. The infrastructure involved is adequate.
- ⇒ I attend very few but note the enjoyment that attendees experience.

## Council Long Term Plan Budget

Are there any projects or services that you would like to see cut from the Council budget?

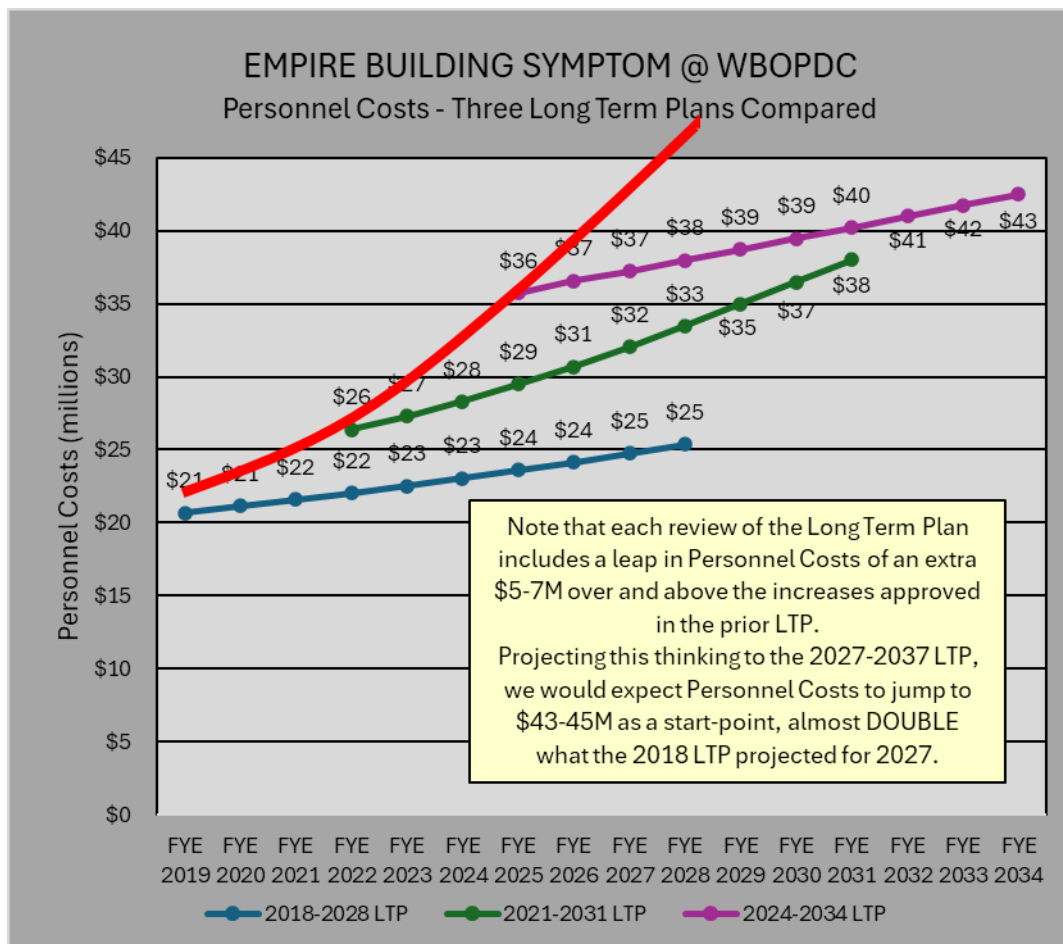
**Yes 22**

**No 11**

### Community Board Comments:

The Community Board knows the challenge of trying to keep on top of all the plans and documents that come from Council and most people do not have the time to go through them when work, sport and children occupy so much time. Therefore identifying specific items to be cut is a tall ask but they don't support the high rates.

The Community Board is concerned with the increasing numbers of personnel and the related costs. These look to have experienced a 50% to 75% increase in the past 5 years – well ahead of growth and inflation rate. The community has also seen this and these costs need to be reviewed. A resident developed the following graph which highlights the interest ratepayers have in Council spending.



### Community Comments:

- ⇒ I want to see everything possible CUT from the budget so that our rates remain the same for the next few years. You are our elected officials, You need to be aware that AUSTERITY is incredibly important at this time, when NZ is recovering from overspending nationally as well as locally. Pensioners do not have an ever ending flow of money to be able to maintain constant rates increases. I am uncertain as to WHY staffing needs to be increased at the WBOP – but again, you are our elected officials, you tell the admin staff what to do – they don't manage you. If staffing needs to be cut to manage what needs to be done, then do it. If staffing needs to be moved around to be able to better manage projects, then do it.

- ⇒ Creation of a dog park in Katikati is not necessary. Doggy day outs should be done by SPCA or privatised. Council should not be involved in political areas when council should serve not advocate such as Matariki, climate change, generation change, diversity etc.
- ⇒ There is a long list – if you are willing to listen
- ⇒ Total revue of staff numbers – huge increase in last 3 years while building consents is way down. Would like a full economic and productivity revue that is essential for rate control – big private businesses do that.
- ⇒ Cycleways
- ⇒ Cut staffing – a huge increase in staff in recent times. Staff create busy work.
- ⇒ Focus on essentials / must haves sewerage, water, footpaths reserves, roads then decide on luxuries or engage volunteer groups and fundraise to help achieve the goals.
- ⇒ Head count has increased over 50% in 5 years – this needs to be reduced urgently.
- ⇒ No costs in setting up Māori wards.
- ⇒ Feel council should focus on core services and not embark on expensive projects that push rates to unsustainable levels.
- ⇒ Not sure if too much is enough spent on our walkways and roads.
- ⇒ Insufficient information.
- ⇒ Staffing. Crazy having so many sitting in offices doing diddly squat.
- ⇒ Reduce staff – recently increase, but big drop in house building – Why?
- ⇒ Roundabouts near both entrances North / South on SH2 or even a roundabout SH2 and Jocelyn street.
- ⇒ I do not have a specific opinion but would like to cut down on projects and services that do not meet a criteria specifically identified and a widely agreed need versus want.
- ⇒ I am not going to get involved in specific projects. The Council should be telling us how it will bring rates in line with inflation. As to services the arrogance of providing a plan with the personnel costs as they are is breath taking.
- ⇒ Katikati must live within its means all projects need to be reviewed to ensure they are under a budget or the project should be deferred if they add to Katikati rate burden.
- ⇒ Why is the settling pond which had developed into a natural wetland area (off Uretara Drive) being dug up? Is this expenditure necessary during current economic climate? Was the existing flora and fauna considered? Why do this work in winter?

### **Additional Projects**

Are there projects or services that you would like Council to consider funding? If so, wha

**Yes 10**

**No 17**

### **Community Board Comments**

Growth must pay for itself and not be subsidised by the existing ratepayer. All too often we hear “Growth pays for itself” but no one produces the evidence not the time period over which this is calculated.

Omokoroa, or the rate increases, shows growth has not paid for itself and financial contribution discounts do not support the mantra that growth pays for itself up front. The increase in the financial contributions looks like an attempt to address this but discounts and exceptions to the planning rules and fees and charges places costs and burdens on the ratepayer.

The community is showing concern for the youth and this has been a theme for this Community Board. Our strategies of more play grounds, bump tracks, skate parks and a sports hub are aimed at making it attractive for a younger demographic. We need to focus the investments on services communities want



and the Community Board is well placed to represent the community with the support of council. The community will get behind projects but regulations need to be such that enable initiative not inhibit it.

### Community Comments:

- ⇒ Low speed by pass around Katikati.
- ⇒ Council needs to focus on core services not on “nice to have” stuff. We can’t afford it.
- ⇒ Both yes and no – increase the services provided – hold all projects that are vanity projects.
- ⇒ Open mind on this – is it needed? Is it “nice to have”, is it affordable? Does it have major public support?
- ⇒ A toilet on the new development in the Tahawai Reserve so that the public / residents can raise funding for the tennis court and other amenities.
- ⇒ Katikati By pass
- ⇒ What about places where rangatahi – youth – can have a drop in centre. Run and organised by say Māori and maybe Lions Club. They can meet and discuss, have fun and also maybe play sport / games.
- ⇒ Toilets at the end of Park Road, picnic tables and seats.
- ⇒ The noxious weeds that are destroying parks and walkways.
- ⇒ Support Transit / Main Road work – Katikati intersection.
- ⇒ Footpaths tidied up, street furniture. The biggest project is the by-pass and traffic through Katikati destroying it. Also get the business owners to paint and tidy up like Paper Plus. The buildings do nothing for Katikati.
- ⇒ No opinion at this stage other than being more assertive at contracting volunteer groups to clean up the approach roads to Katikati.
- ⇒ We need to look at facilities for other sports than the traditional rugby, cricket, football. A full hockey turf with lighting would be great (similar to Ngatea). The Sports and recreation Centre needs to be completed as soon as possible.
- ⇒ Not while current spending so far out of control .
- ⇒ Clean up alleyways. Better lighting on Park Road its very dark in places – ideal for crime.
- ⇒ The bridge on SSH2 by Haiku Park needs widening on the footpath. Very dangerous for mothers and children.

### Māori Wards

The Council has voted for the establishment of Māori ward(s). There are 7200 Māori on the Māori electoral roll and 48000 on the General Roll according to the recent census May 2024. Each candidate must represent a similar number of people +- 10% according to the Local Government Act. Therefore if there was one Māori Ward there would 7 councillors or a reduction of 4 councillors. If there were 2 Māori Wards there would be 14 Councillors and 2 Māori representatives. Salaries would either increase or decrease – in the event of 16 Councillors the remuneration would be reduced to around \$33000 per annum – hardly enough to attract good candidates. Do you want:-

- No Māori wards **34**
- 1 Māori ward **5**
- 2 Māori wards **3**

### Community Board Comments

The Community Board is not in favour of Māori wards as this divides based on ethnicity whereas this community is diverse and this view is reflected by the survey’s returned. The Council should hold a referendum before implementing this decision in order to avoid greater conflict in 2028 and beyond when the new legislation comes into effect. The referendum would then reflect the views of the community.

## Community Comments

- ⇒ We are one nation. Māori seats were land in the 1800's due to no individual land ownership they should now go.
- ⇒ If it adds costs can't afford it
- ⇒ Distribution of Māori not even across the District so applying Māori wards for increased representation of some areas over others.
- ⇒ All one people / One rule for all.
- ⇒ 2 wards because the iwi and hapu within the council boundaries are different so north and south should have their say.
- ⇒ I strongly advise council to voluntarily disestablish the Māori ward and avoid the embarrassment of being forced to a referendum.
- ⇒ Being a councillor is not considered to be a full time job.

We would like to thank the community for their input. It helps the Community Board and Council prioritise their spend and help build a even stronger community.

Sub 530  
KK CB

17 June 2024

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

17/6/24

Tawhitinui Marae Reserve Trust

Tēnā koe e te Rangatira,

Thank you for granting the Tawhitinui Marae Reserve Trust (the Trust) the opportunity to submit to the Western Bay of Plenty District Council (Council) Long Term Plan 2024-2034.

This submission is seeking support from Council and the full waiver/reduction of FINCOS for the dwellings in the Tawhitinui Papakāinga Project. Under Council's Fees and Charges and Indicative Financial Contributions, papakāinga receive a 100% reduction in FINCOS for additional dwellings (over and above the base charge of one HHE), for applications up to a maximum of 10 dwellings. We are asking that Council apply the 100% reduction to all additional dwellings (currently planned for a maximum of 20 new whare) to enable the re-investment of this cost, into the completion of the earthworks, wastewater, and stormwater systems.

We request an opportunity to speak to this submission at the upcoming LTP hearing.

### Background

1. This submission is made by the Tawhitinui Marae Reserve Trust who administer the Tawhitinui Māori Reservation (Lot 2 DP SA 30140) and the Tawhitinui Papakāinga (Lot 1 DP SA 30140) on behalf of the descendants of William (Wiri) Nicholas.
2. Tawhitinui Marae is one of four marae who affiliate to Pirirākau, a hapū of Ngāti Ranginui iwi. It is the turangawaewae for ngā uri o Wiri Nicholas and is a place where our tikanga and way of life is celebrated. Our whānau have worked hard over the years to maintain the mana of Tawhitinui Marae and the surrounding whenua that remains in our ownership following te raupatu o Tauranga Moana. Keeping the whenua in our whānau, for our whānau is crucial and recently, our focus has shifted to developing our papakāinga to address the urgent housing needs our people face.
3. The shortage of housing and increasing property prices in Tauranga and the Western Bay of Plenty Region has had a disproportionate impact on whānau Māori who are increasingly forced to live in undesirable housing conditions. This was reflected in the 2018 census data that revealed only 29.8 percent of people who affiliate to Ngāti Ranginui report owning their own home. Recent statistics from December 2023 also indicate that the Bay of Plenty region is now one of the most expensive regions to rent, with rent in Western Bay of Plenty increasing 14.2% compared to the previous year.
4. The housing affordability issues are having a real impact on our whānau and their overall well-being which is resulting in persistent stress and disadvantage in our younger generation. Approximately 25% of Māori children and young people are growing up in households considered to be in poverty when the cost of housing is factored in. Housing inequality also makes it more difficult for groups on low incomes who do not already

own homes to move into home ownership. This can create a barrier to intergenerational prosperity.

5. The Trust want to address these barriers by improving the wellbeing of current and future generations with the Tawhitinui papakāinga which will connect whānau back to Tawhitinui Marae.

### **Tawhitinui Papakāinga Project – Infrastructure Funding**

6. The Trust have developed a papakāinga project<sup>1</sup> and have been successful in securing \$2,193,768.00 (Excl. GST), of Whai Kāinga Whai Oranga funding from the Ministry of Housing and Urban Development (MHUD). This is a significant milestone for the Trust and will provide affordable homes to 20 whānau in desperate need of housing. The Tawhitinui papakāinga project is the largest to be delivered in the Western Bay of Plenty rohe. The construction of the infrastructure sites is the next critical phase of the papakāinga project and is currently underway with the earthworks completed in February 2024.
7. During the consenting phase for the wastewater and storm water systems, it became apparent that a more complex system was required than originally planned. Please see Infrastructure report attached. This has significantly increased the infrastructure costs which was not anticipated when the funding was granted. The total cost to complete the earthworks, wastewater and stormwater systems is \$3,590,161.92 (Excl. GST), which leaves a shortfall of **\$1,396,393.92** as outlined in the infrastructure report attached.
8. We have been working with Tuara Group Limited and MHUD to look at alternative options to reduce the costs. These costs are still being looked through. We have also considered the potential options of usings smaller systems or individualised systems on the basis that we split the project into two phases to make the project more affordable. However, this option would also require a variation to the resource consent and would incur additional costs and may impact the papakāinga funding already granted by MHUD.
9. It is also important to note that the Tawhitinui Papakāinga Project has been impacted by the recent changes in Government and the new policy direction for the next two years. Funding for papakāinga has reduced significantly at a national level and it is unclear to what extent, MHUD will be able to support the completion of the papakāinga. We are having ongoing conversations with MHUD but further funding is now looking uncertain.
10. The Trust now require additional infrastructure funding as outlined in the Tawhitinui Infrastructure Report, for the earthworks, wastewater, and storm water systems to complete the infrastructure phase. We have reached out to our other partners (National Iwi Chairs Forum and Toi Moana) for support towards the infrastructure phase for the papakāinga to be completed. We are also looking for cost savings where possible, including the FINCOs charged by Council.
11. Council has a vital role in enabling housing and empowering communities in the district, which is reflected in the strategic direction in the draft Long Term Plan (LTP). We also

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<sup>1</sup> Attached to the submission is the Tawhitinui Papakāinga Infrastructure Report.

acknowledge the critical role of Council in supporting development on whenua Māori including papakāinga and the infrastructure needed to support papakāinga development. Bringing papakāinga aspirations to fruition is challenging because of the complexities associated with whenua Māori/multiple owned land and the barriers to financing the construction of a papakāinga. Papakāinga developments therefore require a multi-government agency approach with district and regional councils as critical partners to be successful.

12. We appreciate the support of Council towards the Tawhitinui Papakāinga Project thus far and the partnership that was demonstrated with the return of the Paper Road. Supporting the additional infrastructure costs for the papakāinga through a full reduction/waiver of the FINCO's will allow the Trust to allocate funding to the development and construction of whare. This also aligns with Council's new proposed strategic direction of growing authentic Te Tiriti based relationships with tangata whenua and needs to be reflected in Council policies and plans going forward.
13. We understand that Council is reviewing the financial contributions in 2024 and are seeking to ensure the approach is equitable. We believe that an equitable approach for papakāinga in the WBOPDC rohe is a full waiver/reduction of the FINCO's, in acknowledgment of how much tangata whenua have already given in the district through land confiscations and public works takings. The historical context in our rohe and the inequities within the system for tangata whenua to develop papakāinga on their land would support this being the only acceptable option. It is unacceptable to tangata whenua in our rohe that we would be required to pay FINCOs to ensure 'growth pays for growth', when the growth the district is currently experiencing is attributed to people moving into Tauranga. The growth is not the result of tangata whenua moving back home or because our marae, iwi and hapū are being supported to develop housing. Tauranga Moana iwi and hapū are still continuing to work through the Treaty Settlements with the Crown so don't have the capital other iwi have to invest in large scale papakāinga across the district. We consider that there is a strong case for Council to apply an equitable approach to the Tawhitinui Papakāinga Project with a full reduction/waiver of the FINCO's.
14. For the reasons aforementioned, we seek support through the Long Term Plan 2024-2034 from Council to waive the FINCOs for the Tawhitinui Papakāinga.
15. We also request an opportunity to speak to our submission at the LTP Marae hearing.

### **Consultation Questions**

16. Question 1: The Trust supports option 1, changing the timing of some projects to reduce the immediate impact on rates (2024/25) and then spread out some of the costs in future years.
17. Question 2: The Trust supports option 1, spending less on specific roading and walkway/cycleways projects to reduce the impacts on rates.
18. Question 3: The Trust supports option 1, increasing the roading rate differential charged to commercial/industrial and post-harvest zoned properties from 2.0 to 4.0.

19. Question 4: The Trust supports option 1, permanently stopping the collection of the District Wide Town Centre Development Fund with any future two centre projects being funded through existing council planning processes.
20. Question 5: The Trust supports option 2, continue to fund community facilities on a case-by-case basis but investigate other funding approaches that could be considered through the 2027-2037 Long Term Plan.
21. Question 6: The Trust supports option 3, continue to pause the Pukehina Development rate until there is more certainty around the future of wastewater, stormwater and water supply.
22. Question 7: The Trust supports option 4, retain the money already collected for a future wastewater scheme.
23. Question 8: The Trust supports option 1, consider permanently closing Te Puna Station Road and relocate the shared path to the western side, away from the riverbank. The danger to road users from future slips is high and should be avoided.

#### **LTP Generally**

24. The Trust support Councils new strategic direction of growing authentic Te Tiriti based relationships with tangata whenua. In a time where Te Tiriti o Waitangi is under attack, it is vital that Council demonstrate how it will continue to uphold its obligations and responsibilities to tangata whenua as an agent of the Crown. We would like to see how Council's commitment to Te Tiriti will extend outside of growing relationships into governance roles and involvement of tangata whenua in the operations of Council. We also support the ongoing mahi of the Kaupapa Māori team in leading this community outcome across Council, as they have been integral to building the relationships and partnerships with tangata whenua Council currently has.
25. For Council to deliver on this new community outcome, sufficient resourcing and funding must be allocated to growing authentic Te Tiriti relationships. We would like to see an increase in the funding towards kaupapa Māori for papakāinga development and Marae sustainability funding, given the number of marae, iwi and hapū within the district.

We thank Council for the opportunity to submit to the Long Term Plan and await more information on the hearings.

Ngā mihi nui,

*Brian Nicholas*

Brian Nicholas  
Chairperson  
Tawhitinui Marae Reserve Trust



# REPORT FOR TAWHITINUI MARAЕ RESERVE TRUST

Infrastructure

Papakianga Housing Development

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## 1 - Earthworks:

**Original Allowance: \$351,750 + Gst**

**New Costing: \$848,029.33 + Gst**

**Extra Funding sort: \$496,279.33 + Gst**

**Earth Buttress And extra earthworks Due to Geotechnical Report** : Council consent requirement regarding Earth Buttress Filling that is to occur within the paper road south of proposed Lots 4 and 7.

This commentary has been sourced from Design Notice DN04, dated 11<sup>th</sup> August 2023 and is covered by the applicability statement included therein.

### Overview:

- The hill south of Stage 1 is more than 50 metres high and has steep gradients with clear signs of past instability, including large geological age relic slips.
- Old earthworks were undertaken within the paper road south of the marae sometime between 2003 and 2007. Those earthworks resulted in a steep cut batter up to 7 metres high located on the uphill (southern) side of the paper road. The earthworks removed the toe of the slope and thereby increased the risk of slope instability.
- Development of the eastern part of the proposed papakianga is dependent upon remedial earthworks within the paper road immediately south of the property. The earthworks are to reinstate the toe of the large slope that rises south of the marae, thereby reducing the potential for instability in the main slope to the south.
- The design also includes an earth bund to divert potential earthflows originating in the 50 metre high slope away from the building area and into the bowl-shaped area between Lot 5 and the wharenui.
- If the buttress fill and earth bund were not constructed, then geotechnical certification of the building platforms within Lots 4, 5 or 7 could not occur. The potential future Lots 1, 2 and 3 would also be unbuildable.
- Increase of 2700m<sup>3</sup> of earthmoving

### Earthworks References:

1. See Below- **New Costing from Civil Contractor**
2. See Below - **Page 17 4.1 All earthworks operations shall be carried out in accordance with the following (Resource Consent RM23-0279-AP – Dated 8<sup>th</sup> September 2023 , )**
3. See Below - **Page 1 – General (Geotechnical Assessment Report – Tawhitinui Marae, Proposed Papakianga (Stage 1) – 484 Old Highway, Whakamarama 4”, dated 11<sup>th</sup> July 2023, reference 4799.DN02 (the GAR))**

<b>Project</b>	Tawhitinui Papakainga	
<b>Address</b>	474 - 484 Old Highway Road, Whakamarama	
<b>Title</b>	Schedule of Quantities	
<b>Status</b>	Preliminary Pricing	
<b>Date</b>	15/11/23	

Item No.	Item Description	Units	Quantity	Rate	Cost
<b>1</b>	<b>PRELIMINARY &amp; GENERAL</b>				
1.1	ESTABLISHMENT & DIS-ESTABLISHMENT	LS	1	\$ 16,533.35	\$ 16,533.35
1.2	TRAFFIC MANAGEMENT	LS	2	\$ 1,759.50	\$ 3,519.00
1.3	Survey Setout & Asbuilts and Detailed design	LS	8	\$ 4,402.20	\$ 35,217.60
1.3	HEALTH & SAFETY MANAGEMENT	LS	1	\$ 3,308.55	\$ 3,308.55
1.4	PROJECT MANAGEMENT - including construction programme, project & construction meetings, and all PM overheads	LS	1	\$ 22,558.00	\$ 22,558.00
1.6	INSURANCES as required by NZS3910	LS	1	\$ 5,588.63	\$ 5,588.63
1.7	Locate existing services	LS	1	\$ 4,962.25	\$ 4,962.25
<b>2</b>	<b>EARTHWORKS, EROSION &amp; SEDIMENT CONTROL</b>				
2.1	STRIP TOPSOIL & STOCKPILE	m <sup>3</sup>	4890	\$ 11.83	\$ 57,848.70
2.2	CUT TO STRUCTURAL FILL (solid fill placed volume - assumes Cut /1.25 for compaction)	m <sup>3</sup>	6376	\$ 21.26	\$ 135,553.76
2.2.1	CUT FROM BORROW PIT (solid fill placed volume - assumes Cut /1.25 for compaction)	m <sup>3</sup>	648	\$ 21.26	\$ 13,776.48
2.2.2	CUT TO LANDSCAPE FILL/STOCKPILE	m <sup>3</sup>	80	\$ 14.88	\$ 1,190.40
2.3	CUT TO WASTE (PROVISIONAL ITEM)	m <sup>3</sup>	80	\$ 40.09	\$ 3,207.20
2.4	IMPORT FILL (PROVISIONAL ITEM)	m <sup>3</sup>	80	\$ 68.04	\$ 5,443.20
2.5	REINFORCED FILL BATTER, ind cut off diversion bund (fill quantity accounted for above in 2.2.1)				
2.5.1	Key in for new buttress wall and stockpile for reuse	m3	1700	\$ 15.08	\$ 25,636.00
2.5.2	Cut to fill (E/O rate from Item 2.2)	m3	3060	\$ 17.25	\$ 52,785.00
2.5.3	Supply and install StrataGrid SG40	m2	5698	\$ 6.94	\$ 39,544.12
2.5.4	Sub-Soil SD1 Excavate trench, supply and lay 160mm dia perforated subsoil drainage pipe	m	98.5	\$ 84.25	\$ 8,298.63
2.5.5	Sub-Soil SD2 Excavate trench, supply and lay 160mm dia perforated subsoil drainage pipe, Cap with Topsoil	m	125	\$ 81.90	\$ 10,237.50
2.5.6	Supply and place Bench Drain w/ 160dia Novaflo	m	279	\$ 142.99	\$ 39,894.21
2.5.7	Swale Drain 1				
a	Shaping of swale drain including supply and place Enkamat	m2	150	\$ 23.40	\$ 3,510.00
2.5.8	Swale Drain 2				
a	Shaping of swale drain including supply and place AS280 Filter Cloth	m2	110	\$ 10.02	\$ 1,102.20
b	Supply and place gabion rock to swale drain	m3	65	\$ 279.45	\$ 18,164.25
2.5.9	Swale Drain 3				

a	Shaping of swale drain including supply and place AS280 Filter Cloth	m	53	\$ 34.57	\$ 1,832.21
c	Respread 200mm of site won topsoil	m2	110	\$ 8.28	\$ 910.80
d	Grassing of swale	m2	150	\$ 2.72	\$ 408.00
2.5.10	Uplift and respread 100mm of topsoil to buttress fill batter	m3	150	\$ 53.77	\$ 8,065.50
2.5.11	Supply and install grassroots matting to fill batter	m2	1550	\$ 10.53	\$ 16,321.50
2.5.12	Hydroseed of batter	m2	1550	\$ 1.16	\$ 1,798.00
2.6	DET BASIN EARTH BUND - Clay fill in accordance with Geotech Design	m <sup>3</sup>	150	\$ 23.50	\$ 3,525.00
2.7	RE-SPREAD TOPSOIL	m <sup>3</sup>	2600	\$ 19.60	\$ 50,960.00
2.8	RE-SPREAD TOPSOIL TO LANDSCAPE FILL (PROVISIONAL ITEM)	m <sup>3</sup>	2290	\$ 38.16	\$ 87,386.40
2.9	HYDROSEEDING	m <sup>2</sup>	11540	\$ 1.15	\$ 13,271.00
2.10	MULCH COVER (PROVISIONAL ITEM)	m <sup>2</sup>	11540	\$ 0.69	\$ 7,962.60
2.11	DECANTING EARTH BUNDS	ea	3	\$ 3,325.00	\$ 9,975.00
2.12	CLEAN WATER DIVERSION BUND / CHANNEL	m	960	\$ 9.02	\$ 8,659.20
2.13	DIRTY WATER DIVERSION BUND / CHANNEL	m	1250	\$ 1.69	\$ 2,112.50
2.14	SILT FENCE	m	480	\$ 31.03	\$ 14,894.40
2.15	SUPER SILT FENCE	m	160	\$ 43.70	\$ 6,992.00
2.16	STABILISED ENTRANCEWAY - including maintenance or replacement as required for duration of construction	LS	1	\$ 9,129.19	\$ 9,129.19
2.17	Earth buttress specific engineering design		1	\$ 8,422.00	\$ 8,422.00
a	Water storage pond as required, for the duration of construction (excluding any water fees)	LS	1	\$ 15,775.00	\$ 15,775.00
b	WATER CART FOR DUST CONTROL	Hours	150	\$ 185.00	\$ 27,750.00
2.18	EROSION & SEDIMENT CONTROL MANAGEMENT - Monitoring, maintenance and general management for duration of construction (PROVISIONAL SUM)	PS	1	\$ 12,000.00	\$ 12,000.00
2.19	CHEMICAL FLOCCULANT TREATMENT PLAN (PROVISIONAL ITEM)	PS	1	\$ 3,750.00	
a	CHEMICAL FLOCCULANT TREATMENT WHICH WILL BE SUBJECT TO CTMP APPROVAL. (PROVISIONAL ITEM)	PS	1	\$ 7,000.00	\$ 7,000.00
2.20	Archaeological excavations (PROVISIONAL ITEM)	PS	1	\$ 10,000.00	\$ 10,000.00
2.21	CLEARING OF SITE, INCLUDING REMOVAL OF SITE FENCING, TREES, STUMPS AND STRUCTURES. (PROVISIONAL ITEM)	PS	1	\$ 15,000.00	\$ 15,000.00
				<b>Sub Total</b>	\$ 848,029.33
				<b>GST</b>	\$ 127,204.40
				<b>Total</b>	\$ 975,233.72

- 4.1 All earthworks operations shall be carried out in accordance with the following:
1. The Resource Consent Application received by the Bay of Plenty Regional Council on 3 July 2023; and
  2. The IEG document entitled "Earthworks & Stormwater Preliminary Assessment Report" dated 3 August 2023 and attached as BOPRC Consent Plan Appendix RM23-0279/01; and
  3. The Terrane Consultants Limited document entitled "Geotechnical Assessment Report" dated 11 July 2023 and attached as BOPRC Consent Plan Appendix RM23-0279/02; and
  4. The IENG plan entitled "Earthworks Cut/Fill Plan", Drawing Number C201, Rev C dated 2 August 2023 and referenced as BOPRC Consent Plan RM23-0279/02; and
  5. The IENG plan entitled "ESC Catchments & Staging Plan", Drawing Number C211, Rev B dated 2 August 2023 and referenced as BOPRC Consent Plan RM23-0279/04;
  6. The IENG plan entitled "Earthworks, ESC Details 1 and 2", Drawing Numbers C212 and C213, Rev B & A dated 28 July 2023 and referenced as BOPRC Consent Plan RM23-0279/05 and RM23-0279/06.
- 4.2 (a) The consent holder shall ensure that the staging of works is undertaken in accordance with BOPRC Consent Plan RM23-0279/04.  
 (b) The consent holder shall ensure that no more than one 3,000 square metre catchment per decanting earth bund (DEB) is exposed at any one time.
- 4.3 The consent holder shall ensure that all earthworks operations (including stabilisation of earthworks sites to effectively prevent erosion) are completed by 30 April 2028 and that the site is fully stabilised to effectively prevent erosion no later than 31 May 2028.
- 4.4 (a) Five working days prior to commencing earthworks, the consent holder must provide an updated copy of the Geotechnical Assessment Report to the Bay of Plenty Regional Council for written certification by an Environmental Engineer to confirm that it has been signed by a Chartered Professional Engineer.  
 (b) The consent holder must ensure that all earthworks are undertaken in accordance with the geotechnical recommendations made in Section 10 of the certified Geotechnical Assessment Report.

## 5 Erosion and Sediment Control

- 5.1 (a) The consent holder shall ensure that erosion and sediment controls are designed and constructed in accordance with the following:
1. The IENG plan entitled "Earthworks, Erosion & Sediment Control Plan", Drawing Number C210, Rev C dated 2 August 2023 and referenced as BOPRC Consent Plan RM23-0279/03; and
  2. The IENG plan entitled "ESC Catchments & Staging Plan", Drawing Number C211, Rev B dated 2 August 2023 and referenced as BOPRC Consent Plan RM23-0279/04; and
  3. The IENG plan entitled "Earthworks, ESC Details 1 and 2", Drawing Numbers C212 and C213, Rev B & A dated 28 July 2023 and referenced as BOPRC Consent Plan RM23-0279/05 and RM23-0279/06.
- (b) Any subsequent variation to the erosion and sediment control plan that has received written certification from the Bay of Plenty Regional Council. A variation does not allow an increase in the earthworks footprint.
- 5.2 a) The consent holder shall ensure that all sediment and erosion controls are installed before works start.  
 b) The consent holder shall ensure that all silt fences, cleanwater diversion bunds/drains and a stabilised site entry are installed before the start of earthworks to construct decanting earth bunds.
- 5.3 The consent holder shall ensure that all exposed areas of earth resulting from works authorised by this consent are effectively stabilised against erosion by vegetative groundcover or suitable alternative as soon as practicable and following the completion of each stage of works.
- 5.4 The consent holder shall divert uncontaminated catchment runoff away from the area of works.
- 5.5 No vegetation, soil, or other debris shall be left in a position where the material could become mobile by stormwater during heavy rainfall.



## DESIGN NOTICE DN04

<b>To:</b>	Tane Brott (Turua Group), Natalie Pullyn (ieng Ltd) Taunu Manihera (Resource Planning)	<b>Ref:</b>	4799 DN04
	Development Engineers (WBOPDC)	<b>Page:</b>	1 of 17
<b>From:</b>	Tony Cowbourne, Bevan Marr	<b>Date:</b>	11 <sup>th</sup> August 2023
<b>Project:</b>	484 Old Highway - Proposed Papakianga at Tawhitinui Marae		
<b>Subject:</b>	Earth Buttress Fill Within Paper Road		

Development of the eastern part of the proposed papakianga is dependent upon remedial earthworks within the paper road immediately south of the property. The earthworks are to reinstate the toe of the large slope that rises south of the marae, thereby reducing the potential for instability and also providing improved connectivity between the papakianga and the wharenuī.

The basis of design is summarised in the following sections.

### 1.0 BACKGROUND

Earthworks were undertaken within the paper road south of the marae sometime between 2003 and 2007. The earthworks resulted in a steep cut batter up to 7 metres high located on the uphill (south) side of the paper road, with a wide bench at the toe of the batter extending across the boundary into the marae.

### 2.0 GENERAL

The geotechnical design of the proposed papakianga was given in the Terrane report:

*“Geotechnical Assessment Report - Tawhitinui Marae, Proposed Papakianga (Stage 1) - 484 Old Highway, Whakamarama 4”*, dated 11<sup>th</sup> July 2023, reference 4799.DN02 (the GAR)

That report included ground investigations, geological mapping of the cut batter and a qualitative slope stability assessment, which identified that the hill south of Stage 1 is more than 50 metres high and has steep gradients with clear signs of past instability, including large geological age relic slips. The 2003 earthworks removed the toe of the slope and increased the risk of slope instability.

The report identified that the existing cut batter needed to be fully reinstated and required that the remedial buttress fill earthworks include an earth bund to divert potential earthflows away from the building area and into the bowl-shaped area between Lot 5 and the wharenuī.

## 2 - Septic and Wastewater Pump System:

**Original Allowance: \$194,000 + Gst**

**Actual Cost: \$818,368 + Gst**

**Extra Funding sort: \$624,368 + Gst**

There are three options to service a development of this intensity with the first 2 being the methods originally costed:

1. Reticulation and connection to Councils wastewater system (Not Viable)
2. Individual on-site wastewater systems for each dwelling (Not Viable)
3. De-centralised community wastewater system (Only Option as per requirements)

### Overview:

**Option 1** Council does not service this area


**Option 2** requires a minimum of 1200 m<sup>2</sup> exclusive use area per dwelling (BOPRC Requirement) to ensure there is sufficient land available for the land application system and a reserve area. With an isolated single dwelling situation you may be able to design a suitable system with less land, but with a cluster of 20+ dwelling on sloping ground even 1200m<sup>2</sup> per dwelling is be difficult to achieve.

**Option 3** as the only viable option for this development has is relatively high density as around 800-900m<sup>2</sup> per dwelling and on sloping ground as per council requirements. Unfortunately, providing a single wastewater treatment system requires the extra cost of reticulation to collect wastewater from each dwelling. Due to the topography, there is also an extra cost on this site for a pump station to transfer wastewater from the eastern side.

The provision of an aerated treatment system that provides for higher quality secondary treated effluent (as opposed to primary treatment by septic tank system) is necessary to mitigate the cumulative effect of a concentrating the discharge from 20 dwellings. However treating to secondary level also has the benefit of reducing the land application systems size.

### Wastewater References:

1. See Below - **New Costing from Civil Contractor**
2. See Below - **(Resource Consent RM23-0279-AP – Dated 8<sup>th</sup> September 2023 , Page 3 , 6.1 The on-site effluent treatment system shall be constructed and installed in accordance with the following....)**
3. See Below - The proposed reticulation has been designed in accordance with the New Zealand Building Code standard G13 – Foul Water. With pipe sizing and access point selection in accordance with the requirements of G13. **(IENG Report Page 10 , 6.1 Proposed Wastewater Design)**

<b>Project</b>	Tawhitinui Papakainga				
<b>Address</b>	474 - 484 Old Highway Road, Whakamarama				
<b>Title</b>	Schedule of Quantities				
<b>Status</b>	Preliminary Pricing				
<b>Date</b>	15/11/23				
Item No.	Item Description	Units	Quantity	Rate	Cost
1.3	Survey Setout & Asbuilts	LS	1	\$ 13,798.08	\$ 13,798.08
1.3	HEALTH & SAFETY MANAGEMENT	LS	1	\$ 2,111.40	\$ 2,111.40
1.4	PROJECT MANAGEMENT - including construction programme, project & construction meetings, and all PM overheads	LS	1	\$ 16,744.00	\$ 16,744.00
1.5	TESTING & QUALITY ASSURANCE - includes all testing and QA for whole construction project in accordance with WBOPDC Development code				\$ -
a	Roading Testing	LS	1	\$ 1,928.93	\$ 1,928.93
b	CCTV and flushing of Stormwater Lines including Cesspit leads (PROVISIONAL ITEM)	M	1	\$ 1,587.00	\$ 1,587.00
c	CCTV & Flushing of Wastewater Line including air testing with WBOPDC. (PROVISIONAL ITEM)	M	1	\$ 2,439.04	\$ 2,439.04
d	Testing of Rising Main	LS	1	\$ 362.25	\$ 362.25
e	Wastewater manhole infiltration testing (PROVISIONAL)	ea	1	\$ 3,250.00	\$ 3,250.00
f	Testing of Watermain, including chlorination and ecoli	LS	1	\$ 2,206.08	\$ 2,206.08
1.6	INSURANCES as required by NZS3910	LS	1	\$ 4,779.50	\$ 4,779.50
<b>5</b>	<b>WASTEWATER</b>				
5.1	TRENCH IMPROVEMENT (Provisional Items)				
5.1.1	Undercut to Waste	m <sup>3</sup>	143	\$ 40.09	\$ 5,732.87
5.1.2	import Hardfill	m <sup>3</sup>	188	\$ 68.04	\$ 12,791.52
5.1.3	Geotextile Fabric	m <sup>2</sup>	125	\$ 4.00	\$ 500.00
5.2	100mm DIA. uPVC SN16 Main lines including bedding only.				
a	100mm DIA. uPVC SN16 <1.5m deep	m	89	\$ 117.94	\$ 10,496.66
5.3	150mm DIA. uPVC SN16 Main lines including bedding only.				
a	150mm DIA. uPVC SN16 <1.5m deep	m	258	\$ 150.50	\$ 38,829.00
b	150mm DIA. uPVC SN16 1.5 - 3.0m deep	m	65	\$ 167.78	\$ 10,905.70
5.4	50mm DN PE80 PN12.5 RISING MAIN (1m deep x 300mm wide).	m	90	\$ 48.93	\$ 4,403.70
5.5	RODDING EYE - 600mm DIA. CHAMBER, incl. bedding, pipe & bends, haunching and connections.	each	2	\$ 2,605.32	\$ 5,210.64
5.6	INSPECTION CHAMBER - Less than 1m depth, for change of directions and not junctions. 600mm DIA CHAMBER.	each	3	\$ 3,023.93	\$ 9,071.79
5.7	MANHOLE 1050mm DIA. PRECAST CONCRETE, incl. bedding, haunching and connections.				
a	1050 dia MH's <1.5m deep	each	18	\$ 5,349.49	\$ 96,290.82
b	1050 dia MH's 1.5 - 2.0m deep	each	2	\$ 6,048.71	\$ 12,097.42
c	1050 dia MH's 2.0 - 2.5m deep	each	2	\$ 6,767.14	\$ 13,534.28
d	1050 dia MH's 2.5 - 3.0m deep	each	1	\$ 7,909.73	\$ 7,909.73
5.8	150mm LATERAL CONNECTIONS - uPVC SN16 including bedding (RATE ONLY)	m		\$ 153.61	
5.9	100mm LATERAL CONNECTIONS - uPVC SN16 - incl. varying lengths of connections to detention tanks from mains	m	191	\$ 99.35	\$ 18,975.85
5.10	150 x 150 Wye Junction for Lot connection (RATE ONLY)	each		\$ 229.86	
5.11	150 x 100 Wye Junction for Lot connection	each	10	\$ 164.31	\$ 1,643.10
5.12	150 dia lot connection from MH (RATE ONLY)	each		\$ 365.51	
5.13	100 dia lot connection from MH	each	12	\$ 178.68	\$ 2,144.16
5.14	150 x 100 Reducers (RATE ONLY)	each	19	\$ 65.00	\$ 1,235.00
5.15	Supply and install lot connections including end cap, bends and marker posts.	each	22	\$ 64.40	\$ 1,416.80
5.16	BLANK END CAPS	each	2	\$ 150.00	\$ 300.00
5.17	WASTEWATER PUMPSTATION including connection from reticulation and to rising main, all supply and install works, testing and commissioning	LS	1	\$ 98,455.06	\$ 98,455.06
5.18	ONSITE EFFLUENT TREATMENT AND DISPOSAL SYSTEM as per Technology Works Ltd Design including supply and install of all components	LS	1	\$ 392,278.42	\$ 392,278.42
5.19	Excavate and remove trench material to stockpile (respreading to be done under earthworks), followed by the import, place and compact Pumice as hardfill backfill to trenches. (PROVISIONAL ITEM)	m <sup>3</sup>	260	\$ 95.92	\$ 24,939.20
				<b>Sub Total</b>	\$ 818,368.00
				<b>GST</b>	\$ 122,755.20
				<b>Total</b>	\$ 941,123.20

#### 4 Point of Discharge

- 4.1 Secondary treated wastewater shall be discharged to land at the area/s shown on BOPRC Consent Plan RM23-0279/21.

#### 5 Discharge Quantity and Rate

- 5.1 The total daily quantity of treated wastewater discharged shall not exceed 24 cubic metres.
- 5.2 Treated wastewater shall be discharged to the land application area at a maximum basal loading rate of 35 millimetres per day (35 litres per square metre).

#### 6 Effluent Treatment and Discharge

- 6.1 The on-site effluent treatment system shall be constructed and installed in accordance with the following:
1. The Technology Works document entitled "Wastewater Services Report" dated 10 July 2023 and attached as BOPRC Consent Appendix RM23-0279/03; and
  2. The Technology Works plan entitled "On-site Effluent Treatment System", Drawing No 3033.02 dated 16 May 2023 and referenced as BOPRC Consent Plan RM23-0279/21; and
  3. The Technology Works plan entitled "Land Application System Construction Details", Drawing No 4983-DWG-01-02 dated 26 May 2023 and referenced as BOPRC Consent Plan RM23-0279/22; and
  4. The Hynds plan entitled "1 x 22.5 Oxyfix, 1 x 20m3 Irrigation Tank", Drawing No HWW-1612, Rev C dated 29 May 2023 and referenced as BOPRC Consent Plan RM23-0279/23.
- 6.2 The effluent treatment and land application systems shall consist of:
- (a) **Pump Station** including a minimum 15,000 litres of emergency storage capacity, duty and standby pumps and a high level alarm (see Advice Note 11).
  - (b) **Effluent treatment system consisting of** 1 x Hynds Oxyfix Commercial Aerated Wastewater Treatment Plant comprising 1 x 20,000 litre primary tank with pump and with effluent outlet filter, 1 x 20,000 litre biological reactor tank and 1 x 20,000 litre clarifier tank, with 24 hours emergency storage, water meter, alarm and pump discharging to:
  - (c) **Land application system consisting of** eight conventional disposal beds each 21.4 metres long x 4 metres wide, providing 684.8 square metres in basal soakage area, evenly dosed by sequencing valve and submain.
- 6.3 The land application system shall be designed and installed to ensure that there is at least 600 millimetres of unsaturated material between the base of the land application system and the highest groundwater level.
- 6.4 (a) The land application system shall be at least 100 metres from the nearest groundwater bore.  
(b) The land application system shall be at least 90 metres from the nearest surface water.
- 6.5 There shall be no overland discharge of effluent, treated or untreated.
- 6.6 A 1,000 square metre reserve area shall be set aside on site for installing an alternative land application system in case the original land application area fails. This area is shown on BOPRC Consent Plan RM23-0279/21. This reserve area shall be kept free of buildings and impermeable surfaces (including but not limited to vehicle access ways and retaining walls) for the duration of this consent.
- 6.7 If the reserve area required by condition 6.6 is required to be used, the consent holder shall notify the Bay of Plenty Regional Council within 5 working days of starting the discharge to the reserve area. Notification of use shall include the following information:
- (a) The reason why the reserve land discharge area is needed;
  - (b) An assessment of the condition of the primary land discharge area and any maintenance or other mitigation measures required to allow its continued use;
  - (c) An assessment of discharge flow volumes on the site and an assessment of options to manage or reduce flows; and





## 6 Wastewater

### 6.1 Proposed Wastewater Design

The proposed wastewater system is designed to reticulate flows from all dwellings to the proposed on-site wastewater treatment and disposal system (Designed by Technology works Ltd)

The scope of the wastewater design undertaken by IENG is limited to reticulation only, with the wastewater pumpstation and on-site treatment and disposal system designed by Technology works Limited.

The proposed reticulation has been designed in accordance with the New Zealand Building Code standard G13 – Foul Water. With pipe sizing and access point selection in accordance with the requirements of G13.

Flows from the eastern part of the site (lots 4-9) being reticulated (via Line B) to a wastewater pumpstation at the end of Road 2 and being pumped via a rising main to Rodding eye REA1. The pumpstation also has allowed capacity for an additional 4 future lots within this part of the site. The main wastewater line (alignment A) then is reticulated to the western part of the site to the treatment and disposal area.

Lines C, E & F, pick up a small number of dwellings from the southern and western catchments. With lines C & E, allowing for future extension, should additional development of the site occur to the south.

#### Pipe Capacity

Below is a summary of estimated discharge units per each dwelling type, and the minimum gradients and pipe diameters required to service the total number of discharge units. The proposed design drawings reflect these minimum requirements. With only line B1-B2 & line F being 100mm diameter, with all other lines being 150mm diameter.

Lot/dwelling connections will have a minimum 100mm diameter and minimum gradient of 1 in 120 (0.83%).

Dwelling Type	No. of Bedrooms	No. of Discharge Units
PLB69	2	20
PLB97	3	20
PLB117	3	20
PLB122B	4	26
PLB118B	5	26
PLB143	4	26

Table 3 - Dwelling discharge unit summary

Wastewater Line	Total No. of Discharge Units	Minimum Gradient	Minimum Diameter Required
A1 – Treatment	826	1 in 100 (1.0%)	150mm
B1 – B2	92	1 in 14 (7.3%)	100mm
B2 – PS1	202 (incl. additional future 80 units)	1 in 200 (0.5%)	150mm

Detailed Design Report for Building Consent Application - Tawhitinui Papakainga

IENG Limited | Civil & Land Development Engineering | E: [REDACTED]

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### 3 - Stormwater System:

**Original Allowance:** \$353,635 + Gst  
**New Costing:** \$629,381.59 + Gst  
**Extra Funding sort:** \$275,746.59 + Gst

There are three options to service a development of this intensity with the first 2 being the methods originally costed:

1. Reticulation and connection to Councils stormwater system (Not Viable)
2. Soakage would have been preferred for each site or a centralised soakage system (Not Viable)
3. Detention system (Only Option as per requirements after Geotech Testing and Design)

#### Overview:

**Option 1** Is not viable as Council does not service this are

**Option 2** is not viable as geotechnical investigations proved that soakage was not viable as it would create stability issues within the land and put the houses on the slope and below these at risk of subsidence


**Option 3** detention system is required to ensure post development flows from the site were less than pre-development as required by Regional Council specific design as Per Resource Consent RM23-0279-AP.

A soakage system would have proven to be significantly less expensive than a detention system using rainwater and underground tanks.

A number of Raingardens have to be installed to allow for slowing of water run off to neighbouring property and also to the low lying stream.

#### Stormwater References:

1. See Below – **New Costing from Civil Contractor**
2. See Below – Page 11 & 12 , 3.1 The stormwater system, management and any associated treatment devices shall be designed and installed in accordance with the information submitted with the application (**Resource Consent RM23-0279-AP – Dated 8<sup>th</sup> September 2023**)
3. See below – **Page 7 , 5.1.2 Peak Flow Mitigation** - BOPRC Permanent Stormwater Discharge consent requires – “That the stormwater detention methodology proposed achieves the attenuation of peak flows.  
during a 1% AEP critical duration storm to 80% of the pre-development flows” (**IENG Report**)
4. See below - **Page 7 , 5.1.2 Peak Flow Mitigation** - During RC processing, WBOPDC also requested that the discharge into from Discharge Point 3 – existing overland flow path across 460 Old Highway, be mitigated to ensure peak flows in smaller rainfall events were also managed to less than pre-development levels. (**IENG Report**)
5. See below - **Page 9 , 5.1.6 Quality Treatment** - The raingardens are designed in accordance with BOPRC Stormwater management guidelines, and discharge standards will be required to be met as part of the permanent stormwater discharge consent with Bay of Plenty regional council. (**IENG Report**)

<b>Project</b>	Tawhitinui Papakainga				
<b>Address</b>	474 - 484 Old Highway Road, Whakamarama				
<b>Title</b>	Schedule of Quantities				
<b>Status</b>	Preliminary Pricing				
<b>Date</b>	15/11/23				
					
Item No.	Item Description	Units	Quantity	Rate	Cost
<b>1</b>	<b>PRELIMINARY &amp; GENERAL</b>				
1.1	ESTABLISHMENT & DIS-ESTABLISHMENT	LS	1	\$ 6,746.96	\$ 6,746.96
1.2	TRAFFIC MANAGEMENT				\$ -
a	Sign and cone hire	DAY	1	\$ 651.67	\$ 651.67
b	L1 STMS + Level 1 Truck & TM Equipment for Shoulder Closure/ Footpath Closure (10 hour day)	DAY	1	\$ 4,063.33	\$ 4,063.33
1.3	Survey Setout & Asbuilts	LS	1	\$ 13,798.08	\$ 13,798.08
1.3	HEALTH & SAFETY MANAGEMENT	LS	1	\$ 2,111.40	\$ 2,111.40
1.4	PROJECT MANAGEMENT - including construction programme, project & construction meetings, and all PM overheads	LS	1	\$ 16,744.00	\$ 16,744.00
1.5	TESTING & QUALITY ASSURANCE - includes all testing and QA for whole construction project in accordance with WBOPDC Development code				\$ -
a	Roading Testing	LS	1	\$ 1,928.93	\$ 1,928.93
b	CCTV and flushing of Stormwater Lines including Cesspit leads (PROVISIONAL ITEM)	M	1	\$ 1,587.00	\$ 1,587.00
c	CCTV & Flushing of Wastewater Line including air testing with WBOPDC. (PROVISIONAL ITEM)	M	1	\$ 2,439.04	\$ 2,439.04
d	Testing of Rising Main	LS	1	\$ 362.25	\$ 362.25
e	Wastewater manhole infiltration testing (PROVISIONAL)	ea	1	\$ 3,250.00	\$ 3,250.00
f	Testing of Watermain, including chlorination and ecoli	LS	1	\$ 2,206.08	\$ 2,206.08
1.6	INSURANCES as required by NZS3910	LS	1	\$ 4,779.50	\$ 4,779.50
<b>4</b>	<b>STORMWATER</b>				
4.1	TRENCH IMPROVEMENT (Provisional Items)				
4.2	150mm CATCHPIT LEADS & STORMWATER MAIN - uPVC SN16, INCLUDING BEDDING	m	104	\$ 163.26	\$ 16,979.04
4.3	225mm DIA. - uPVC SN16 STORMWATER MAIN INCLUDING BEDDING	m	223	\$ 216.88	\$ 48,364.24
4.4	300mm DIA. - uPVC SN16 STORMWATER MAIN INCLUDING BEDDING (RATE ONLY)	m	54	\$ 282.58	
a	300mm DIA. - RCRRJ CLASS 2 STORMWATER MAIN INCLUDING BEDDING	m	54	\$ 266.36	\$ 14,383.44
4.5	375mm DIA. uPVC SN16 STORMWATER MAIN INCLUDING BEDDING (RATE ONLY)	m	28	\$ 374.24	
a	375mm DIA. - RCRRJ CLASS 2 STORMWATER MAIN INCLUDING BEDDING	m	28	\$ 309.72	\$ 8,672.16
4.6	525mm DIA. STORMWATER MAIN IN BERM - RCRRJ CONCRETE CLASS 2 INCLUDING BEDDING	m	5	\$ 569.60	\$ 2,848.00
4.7	600mm DIA. STORMWATER MAIN IN BERM - RCRRJ CONCRETE CLASS 2 INCLUDING BEDDING	m	5	\$ 612.31	\$ 3,061.55
4.8	300 x 450 CATCHPIT, WITHIN DISH CHANNEL OR WITH CONCRETE SURROUND AS REQUIRED	each	0		\$ -
4.9	450 x 450 CATCHPIT, WITHIN DISH CHANNEL OR WITH CONCRETE SURROUND AS REQUIRED	each	8	\$ 2,412.84	\$ 19,302.72
4.10	675 x 450 CATCHPIT WITH BACK ENTRY, WITHIN DISH CHANNEL OR KERB & CHANNEL WITH CONCRETE SURROUND AS REQUIRED	each	1	\$ 2,816.49	\$ 2,816.49
4.11	RODDING POINT - with hard cover lid, 600mm chamber	each	1	\$ 2,613.95	\$ 2,613.95
4.12	INSPECTION CHAMBER - Less than 1m depth, for change of directions and not junctions. 600mm DIA CHAMBER.	each	4	\$ 3,023.93	\$ 12,095.72
4.13	MANHOLE 1050mm DIA. PRECAST CONCRETE, incl. bedding,				
a	1050 dia MH's <1.5m deep	each	11	\$ 5,073.80	\$ 55,811.80
b	1050 dia MH's 1.5 - 2.0m deep	each	1	\$ 5,741.09	\$ 5,741.09
c	1050 dia MH's 2.0 - 2.5m deep	each	1	\$ 6,560.41	\$ 6,560.41
4.14	INLET /OUTLET STRUCTURE 1050mm DIA PRECAST CONCRETE, incl. scruffy dome lid bedding, haunching & connections				
a	1050 dia MH's <1.5m deep with Scruffy dome to Raingardens	each	2	\$ 4,766.59	\$ 9,533.18
b	1050 dia MH's 1.5-2.0m deep with Scruffy dome to Raingardens	each	1	\$ 5,432.89	\$ 5,432.89
4.15	INLET STRUCTURE 600mm DIA PRECAST CONCRETE, incl. scruffy dome	each	1	\$ 3,070.47	\$ 3,070.47

4.16	HEADWALLS - WW0300 FOR UP TO 300mm DIA PIPE	each	1	\$ 1,441.24	\$ 1,441.24
4.17	HEADWALLS - WW0600 FOR UP TO 600mm DIA PIPE	each	5	\$ 1,943.16	\$ 9,715.80
4.18	RAINGARDENS, incl. drainage pipe, filtration media, drainage layers, impermeable liner, raingarden edging. Manholes & Inlet Structures priced separately				
a	RG1A Raingarden - Type 2 Impermeable Liner	LS	1	\$ 17,063.02	\$ 17,063.02
b	RG1B Raingarden - Type 2 Impermeable Liner	LS	1	\$ 17,063.02	\$ 17,063.02
c	RG2B Raingarden - Type 1 Geocloth Liner	LS	1	\$ 13,013.01	\$ 13,013.01
d	RG3A Raingarden - Type 2 Impermeable Liner	LS	1	\$ 14,354.01	\$ 14,354.01
e	RG3B Raingarden - Type 2 Impermeable Liner	LS	1	\$ 24,194.90	\$ 24,194.90
4.19	RAINSMART OR SIMILAR UNDERGROUND DETENTION SYSTEM	m <sup>3</sup>	195	\$ 608.64	\$ 118,684.80
4.20	ROCK RIP RAP OUTLET AND OLFP PROTECTION incl pinned geotextile	m <sup>2</sup>	350	\$ 103.98	\$ 36,393.00
4.21	150mm LATERAL CONNECTIONS - uPVC SN16 - through carriageway including bedding (RATE ONLY)	m		\$ 153.68	
4.22	100mm LATERAL CONNECTIONS - uPVC SN16 - incl. varying lengths	m	257	\$ 99.10	\$ 25,468.70
4.23	Connections off main lines				
a	100 dia connections from manholes	each	5	\$ 178.68	\$ 893.40
b	150 dia connections from manholes (RATE ONLY)	each		\$ 229.28	
c	150x100 Junction off main	each	6	\$ 164.31	\$ 985.86
d	150x150 Junction off main (RATE ONLY)	each		\$ 229.86	\$ -
e	225x100 Junction off main	each	7	\$ 674.76	\$ 4,723.32
f	225x150 Junction off main (RATE ONLY)	each		\$ 696.61	
g	300x100 Junction off main	each	2	\$ 1,244.01	
g (i)	300x100 Saddle off main	each	2	\$ 925.39	\$ 1,850.78
h	300x150 Junction off main (RATE ONLY)	each		\$ 1,411.91	\$ -
4.24	150 x 100 Reducers (RATE ONLY)	each		\$ 65.00	\$ -
4.25	Lot connection end cap and marker post	each	9	\$ 64.40	\$ 579.60
2.26	RAINWATER DETENTION TANKS (30,000L TANKS) w/ overflow system	each	13	\$ 3,580.08	\$ 46,541.04
4.27	BLANK END CAPS to 225	each	1	\$ 250.00	\$ 250.00
4.28	Excavate and remove trench material to stockpile (respreading to be done under earthworks), followed by the import, place and compact Pumice as hardfill backfill to trenches. (PROVISIONAL ITEM)	m <sup>3</sup>	160	\$ 95.92	\$ 15,347.20
4.29	Anti scour blocks for 225 dia line between MH3A & IC3B	each	6	\$ 477.25	\$ 2,863.50
				<b>Sub Total</b>	\$ 629,381.59
				<b>GST</b>	\$ 94,407.24
				<b>Total</b>	\$ 723,788.83

## **Bay of Plenty Regional Council**

### **Resource Consent**

Pursuant to the Resource Management Act 1991, the **Bay of Plenty Regional Council**, by a decision dated 8 September 2023, **hereby grants**:

A resource consent:

- **Under section 15(1)(b) of the Resource Management Act 1991 and Rule DW R8 of the Bay of Plenty Regional Natural Resources Plan to undertake a discretionary activity to permanently discharge stormwater to land where it may enter water**

subject to the following conditions:

#### **1 Purpose**

- 1.1 The purpose of this resource consent is to authorise and set conditions for the permanent discharge of stormwater from a Papakāinga to land where it may enter water.

#### **2 Location**

- 2.1 The activity authorised by this resource consent shall be located:
- (a) At 474 to 490 Old Highway, Whakamarama, Tauranga; and
  - (b) At or about map reference NZTM 1866171, 5824858; and
  - (c) As shown on BOPRC Consent Plan RM23-0279/01.

#### **3 Stormwater Management and Treatment**

- 3.1 The stormwater system, management and any associated treatment devices shall be designed and installed in accordance with the information submitted with the application, including (see Advice Note 2):
1. The Resource Consent Application received by the Bay of Plenty Regional Council on 7 August 2023; and
  2. The IENG document entitled "Earthworks & Stormwater Preliminary Assessment Report", dated 3 August 2023 and attached as BOPRC Consent Appendix RM23-0279/01 to these consent conditions; and
  3. The IENG plan entitled "Stormwater Layout Plan 1 Overview", Drawing No C400, Rev D dated 9 August 2023 and referenced as BOPRC Consent Plan RM23-0279/07; and
  4. The IENG plan entitled "Stormwater Layout Plan 2", Drawing No C401, Rev C dated 9 August 2023 and referenced as BOPRC Consent Plan RM23-0279/08; and
  5. The IENG plan entitled "Stormwater Layout Plan 3", Drawing No C402, Rev D dated 9 August 2023 and referenced as BOPRC Consent Plan RM23-0279/09; and
  6. The IENG plan entitled "Stormwater Longsections 1", Drawing No C410, Rev A dated 21 June 2023 and referenced as BOPRC Consent Plan RM23-0279/10; and
  7. The IENG plan entitled "Stormwater Longsections 2", Drawing No C411, Rev A dated 21 June 2023 and referenced as BOPRC Consent Plan RM23-0279/11; and
  8. The IENG plan entitled "Stormwater Longsections 3", Drawing No C412, Rev B dated 4 July 2023 and referenced as BOPRC Consent Plan RM23-0279/12; and
  9. The IENG plan entitled "Stormwater Catchment Plan Pre Development Catchments", Drawing No C450, Rev A dated 21 June 2023 and referenced as BOPRC Consent Plan RM23-0279/13; and
  10. The IENG plan entitled "Stormwater Catchment Plan Post-Development Catchments", Drawing No C451, Rev B dated 9 August 2023 and referenced as BOPRC Consent Plan



- RM23-0279/14; and
11. The IENG plan entitled "Stormwater Catchment Plan Post-Development Catchments - Water Quality Treatment", Drawing No C453, Rev B dated 4 July 2023 and referenced as BOPRC Consent Plan RM23-0279/15; and
  12. The IENG plan entitled "Stormwater Runoff & Overland Flow Sections", Drawing No C480, Rev A dated 28 June 2023 and referenced as BOPRC Consent Plan RM23-0279/16; and
  13. The IENG plan entitled "Stormwater Runoff & Overland Flow Sections 2", Drawing No C481, Rev A dated 3 August 2023 and referenced as BOPRC Consent Plan RM23-0279/17; and
  14. The IENG plan entitled "Stormwater Typical Details Raingarden & Detention Trench", Drawing No C490, Rev A dated 4 July 2023 and referenced as BOPRC Consent Plan RM23-0279/18; and
  15. The IENG plan entitled "Stormwater Typical Details Rainwater Detention Tank", Drawing No C491, Rev A dated 4 July 2023 and referenced as BOPRC Consent Plan RM23-0279/19; and
  16. The IENG plan entitled "Stormwater Typical Details Flow Spreader Detail", Drawing No C492, Rev A dated 3 August 2023 and referenced as BOPRC Consent Plan RM23-0279/20; and
  17. Any subsequent plan that has received written certification from the Bay of Plenty Regional Council.
- 3.2 All stormwater shall be treated in an onsite treatment device prior to discharging to the following locations as shown on BOPRC Consent Plan RM23-0279/14:
- Discharge point 1 in Catchment A1; and
  - Discharge point 3 in Catchment C1; and
  - Discharge point 6 in Catchment F1.
- 3.3 Stormwater must be managed in accordance with the latest version of the following standards and guidelines:
- (a) The Regional Hydrological and Hydraulic Guidelines;
  - (b) The Stormwater Strategy for the Bay of Plenty Region and the Stormwater Management Guidelines for the Bay of Plenty Region;
  - (c) The New Zealand Building Code; or
  - (d) Any alternative standards certified as appropriate by the Bay of Plenty Regional Council.
- 3.4 (a) The consent holder shall ensure the following:
1. That the stormwater detention methodology proposed achieves the attenuation of peak flows during a 1% AEP critical duration storm to 80% of the pre-development flows; or
  2. A catchment wide analysis is provided to the Bay of Plenty Regional Council for written certification to ensure that the proposal does not increase flooding or ponding on neighbouring properties.
- (b) Twenty working days prior to installing the stormwater management system, including the details required by condition 3.4(a) (1) or (2), the consent holder shall submit the final permanent stormwater design to the Bay of Plenty Regional Council for review and written certification by an Environmental Engineer to ensure that the proposal meets the standards and guidelines referenced in condition 3.3.

#### 4 Stormwater Quality

- 4.1 The consent holder shall ensure:
- (a) that the concentration of total suspended solids (TSS) in the stormwater discharge shall not exceed 150 grams per cubic metre at any time; and
  - (b) that the turbidity of any stormwater discharge shall not exceed 300 nephelometric turbidity units (NTU) at any time; and
  - (c) that the concentration of total petroleum hydrocarbons (TPH) in the stormwater discharge shall not exceed 15 grams per cubic metre at any time; and
  - (d) that the pH range of any stormwater discharge shall be between 6.0 to 8.0 (inclusive).
- 4.2 No stormwater discharge resulting from the exercise of this consent shall result in any of the following:
- (a) The production of conspicuous oil or grease films, scums or foams or floatable or suspended materials;
  - (b) Any conspicuous change in the colour or visual clarity;
  - (c) Any emission of objectional odour;
  - (d) Any significant adverse effects on aquatic life;
  - (e) The natural temperature of the water being changed by more than three degrees Celsius; or
  - (f) Aquatic organisms being rendered unsuitable for human consumption by the presence of



## 5 Stormwater

### 5.1 Proposed Stormwater

The proposed stormwater design is mostly the same as that proposed in preliminary design, with the key differences being:

- Catchment A1.2 is discharged to a detention basin rather than each dwelling/lot having an individual 30,000L rainwater tank and an underground detention trench. And is instead discharged to the proposed 400m<sup>3</sup> detention basin.
- Stormwater reticulation was moved to the berm to allow for pipe bedding which doesn't require hardfill such as in roads where loading may occur from small and heavy vehicles.

#### 5.1.1 Design Criteria & Parameters

The following is key criteria and parameters in the design of the proposed stormwater system:

10yr ARI Rainfall, 24hr Depth	210mm (HIRDS RCP8.5, 2081-2100)
100yr ARI Rainfall, 24hr Depth	330mm (HIRDS RCP8.5, 2081-2100)
Runoff Estimation Method	SCS Curve Number Method
Curve Number (Pervious - Pasture)	61
Curve Number (Pervious - Bush)	55
Curve Number (Impervious)	98
Primary System	10yr ARI rainfall, peak flow. Piped from Detention storage to ex. Discharge points
Secondary System	100yr ARI rainfall, peak flow. Overland flow path to ex. Discharge points
Flood Mitigation	Attenuation of flows for peak flow in a 100yr ARI post development scenario equal or less than 80% of pre-development flow rate.
Water Quality	90th percentile storm WQV from roads and accessways treated via raingardens. Clean runoff from buildings and lawns, vegetated areas diverted away from raingardens.

Table 1 - Stormwater Design Criteria

#### 5.1.2 Peak Flow Mitigation

BOPRC Permanent Stormwater Discharge consent requires – *“That the stormwater detention methodology proposed achieves the attenuation of peak flows during a 1% AEP critical duration storm to 80% of the pre-development flows”*

As such the proposed discharges at discharge points 1 & 3 for Catchment A1.2 and Catchment C1, will have a peak 1% AEP (100yr ARI) discharge equal or less than 80% of pre-development flow in a 1% AEP (100yr ARI) event.

During RC processing, WBOPDC also requested that the discharge into from Discharge Point 3 – existing overland flow path across 460 Old Highway, be mitigated to ensure peak flows in smaller rainfall events were also managed to less than pre-development levels.

Below is a summary of the required mitigation targets and the proposed post development flows:

Detailed Design Report for Building Consent Application - Tawhitinui Papakainga

IENG Limited | Civil & Land Development Engineering | [REDACTED]

7



### 5.1.5 Flooding & Major Overland Flows

#### Flood & Building Levels

Existing flooding is noted (on WBOPDC Mapi) downstream of the proposed development, with the nearest flooding noted within the property in the eastern catchment, but that this denotes an overland flow path extent rather than a flood plain. This area of the site is being modified to allow for a detention basin in this area and overland flow path downstream of the basin. Any overland flow path or flood level is >500mm below any proposed ground levels/building platforms where buildings are proposed.

As the proposed buildings are to be constructed on piled foundations, it's expected that all buildings will be at least 500mm above existing ground level, which provides more than adequate freeboard above any overland flow paths or flood levels.

#### Safety

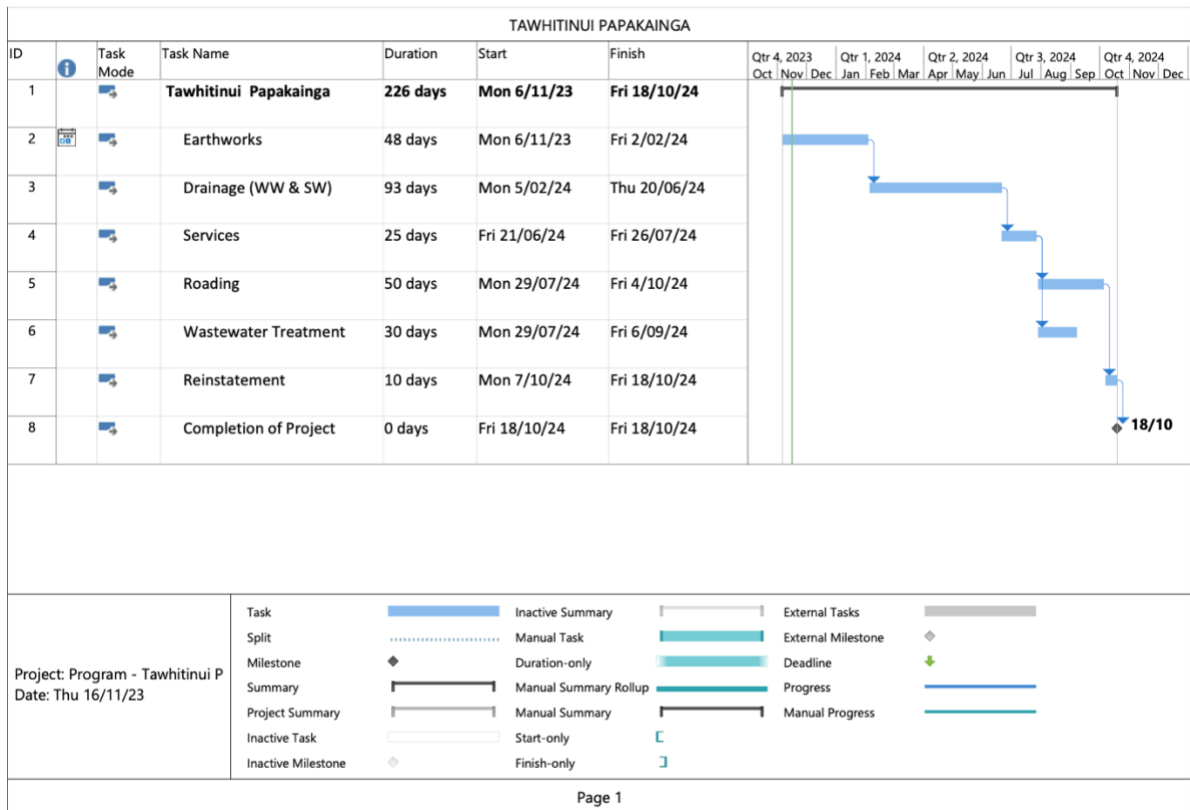
Safety considerations were discussed within the Infrastructure Assessment Report as well as RFI responses to BOPRC. The designated overland flow paths largely operate at the safe level of velocity and depth for pedestrians, but it is noted that the steepest part of the upper portion of OLFP which carries flow from upstream catchment A1.1 (upper eastern catchment), has a Depth x Velocity which exceeds the safety standard for pedestrians, and it is recommended in the design that signage and fencing be placed around this overland flow path to limit and discourage pedestrian access.

### 5.1.6 Quality Treatment

As discussed previously, stormwater quality treatment is undertaken by conveying road and driveway runoff to raingardens placed along the roadsides, which will treat the runoff and discharge into the reticulated system. The raingardens are designed in accordance with BOPRC Stormwater management guidelines, and discharge standards will be required to be met as part of the permanent stormwater discharge consent with Bay of Plenty regional council.



[Timeline of Project:](#)



## KATIKATI – WAIHI BEACH RESIDENTS AND RATEPAYERS ASSOCIATION

### SUBMISSION ON WBOPDC LONG TERM PLAN 2024-34

#### CONSULTATION

Council approved their draft Long Term Plan on 9 May. To the best of our knowledge the full draft was never published or made available where it could be accessed easily. The only way to access the full draft was to find it in the agenda of the 9 May meeting. As of 15 June the minutes of that meeting have not been made available to the public.

For many ratepayers the most interesting page in the draft LTP is 208 which contains the table headed “What does this mean for your rates bill?” From prior to 9 May until 22 May the proposed rates for a range of properties were described as “including GST”. However, after we pointed out to Council that there were huge discrepancies between the rates on their virtual properties and rates on real properties with the same capital value the “including GST” was changed to “excluding GST”. This change means that what a ratepayer thought he would have to pay next year increased by 15%. We contend that the month for consultation should start on 23 May.

Council also produced a 40 page brochure that contained LTP information which according to CEO Holyoake “*We only had a small number of printed copies of the Consultation document, and these were corrected also*”. Why did Council have only a small number of copies? Didn’t they want people to see them? Did they want people to think that the “seven key questions” discussed in the four-page brochure were all that needed to be considered. It appears to us that the main thrust of Council’ consultation was the “seven key issues” covered in the four-page brochures. These were the same issues as were hammered in local media and on Councils website. Most of them are trivial.

Council’s website is no better: “*We’re proposing a 13.6% rate increase for the coming year, but trust us, every dollar is going toward making our community even better. Share your thoughts right here with our online survey form or read through our seven key questions below. Printed copies of the consultation document, supporting information and feedback form are available at all our library and service centres.*” At the Waihi Beach library there was only one copy of the four-page consultation document available. I had turned about fifty pages in the supporting information document before the plastic binding collapsed making it inaccessible.

#### AFFORDABILITY

We are not aware of Council considering the affordability of the rates they intend to impose on us. Much has been made of the claim that WBOPDC’s rates increase is less than the average. But that is rather disingenuous because we are amongst the ten most highly rated districts in New Zealand. The percentage increase may be a little bit below the average but it starts from a very high base so in dollar terms the increase is right up there

with the big ones. Did Council carry out an affordability study before settling on these new rates?

The Katikati – Waihi Beach Ward in particular is home to a larger than normal population of older people. Many of these are on fixed incomes and cannot afford the size of this rates increase. We suggest Council approach a consultant to conduct an analysis of rates affordability in our district before taking this proposal any further.

## **PRESENTATION**

We assume that all the tables presented in the LTP come off a spread sheet. If this is the case then the following information should be provided:

- Column and row totals
- Subtotals for groups of projects in the same area
- The 2023-24 budgeted amount for each row item as a guide to how much is currently being spent?

Ratepayers need to know if all this expenditure is necessary.

The coloured backgrounds on the tables together with the small font makes them very difficult to read? And what is the purpose of all the platitudes repeated ad nauseum. If “leaders are effective, informed and inclusive” why do they not understand the difference between inclusive and exclusive when talking about GST?

We are concerned by all the talk about transparency? There is nothing in this LTP which improves transparency. Quite the opposite. Council has gone out of its way to convince people that they only have to be concerned about the generally trivial issues outlined in the four page document “Put yourself in the picture”.

## **OVERVIEW**

The huge increase in Financial Contributions is likely to have a major effect on construction activity. We suspect that council has been giving huge discounts to encourage developers to keep building. But this appears to have resulted in a lack of funding to support growth now and in the immediate future. Hence the huge increase in fincos to make up for the shortfall and to properly fund future growth.

We could have a perfect storm here: Developers reluctant to develop now they have to pay a fair price for fincos, potential buyers put off buying in Western Bay because property prices and rates are excessive, and the continued increase in the cost of materials.

## **WHERE CAN COUNCIL MAKE SAVINGS?**

Far North District Council cut its proposed 16.5% rates rise for the upcoming financial year after the district council found \$8.5 million in savings from its budget and asked for a special, one-off \$5m dividend from its commercial arm. Earlier this year, the council proposed the 16.5% rise to help it recover from recent weather events that have cost tens of millions of dollars. It could have been even worse, with the council claiming they were initially looking at a 33% rise. If FNDC can do it after being so badly affected by weather

events, so can WBOPDC. WBOPDC can make savings by cutting capital spending on unnecessary projects, getting rid of bulk contracts and letting smaller contracts to local suppliers, reducing personnel costs and reviewing whether proposed expenditures are really necessary.

### **THE “SEVEN KEY QUESTIONS”**

These seven questions are not key questions. In fact, apart from the questions on the timing of some capital expenditures and the commercial differential for roading rates they are really quite trivial. Having staff encouraging people to answer these questions at various social functions around the district appears to have been designed to stop people thinking about the real issues.

One of the LTP documents contains a list of projects which Council needs to “change the timing of” to reduce the impact on rates. The prior plan will cost \$26,879,000 and the rephrased plan will cost \$29,350,000. We don’t see any savings there. What we do see is Council taking the opportunity to bring in a few projects that were not in the prior plan. We agree with moving the North Harbour Boat Ramp outside this plan. Get rid of it altogether because no community wants it.

Also cut the following unnecessary projects:

- \$4.508m for all new projects. If they were necessary they would have been in the previous plan.
- \$3.600m for the Omokoroa Ferry Infrastructure project. The ferry will never be economic.
- \$2.705m for all new expenditure on TECT Park. It is too far away for most ratepayers to use. Sell it off to private enterprise.
- \$0.593m for the coastal park.
- \$17.330m for the Te Puke Swimming Pool. It is going to cost \$1 million a year to maintain.

Total savings \$28,736 million.

Council claim they have been able to reduce the original 24.4% rates increase to 13.6% by “pushing out the timing of some projects, increasing debt levels and smoothing infrastructure costs over the next 10 years.” Council’s income from rates is about \$100 million so they have saved about \$10.8 million by moving approximately \$22 million back two or three years. Really? We don’t think it computes. The \$4.9 million moved out is more-or-less matched by the \$4.5 moved in.

And then there are other capital costs not listed in this document which appears to be designed to divert attention from the rates issue. Like \$1.1 million for the Katikati Bypass. We want to see a bypass but what is this \$1 million for? What useful work can be done with \$1 million?

The same document asks if Council needs to spend less on walkway/cycleway projects. That is probably something that individuals should decide. But it appears to us that cycle-

ways in built-up areas are used more than those out in the country. So cut funding to cycleways that are going to have limited use.

We think that Commercial and Industrial properties should pay a higher rate for roading. But perhaps it should be increased more slowly than proposed. Say a differential of three this year and four next year.

We are not in favour of council collecting rates to fund community facilities but if that did happen the funds should be administered by the relevant community board, not Council.

What is done with the Pukehina Development Rate is a matter for the people who have contributed. What is this question doing here if not to confuse people?

### **MISLEADING RATES INFORMATION**

Council have stated that the average rates increase will be 13.6% next year, then 10.4% the next and 8.4% thereafter. The rates for residential properties will increase by 9.3% to 9.8% next year. Who knows after that? The draft LTP has a table that purports to show what various types of property will pay in rates next year.

One of the residential properties listed in the table has a capital value of \$1.3 million. The table states that this property would pay “proposed rates” including GST of \$4043 next year after a rate increase of 9.8%. We found a residential property with a capital value of \$1.3 million at Waihi Beach in Council’s “Property and Rates Search” page. Its rates this year were \$4547 and are going to be \$5051 next year. That is a difference of \$1008. Council appeared to be providing smaller numbers as examples so as not to frighten ratepayers. When we suggested this to Council they changed all the numbers in the table to be “exclusive of GST”.

CEO Holyoake told us in an email on 6 June: “All calculations in our financial statements were correct and based on GST exclusive rates figures. GST is only added at invoice receipt or payment and is only a tax matter.” If this is true then why were the numbers in the table on page 208 of the LTP Inclusive of GST? It is not “only a tax matter”. We think it is a serious case of misrepresentation.

We have calculated the rates that the \$1.3 million property will pay over the ten years of the plan if the proposed rates of \$4043 are inclusive of GST and if they are exclusive of GST (see table). Council's change means that the owner of this virtual property will next year pay \$606 more than he would have before the change. There are about 21,000 ratepayers in the district so this could be a \$13 million addition to council's coffers.

If the 2024-25 rates are inclusive of GST the rates in 2033-34 will be \$9,378. If the 2024-25 rates are exclusive of GST the base will be  $\$4043 \times 1.15 = \$4649$  and the rates in 2033-34 will be \$10,784. Even worse, if the \$4043 really is exclusive of GST the owner of this virtual property will pay an extra \$9,566 during the life of this Long Term Plan (see Table).

RATES CALCULATION FOR \$1.3 MILLION RESIDENTIAL PROPERTY IN WBOPDC RATES INCREASE AT 9.8% EACH YEAR					
	\$4043 IS GST INCLUSIVE (Original LTP Table)		\$4043 IS GST EXCLUSIVE (Modified LTP Table)		
FINANCIAL		NEW		NEW	EXTRA
YEAR	INCREASE	RATES	INCREASE	RATES	COST
2024-25		4,043		4,649	606
2025-26	396	4,439	456	5,105	665
2026-27	435	4,874	500	5,605	731
2027-28	478	5,352	549	6,154	802
2028-29	524	5,876	603	6,757	881
2029-30	576	6,452	662	7,419	967
2030-31	632	7,085	727	8,147	1,062
2031-32	694	7,779	798	8,945	1,166
2032-33	762	8,541	877	9,822	1,280
2033-34	837	9,378	963	10,784	1,406
TOTALS		63,820		73,386	9,566

Even if the numbers in the LTP table are exclusive of GST the \$1.3 million virtual property will pay \$4043 but the real property will pay \$4392. Rates vary a bit between properties with the same capital value but \$349 appears to be far too much of a difference for this example to be acceptable. Perhaps Council would like to provide a real example so we can be assured they have not been fiddling the figures!

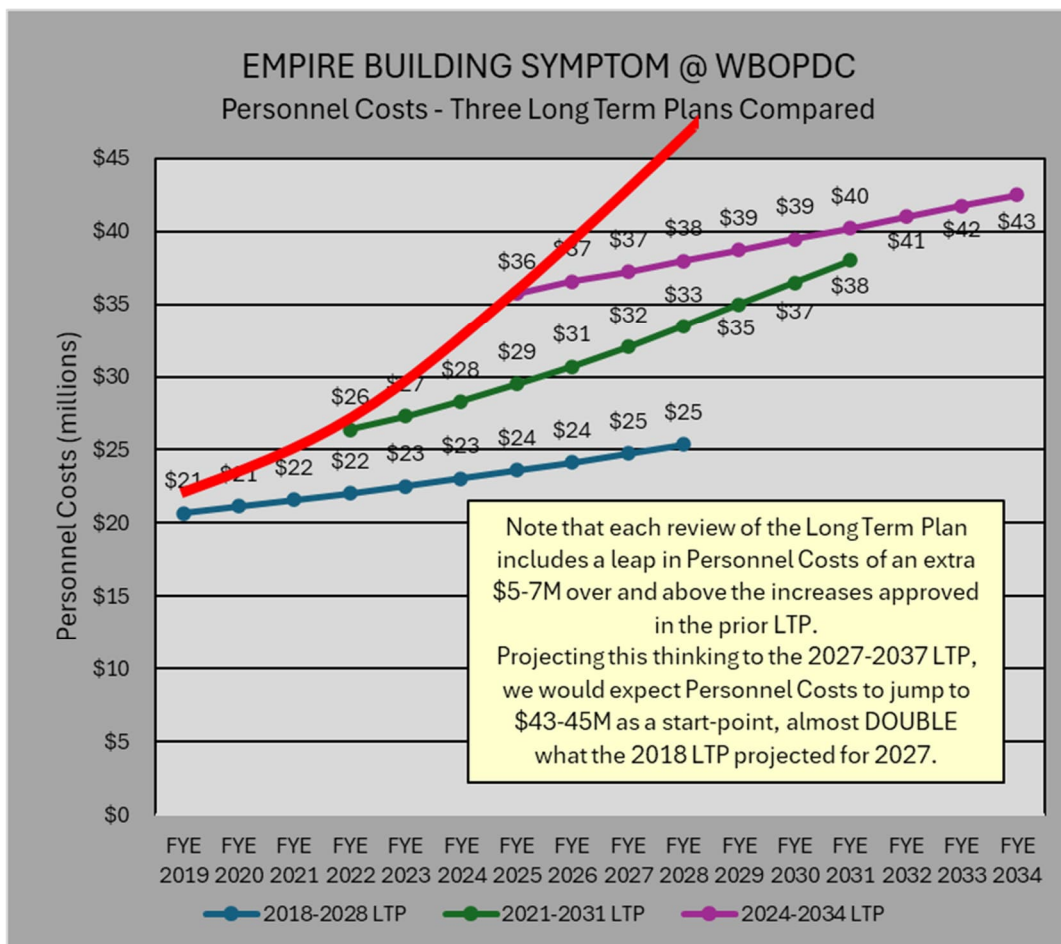
We don't know if this change means we are going to have to pay an extra \$13 million in rates and the CEO's reply does not help. He says that *"The only change that has been made to the Consultation Document relates to the "excluding GST" correction. Our Consultation Document has been audited, and the financial calculations for the LTP were reviewed as part of that process. Rates are set excluding GST. GST is added when an invoice is generated. Therefore, the comment about a \$13m adjustment is incorrect."* We stand by our statement that changing the wording from "inclusive" to "exclusive" made a difference of \$13 million. We know the document was signed off by an auditor but that does not make it correct.

This change was a \$13 million change to the LTP. We contend that this change could not be made by staff and should have gone back to the full council and the auditor.

## **PERSONNEL COSTS**

Richard Logan has been researching the way forecast personnel costs will have increased at WBOPDC during the last three Long Term Plans. Here is his first graph. The numbers are millions of dollars. From \$21 million in 2019 they have increased to \$36 million in 2025. So in six years they have increased by 71%. That is an average of 12% per year. There are about 21,000 ratepayers in WBOP District so in 2027 each of us will be contributing about \$2000 towards the salaries of council staff. The new government has demonstrated what can be done to reduce personnel costs. Council needs to do the same.

In reply to a question on Facebook Richard explains “What this chart highlights is the unexplained \$5-7M jump every time the LTP is reviewed. And how that jump greatly exceeds the planned increase in personnel costs. The ONLY way to find this unexplained jump is to compare two 500+ page documents and the only explanation I've had is the same as yours, which I've just shown to be a fallacy. There is nothing obvious drawing anyone's attention to this unexplained jump...which by the way, is across the board on Operating Costs. I was in senior management long enough to know how Empire Building is done. Just like this...



## BORROWING

Neither of the short-version consultation documents mention borrowing but it is a very important consideration in this LTP. The document states: “Debt starts at \$179m in Year One, increases to \$390m in Year Six of the LTP then decreases to \$269m in Year 10 of the LTP.” And “Council plans to ensure that net debt does not exceed 200% of our total revenue as per the Financial Strategy.”

Despite the fact that current interest rates are over 5% and not likely to decrease below that level for several years Council intends to increase its borrowings almost to the maximum allowed. They will be \$390 million in 2030. Council is planning on reducing borrowings to \$270 million in 2034. This will require repayments of \$30 million a year while still paying an average of \$17 million per year in interest. We don't think that is possible without increasing rates even more than forecast.

## **RESERVES**

There is some big money being budgeted for reserves. Where is it going to be spent? There is \$14.0 million set aside for Coastal Marine Asset Replacement Project Funding. What is that? And \$13.0 million for reserves at Omokoroa. Council are proposing to spend \$3.3 million for stuff at TECT All Terrain Park next year. How many Western Bay ratepayers ever visit TECT All Terrain Park?

Total Operating Funding for reserves and facilities for the ten years of the plan is \$216.5 million. The document does not state how much of this is capital and how much is maintenance but we can assume that most of this expenditure will be on new reserves. New reserves and facilities should be funded from financial contributions. But \$180.0 million (83%) is coming from general rates. Financial contributions are providing just \$27.8 million (13%) of this funding. Council needs to start ensuring that developers pay their fair share.

The Katikati – Waihi Beach Ward is getting a tiny portion of the total amount that council proposes to allocate to reserves. Why is this? And is Council planning to take a more even-handed approach to maintenance than at present where some reserves are mown on a weekly basis while others appear to be go for months without being mown even though they have the same maintenance classification?

Cedric Crow has said the end of the roading contract is an exciting opportunity to explore new ways of working and to align with Council's social procurement outcomes. It will also be designed to encourage smaller and local contractors to bid, creating a more sustainable workforce, and good outcomes for our community, economy and wider region.

*"Social procurement is about creating circular based outcomes through strategic procurement and to generate positive social and environmental changes for our District. We want to support local employment, grow our local businesses, training and career pathways, and enable development opportunities, as well as reduce our carbon footprint by challenging our existing work methods with a clear lens to enhancing our natural environment."*

Why is Council not pursuing social outcomes in other work areas such as parks and reserves? Locals are much more capable of competing for a parks maintenance contract than a roading contract. We think residents would get a much better level of service if local contractors were used wherever possible.

## **FINANCIAL CONTRIBUTIONS**

Council staff have been giving discounts to developers on their Financial Contributions (Fincos). For example the developer of the proposed residential apartments next to the church in Wilson Road at Waihi Beach got a discount even though the floor areas of each apartment is much bigger the average New Zealand house. The application for resource consent for these apartments was never publicly advertised even though they are non-compliant in a number of respects. All these discounts mean that ratepayers have to make



up the difference. For Waihi Beach alone this amounts to just over \$3.5 million over the three years from 2017 (see table below). We have been told that responsibility for giving discounts on Fincos has been removed from the planners and now rests with managers.

And in Katikati the developer of the residential apartments in the Commercial Zone at 100 Main Road paid just \$16,106 for each unit when the indicative price was about \$40,000. When developers get these huge rebates ratepayers have to make up the shortfall. Why do ratepayers have to subsidise developments that most of us probably don't want?

We have kept track of how much some developers have been contributing to Council's finances. Council's District Plan lays down how much developers should pay for each subdivided section. We compared real costs to indicative costs for six developments that got resource consents at Waihi Beach between 2017 and 2021.

FINANCIAL CONTRIBUTIONS FOR SOME RECENT RESOURCE CONSENTS AT WAIHI BEACH (PER UNIT)													
SITE	DATE	TRANS	WATER	W/WATER	S/WATER	ECO	R & L	TOTAL	UNITS	FINCOS PAID	DIFF	TOTAL DISCOUNT	
INDICATIVE **	2017-18	1200	4089	15712	3839	501	5966	31307					
15 EDINBURGH	21.12.17	600	2044	7856	1097	501	2983	15081	5	75,405	16,226	<b>81,130</b>	
INDICATIVE **	2018-19	3580	4639	15034	4319	501	8382	36455					
66 CRESCENT	13.11.18	2864	3495	12027	Nil	501	5818	24705	66	1,630,530	11,750	<b>775,500</b>	
INDICATIVE **	2019-20	3799	4592	15294	4349	501	8461	36996					
27 EDINBURGH	17.12.19	2267	2296	7647	1413	501	4528	18652	4	74,608	18,344	<b>73,376</b>	
54 WILSON	30.4.20	Exempt	4592	19967	2360	NL	8134	30461	28	852,908	9,824	<b>275,072</b>	
INDICATIVE **	2020-21	5116	4507	16100	4265	501	9796	40285					
RC12577S	30.11.20	5116	4507	16100	4265	501	9796	40285					
INDICATIVE **	2021-22	5504	4929	17222	3403	501	11141	42700					
BROWNS DRIVE	20.12.21	1607	2365	8268	1633	240	5348	19461	99	1,926,639	23,239	<b>2,300,661</b>	
8-10 WILSON	23.12.21	Exempt	3943	13777	1650	NL	5570	24940	6	149,640	17,760	<b>106,560</b>	
INDICATIVE **	2022-23	5129	5056	17772	3433	501	14156	46047					
INDICATIVE **	2023-24	3586	3974	19498	4188	501	10100	41847					
* Estimate	NL Not listed	** Waihi Beach									<b>4,709,730</b>		<b>3,612,299</b>

In four years developers got discounts of \$3.6 million at Waihi Beach. Extrapolating that across the district gives us \$36 million, or \$9 million per year that could be saved if developers paid their fair share. We note that Council proposes big increases to fincos and suspect this is because fincos have not been funding growth as they should have been. Why then have Council staff been giving such generous discounts? We think a forensic accountant should be employed to find out why these discounts were given.

Although Fincos make up about 15% of Council's rates take Council has been very slow in starting consultation on them for the Long Term Plan. We don't know how they can complete their LTP without setting Fincos and they should not do that until they have consulted with the public. We suspect they will try to shut the public out of consultation.

The document states: "We are undertaking a historical review of all projects to consider whether there is any residual unfunded growth debt. Any changes to our current approach will be subject to future consultation with the community." We take this to mean that Council does not know if fincos collected previously were enough to cover the cost to council of these developments. If they don't know this how can they set fincos for the future? This is another of the problems with this LTP. It was prepared and approved without any public input on financial contributions.

## **WASTEWATER**

Why are we going to spend \$17.1 million on the Waihi Beach sewerage treatment plant when millions have been spent on it in the last few years? It was built to service 21,000 people so should not need enlarging. The proposed spend is almost as much as the cost of the original plant and all the reticulation a little over 20 years ago. There is very little space for more housing at Waihi Beach so how are 1850 ratepayers going to pay for additions (improvements?) to the treatment plant? That is a bit over \$9000 each.

Council has been paying a working group to investigate land disposal options for Katikati's sewerage for the last three triennia. We are not aware of any report on their findings. Why is Council budgeting such a huge amount (around \$68 million) for an ocean outfall without any public consultation?

And although it may appear quite trivial in the overall picture why is council budgeting \$352,400 for "Omokoroa Manhole Repair"?

## **TRANSPORT**

\$25 million has been budgeted for the Omokoroa Roundabout. We thought Kianga Ora was going to pay for this and that is why Council voted for that ridiculous Plan Change 92. Has Council not been straight-up on this one?

Why are all the big-ticket items in Transport allocated to "One Network Maintenance Contract"? We have been told that this contract does not exist anymore?

## **RATES REMISSION FOR CONTIGUOUS PROPERTIES**

Section 20 of the Local Government (Rating) Act 2002 provides for two or more contiguous rating units to be treated as one unit for assessment of rates if they are owned by the same person and used jointly as a single unit. We know of a residential property with capital value of \$1,010,000 where the owner is paying only the General Rate, the Roothing Rate and Water Connection (a total of \$2078) because it is contiguous with another property. Another lot just 100 metres away in the same street with a capital value of \$630,000 has rates of \$3446.

We can understand that this would be fair enough if the two units were in a rural area and comprised a productive enterprise like a farm or orchard. But this property is residential and not part of any enterprise. One of the criteria for rates remission is that it will not be granted on targeted rates for water supply, sewage disposal or refuse collection. This

property is paying for water supply but none of the other targeted rates. Why is it not paying for sewerage availability and storm-water at the very least?

We think Council should carry out an audit of properties paying minimal rates to ensure they really qualify for all the different ways of getting rates remission.

### **PENSIONER HOUSING**

Why is there no mention of pensioner housing or housing for seniors? We do not think that Council should be in the business of providing elder housing but we do think they should help any other group to replace the pensioner housing they demolished at Waihi Beach.

### **COMBINING RATES**

Council is proposing to combine District Wide Roding Rate, District Library Charge, Environmental Protection Rate, and Western Bay Museum targeted rates into the UAGC. They claim that combining four targeted rates will “simplify the rates invoicing and more accurately reflect how activities are funded.” We doubt it will simplify rates invoicing because that should all be automated. And it definitely will not reflect how activities are funded more accurately as claimed. Why shouldn’t ratepayers be able to see how much they are subsidising library users or the Western Bay Museum?

### **RESOURCE CONSENTS**

The LTP states: *“LIMs and resource consents had a target of 100% user fees with any shortfall to be met from general rates; public enquiries and Environment Court Appeals are funded 100% from general rates. We’re suggesting a simpler and more adaptable approach to explain how the overall funding for Resource Consents works, acknowledging that economic conditions affect funding levels. We’ll still fund this activity through user fees and charges, but we’ll increase the portion funded by general rates to recognise the broader development, economic and housing benefits to the public.”* What benefit do the public get from LIMs and resource consents? Many of the resource consents granted recently at Waihi Beach have seriously inconvenienced and negatively affected both the public and ratepayers.

The LTP continues: *“Due to economic conditions and the increasing complexity of resource consent applications, the first four years of our Long Term Plan 2024-34 will need more general rates funding than outlined in the policy. However, this aligns with our strategic priority of enabling housing by helping the public understand consent requirements. We’ll keep reviewing our fees to ensure they’re fair and reflect the benefits users receive from our services.”*

Why should the *“increasing complexity of resource consent applications”* need to be funded by general rates? Our experience is that the increasing complexity of resource consent applications is almost always the result of developers trying to bypass the District Plan rules. These rules are there to protect residents. Why should ratepayers subsidise the rule-breakers?

We are aware of a situation where a developer applied for a non-complying resource consent and then applied for a reduction in fincos. The application for fincos was out of date so the developer was allowed to use the original application to apply for a new consent. He was then able to apply for a discount on the fincos within the time limit and get a reduction. We think if staff stopped pandering to developers this problem would go away.

## **REGULATORY SERVICES**

The LTP document states: *'For Building Services, we're moving away from detailed sub-activity (for example: building consent processing, building consent inspections, BWOFs, compliance and monitoring) funding to a more simple and flexible approach which considers the economic conditions. We're proposing banding of "moderate" funding from user fees and "low" general rates to reflects (sic) the public enquiries and complaint response component and provides more transparency on how the Building Services activity is funded.'*

The "low" band for general rates could mean that ratepayers could be contributing up to 45% of the cost of these building services. That is completely unacceptable.

We contend that if Council compliance officers did a better job of ensuring developers complied with the rules they would not get so many call-outs. There is frustration in the community which regularly sees Council planners and developers finding ways around District Plan rules and consent conditions.

## **USE OF THE LGCI**

We have serious reservations about the use of the Local Government Cost Index. We think the use of the LGCI is simply a cover for councils which don't try to get value for money. It is irrational to claim that supplies used by local government have increased in price at a faster rate than supplies used by the rest of the community. And that this has been going on for decades. Council needs to be more prudent when spending ratepayer's money

## **CLIMATE CHANGE**

Council is budgeting to spend \$25.4M over the next ten years for planning for climate change. Given that empirical sea level data do not show that sea level is rising at a rate that will result in land inundation over the next century any planning for it is unnecessary. In any case, this is something that is the responsibility of the Regional Council. We recommend that this expenditure be removed from the LTP.

Keith Hay  
Chairman  
KKWBRRRA

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15/6/24

## Submission on Long-term Plan from Priority Te Puna Inc.

### Changing the timing of some Projects

We **Support Councils Option 1** Rates. I fully Support keeping Rate increases to an absolute minimum. Holistic Planning for the future development of infrastructure and housing takes priority over nice to-haves in this time of economic challenge.

Having dealt extensively with Council we expect a much harder line dealt to developers. Grey areas, Council mistakes, and laxity result in massive staff resources to fix later.

Resources need to go into upgrading The District Plan. The District Plan details and definitions need massive tightening up, which will result much more efficient use of staff and ratepayers' time and energy. Equitable attention needs to be given to all areas of the District, Omokoroa has cost ratepayers an inequitable share of rates. Te Puna has been neglected and trampled on.

We **support Option 1 Rates differential for commercial/ industrial zones to some degree as long as** these operators don't NOT use this as leverage to **influence** council.

We support **Option 1** permanently stopping the Town Centre Development Fund. Te Puna doesn't benefit from this.

### Te Puna Station Road.

- We support hapu cultural concerns about ongoing damage to the Pa site. The Pa site and its hinterland must be protected.
- We support financial responsibility and common sense in avoiding unpredictable future costs to ratepayers in this challenging geographic location.
- We support all avoidance of damage to wildlife and well-established native trees and the river that would occur with construction.
- Emergency detour considerations. Emergency vehicles can use Clarke Rd as a necessary detour, Te Puna Station Rd riverside section is not necessary to be the emergency vehicle detour in the event of a SH2 incident.

SH2, Clarke Rd to the Wairoa bridge, is a short section and that section is sufficiently wide enough for emergency vehicles. The TNL is well on track and will open probably

before any complex consents, and works, to the satisfaction of iwi could be done on Te Puna Station Rd anyway.

- We do NOT support any ratepayer money going into other local roading upgrades for the benefit of private industrial activity.

<b>Our Community Outcomes</b>	<b>Our Strategic Priorities</b>
<ul style="list-style-type: none"><li>• We can all enjoy a healthy and safe lifestyle</li><li>• Our communities are vibrant and welcoming to all</li><li>• Leaders are effective, informed, and inclusive</li><li>• Our environment is clean, green and valued</li><li>• Our economy is thriving</li><li>• We have authentic Te Tiriti based relationships with tangata whenua</li></ul>	<ul style="list-style-type: none"><li>• Enabling Housing</li><li>• Empowering Communities</li><li>• Growing authentic Te Tiriti based relationships</li><li>• Providing well maintained, resilient and effective infrastructure</li><li>• Responding to climate change</li></ul>

### **Community Outcomes.** Priority Te Puna comments on how these relate to our neighbourhood.

- **We can all enjoy a healthy and safe lifestyle**  
Te Puna community will be destroyed with industrial development on Te Puna Station Road, increased traffic volume will serve to bisect the community. Te Puna Road will become very unsafe. Children will not be able to walk or bike to the rural school or local shops. Cyclists accessing the cycleway will be at risk. Lifestyle around this issue will be permanently negatively affected and therefore very unhealthy.
- **Our communities are vibrant and welcoming to all.**  
Te Puna cannot be vibrant and welcoming to all due to the massive amount of industrial traffic that constantly streams through it to the SH or TNL.
- **Leaders are effective, informed, and inclusive.**  
Leaders cannot be effective until the vagaries, inconsistencies and errors of the WBOPDC District Plan are tidied up. Looseness of definition, looseness in ensuring all plan change documents are referenced and adhered to in Structure Plans, looseness in time frames around development obligations all need to be sorted.
- **Our environment is clean, green and valued.**  
Proposed High Risk industry in close proximity to the waterways and on low-lying land is in direct conflict with this desired outcome.
- **Our economy is thriving.**

Te Puna economy is already negatively affected by the threat of industry in the heart of the community. Function venues, road noise, safe property accessibility, investment decisions on private properties, and rural horticultural properties are already being affected by the threat of industrial traffic, and industry affecting rural environment.

- **We have authentic Te Tiriti based relationships with tangata whenua.**  
We support this.

Responding to climate change.

- Need to ban fill near all waterways.
- Ban any fill that pushes stormwater from one property to any other.
- Need to mandate 20m setback from all waterways for any development.
- Need to have stream and drain maintenance as a priority- we have seen a renewed pre-winter stream and drain clearing focus in Auckland. That needs to happen here.
- Need to have very clear understanding as to jurisdiction on drains and waterways between WBOPDC and BOPRC- at the moment this is ill-defined so no one takes responsibility. This is unacceptable.

**Council must ensure all developers pay for the infrastructure (new or upgraded) that their development requires. Existing residents can't carry the cost of other people wanting to move in.**

Place-**based engagement to understand local community priorities.** Te Puna locals have told Priority Te Puna of the need for proper meetings on Council/ community issues at the Memorial Hall. They have said Meet and Greet occasions, such as the playground opening should be kept to celebrations of that. They are not events for consultation.

**Communities are empowered** when they feel heard, included in decision making, and asked for ideas.

NB Please check/ search all references to Te Puna in the wider LTP document as details need to be verified as current. Heartlands has brought out-of-date issues to our attention.

Sincerely

Alison Cowley  
Diana Honeybone  
for Priority Te Puna

