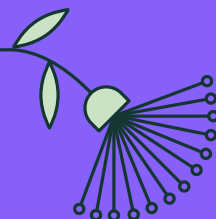
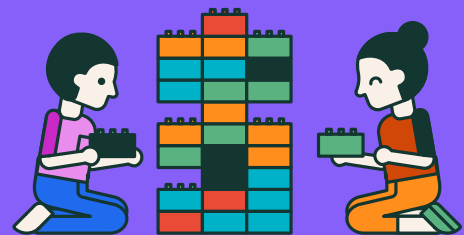
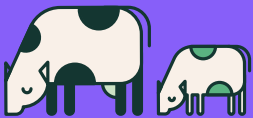




Long Term Plan 2024-2034

Full Deliberations Pack



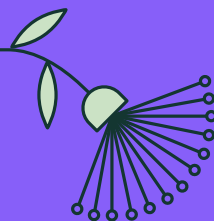
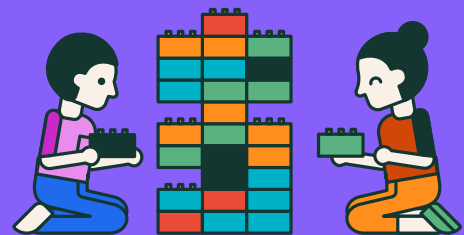
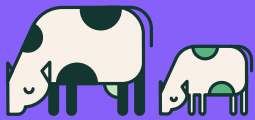
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Deliberations Issues and Options



Long Term Plan 2024-2034
 Project Timing and Rates Affordability
 Author: Matt Leighton, Sarah Bedford
 General Manager: Executive Leadership Team

Issues and Options Paper

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-01	Key proposal 1 - Project timing and Rates affordability
Issue	01	Project timing and Rates affordability
Submission ID		Summary of submissions – Pages 284 - 331
Related strategies/Activity Plans		Financial Strategy, Infrastructure Strategy, Activity Plan project lists

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	
Enabling housing	Yes	The capital and operational projects all work towards our strategic priorities.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative

Purpose

The purpose of this Issues and Options paper is to consider the community submissions received through consultation and look at the timing of projects for the Long Term Plan 2024-34 and impacts on rates affordability.

Background

One of the key questions asked through the Long Term Plan Consultation Document was “We need to change the timing of some projects to reduce the impact on rates –What do you think?”.

Council sought feedback on how to balance delivery of capital and operational projects and rates increases. Several specific projects were identified, and delivery pushed out further in order to spread the debt and rates impacts of these.

Developing the budgets for the next ten years has involved some significant challenges, especially with inflation and interest rates having changed significantly over the past three years (since the last Long Term Plan was adopted). This has meant what was planned previously will cost more, due to the cumulative impact of the three years. Councils across the country have faced similar pressures with an average proposed rates increase of 15% nationwide.

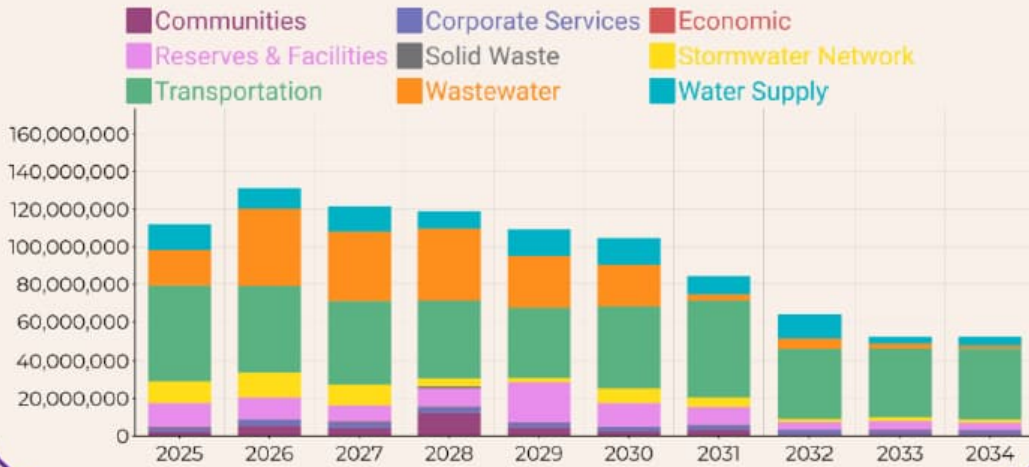
Council is very aware of the pressure faced by our residents and businesses – affordability, cost of living, inflation and the current economic conditions.

In developing the Long Term Plan for consultation, Council looked in detail at the capital and operational budgets and considered how we can reduce and smooth the costs over the next 10 years. This included considering deliverability concerns, community expectations, affordability, sweating assets and amending the timing of projects to reduce costs.

The below graphs reflect Council's planned capital and operational expenditure, as presented in the Consultation Document.

Capital Expenditure by Activity

2024-34



Total Operational Expenditure

Our operating expenditure covers the day-to-day costs of delivering our services over the Long Term Plan (and includes interest, depreciation, and overheads).



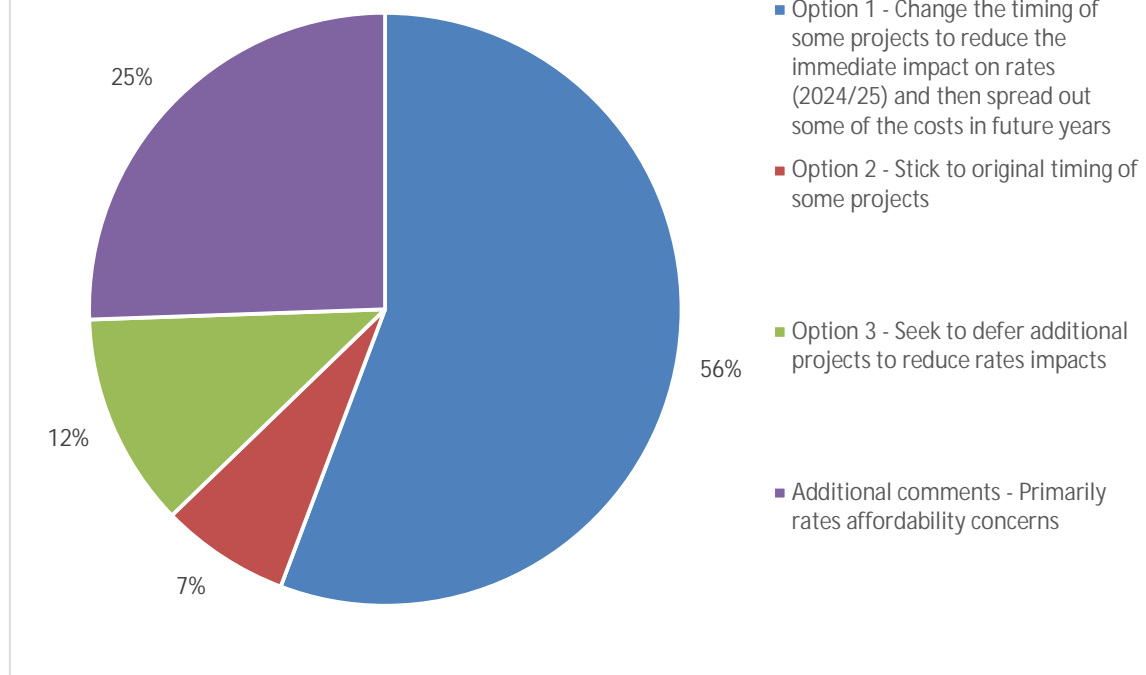
Overview of feedback received.

449 submitters made 547 submission points on this topic.

The feedback can be grouped across four key themes.

- Change 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 - Option 1 (preferred option, increasing the rates average requirement by 13.6% in year one, as per the Consultation Document).
- Stick to original timing of some projects - Option 2 (increasing the rates average requirement by 24.4% in year one, as per the Consultation Document).
- Seek to defer additional projects to reduce rates impacts – Option 3 identified by submitters.
- Additional comments (additional points raised by submitters primarily raising concerns with the affordability of rates and seeking a reduction in the proposed increase)

Key Proposal 1 - Responses by number of submitters



286 submitters (56%) indicated that option one was their preferred option. 36 submitters selected option two (7%). 60 sought to see further deferrals (12%) and 131 submitters made additional comments on the matter (25%), particularly regarding rates affordability. (Note that submitters can select an option and also make comments). Some submitters raised points on specific projects.

The general themes

The below is a high-level summary of the key themes and cannot replace the detail and specific points raised by all submitters. The summary of submissions and full submission pack are attached to this agenda.

The large number of submitters that chose option one (56%) and the few that comment, generally make acknowledgement that whilst the proposed rates increase is high, it spreads the costs over several years.

The submitters that chose option two (7%) and the few that commented in relation to this option sought earlier progress on project delivery and often named specific projects.

Option three and the additional comments (12% and 25% respectively) share largely similar themes, principally concern at the level of the proposed rates increases and a desire to see a reduction. Concerns were raised regarding the cost of living and current economic conditions, and the pressure of rates on the

community (the impact on residents with fixed incomes and kiwifruit growers who have recently had revaluations was raised by several submitters). A closer relationship to the Consumer Price Index (CPI) measure of inflation was sought by some submitters. The submission points raised under option three and in the additional comments sought rates savings with some identifying specific projects to defer/cancel or other approaches to achieve this. Expenditure across all of Council was sought to be revisited, with staff costs specifically highlighted by some submitters (9). Increased funding from developers was also sought by some (3).

Specific Projects

Some submitters commented on the specific projects discussed through the Consultation Document.

- The Northern Harbour Boat ramp was sought (by Tauranga City Council) to be moved into the next ten years to avoid additional pressure on their network. Two submitters sought for it to be cancelled permanently (including the Katikati Community Board).
- Te Puke Swimming Pool received several comments. Sport Bay of Plenty pointed to both the National Aquatic Facilities Strategy 2024 and the Bay of Plenty Spaces and Places Strategy 2024, and mentioned the pressing need for facilities for sport, recreation and teaching water safety skills. Some submitters (9) questioned if the pool was a need or that the existing facility was sufficient. One submitter felt it was needed but sought more direct allocation of costs.
- The Maketu Community hub timing was supported by the Maketu Community Board. Seven other submitters suggested it be removed or questioned if it was essential.
- The Ōmokoroa ferry infrastructure project received five submissions that sought for it to be deferred further or removed. Two submitters supported the project and proposed timing. One submitter sought for a more direct allocation of costs on those that benefit.
- The TECT Park projects received four submissions seeking further deferral or cancellation, two submissions specifically supporting the projects and proposed timing (from Tauranga City Council as joint owners of the park, and Sport Bay of Plenty), and one submission suggesting alternative external funding be sought.
- Paengaroa Domain was identified by Sport Bay of Bay of Plenty as a priority project in the Bay of Plenty Spaces and Places Strategy 2024.

Staff response/Overview of options

Balancing delivering outcomes, projects and services for the community and managing the cost is the key purpose of the Long Term Plan. The difficult economic environment and the impact for our residents has been a key consideration through the Long Term Plan process.

In considering the impact for our residents reverting back to the original timing of some of the projects in the Long Term Plan 2024-34 (which resulted in a 24.4% rates increase) is not a practicable option. Projects such as the Te Puke swimming pool and Te Puke Library are not currently able to proceed with the previous timing, as work is still required to determine scope, scale and location of these projects. It would also result in too many projects being delivered in the first few years of the Long Term Plan and therefore putting too much pressure on the deliverability of our capital programme, as well as an untenable rates increase to our residence.

There are two key options.

1. Retain as per the Consultation Document - Change 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. - Option 1 (preferred option, increasing the rates average requirement by 13.6% in year one, as per the Consultation Document).
2. Option 2: THAT Council retain the project list as per the Consultation Document and supporting information but amends or removes the following projects to reduce rates impacts. The specific projects to be removed from the Long Term Plan are:
 - a) Project 293201-A – Network Upgrades – JOG - Katikati Bypass
 - b) Project LTP25/34-10 – Maketu Community Hub
 - c) Project 354001-A – Transportation - Ōmokoroa Ferry Infrastructure
 And additional savings be made from:
 - d) Reduce the operational spend for Dave Hume Pool across the 10 years
 - e) Reduce the operational spend for Te Puke Swimming Pool
 - f) Reduce the Economic Development Activity budget for years 1, 2 and 3.

Options (recommended in bold)	
1	THAT Council retain the project list and resultant rates increase, as per the Consultation Document and supporting information (increasing the rates average requirement by 13.6% in year one, as per the Consultation Document preferred option).
2	THAT Council amend or remove projects to reduce rates impacts. The specific projects to be removed from the Long Term Plan are: <ol style="list-style-type: none"> a. Project 293201-A – Network Upgrades – JOG - Katikati Bypass b. Project LTP25/34-10 – Maketu Community Hub c. Project 354001-A – Transportation - Ōmokoroa Ferry Infrastructure And additional savings be made from: <ol style="list-style-type: none"> d. Reduce the operational spend for Dave Hume Pool across the 10 years e. Reduce the operational spend for Te Puke Swimming Pool f. Reduce the Economic Development Activity budget for years 1, 2 and 3.

Option 1: THAT Council retains the project list and resultant rates increase, as per the Consultation Document and supporting information (increasing the rates average requirement by 13.6% in year one, as per the Consultation Document preferred option).

Advantages

- Reflects the majority of submissions (56%).
- Seeks to balance delivery for the community with spreading of costs.
- Programme of work has been considered from an all of Council deliverability.
- Strikes a balance between affordability, deliverability, and asset integrity.
- Provides clear direction on Council projects.

Disadvantages

- May be considered by the community as not rephasing projects enough to reduce the rates impact.
- Some areas of the community may want some projects delivered as was previously planned.

Option 1: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
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No financial impact

Option 2: THAT Council retains the project list as per the Consultation Document and supporting information but amends or removes the following projects to reduce rates impacts. The specific projects to be removed from the Long Term Plan are:

- a. Project 293201-A – Network Upgrades – JOG - Katikati Bypass
- b. Project LTP25/34-10 – Maketu Community Hub
- c. Project 354001-A – Transportation - Ōmokoroa Ferry Infrastructure

And additional savings be made from:

- d. Reduce the operational spend for Dave Hume Pool across the 10 years
- e. Reduce the operational spend for Te Puke Swimming Pool
- f. Reduce the Economic Development Activity budget for years 1, 2 and 3.

Advantages

- Responds to submitter comments (37% submitters).
- Reduced impact on ratepayers over the 10 years.

Disadvantages

- Removal of these projects may not meet community expectations.
- May be perceived as certain areas being disadvantaged compared to other areas of our District.
- Potential impact on level of service and ability to deliver outcomes, projects and services

Option 3: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding											
• Rates					(150)	(675)	(1,290)	(615)			(2,730)
• External					(30)	(135)	(1,020)	(885)			(2,070)
• Other Reserves			(1,000)		(120)	(540)	(540)				(2,200)
Opex cost – Service delivery		(332)	(378)	(1,413)	(941)	(300)	(300)	(300)	(300)	(300)	(4,564)
Total impact		(332)	(1,378)	(1,413)	(1,241)	(1,650)	(3,150)	(1,800)	(300)	(300)	(11,564)

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

THAT Council retains the project list as per the Consultation Document and supporting information but amends or removes the following projects to reduce rates impacts. The specific projects to be removed from the Long Term Plan are:

- a. Project 293201-A – Network Upgrades – JOG - Katikati Bypass
- b. Project LTP25/34-10 – Maketu Community Hub
- c. Project 354001-A – Transportation - Ōmokoroa Ferry Infrastructure

And additional savings be made from:

- d. Reduce the operational spend for Dave Hume Pool across the 10 years
- e. Reduce the operational spend for Te Puke Swimming Pool
- f. Reduce the Economic Development Activity budget for years 1, 2 and 3.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034

Reduce roading and walkway/cycleway projects to reduce the impact on rates

Author: Katy McGinity

General Manager: Cedric Crow

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-03	Key proposal 2 – Reduce roading and walkway/cycleway projects to reduce the impact on rates.
Issue	03-09	<ul style="list-style-type: none">• Option 1 (Preferred) – Spend less on specific roading and walkway/cycleways projects to reduce the impact on rates.• Option 2 – Spend more on specific roading and walkway/cycleway project budgets• Prioritise road maintenance spending over walkways and cycleways• Walkway/cycleway maintenance• Spend even less than proposed• Community Board Roding Rate• Prioritise investment in walking and cycling
Submission ID		Summary of submissions - Pages 3 to 34
Related strategies/Activity Plans		Transportation Activity Plan

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	Please explain how your project contributes to one or more of the below strategic priorities:
Enabling housing	No	The provision of transportation infrastructure enables our communities to live, work and play across our district. Providing resilient, well maintained and efficient transport infrastructure ensures that the needs of our communities are being responded to, are fit for purpose and future proofed against the significant challenge that climate change poses. Councils Walking and Cycling Programme delivers opportunities for mode shift, recreational use and supports economic development.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative		
<p><u>Purpose</u></p> <p>The purpose of this Issues and Options paper is to provide an overview of the feedback received through the Long Term Plan submission process that relate to key proposal 2 which asked <i>'We need to spend less on some roading walkway/cycleway projects to reduce the impact on rates – what do you think?'</i></p>		
<p><u>Background</u></p> <p>An issues and Options paper was presented on 19 March 2024 where Elected Members were asked to provide direction to vary five transportation projects. As a result of this paper key proposal 2 was agreed and included in our consultation document.</p> <p>The below table outlines projects that Council have proposed to vary:</p>		
Project no.	Project description	Proposed change
283202	Rural Road (minor upgrades of roading)	Reduce year one (2024/2025) budget to \$0.

282702	Waihi Beach Community Roothing Funding	Reduce Year One (2024/25) budget to \$0 and make use of existing reserve funds. Revert to current funding arrangements from Year Two (2025/26) onwards.
282802	Katikati Community Roothing Funding	
282902	Omokoroa Community Roothing Funding	
283002	Te Puke Community Roothing Funding	
283102	Maketu Community Roothing Funding	
307601	Walking and cycling	Reduce the proposed budget from \$1.5m to \$500,000 for Years 2025 to 2034.
353901	Public Transport Infrastructure (UFTI Commitment) e.g. bus shelters and bus bays.	Reduce the proposed budget for year 2024/25 to \$0. Revert to current funding arrangement from Year Two (2025/26) onwards \$109,000)
283408	Seal Extension – sealing of gravel roads.	Reduce the proposed budget from \$2m to \$1.5m for Years 2025 to 2034.

The options set out in the Consultation Document are listed below:

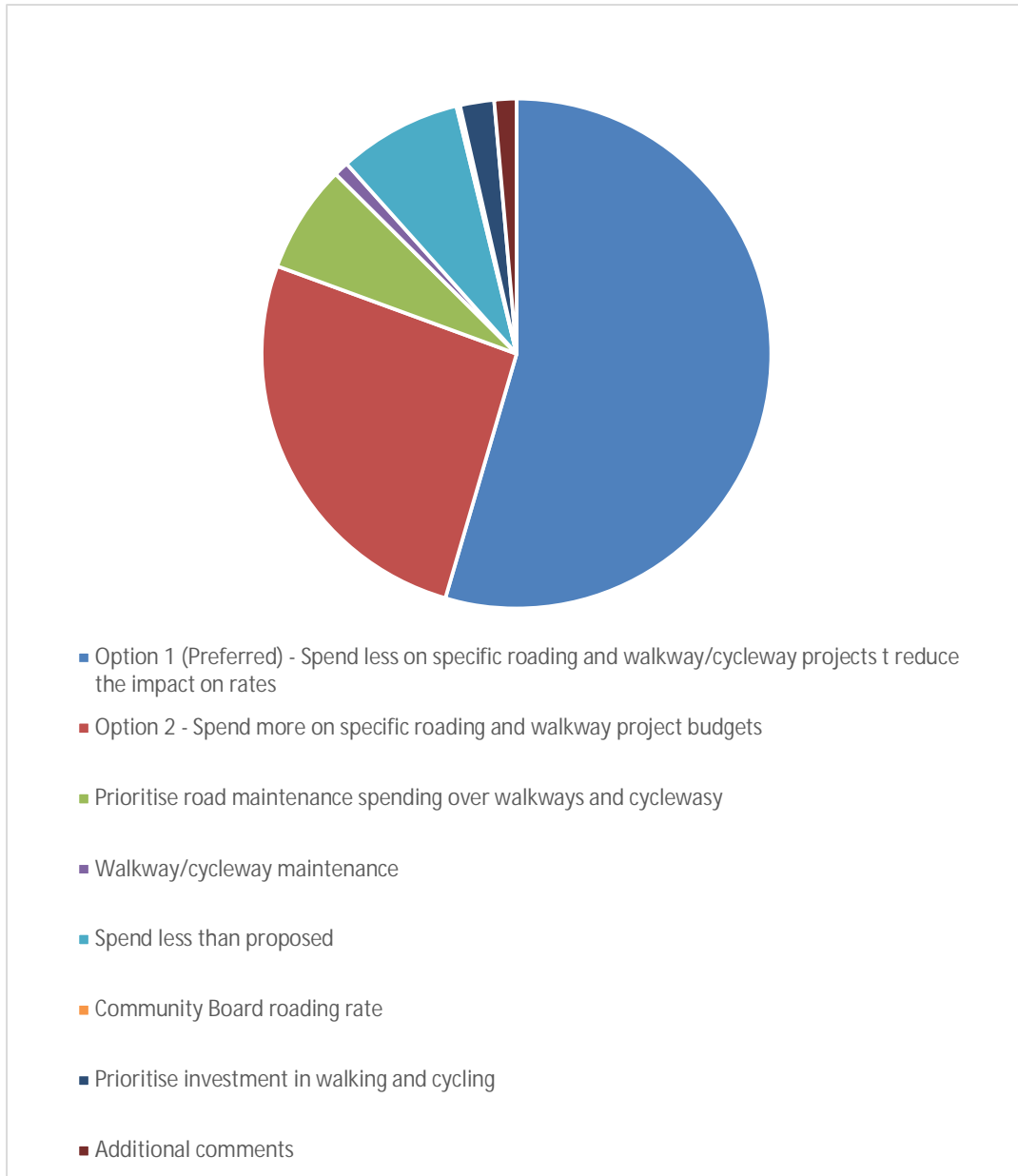
- *Option 1 (Preferred): Spend less on specific roading and walkway/cycleways projects to reduce the impact on rates.*
- *Option 2: Spend more on specific roading and walkway/cycleway project budgets*

Overview of feedback received.

422 submission points were received on this key proposal. These were categorised into seven codes, as outlined below:

- Option 1 (Preferred) – Spend less on specific roading and walkway/cycleways projects to reduce the impact on rates.
- Option 2 – Spend more on specific roading and walkway/cycleway project budgets
- Prioritise road maintenance spending over walkways and cycleways
- Walkway/cycleway maintenance
- Spend even less than proposed
- Community Board Roothing Rate
- Prioritise investment in walking and cycling
- Seal extensions

- Additional comments



Analysis of each of these categories is provided below:

Option 1 (Preferred) – Spend less on specific roading and walkway/cycleways projects to reduce the impact on rates

230 submission points were received in support of this option. The majority of these submissions selected the preferred option set out in the Consultation Document which stated *Spend less on specific roading and walkway/cycleway projects to reduce the impacts on rates 13.6% rate increase in 2024/25 (year one).*

Option 2 – Spend more on specific roading and walkway/cycleway project budgets

110 submission points were received in support of this option which proposed to *spend more on specific roading and walkway/cycleway projects budgets (in line with 2021-2031 Long Term Plan budgets)*. This is in addition to the proposed 13.6% rates increase.

Prioritise road maintenance spending over walkways and cycleways

29 submission points were coded to this point. These submissions supported spending less on walkway/cycleway projects and concentrate on fixing existing roads and road maintenance.

Walkway/cycleway maintenance

Four submission points were received relating to walkway/cycleway maintenance. These submission points supported better maintenance of existing walkways/cycleways.

Spend even less than proposed

33 submission points were received supporting that Council spend even less on roading and walkway/cycleway projects than what was proposed. Most of these comments related to walkway/cycleways citing that no further money should be spent on these.

Community Board Roding Rate

One submission point was received in relation to the Community Board Roding Rate proposed change. This submission did not support the suspension of the roading rate allocated to Community Boards stating that this was a fund which allowed Community Boards to address local projects within the community.

Prioritise investment in walking and cycling

Nine submission points were received supporting that Council prioritise investment in walking and cycling and not reduce funding for this as proposed in the Consultation Document. Several submitters stated specific support for walkways/cycleways in and around the Te Puke area.

Seal Extension

Three submissions were received advocating for continued investment in the seal extension programme.

Roding, walkway, cycleway cost reduction additional comments

Six submission points were received and coded as additional comments. One comment stated that he did not see the relevance of the rephased projects to the Katikati region why one submission suggested not starting

any further project under existing roading infrastructure was at an acceptable standard.

Three of the comments related to rural roading citing concerns with the reduction of the rural road fund in year one (2024/25) to \$0. New Zealand Kiwifruit Grower supported the concerns expressed by Federated Farmers BOP regarding no allocation of funds for rural roading and the alleged significant under investment for the next 10 years and shared their concern on how the rural works charge would be distributed. The remaining two comments relate to walkways and cycleways. One submitter cited that cycleways are not needed if they impact roads and one submitter supported a better separation of funding for roading and walkway/cycleway infrastructure and suggested that new cycleways should be included in the development costs of residential areas.

Social media sentiment

Several comments were made on the facebook post for this topic. Several comments supported a focus on road maintenance over other expenditure while other comments related to specific walkway/cycleways in the district.

Staff response/Overview of options

Option1

Key proposal two asked *We need to spend less on some roading and walkway/cycleway projects to reduce the impact on rates – what do you think?* Feedback on this issue has received majority support Option 1 *Spend less on specific roading and walkway/cycleways projects to reduce the impacts on rates.* Option 1 set out below reflects this support and proposes that Council agrees to spend less on specific roading walkway/cycleway projects. This is the recommended option.

Option 2

We also recognise that support was also received for key proposal two Option 2 which was to *Spend more on specific roading and walkway/cycleway project budgets (in line with 2021-31 Long Term Plan budgets).* Option 2 set out below reflect this support however this is not the recommended option.

Further reductions to roading and walkway/cycleway projects

There was support for further reductions to spending including reducing the funding of walkways and cycleways further, we are mindful that funding for these projects have already been significantly reduced and on balance there is some support for retaining of walkway/cycleway funding. It is noted that further cost reductions will be explored in the Issues and Options

paper for Key Proposal 1 so for the purposes of this paper this is not considered a practicable option at this time.

Rural roading

Submissions concerning rural roading raised concerns that there is a lack of funding allocated to rural roading across the 10 years. It should be noted that existing roading maintenance and renewals budgets not contemplated within the key proposal include rural roads and the project considered within this proposal relates to delivery of some minor roading improvements in rural areas only.

Seal Extension

Surfacing of unsealed roads is not an activity subsidised by Waka Kotahi. Approximately 14% of the Western Bay Road network consists of unsealed, gravel roads. Projects to upgrade unsealed roads by the application of bituminous surfacing and other improvements are undertaken annually according to Council's Seal Extension Prioritisation Policy.

Options (recommended option in bold)																
1	THAT Council agrees to make no changes to the draft roading, and walkway/cycleway project budgets as consulted on through the Long Term Plan 2024-34 and identified below:															
	<table border="1"> <thead> <tr> <th>Project description</th> <th>Proposed change</th> </tr> </thead> <tbody> <tr> <td>Rural Roding (minor upgrades of roading)</td> <td>Reduce Year One (2024/25) budget to \$0</td> </tr> <tr> <td>Waihi Beach Community Roding Funding</td> <td rowspan="4">Reduce Year One (2024/25) budget to \$0 and make use of existing reserve funds. Revert to current funding arrangements from Year Two (2025/26) onwards.</td> </tr> <tr> <td>Katikati Community Roding Funding</td> </tr> <tr> <td>Omokoroa Community Roding Funding</td> </tr> <tr> <td>Te Puke Community Roding Funding</td> </tr> <tr> <td>Maketu Community Roding Funding</td> <td></td> </tr> <tr> <td>Walking and cycling</td> <td>Reduce the proposed budget from \$1.5m to \$500,000 for Years 2025 to 2034.</td> </tr> <tr> <td>Public Transport Infrastructure such as bus shelters and bus bays</td> <td>Reduce the proposed budget for Year One (2024/25) to \$0. Revert to current funding arrangements from Year Two (2025/26) onwards (\$109,000)</td> </tr> </tbody> </table>	Project description	Proposed change	Rural Roding (minor upgrades of roading)	Reduce Year One (2024/25) budget to \$0	Waihi Beach Community Roding Funding	Reduce Year One (2024/25) budget to \$0 and make use of existing reserve funds. Revert to current funding arrangements from Year Two (2025/26) onwards.	Katikati Community Roding Funding	Omokoroa Community Roding Funding	Te Puke Community Roding Funding	Maketu Community Roding Funding		Walking and cycling	Reduce the proposed budget from \$1.5m to \$500,000 for Years 2025 to 2034.	Public Transport Infrastructure such as bus shelters and bus bays	Reduce the proposed budget for Year One (2024/25) to \$0. Revert to current funding arrangements from Year Two (2025/26) onwards (\$109,000)
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	Seal Extension – sealing of gravel roads	Reduce the proposed budgets from \$2, to \$1.5m for Years 2025 to 2034.
2	THAT Council agrees to spend more on specific roading and walkway/cycleway project budgets (in line with 2021-31 Long Term Plan budgets).	

RECOMMENDED OPTION	<p>THAT Council agrees to make no changes to the draft roading, and walkway/cycleway project budgets as consulted on through the Long Term Plan 2024-34 and identified below:</p>	
	Project description	Proposed change
	Rural Roding (minor upgrades of roading)	Reduce Year One (2024/25) budget to \$0
	Waihi Beach Community Roding Funding	Reduce Year One (2024/25) budget to \$0 and make use of existing reserve funds. Revert to current funding arrangements from Year Two (2025/26) onwards.
	Katikati Community Roding Funding	
	Omokoroa Community Roding Funding	
	Te Puke Community Roding Funding	
	Maketu Community Roding Funding	
	Walking and cycling	Reduce the proposed budget from \$1.5m to \$500,000 for Years 2025 to 2034.
Public Transport Infrastructure such as bus shelters and bus bays	Reduce the proposed budget for Year One (2024/25) to \$0. Revert to current funding arrangements from Year Two (2025/26) onwards \$109,000)	

	Seal Extension – sealing of gravel roads			Reduce the proposed budgets from \$2, to \$1.5m for Years 2025 to 2034.							
<p>Advantages</p> <ul style="list-style-type: none"> • Responds to the majority of submissions received during the LTP 2024-34 Long Term Plan Consultation. • Enables retaining of the 13.6% rates increase as proposed through the 2024-34 Long Term Plan Consultation. • Enables staff to concentrate of other transport projects. 						<p>Disadvantages</p> <ul style="list-style-type: none"> • Does not respond to submitters who support retaining the budget levels for the existing projects including rural road, community roading funding, walking and cycling, public transport infrastructure and seal extension. • Curtails implementation of the Walking and Cycling Action Plan. • Curtals implementation of the Seal Extension Programme. • Defers delivery of public transport infrastructure. • Curtails Community Boards ability to deliver minor road improvements in their areas of benefit. • Defers delivery of some minor roading improvements in rural areas. 					
Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding	No change to draft budget										

Option 2: THAT Council agrees to spend more on specific roading and walkway/cycleway project budgets (in line with 2021-31 Long Term Plan budgets).

Advantages

- Maintains implementation of Walking and Cycling Action Plan.
- Maintains implementation of Seal Extension programme.
- Maintains implementation of PT Infrastructure
- Enables Community Boards to deliver minor road improvements.
- Enables delivery of some minor road improvements in rural areas.
- Responds to submitters who supported this option through the 202-34 Long Term Plan consultation.

Disadvantages

- Will result in no reduction to spend on identified projects.
- Will result in a rates increase above the 13.6% proposed through the 2024-34 Long Term Plan consultation.
- Does not enable staff to focus on other transportation projects.

Option 2: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding	2,721	2,586	2,643	2,705	2,764	2,821	2,878	2,938	2,995	3,054	
• Rates	1,998	1,866	1,907	1,951	1,994	2,035	2,076	2,119	2,160	2,203	
• Financial Contribution	174	122	125	128	130	133	136	139	141	144	
• External											
• Other (specify)	549	598	612	626	639	653	666	680	693	707	Other loans paid by road rate over 10 years

Recommended Decision

THAT Council agrees to make no changes to the draft roading, and walkway/cycleway project budgets as consulted on through the Long Term Plan 2024 - 34 and identified below:

Project description	Proposed change
Rural Roding (minor upgrades of roading)	Reduce Year One (2024/25) budget to \$0
Waihi Beach Community Roding Funding	Reduce Year One (2024/25) budget to \$0 and make use of existing reserve funds. Revert to current funding arrangements from Year Two (2025/26) onwards.
Katikati Community Roding Funding	
Omokoroa Community Roding Funding	
Te Puke Community Roding Funding	
Maketu Community Roding Funding	
Walking and cycling	Reduce the proposed budget from \$1.5m to \$500,000 for Years 2025 to 2034.
Public Transport Infrastructure such as bus shelters and bus bays	Reduce the proposed budget for Year One (2024/25) to \$0. Revert to current funding arrangements from Year Two 2025/26) onwards \$109,000)
Seal Extension – sealing of gravel roads	Reduce the proposed budgets from \$2m to \$1.5m for Years 2025 to 2034.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Key Proposal 3: Roading rate differential

To be tabled on Monday 26th September as tabled item 1

Long Term Plan 2024-2034
 Town Centre Development Fund
 Author: Rebecca Gallagher
 General Manager: Rachael Davie/Cedric Crow

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-05	Town Centre Development Fund
Issue	03, 04, 05, 06, 02	Option 1 – Stop permanently, Option 2 – Replace with a contestable fund, Option 3 – Status quo, Alternative approaches, additional comments
Submission ID		Summary of submissions – Pages 48 to 70
Related strategies/Activity Plans		Economic Development Activity Plan, Town Centre Plans

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	No	Having welcoming and well-maintained town centres is important to our communities. These are the places of connection for the community. These are areas where the community attend frequently and should provide a sense of community pride and ownership. They are important economic enablers for the community as they are hubs for businesses and attraction for employment. Planning well and involving the community in the plans for their town centres is important to create that sense of belonging in the community.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	No	

Staff Narrative

Purpose

This Issues and Options paper considers the submissions on the proposal of stopping the collection towards the Town Centre Development fund, and to fund projects through existing Council planning processes.

Background

The Town Centre Development fund has been in place since 2007. It is a \$10 per property component of the UAGC. The amount of \$10 per property has not increased, however the annual amount collected has increased through the increase in the number of rateable properties. In addition to this, the Katikati Community Board area has a \$22.40 per property targeted rate for Katikati Town Centre Development.

The rate was established to provide a significant capital fund to each of the major towns to enable town centre development and upgrading. Each town received the Town Centre Development Rate for a 4-year period. The order of the towns was based on the likely order of development and the status of the town centre plans. It was allocated in the following order:

1. Te Puke
2. Waihī Beach
3. Katikati
4. Ōmokoroa

The Community Boards in these respective areas determine the works undertaken, with sign off by Council. The types of works undertaken have included:

- Te Puke (2007 – 2010) – A total of around \$672,000 was used for the heritage walkway, Jubilee Park and associated town centre developments and the original main street upgrade. The town centre fund was a component.
- Waihī Beach (2011 – 2014) – A total of around \$748,707 was used for town centre planning, Two Mile Creek walkway planning, Dillon Street land purchase and sale, future bridge over Two Mile Creek and future additional carpark.
- Katikati (2015 – 2018) – A total of around \$720,000 used for upgrade of the ex-fire station to museum, Memorial Plaza in front of the Memorial Hall, Cherry Court upgrade, \$200,000 contribution to Community hub, future implementation of the town centre plan.

- Ōmokoroa (2019 – 2022) – A total of around \$880,000 used for purchase of the old library as a community building, old pavilion relocation and upgrade.

A decision on where to allocate the 2022/23 and 2023/24 funds has not been made, with the funds being held in reserve until a decision is made.

The total funds accumulated are not always fully spent. The following are the reserve balances for town centre development as at 30 June 2023:

1. Te Puke - \$88,375
2. Waihī Beach - \$465,071
3. Katikati - \$490,841 (includes the additional funds from the Katikati Town Centre Development rate)
4. Ōmokoroa - \$119,087
5. Unallocated town centre development reserve - \$226,164

The Annual Plan 2023/24 budgeted an additional \$237,016 to be collected for Town Centre Development. This would increase the unallocated Town Centre Development reserve to approximately \$463,180, plus any interest that may have accrued. The final reserve balances will be confirmed through finalising the Annual Report 2023/24.

Current issues

Several issues and concerns have been raised regarding the Town Centre Development fund approach including:

- It takes 16 years to come back round to each town and opportunities are missed or it is felt too long to wait;
- The fund itself is relatively small and has not been adjusted for inflation;
- The fund has been used for community facilities rather than town centre enhancement and is not meeting its original intentions;
- Some town centre plans are out of date or reviews are not necessarily focused on the purpose of the funds and try to address other immediate concerns;
- The role of community boards is somewhat unclear on the allocation or recommendation for allocation of the funds (they do not have mandate or the delegations currently to administer this expenditure but have a high degree of interest);

- Smaller centres feel left out and are concerned they may not be receiving the same levels of benefit;
- No agreement has been reached as to where or how the 2022/23 and 2023/24 funds collected will be spent; and
- Lack of transparency on what projects are funded by way of the town centre fund, and how it is linked to town centre development.

Town Centre Plans

There is a continued demand for town centre improvements. Town Centre Plans have been developed for Katikati (adopted 2022), Waihi Beach (2006) and Te Puke (2008). Ōmokoroa does not currently have a Town Centre Plan. These Town Centre Plans can provide a useful linkage between the Town Centre Development fund and the projects to be delivered, but it should be noted that in some instances the Town Centre Development fund has been used to progress development/projects not otherwise included in Town Centre Plans (for example, the Western Bay Museum, Ōmokoroa old library and pavilion building).

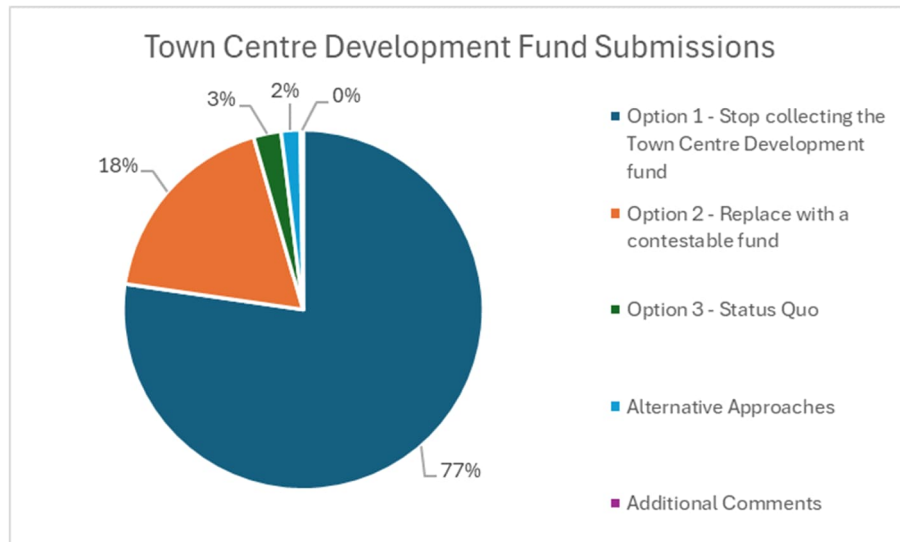
The issue of town centre development often crosses over with discussions on community facilities. This fund has previously been used to fund a broad range of town centre development projects (and in some cases things which are not necessarily town centre development, but community facilities). Community facilities funding is being considered through a separate Issues and Options Paper. The issue with referring to Town Centre development and development of community facilities, confuses the community need. Town Centre development is geographically focused on the main centres, whereas community facilities are not necessarily located within those areas. If the fund is to continue then clarity on the purpose of the fund is required, without it, we are collecting ratepayer funds with no transparency on what projects the funds are going towards.

The Long Term Plan does not currently include the \$10 per property component of the UAGC. This resulted in a reduction to the average rates increase by approximately 0.2%. This is considered a lever to reduce costs associated with the Economic Development activity.

At its 19 March 2024 meeting, the Annual Plan Long Term Plan Committee agreed to consult on the preferred option of stopping the collection of the fund, and to fund town centre projects on a by project basis.

[Overview of feedback received.](#)

The proposal to stop collection of the Town Centre Development fund was one of our key items for consultation. We received a total of 405 submissions points on the future of the Town Centre Development fund. 77% of this feedback supported the preferred permanently stop collection of the district wide Town Centre Development Fund, with any future town centre projects being funded through existing Council planning processes. 18% support a contestable fund, with 3% supporting the status quo.



We received 7 submission points which suggested alternative approaches including:

- Developers paying for the cost of town centre development;
- Consider introducing a targeted rate for Ōmokoroa similar to the Katikati approach;
- Continue to collect the \$10 and fund specific projects so that centres like Maketu get a share;
- Consideration of the smaller centres including Te Puna.

One submitter suggested that we should not upgrade our town centres at all and focus only on regular maintenance.

Both Waihi Beach Community Board and the Katikati Community Board submissions outline how they would like to see beautification and town centre improvements.

We received 23 comments on this question through social media. Most of the comments support the option to stop collecting the district-wide fund for town centre development.

[Staff response/Overview of options](#)

The majority of submitters support the preferred option of stopping the collection of the \$10 district-wide fund for Town Centre Development, and to fund projects through existing Council planning processes.

We have heard that there are aspirations for the development of smaller centres such as Maketu and Te Puna. Depending on the option pursued, funding for projects in these areas could be considered. However, clarity on what specific projects is required and defining what is considered the town centre would be required.

As mentioned, there is continued desire from the Te Puke, Katikati, Ōmokoroa, and Waihi Beach communities to address their aspirations for their town centres. The Te Puke Spatial Planning work may indicate projects for the Te Puke Town Centre as this work progresses.

In response to the submissions points the following options are considered:

1. Discontinue the Town Centre Development Fund and replace it with project specific funding. The decision on what projects are funded would be in consultation with Community Boards and approved through the relevant council committee. This would link the projects with our on-going work programme.
 - a. Fund projects from existing reserves (including the unallocated reserve)
 - b. Review, update (if required), the Town Centre Plans. Fund specific projects through future Annual Plan or Long Term Plan processes.
2. Set up a contestable fund for town centre projects at \$10 per rateable property as part of the UAGC (this would result in an approximate average rate increase of 0.2% on the draft Long Term Plan budget):
 - a. Instead of the fund being divided amongst the town centres on a rotation, the fund could be applied to by Community Boards or local community interest groups in consultation with staff to outline each year the projects to be funded. Consultation will need to be undertaken with those areas of the district that are not represented by a Community Board.
 - b. Criteria would need to be developed to guide what projects could be considered for funding. If this option is considered the most appropriate criteria can be developed by staff and workshopped further with Council.
 - c. The decision on what projects are funded would be in consultation with Community Boards and approved through

the Annual Plan Long Term Plan committee or other relevant council committee. This would link the projects with our on-going work programme.

3. Introduce a targeted rate for town centre development projects:
 - a. Instead of the funding being divided amongst the town centres on a rotation, a targeted rate could be introduced.
 - b. The areas of benefit for the town centres (Katikati, Waihi Beach, Ōmokoroa, Te Puke) would need to be identified (e.g. matching Wards, community board areas or another defined area).
 - c. To progress a series of targeted rates, clear identification of the purpose and potential projects in each area of benefit for the targeted rate would need to be undertaken.
 - d. Consultation would be required for the new rates.
 - e. The decision on what projects are funded would be in consultation with Community Boards and approved through the Annual Plan Long Term Plan committee or other relevant council committee. This would link the projects with our on-going work programme.
4. Expand the above options to include the smaller centres i.e. Te Puna, Paengaroa, Maketu.
 - a. If this option was to be included, then an increase in the level of funding could be considered to address the additional needs of the smaller centres.

Options (recommended option in bold)	
1	That the Council permanently discontinues collection of the Town Centre Fund and replace the approach with project specific funding, with projects to be identified through Council processes.
2	That the Council introduces a contestable fund of \$10 per rateable property through the UAGC and create a contestable fund for town centre projects
3	That the Council introduces a series of targeted rates for Town Centre Development projects
4	That the Council expands options 1, 2 or 3 to include the smaller centres.

Option 2: That the Council introduces a contestable fund of \$10 per rateable property through the UAGC and create a contestable fund for town centre projects

Advantages

- Supported by 18% of submitters.
- Provides more of an opportunity to integrate planning of town centre development into our work programme
- Ring fences funds for the purposes of town centre development
- Can apply to the smaller centres

Disadvantages

- Subject to changes to Council priorities.
- May not be seen to be equally distributed
- Current level of funding may not be enough to deliver on the community need.
- Would have an average rate increase of approximately 0.2%

Option 2: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Rates	249	253	256	260	263	266	269	272	275	276	

Option 3: That the Council introduces a series of targeted rates for Town Centre Development projects

Advantages

- Responds to the request of two submitters.
- Each area of benefit will receive dedicated funding for town centre development each year.
- Ring fences funds for the purposes of town centre development
- Katikati already take this approach where the area of benefit is the Community Board area.

Disadvantages

- May not be a significant enough sum to complete the works required.
- Difficult to determine the most appropriate area of benefit given some areas may believe they do not have enough of a connection to their town centre.
- Introduces another targeted rate which will require staff time to administer. Consultation on the proposed rate and area of benefit would be required alongside the Annual Plan 2025/26.
- Would arguably take longer to accumulate funds for bigger capital projects.
- Would increase the average rates increase depending on the location and amount (same as the Katikati Town Centre rate). On the assumption of \$20.00 per rateable property the average rate increase would be 0.5%.

Option 3: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Rates	498	506	513	520	526	533	539	545	549	552	<i>We have assumed a \$20 per rateable property.</i>

Option 4: That the Council expands options 1, 2 or 3 to include the smaller centres.

Advantages

- Provides clear direction that town centre is broader than the 4 main centres.
- Would provide dedicated town centre funding for the smaller centres.

Disadvantages

- If the amount is not increased it may not be a significant enough sum to complete the works required and may further reduce the amount available to our main centres.
- Potentially introduces another targeted rate which will require staff time to administer.
- Would arguably take longer to accumulate funds for bigger capital projects.
- Would increase the average rates increase depending on the location and amount. On the assumption of \$20.00 per rateable property the average rate increase would be 0.5%.
- Identifying town centre projects for the smaller centres would be required.

Option 3: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Rates	498	506	513	520	526	533	539	545	549	552	<i>We have assumed a \$20 per rateable property.</i>

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

That the Council permanently discontinues collection of the Town Centre Fund and replaces the approach with project specific funding, with projects to be identified through Council processes.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
Future Community Facilities Fund
Author: Cheryl Steiner
General Manager: Rachael Davie

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24	Future Community Facilities Fund
Issue	5	Consultation Document Key Question 5 - Future Community Facilities Fund
Submission ID		Summary of submissions – Pages 71 to 103
Related strategies/activity Plans		Community Facilities Recreation and Open Space
Relevant IOPS		Town Centre Development Fund Community Facilities (Te Puke Gymsports, Moore Park sport and recreation centre proposal and rugby club proposal)

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	No	Community facilities contribute to building strong, healthy and vibrant communities. They are a big contributor to our strategic priorities of empowering communities and resilient, well-maintained and efficient infrastructure. They also enable us to reflect our culture and history in the design and use of these facilities. A liveable district needs a network of community facilities that are accessible and can act as a focal point for rural communities. In urban areas facilities can be co-located in hubs and clusters with other social, retail and transport infrastructure, providing opportunities for integration of community activities and associated services.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	No	

Staff Narrative
<p>Purpose</p> <p>Consider submissions made on the proposal to change the way we fund community facilities through the 2024-2034 Long Term Plan.</p> <p>Background</p> <ul style="list-style-type: none"> • The cost of building and running indoor community facilities, such as sports centres, has increased, and the current funding approach needs to be looked at. • There are several projects waiting for potential Council funding. While we have clear direction on some facilities, we don't on others. • There are clear rules around how we support community halls, libraries, swimming pools and club-based facilities on sportsgrounds. But in smaller communities where there are no facilities, and for some types of groups/clubs, Council's role is less clear. • We are looking to provide more structure to enable us to leverage funding from external parties.

- Discussions with TECT have indicated their support for Council developing a community facilities fund.

What we proposed in the Consultation Document

Option 1 (preferred):

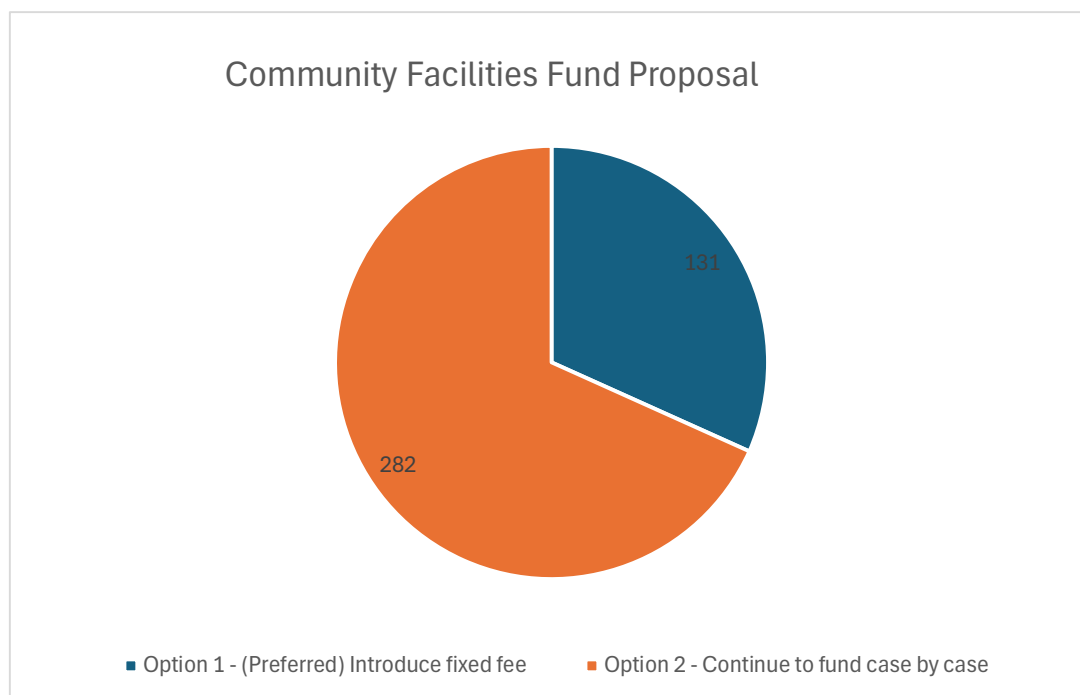
- Introduce a \$50 fixed fee per property from Year Two (2025/2026) that goes towards a community facilities fund.
- Use Year One (2024/2025) to consult with the community on developing the fund criteria.

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.

Overview of feedback received

Of the 413 submissions made to this topic, 68% supported Option 2.



The geographic areas that provided the most support for Option 1 are Te Puna/Minden, Katikati and Ōmokoroa.

The geographic areas that provided the most support for Option 2 are Te Puke, Katikati and Pukehina/Pongakawa (noting that Katikati submitters also showed support for Option 1).

Key themes from submissions supporting Option 1:

- Catalyst to leverage funding from external parties.
- Enable increased physical activity levels.

- Blueprints of community facility fund criteria already in existence.
- Value in having a consistent and planned approach to funding community facilities.
- Ratepayers need to have more say and make the choice as to where the funding goes. Transparent approach with the community is critical.
- Would like to be involved in development of the framework (Sport BOP, Federated Farmers, Te Puna Heartlands, community etc).
- Consider the unique situation and needs of rural communities.

Key themes from submissions supporting Option 2:

- Need more information on how this will work.
- User pays should fund these facilities.
- Rates already high enough. Affordability issues.
- Developers should fund these facilities.
- Look after existing facilities before developing new ones.
- Not essential infrastructure.
- LTP projects should be fully funded by council and the result of a rigorous assessment.

Additional themes identified in further comments:

- Marae can't be expected to provide regular access for all cultural activities due to their primary function and the cultural protocols that dictate their use.
- Need for dedicated spaces that respect and support the full range of cultural arts and practices vital to the identity and well-being of Pirirakau and our engagement with our communities.
- Council should carry additional costs of facility development such as consent applications (Oropi example used).
- Seek financial contributions from companies and philanthropists for naming rights.
- Most community projects come about by lobbying and pressure from non-ratepayers.
- Targeted rates for specific communities who benefit from them.
- More investigation into other funding options.
- User pays should fund these facilities.
- Need to reduce user pays to be more accessible to more people.
- Base on size of property rather than fixed fee.
- Cost benefit analysis needed on community facilities proposals.
- Public private partnerships need to be investigated.
- Use town centre funds.
- Not essential infrastructure.
- Double up of rates payments with libraries.
- If this does progress it should be administered by local boards.

Options and staff analysis are outlined in the next two tables.

Note of the two examples of similar rates used in previous reports:

1. The Northland Regional Sporting Facilities Rate was recently confirmed to continue through the LTP process.
2. The Hamilton City Council proposed targeted rate on community infrastructure did not receive sufficient support from the community and they have decided not to introduce it (to be formally confirmed).

Options (recommended option in bold)	
1	<p>That Council implements a new way of funding community facilities:</p> <ul style="list-style-type: none"> • Introduce a \$50 fixed fee per property from Year Two (2025/2026) that goes towards a community facilities fund. • Use Year One (2024/2025) to consult with the community on developing the fund criteria. • Council's preferred approach in draft LTP.
2	<p>That Council continues on a case-by-case basis and investigate other funding approaches:</p> <ul style="list-style-type: none"> • Continue to fund community facilities on a case-by-case basis. • Investigate other funding approaches that could be considered through the 2027-2037 Long Term Plan. To be confirmed whether further work would occur on Option 1 as part of this. • Majority of submission feedback preferred this option.
3 NEW	<p>That Council continues to progress the community facilities fund with an amended timeframe as follows:</p> <ul style="list-style-type: none"> • Implement a stepped change to fee introduction for a community facilities fund: <ul style="list-style-type: none"> ◦ Include a \$25 fixed fee per property in Year Three (2026/2027) ◦ Increase to \$50 in Year Four (2027/2028) and beyond. • Allow more time to develop the process and criteria with the community: Use Year One <u>and</u> Year Two (2024/2025 and 2025/2026) to work with the community on developing the fund process and criteria.
4 NEW	<p>That Council continues on a case-by-case basis with no further investigations on other funding approaches.</p>

Option 1: That Council implements a new way of funding community facilities.

- Introduce a \$50 fixed fee per property from Year Two (2025/2026) that goes towards a community facilities fund.
- Use Year One (2024/2025) to consult with the community on developing the fund criteria.

Advantages

- Provides certainty to the community and funders that we will be contributing funding toward community facilities.
- Signals to the community the potential increased costs in the future.
- Allows time to develop a robust investment framework with stakeholders, putting some structure around the whole process.
- Enables Council to leverage philanthropic funding more successfully.
- Clear plan in place to respond to known (and unknown) community facility proposals coming up over the next 10 years.
- Could consider increased or decreased rate through the Annual Plan process, depending on community feedback and on further financial analysis of how the fund would work.

Disadvantages

- Did not receive majority support from the community - 32% in favour of Option 1 vs 68% in favour of Option 2. However general theme from some feedback was for more information on how it would work.
- Depending on the level of fixed fee per rateable property it may be insufficient to fund large projects or will take longer to build up to be a worthwhile fund.
- Depending on the amount set it may be perceived as a burden on the ratepayer with the impact being an average rate increase anywhere from 0.2% to 1.7%.
- No access to funding in year 1 of the Long Term Plan.

Option 1 - Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments <i>Note any ongoing opex costs</i>
Rates		1,266	1,282	1,300	\$1,315	1,330	1,345	1,360	1,375	1,380	<i>Based on \$50 per rateable property</i>

Option 3 - Recommended: That Council continues to progress the community facilities fund with an amended timeframe as follows:

- Implement a stepped change to fee introduction for a community facilities fund:
 - Include a \$25 fixed fee per property in Year Three (2026/2027)
 - Increase to \$50 in Year Four (2027/2028) and beyond.
- Allow more time to develop the process and criteria with the community: Use Year One and Year Two (2024/2025 and 2025/2026) to work with the community on developing the fund process and criteria.

Advantages

- Provides Council and the community more time to consider the investment framework and the funding impacts, also using submission feedback to help shape options available.
- Potential to achieve increased community support by taking the time to work with the community on the details and gain a better understanding of what could be achieved and what our alternative options are.
- Manages the impact of the fund on overall rates via a stepped increase over two years (as opposed to the initial proposal of \$50 in Year 2).
- Provides certainty to the community and funders that we will be contributing funding toward community facilities.
- Signals to the community the potential increased costs in the future.
- Would enable Council to leverage philanthropic funding more successfully.
- Clear plan in place to respond to known (and unknown) community facility proposals coming up over the next 10 years.
- Could consider increased or decreased rate through the Annual Plan process, depending on feedback from the community on the process and criteria and on further financial analysis of how the fund would work.

Disadvantages

- Did not receive majority support from the community - 32% in favour of Option 1 vs 68% in favour of Option 2. However general theme from some feedback was ideas as to how it could work and the need for more information.
- The level of fixed fee per rateable property and stepped approach to implementing this fee may be insufficient to fund large projects or will take longer to build up to be a worthwhile fund.
- Depending on the amount set it may be perceived as a burden on the ratepayer.
- No access to funding in Year 1 and Year 2 of the Long Term Plan.

Option 3 - Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments <i>Note any ongoing opex costs</i>
Rates	0	0	641	1,300	\$1,315	1,330	1,345	1,360	1,375	1,380	<i>Based on \$50 per rateable property</i>

Recommended Decision

Option 3 - That Council continues to progress the community facilities fund with an amended timeframe as follows:

- *Implement a stepped change to fee introduction for a community facilities fund:*
 - *Include a \$25 fixed fee per property in Year Three (2026/2027)*
 - *Increase to \$50 in Year Four (2027/2028) and beyond.*
- *Allow more time to develop the process and criteria with the community: Use Year One and Year Two (2024/2025 and 2025/2026) to work with the community on developing the fund process and criteria.*

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Pukehina Development Rate
 Author: Charlotte McGirr

General Manager: Cedric Crow, Adele Henderson

Issues and Options Paper 

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-07	Pukehina Development Rate
Issue		Pukehina Development Rate – Future of rate and use of existing reserves
Submission ID		Summary of submissions – Pages 105 to 154
Related strategies/Activity Plans		Wastewater Activity Plan

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing		<i>Empowering the community to decide the use of the existing reserve for community benefit.</i>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.		
Providing resilient, well maintained, and efficient infrastructure.		
Responding to climate change		

Staff Narrative

Purpose

The Pukehina Development Rate was a key proposal for consultation through the Long Term Plan 2024-34. The key questions included:

- Should we permanently stop collecting the Pukehina Development Rate; and
- On the basis that we permanently stop collecting the Pukehina Development Rate, what should we do with the money already collected?

Background

Council began collecting the Pukehina Development Rate in 2000 with the intention that the fund would be used towards a future wastewater scheme.

In 2009, Council consulted through its Long Term Plan 2009-19 on the development of a sewerage scheme in Maketu, Little Waihi and Pukehina Beach. There was limited support for the scheme in Pukehina (mainly in relation to the costs to property owners). Council decided that new on-site septic tank for the primary treatment of solids must be installed at each property in Pukehina, and all wastewater from Maketu and Little Waihi would be reticulated to a treatment plant in Arawa Avenue with land-based disposal.

There is a lot of uncertainty around when or if a wastewater scheme will be needed for Pukehina and exactly how much it would cost. We believe that a scheme will be needed at some point, and it could cost \$30-\$40 million, depending on the type of system that is required. However, this is not within the scope of the next 10 years.

Bay of Plenty Regional Council (BOPRC) is progressing work in relation to the National Policy Statement for Freshwater Management, which includes monitoring the impacts of on-site wastewater treatment systems. A monitoring report prepared in June 2021 found some indications of septic tank contamination to drains and harbour foreshore of limited extent. BOPRC noted that it has been difficult to pick up any strong contamination signatures, and in terms of estuary health the signature for the urban area is minor compared to the agricultural one. Proactive monitoring for septic tank seepage in the Pukehina area would continue.

BOPRC has recently advised that work to date has noted the contaminant challenges for the Waihi Estuary, however at this stage they are on a catchment scale and are primarily influenced by rural activities. At this stage there aren't any significant changes proposed to On-Site Effluent Treatment Plan provisions specific to Pukehina. Focus is on how On-Site

Effluent Treatment systems are managed, especially permitted systems to ensure there is regular maintenance including pump outs.

The future of the rate was a key proposal for the Annual Plan 2022/23. Council received 141 submissions through its consultation process across the four options included in the consultation document – continue to pay (21% support), pause collection for the next two years (18%), stop collection of the rate (30%) and repurpose the rate for recreation purposes (31%). Council decided to pause collection of the Pukehina Development Rate for two years, until there is more certainty on the Three Waters reform and also what the future reticulation needs might be in Pukehina. This meant the rate was set at \$0 for 2022/23 and 2023/24.

Aside from the last two years when the rate has been set at \$0, the rate has been charged at \$20 per ratepayer within the defined area of benefit. This includes 632 rateable properties. The rate has been collected for the purpose of contributing towards a future sewerage scheme for the Pukehina area. The current balance of the accumulated funds is \$528,053 (as at 30 June 2023).

Consultation through the Long Term Plan 2024-34 focused on whether the rate should be permanently stopped, and what should be done with the funds collected to date.

Legislative context

The Local Government (Rating) Act 2002 allows for local authorities to set targeted rates. The targeted rate may be set on a uniform basis for all rateable land in a defined area of benefit. Council can only use the funds for the purpose they were collected.

In setting a rate, Council is effectively raising a mandatory tax from the community to use for the stated purpose of the funds. Therefore, Council must consider the views of the community when making its decision which, if changed from its original purpose in any material way, would require community consultation. This could include ceasing collection of the rate, re-purposing the collection of the rate (and accumulated funds) or refunding the accumulated funds.

Overview of feedback received

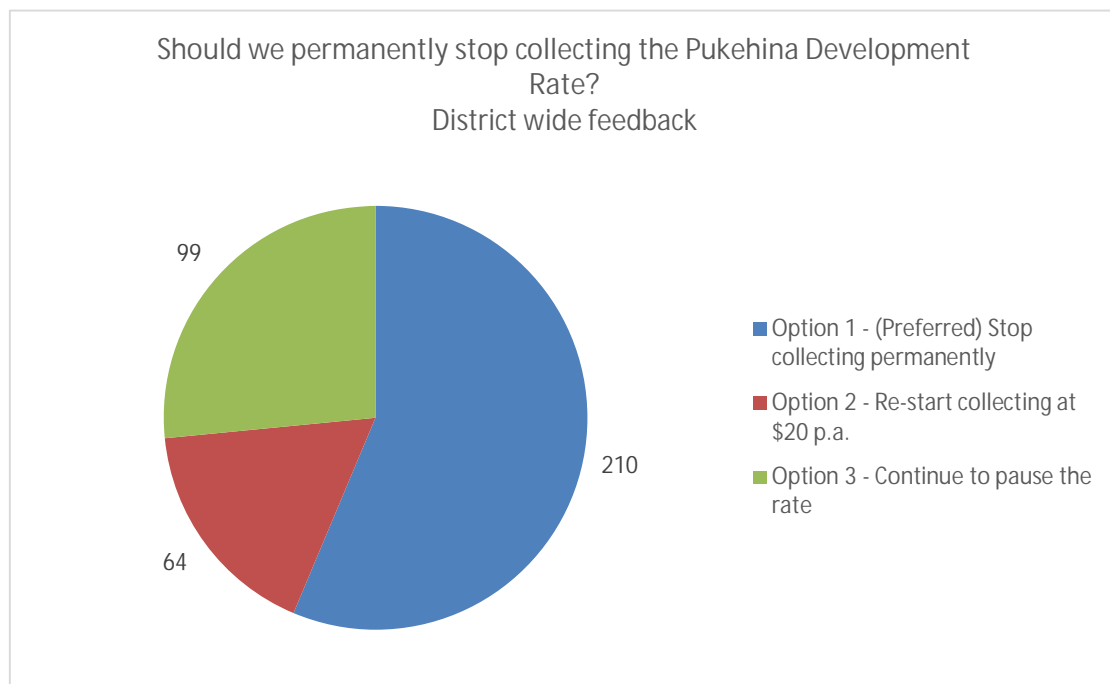
While this proposal was targeted at Pukehina residents, responses were received from residents across the district. Feedback analysis has been split into District-wide (including Pukehina feedback) and Pukehina only responses.

Question one: Should we permanently stop collecting the Pukehina Development Rate?

Feedback on this question was received from 375 submitters in total, including 61 Pukehina residents.

District-wide

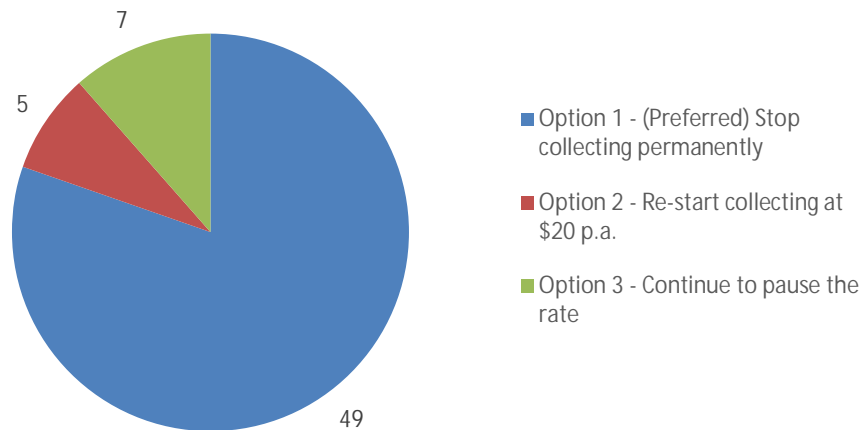
56% of submitters chose Council's preferred option – to permanently stop collecting the rate. Rationale given behind selecting this option was due to there being no need or plans for a wastewater system within the 10-year plan.



Pukehina Residents

80% of feedback received from Pukehina residents also supported option 1.

Should we permanently stop collecting the Pukehina Development Rate?
Pukehina resident feedback

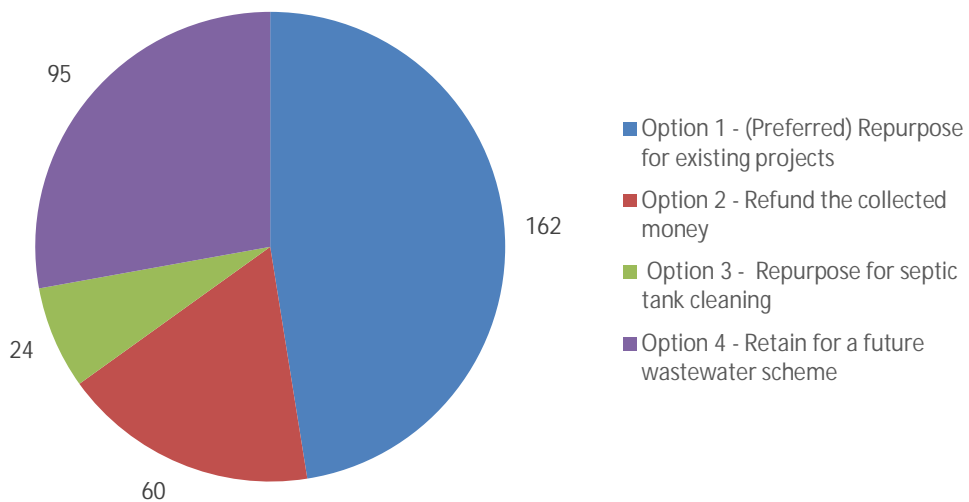


Question two: What should we do with the money already collected?
Feedback on this question was received from 341 submitters in total, including 52 Pukehina residents.

District-wide

47% of submitters chose option one – repurpose the money.

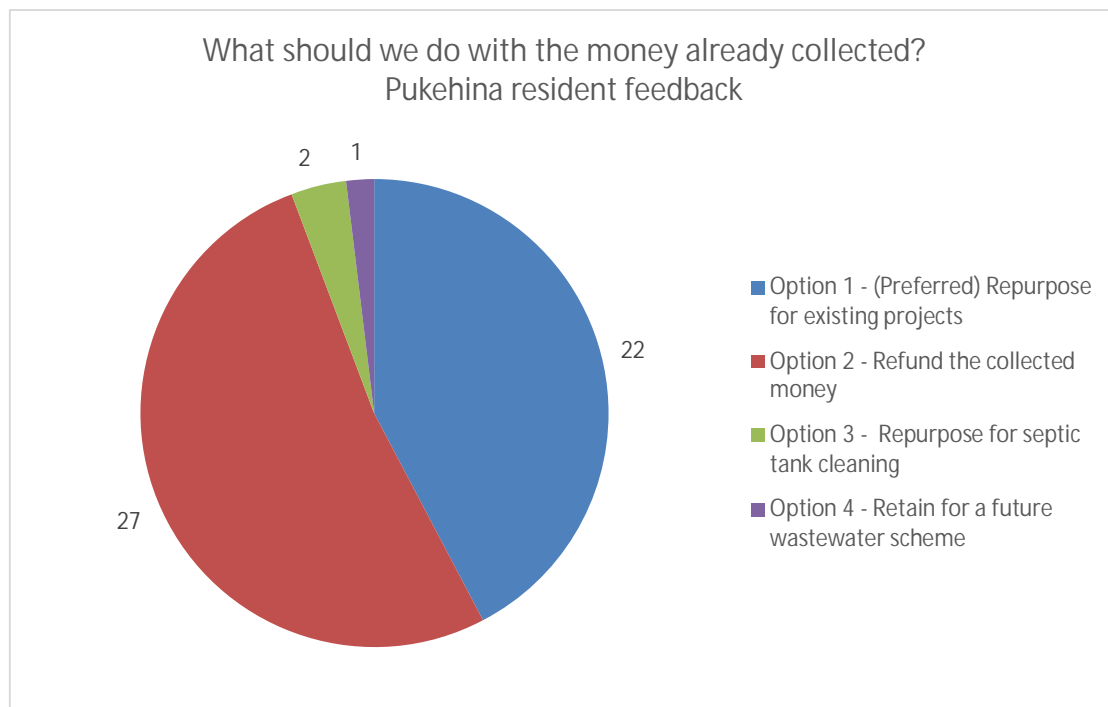
What should we do with the money already collected?
District wide feedback



Pukehina Residents

42% of submitters from Pukehina selected option one - Council's preferred option to repurpose the money already collected for existing projects in the Pukehina community that need funding.

52% of submitters from Pukehina chose option two – refund the money as a credit or cash refund to properties in Pukehina Beach.



Pukehina Beach Ratepayers & Residents Association Inc. (PBRRA) presented at the Long Term Plan Hearings on 26 June 2024.

They were in support of permanently stopping the rate. Regarding question two, they stated that they see options one and two being the only realistic options and acknowledged the split in the community between what should happen with the reserve. PBRRA highlighted the need for Council to rebuild trust in the Pukehina community.

Comments provided regarding option 1 included:

- PBRRA would request conditions to ensure this to be used properly and Council to work in conjunction with PBRRA on how this fund is used.
- Would not like to see it used for consultants or similar fees.
- Must be used for the benefit of the local area and people.
- No political, cultural or environmental bias involved in decision making. Equal consideration of all requests.
- Expectation that Council would continue commitment to other budgeted projects.
- Need to be careful about the funds being put back into the Pukehina Community, and who would retain and maintain the asset. They would request regular meetings with Councillors and Council managers – particularly from reserves and transport.

- Transparency with timelines and feedback.

Comments provided regarding option two included:

- Recognising it is unfortunate for those who have recently sold their property.
- Some residents not interested in community projects.
- Some residents require the money due to current economic pressure.
- Some residents have no faith in Council to follow through with projects.
- Would request the date of decision being the date of the refund (not a prolonged process).

Social Media feedback

Several comments were made on the Facebook ad for this topic. There was general support for stopping the rate and mixed comments regarding the use of the existing fund with some seeking refunds and others identifying local Pukehina projects that could receive the funding. Some submitters emphasised that Pukehina resident's thoughts should be the priority.

Staff response/Overview of options

There is strong community support to permanently stop collecting the Pukehina Development rate.

Regarding the use of the existing reserve, the two most popular options are either repurposing the money already collected or refunding to properties in Pukehina Beach.

It has been noted throughout this process that administering the refund option would require significant staff time as it would be administratively complex. However, it should be noted that option 1 to repurpose the rate would also require ongoing staff and Councillor time to establish guidelines of how the reserve would be spent and identifying appropriate projects within the Pukehina community.

Focussing on feedback specifically from Pukehina residents, as they are the ones directly impacted by this decision, the majority of submitters for question two selected option two – refund the money already collected by way of credit or cash refund to Pukehina Beach. Some submitters shared questions around how such a fund would be managed if the decision was made to repurpose the money.

Legal advice sought on the possibility of refunding the balance of the fund to Pukehina properties recommends that while this can be offered by way

of a rates credit, Council must provide the option to allow for a cash refund in lieu of a credit if requested.

Options – Issue One – Future of the Pukehina Development Rate	
1	Permanently stop collecting the Pukehina Development Rate (Council's preferred option in the consultation document).
2	Re-start collection of the Pukehina Development Rate at an annual charge of \$20 per property towards a future wastewater scheme.
3	Continue to pause the Pukehina Development rate until there is more certainty around the future of wastewater, stormwater, and water supply.

Options – Issue Two – Use of the existing Pukehina Development Rate Reserve	
1	Repurpose the money already collected for existing projects in the Pukehina community that need funding (Council's preferred option in the consultation document).
2	Refund the money already collected as a credit or cash refund to properties in Pukehina Beach.
3	Repurpose the money already collected for septic tank cleaning for properties in Pukehina over the next three years.
4	Retain the money already collected for a future wastewater scheme.

Issue One - Future of the Pukehina Development Rate	RECOMMENDED OPTION
<p>Advantages</p> <ul style="list-style-type: none"> Provides clarity to the community and is legally compliant if Council is not planning to develop a wastewater scheme in Pukehina. More equitable, as residents no longer pay for a service they don't receive currently. 	<p>Option 1: Permanently stop collecting the Pukehina Development Rate</p> <p>Disadvantages</p> <ul style="list-style-type: none"> Would no longer collect funds towards a future wastewater scheme, should it ever be required.

Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
<i>Capital cost e.g. Asset</i>											
Capex funding											NA
<i>Opex cost e.g. grants, service delivery, maintenance</i>											
Opex funding											NA

Issue Two – Use of the existing Pukehina Development Rate Reserve					RECOMMENDED OPTION						
					Option 1: Repurpose the money already collected for existing projects in the Pukehina community that need funding.						
Advantages <ul style="list-style-type: none"> • Meets desire of some of the community. • Allows for beneficial use of the reserve in the area that contributed to it. • Makes use of the reserve, as there are no plans for a Pukehina wastewater system at this point. 					Disadvantages <ul style="list-style-type: none"> • There would no longer be funds towards a future wastewater scheme, should it ever be required. • Was not the most popular option through consultation (with Pukehina residents). • Would require staff time to establish how the reserve is used. 						
Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding	105.61	105.61	105.61	105.61	105.61						Annual expenditure of the \$528,053 reserve spread over the first five years.
Opex cost e.g. grants, service delivery, maintenance											
Opex funding											There is also likely to be some operational expenditure in relation to staff time however the quantum of this is uncertain.

Recommended Decision

Issue 1: Future of the Pukehina Development Rate

Option 1: (as referred to in the tables above)

1. THAT Council permanently stops collecting the Pukehina Development Rate.

Issue 2: Use of the existing Pukehina Development Rate Reserve

Option 2: (as referred to in the tables above)

1. *THAT Council repurpose the money already collected for existing projects in the Pukehina community that need funding.*

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Te Puna Station Road
 Author: Katy McGinity
 General Manager: Cedric Crow

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-08	Key proposal 7 – Te Puna Station Road
Issue	01 – 09	<ul style="list-style-type: none"> • Option 1 (Preferred) – Consider permanently closing Te Puna Station Road and relocate the shared path to the western side away from the riverbank. • Option 2 - Reopen Te Puna Station Road to one way traffic (eastbound towards State Highway 2) and relocate the shared path to the western side, away from the riverbank. • Option 3 – Reopen Te Puna Station Road in both directions. • Defer the decision • Clarke Road Upgrades • Close Clarke Road • Upgrade Te Puna Station Road • Additional comments
Submission ID		Summary of submissions – Pages 155 to 211
Related strategies/Activity Plans		Transportation Activity Plan

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	No	The provision of transportation infrastructure enables our communities to live, work and play across our district. Providing resilient, well maintained and efficient transport infrastructure ensures that the needs of our communities are being responded to, are fit for purpose and future proofed against the significant challenge that climate change poses. Councils Walking and Cycling Programme delivers opportunities for mode shift, recreational use and supports economic development.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative
<p><u>Purpose</u></p> <p>The purpose of this Issues and Options paper is to provide an overview of the feedback received through the Long Term Plan submission process that relate to key proposal 8 which asked, <i>'We want to consider permanently closing Te Puna Station Road – do you agree?'</i></p> <p><u>Background</u></p> <p>An Issues and Options paper was presented on 19 March 2024 where Elected members were asked to provide direction on the short term future of Te Puna Station Road. To inform this discussion, a summary of the consultation on the future of Te Puna Station Road which took place between August – September 2023 was provided. As a result of this paper key proposal 7 was agreed and included in our consultation document to consider the long term future of the road.</p> <p>Legal advice received on this matter has indicated that Councils Long Term Plan consultation should be a preliminary consultation step with the Council then required to follow the process set out in the legislation if</p>

required. This is to avoid the prospect of pre-determination. Following this first step, there are several processes available to Council to consider stopping or closing a road. These are outlined below:

- Section 342 and Schedule 10 of the Local Government Act 1974 which provides for both *stopping of roads* and *temporary prohibition of traffic*.
- Review of Councils Traffic and Parking Enforcement Bylaw 2019. This would be done in partnership between Councils Policy and Planning and Transportation Team. Review of this bylaw including updating of schedules will be subject to public consultation.

Upgrade of the Te Puna Road and Te Puna Station Road Intersection

The upgrade of the Te Puna Road and Te Puna Station Road intersection is currently contemplated as part of the structure plan requirement for a consent application underway for Te Puna Business Park. This consent application was subject to a hearing process however has been adjourned for the applicant to provide additional information.

Construction of Takitumi North Link

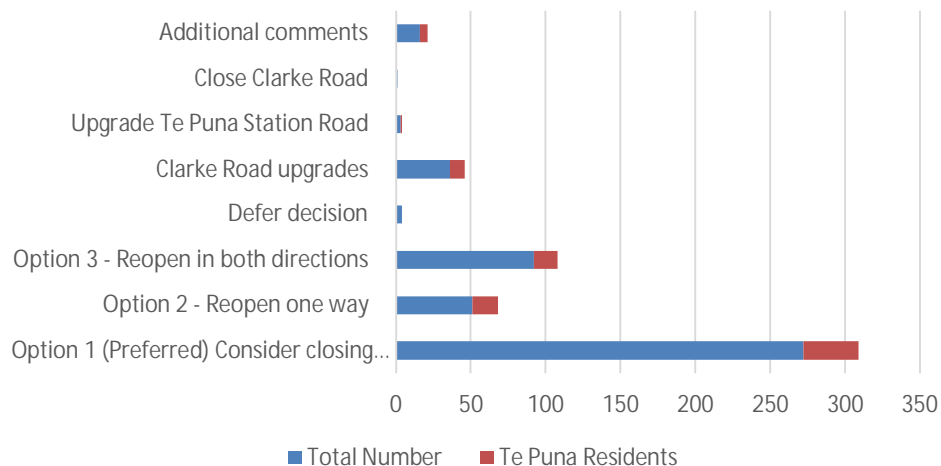
Construction is currently underway for this road which will connect Tauranga and Te Puna with a new four-lane expressway and shared path.

Overview of feedback received.

473 submission points were received on this key proposal. These were categorised into eight codes, as outlined below:

- Option 1 (Preferred) – Consider permanently closing Te Puna Station Road and relocate the shared path to the western side away from the riverbank.
- Option 2 - Reopen Te Puna Station Road to one way traffic (eastbound towards State Highway 2) and relocate the shared path to the western side, away from the riverbank.
- Option 3 – Reopen Te Puna Station Road in both directions.
- Defer the decision
- Clarke Road Upgrades
- Close Clarke Road
- Upgrade Te Puna Station Road
- Additional comments

Key Proposal 7 - Te Puna Station Road



Analysis of each of these categories is provided below:

Option 1 (Preferred) – Consider permanently closing Te Puna Station Road and relocate the shared path to the western side away from the riverbank.

272 submission points were received in support of this option which was Councils preferred option. 37 (13%) of these submission points were received from respondents who indicated they were residents of Te Puna/Minden. Comments supporting permanent closure of the road included the positive impact it's had on traffic flows onto State Highway 2, the fragile ecology of the area, ongoing cost of upkeep and the cultural significance to Pirirakau who indicated strong support to keep the road closed. The risk of ongoing damage and the cost of this was also cited as a reason for it to remain closed.

Option 2 - Reopen Te Puna Station Road to one way traffic (eastbound towards State Highway 2) and relocate the shared path to the western side, away from the riverbank.

56 submission points were received in support of this option. 19 (33%) of these submission points were received from respondents who indicated they were residents of Te Puna/Minden. Comments supporting this option related to the impact closing both lanes would have on surrounding roadings including Clarke Road and Te Puna Road. Access to Waipuna Hospice from Te Puna was also identified as a concern. It was suggested that a one way emergency access route could be accommodated for in the event of a flooding event.

Option 3 – Reopen Te Puna Station Road in both directions.

94 submission points were received in support of this option. 18 (19%) of these submission points were received from respondents who indicated they were residents of Te Puna/Minden. Support for this option included is

the impact closure would have on surrounding roads including Clarke Road. Again, an alternative route for local people in the case of an emergency was cited. Many of the submitters in support of this option stated that if two way reopening cannot happen, they are in support of an opening for one way traffic.

Defer the decision

Four submission points were received in support of deferring the decision of closing Te Puna Station Road. One submission point suggested waiting for the Takitimu North link to be finished and assessing traffic flows after this date. Two submission points supported further community consultation with Te Puna residents to deepen the understanding of the issues at hand.

Clarke Road Upgrades

36 submission points were received in support of Clarke Road upgrades. 10 (27%) of these submission points were received from respondents who indicated they were residents of Te Puna/Minden. All submitters cite the negative impact that the closure of Te Puna Station Road has had on Clarke Road with many residents very concerns with safety and an inevitable accident occurring on the road because of increased traffic.

Impacts on Clarke Road have included the loss of quiet enjoyment of the road, dangerous speeds and the need to decrease the current limit, the road no longer been safe to walk along. In addition, responders have cited that the road needs to be upgraded to improve the state of margins along berms which have deteriorated due to use by heavy trucks.

Some comments also stated that the current use of the road (due to the Te Puna Station Road closure) has detracted from the areas rural nature and character which undermines objectives of the rural zone and does not protect or enhance the special character and uniqueness of this environment.

Close Clarke Road

One submission point was received in support of also closing Clarke Road. This respondent indicated they were a resident of Whakamarama.

Upgrade Te Puna Station Road between SH2 and Waipuna Hospice

Three submission points were received in support of upgrading Te Puna Station Road between SH2 and Waipuna Hospice. One of these submission points was from a respondent who indicated they were a resident of Te Puna/Minden and one indicated they were an employee of the hospice. They need for a safe exit in the event of flooding in this area was

paramount with the route formally use now being the close section of Te Puna Station Road.

Additional comments

6 submission points were received and categorised as additional comments. These submission points shared a mix of views with one suggesting that the road is reopening to only those who use it like Waipuna Hospice and Te Puna School or when required in the case of an emergency. One submission point requested further information and another stated that the need of the locals in Te Puna need to be paramount.

Social media comments

Several comments were made on two Facebook posts for this topic. One was posted on the Council Facebook page and one on a Te Puna Community Page. There was a mix of positive, neutral and negative sentiment under each. Some commented that they agreed with Councils preferred option due to safety or environmental concerns. Neutral comments sought further clarification about the proposal and further discussions with Te Puna residents. Negative sentiment included the impact on residents and businesses.

Staff response/Overview of options

There is majority support to consider permanent closure of Te Puna Station Road. Option 1 below responds to this support while recognising legal advice received to date which has indicated that Councils Long Term Plan consultation should be a preliminary consultation step with the Council then required to follow the process set out in the legislation if required. This is to avoid the prospect of pre-determination. Noting that further assessment of the long term future of the road will be subject to public consultation.

Feedback citing concerns with the impact the temporary closure and potential permanent closure has had and will continue to have on surrounding roads has come through strongly. Option 1 below reflects this a proposes to address these concerns through a proposed heavy vehicle ban on Clarke Road through review of the Councils Traffic and Parking Enforcement Bylaw 2019.

Upgrade Te Puna Station Road between SH2 and Waipuna Hospice

In response to these concerns, Council's Emergency Management Team have confirmed they have a relationship with the Hospice who receive Civil Defence alerts for incoming bad weather and are on Councils warnings database. Concerns regarding the road closure impacting their ability to

leave the site have previously been raised with Councils roading team who have made contact with the Hospice to discuss.

Options (recommended option in bold)

1	THAT Council agrees the following: a) to continue with the temporary prohibition on Te Puna Station Road to vehicular traffic and relocate the shared path to the western side, away from the riverbank while continuing to assess the most appropriate mechanism for the long term future and potential closure of Te Puna Station Road; AND b) to review the impacts the temporary prohibition on Te Puna Station Road to vehicular traffic is having on Clarke Road and consider ways in which these can be addressed including review of the Traffic and Parking Enforcement Bylaw 2019 to consider a heavy vehicle ban.
2	THAT Council reinstate Te Puna Station Road to one way traffic.
3	THAT Council reopens Te Puna Station Road

RECOMMENDED OPTION	<p>Option 1: THAT Council agrees the following:</p> <p>a) to continue with the temporary prohibition on Te Puna Station Road to vehicular traffic and relocate the shared path to the western side, away from the riverbank while continuing to assess the most appropriate mechanism for the long term future and potential closure of Te Puna Station Road; AND</p> <p>b) to review the impacts the temporary prohibition on Te Puna Station Road to vehicular traffic is having on Clarke Road and consider ways in which these can be addressed including review of the Traffic and Parking Enforcement Bylaw 2019 to consider a heavy vehicle ban.</p>										
<p>Advantages</p> <ul style="list-style-type: none"> • Responds to the majority of submission points that supported Councils preferred option. • Road users would be less exposed to the risk of future slips or deterioration of existing slips. • Lowest cost option. • Responds to submission made by Pirirākau • Responds to concerns relating to heavy traffic on Clarke Road. 						<p>Disadvantages</p> <ul style="list-style-type: none"> • Review of The Traffic and Parking Enforcement Bylaw 2019 is likely to take place in 2024/25 so there will be some delay. 					
Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding	1000										
<ul style="list-style-type: none"> • Rates 	1000										<i>This project may attract some subsidy</i>

Recommended Decision

THAT Council agrees the following:

- a) to continue with the temporary prohibition on Te Puna Station Road to vehicular traffic and relocate the shared path to the western side, away from the riverbank while continuing to assess the most appropriate mechanism for the long term future and potential closure of Te Puna Station Road; AND
- b) to review the impacts the temporary prohibition on Te Puna Station Road to vehicular traffic is having on Clarke Road and consider ways in which these can be addressed including review of the Traffic and Parking Enforcement Bylaw 2019 to consider a heavy vehicle ban.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034

Solid Waste

Author – Kerrie Little, Ilze Kruijs, Tony Wilson

General Manager – Cedric Crow

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-16	Solid Waste
Issue	01, 02, 03	Kerbside Services, Fly Tipping, Waste Infrastructure
Submission ID		17, 37, 351, 462, 66, 506, 524, 342, 350, 368, 530, 531, 589 Summary of submissions – Page 212
Related strategies/Activity Plans		Waste Management and Minimisation Bylaw 2022 Waste Management and Minimisation Plan 2024 Kerbside Rubbish and Recycling Service Policy 2022

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	No	A healthy environment is essential for overall wellbeing and prosperity. With our population growing, demands on our natural resources will increase. The challenge is to lessen our impacts on the environment and reduce consumption and waste.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative	
<p><u>Purpose</u></p> <p>The Solid Waste Activity aligns to Council's Waste Management and Minimisation Plan (adopted March 2024) and its vision to reduce waste to landfill. The primary aim of this is to reduce the amount of waste produced by reducing, re-using, recycling and recovering waste going to landfill. We will do this through effective waste management practices that minimise waste to landfill and encouraging efficient use of resources to reduce environmental harm.</p> <p>We need to prepare for ways in doing this while empowering our communities to shift their way of thinking and doing, to encourage waste minimisation, resource recovery and avoid creating waste in the first place.</p> <p>A Council-contracted kerbside collection service became operational in 2021. The service is available for over 19,000 households in our District and provides a mix of full or partial service based on location. Council currently has no transfer station</p>	
Issue	1. Kerbside Services
Overview of feedback received	There were 4 submissions received all relating to the PAYT system. 1 had concerns around their tag being stolen and suggested a yearly charge for rubbish as well as the other services. The other 3 wanted the PAYT system disestablished.
Staff response/Overview of options	The PAYT system (user pays) was introduced to reduce the amount of waste going to landfill by encouraging recycling etc. There is an action in the current WMMP to "Monitor and review existing kerbside collection services model" and the PAYT concerns of these 4 submitters will be addressed through this review.
No options required	Issues raised are operational and will be addressed through the WMMP actions.
Issue	2. Fly Tipping
Overview of feedback received	3 submissions related to the need to educate the public and try and stop illegal dumping. They also suggest we increase penalties for illegal dumping.

Staff response/Overview of options	There is an action in the current WMMP to “Ensure that all illegal dumping activities are recorded and where possible, infringement notices and cost recovery undertaken”. Our team react quickly to remove illegal dumping when reported and will continue to do so. Education programmes will be looked at through the action plan developed from the WMMP actions. Where it is possible to identify who left the rubbish we send them an invoice for collection and if a recurring offender they may receive a fine under the Litter Act 1979. Council cannot increase penalties for illegal dumping outside what the Litter Act stipulates.
No options required	Issues raised are operational and will be addressed through the WMMP actions.
Issue	3. Waste Infrastructure
Overview of feedback received	<p>Of the 6 submissions received –</p> <ul style="list-style-type: none"> • 1 wanted the Maleme Street Transfer Centre re-opened to the public • 2 supported a facility in the Western end of the District • 1 wanted a substantial budget commitment to a Resource Recovery Centre and Transfer Station in our District (in the range of \$8 – 12 mil) • 1 was against a Transfer Station/Recycling facility in Omokoroa • 1 was questioning the establishment of a Community re-use Recycling Centre at the Katikati Recycle centre
Staff response/Overview of options	<p>Staff are currently part of a Regional Waste Strategy Group to improve waste infrastructure. This includes the development of a subregional resource recovery network.</p> <p>The project will largely be based on upgrading existing facilities in both Tauranga and Western Bay of Plenty, investing in one new facility and disposing of a facility that is no longer fit for purpose.</p> <p>This project aligns with the action in Council's WMMP to:</p> <p><i>“Investigate and establish a future resource recovery park/transfer station for the District and/or subregion. This includes investigations of potential locations as well as funding and partnership opportunities.”</i></p>

	The establishment of the Resource Recovery Facilities in the District was a Council resolution, and the trial shows it to be working well.
Option 1	THAT Council supports the commitment to waste infrastructure growth in the subregion in principle but agrees to defer the matter and any consideration of funding for implementation to the Long-Term Plan 2027-37 process. This is subject to stakeholder engagement and discussions, and a business case process followed by community consultation.
Option 2	That Council would support the commitment to waste infrastructure growth in the sub-region and commit \$8,000,000 to \$12,000,000 over the LTP period.
Option 3	That Council would NOT support the commitment to waste infrastructure growth in the sub-region and commit \$8,000,000 to \$12,000,000 over the LTP period.
No option required	The re-opening of Maleme Street Transfer Centre is a TCC decision. The rest of the submissions will be considered through the Regional Waste Strategy Group.

Option 3: That Council would NOT support the commitment to waste infrastructure growth in the sub-region and commit \$8,000,000 to \$12,000,000 over the LTP period.

Advantages

- No impact on rates

Disadvantages

- Not having any say in sub-regional waste infrastructure development.
- Not working collaboratively with neighbouring Councils
- Restrictions on use for Western Bay residents
- Cannot control the type of service, cost and design of the waste infrastructure.

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

Option 1:

1. *THAT* Council supports the commitment to waste infrastructure growth in the subregion in principle, but agrees to defer the matter and any consideration of funding for implementation to the Long-Term Plan 2027-37 process. This is subject to stakeholder engagement and discussions, and a business case process followed by community consultation.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Issues and Options Paper
 Long Term Plan 2024-2034
 Community Building
 Author – Jodie Rickard, Chris Nepia
 General Manager – Rachael Davie

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-20	Community Building
Issue	01	Creative Bay of Plenty
	03	Aquatic Survival Skills Trust
	06	Digital Enablement
	07	Community Plans
	08	Community Response Planning
	09	Events
	10	Kai resilience
	11	Community Building Programme
	12	SocialLink
	13	Western Bay Museum
	14	Katikati Resource Centre
Submission ID		61 – Creative Bay of Plenty 337 – Aquatic Survival Skills Trust 422 – Te Puke Community Board 621 – Colab Community Trust 528 – SocialLink 628 – Western Bay Museum Society Katikati Inc 411 – Waihi Beach Community Board Summary of submissions – Pages 213 to 215
Related strategies/Activity Plans		Community Building Activity

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing		<i>Council's Community Building Activity covers key funding and relationships aimed at empowering communities.</i>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.		
Responding to climate change		

Staff Narrative

Purpose

The purpose of this IOP is to set out submissions received that primarily relate to the Community Building Activity in the LTP 2024-34, including requests for funding.

This IOP does not include submissions from Tangata Whenua or that relate primarily to council's strategic priority of Growing authentic Te Tiriti based relationships. Those submissions are covered in a separate IOP.

Background

Council's Community Building activity is the main activity that focusses on empowering communities to achieve their own aspirations. We aim to have strong collaborative networks, authentic relationships with Tangata Whenua, events that bring communities together, a focus on improving access to adequate housing, and increasing community capacity and capability. This activity also covers council's civil defence functions.

Overview of feedback received.

Seven submissions were received in relation to the community building activity. The overall theme was general support for Council's involvement in community building, and recognition of the value of Council providing funding and support for community development projects and initiatives.

Creative Bay of Plenty specifically commended the development of the public art policy and looks forward to supporting council with implementation. SocialLink and Colab expressed overall support for council's approach to community-led development. Te Puke Community Board also expressed support for Council's role in Tu Mai Digital.

Requests for non-funding support

Some specific requests were received for support, that did not require financial assistance. They are outline below with staff response.

Submitter	Request	Staff Narrative
Colab	<p>That Council provide advocacy support for the Daily Charitable Trust Lunches in Schools programme. The Daily are set to lose over 80% of their funding as a result of the changes in government policy for the Lunches in Schools programmes. They request advocacy support through the Provincial Forum and to the Minister for the work the Daily have been doing and to ensure the Minister has an understanding of what they were achieving and what will be lost through the changes.</p>	<p>Staff will work with The Daily to understand how the changes have impacted the organisation. We will provide a brief to the Mayor to decide the next steps.</p>
Te Puke Community Board	<p>Development of a community-led community plan for Te Puke, once the Spatial Plan is complete. They are wanting to put forward \$10,000 from their own budget for this work, with the rest being funded from council's existing community planning budget. The Community Board also requests an increased presence of community development staff in Te Puke, and a localised resource to support implementation of the community plan, for which they would also like to contribute funding of \$10,000.</p>	<p>There is funding available to progress community-led planning. For community-led planning in Te Puke, Council has supported Colab to facilitate focus groups that have identified priorities and workstreams. The next step is to consider what Council's role is in delivering on these priorities at the Spatial Planning level, what else council could do to advance those priorities, and what the community can lead on. The requirement for further community-led planning to be undertaken can be determined at the completion of the Te Puke Spatial Plan. Regarding presence of community development staff in Te Puke, staff are actively involved in:</p> <ol style="list-style-type: none"> 1. Tu Mai Digital 2. Te Puke / Maketu kai resilience group 3. Colab 4. Mayors Taskforce for Jobs (specifically delivered in Te Puke) 5. Te Puke Housing Network (facilitation and coordination) 6. The Community of Learning (Kahui Ako) learning panel, involving all local schools 7. Ongoing support and involvement with the Te Puke Community Response Team 8. Direct relationships with service delivery contractors Colab, Te Puke Economic Development Group and EPIC Te Puke. <p>Active involvement means staff are either facilitating or are active participants and are often also funding partners. At a staff level our involvement in the Te Puke community is meaningful and extensive.</p>

<p>Waihi Beach Community Board</p>	<p>Request that the targeted rate covering Waihi Beach for the Katikati Community Centre (also known as the Katikati Resource Centre) be removed. It is the community board's view that the Katikati Community Centre does not cater for Waihi Beach residents. This is based on the results of a survey conducted by the Community Board which showed that more than 70% of respondents hadn't used the community centre in the last two years.</p>	<p>Katikati Community Centre is funded from a ward based targeted rate, with 75% of their funding coming from Katikati community board area, and 25% coming from Waihi Beach community board area. The total collected from Waihi Beach for the 2024/25 year is \$11,000. The programmes and referral pathways offered by the community centre are of benefit to Waihi Beach residents. For example, the Poutama Youth to Employment programme has had graduates from the Waihi Beach community. The Community Centre also provided significant support during Covid. A good example was the Community Centre working alongside the school to ensure isolated whanau were digitally connected through the distribution of i-pads and internet access. The Community Centre is a key referral pathway to government departments in particular for support from social services and health agencies, which are not otherwise available in the ward.</p>
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Funding Requests

Two specific requests for funding were received. They are outlined below with staff narrative.

Submitter	Request	Staff Narrative
<p>Aquatic Survival Skills Trust</p>	<p>That Council provide funding of \$50,000 in Year 1 of the LTP, \$60,000 in Year 2 of the LTP and \$70,000 in Year 3 of the LTP to support delivery of a three-year strategy to deliver a basic water survival skills programme across Tauranga and Western Bay communities. The programme will start with a focus on Year 5 and 6 students and then extend its reach to other age groups, ethnic communities, community pools, local water environments and eventually delivering to children, youth, adults and teachers across the whole region.</p>	<p>Council does not currently have a level of service for funding water safety programmes. The focus for the Trust is on delivery for schools, in conjunction with Bay Venues at community pools. The community pools in Te Puke and Katikati are not managed by Bay Venues. It is not clear that an agreement is in place with the managers of Te Puke Pool or Dave Hume Pool. It is not clear how the programme would be delivered to schools in the Western Bay District.</p>
<p>Western Bay Museum</p>	<p>Seeking funding of \$10,000, to be used for design and layout concept drawings for the redevelopment of the entire museum space. The plan is to reconfigure the physical space in the Museum to create a dedicated space for mana whenua to tell their story. This means the existing exhibition space at the front of the museum needs to be moved and reconfigured, so that our Māori history and our colonial history can sit adjacent to one another in a cohesive and culturally appropriate way. For local Maori, the new dedicated and digitised space represents the first step toward their own cultural centre in, or around, Katikati. The redevelopment will also enable the museum to meet compliance requirements to install the GV Stewart epergne, a significant cultural treasure for the District. The security case for the epergne alone will cost \$40,000.</p>	<p>The museum building is owned by Council and leased to Western Bay Museum. Western Bay Museum has fitted out the building and run the museum in accordance with New Zealand Museums Standards. In recent years (and in accordance with the Standards) the museum has grown its relationship with Tangata Whenua. The redevelopment provides the opportunity to move forward with sharing Māori history and heritage through the museum space. Completing the concept planning will then allow the Museum to seek funding for the redevelopment. The existing budget to support delivery of local wellbeing priorities can be used as a contribution to the design and layout concept drawings.</p>

Options (recommended option in bold)

1	<p>THAT Council acknowledges the submissions received and in response to key requests:</p> <ul style="list-style-type: none">a) Works with the Daily Charitable Trust to prepare a brief for the Mayor on the Te Puke Lunches in Schools Programmeb) Continues to work with key partners Colab, Te Puke EDG and EPIC Te Puke, alongside the Te Puke Community Board, on delivery of local priorities for community and economic development, including for community input into the Te Puke Spatial Planc) <u>Declines</u> funding for Aquatic Survival Skills Trust at this time, and undertakes to explore future opportunities once the programme is up and running with Bay Venuesd) Approves funding of \$10,000 for Western Bay Museum from existing budgets to support development of a concept plan for the museum redevelopmente) Makes no changes to the targeted rate for Katikati Community Centre and undertakes to work with the Community Centre to ensure services are promoted and accessible for Waihi Beach residents
2	<p>THAT Council acknowledges the submissions received and in response to key requests:</p> <ul style="list-style-type: none">a) Works with the Daily Charitable Trust to prepare a brief for the Mayor on the Te Puke Lunches in Schools Programmeb) Continues to work with key partners Colab, Te Puke EDG and EPIC Te Puke, alongside the Te Puke Community Board, on delivery of local priorities for community and economic development, including for community input into the Te Puke Spatial Planc) <u>Approves</u> funding for Aquatic Survival Skills Trust of \$180,000 over 3 yearsd) Approves funding of \$10,000 for Western Bay Museum from existing budgets to support development of a concept plan for the museum redevelopmente) Makes no changes to the targeted rate for Katikati Community Centre and undertakes to work with the Community Centre to ensure services are promoted and accessible for Waihi Beach residents

<p>RECOMMENDED OPTION</p>	<p>Option 1: THAT Council acknowledges the submissions received and in response to key requests:</p> <ul style="list-style-type: none"> a) Works with the Daily Charitable Trust to prepare a brief for the Mayor on the Te Puke Lunches in Schools Programme b) Continues to work with key partners Colab, Te Puke EDG and EPIC Te Puke, alongside the Te Puke Community Board, on delivery of local priorities for community and economic development, including for community input into the Te Puke Spatial Plan c) <u>Declines</u> funding for Aquatic Survival Skills Trust at this time, and undertakes to explore future opportunities once the programme is up and running with Bay Venues d) Approves funding of \$10,000 from existing budgets for Western Bay Museum to support development of a concept plan for the museum redevelopment e) Makes no changes to the targeted rate for Katikati Community Centre and undertakes to work with the Community Centre to ensure services are promoted and accessible for Waihi Beach residents 										
<p>Advantages</p> <ul style="list-style-type: none"> • Responds to key submission points without changing levels of services • Ensures relationships with service providers can be enhanced and service delivery more clearly understood before funding is committed. • Enables Western Bay Museum to move forward with their redevelopment project, recognising that Council as the building owner and through its service delivery agreement with Western Bay Museum has a role to play in ensuring the building is fit for purpose • The funding for the museum redevelopment concept plan will enable Western Bay Museum to apply for external funding for the project. 					<p>Disadvantages</p> <ul style="list-style-type: none"> • May reduce the ability of Aquatic Survival Skills Trust to progress their planned work programme, due to insufficient resources 						
<p>Option 1: Implications for Work Programme/Budgets</p>											
<p>y/e June</p>	<p>2024/25 \$000</p>	<p>2025/26 \$000</p>	<p>2026/27 \$000</p>	<p>2027/28 \$000</p>	<p>2028/29 \$000</p>	<p>2029/30 \$000</p>	<p>2030/31 \$000</p>	<p>2031/32 \$000</p>	<p>2032/33 \$000</p>	<p>2033/34 \$000</p>	<p>Comments</p>
<p>Capital Costs</p>											
<p>There are no capital costs implications with this option.</p>											
<p>Opex cost <i>grant</i></p>											
<p>There is no additional opex cost for this option. Funding of \$10,000 for Western Bay Museum is proposed to be contributed from existing budgets.</p>											

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

THAT Council acknowledges the submissions received and in response to key requests:

- a) Works with the Daily Charitable Trust to prepare a brief for the Mayor on the Te Puke Lunches in Schools Programme
- b) Continues to work with key partners Colab, Te Puke EDG and EPIC Te Puke, alongside the Te Puke Community Board, on delivery of local priorities for community and economic development, including for community input into the Te Puke Spatial Plan
- c) Declines funding of \$180,000 over 3 years for Aquatic Survival Skills Trust at this time, and undertakes to explore future opportunities once the programme is up and running with Bay Venues
- d) Approves funding of \$10,000 from existing budgets for Western Bay Museum to support development of a concept plan for the museum redevelopment
- e) Makes no changes to the targeted rate for Katikati Community Centre and undertakes to work with the Community Centre to ensure services are promoted and accessible for Waihi Beach residents

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Community Engagement
 Author – Luke Balvert
 General Manager – John Holyoake

Issues and Options Paper ✓

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-19	Community Engagement
Issue	01	Consultation Approach
Submission ID		134, 163, 173, 222, 411, 414, 422, 45, 454, 46, 484, 484, 495, 506, 509, 517, 524, 536, 536, 536, 55, 620, 71, 73, 96, 589, 414 Summary of submissions – Pages 216 to 219
Related strategies/Activity Plans		N/A

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing		<p>We want our communities to feel involved in a kōrero. We are committed to being as open and transparent as possible, ensuring that even when the news is challenging, our community can have confidence that we have sought to understand their needs. We want our community to believe their voice matters and to engage with them throughout the whole journey.</p> <p>But we recognise that true engagement begins with a clear understanding of what Council does and how it supports ratepayers. By increasing awareness and appreciation of the organisation's role, we can empower our community to participate more effectively.</p> <p>Using data and insights to target quality engagement allows us to reflect our communities in the mahi we do and the stories we share.</p>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.		
Responding to climate change		

Staff Narrative

Purpose

The purpose of this Issues and Options paper is to consider requests made through the Long Term Plan submission process that relate to the consultation approach taken.

Overview of feedback received.

We received 27 submission points relating to community engagement and the consultation approach. These have been grouped into five key themes:

Accessibility and timing

- concern about the accessibility of information and the timing of meetings. For example, some Pukehina Beach residents receiving their community event postcards after it was held.
- calls for better access to information and more significant efforts to work with community representatives.

Feedback on consultation process

- some felt the consultation forms were inadequate and suggested improvements to make them more comprehensive.
- issues with the clarity of the consultation document and how it was publicised.

Community involvement and input

- there was a strong call for increased community input and discussions on all topics, emphasising the need for genuine engagement rather than just formality.
- a suggestion to involve community boards more effectively and to ensure that community voices are genuinely considered in decision-making.

Specific feedback and suggestions

- some comments provide detailed feedback on specific aspects of the consultation process, pointing out what might not be working and why.
- recommendations on how long-term planning should involve continuous community input and how strategies should be formulated with genuine community feedback.

General Satisfaction and Improvement Suggestions

- some submitters acknowledged the time and effort taken by Council to connect with the community.

- there are encouragements for Council to continue improving and adapting based on feedback.

Staff response/Overview of options

We want our communities to feel involved in a kōrero. We are committed to being as open and transparent as possible, ensuring that even when the news is challenging, our community can have confidence that we have sought to understand their needs.

We want our community to believe their voice matters and to engage with them throughout the whole journey.

Which is why we're committed to constantly reviewing and improving our engagement practices to better serve the needs of our community – i.e., relevant digital platforms or face to face methods.

At the same time, communication and engagement approaches to all our major projects or community consultation projects are approved by Councillors.

The following responses are to each of the five themes outlined above.

Accessibility and timing of information

We know our community access information in a variety of ways and so communicated and publicised both the Long Term Plan content and ways to join the kōrero – online survey, social media comments, community events and feedback forms – from 17 May to 17 June.

This included website, radio, Facebook, community newspapers, Antenno and email.

The outlier was Pukehina Beach where finalising the date and location for the Sunday 2 May event took longer than expected and meant the postcard was sent out closer to the date than anticipated. We always try to provide 2-3 weeks notice for community events.

Key information relating to the Long Term Plan kōrero – key questions, rates impact, financial strategy and infrastructure strategy – was available online via the Have Your Say page, at Council's community events and library and service centres.

Consultation process

All content outlined in the Long Term Plan consultation document and supporting information was signed off by Audit NZ. This approved content

formed the basis of the online survey and printed feedback form used at Council's library and service centres, and community events.

Given the volume of content, both in the 42-page consultation document and for each of the seven key questions, we attempted to condense this into a digestible amount that didn't overwhelm people but also provided enough context to make an informed decision. This was supported by supplementary documents online and printed for further reading should people wish.

We also pivoted mid-way through the consultation period to condense the feedback form used as community events even further – from four to two pages – based on community feedback.

Community involvement and input

Council delivered a range of ways for the community to get involved with the Long Term Plan kōrero. This included 12 community events at existing events (sports matches, Sunday markets and Tangata Whenua Partnership Forum hui etc) where people could come and speak with Council staff and elected members, online survey, feedback forms and a full day of people speaking to their submissions in Council chambers.

In a first we also encouraged and collected social media comments, noting the digital landscape many of our community interact in. This feedback would be used to provide indicated of sentiment not as formal submissions.

Community Boards were provided an early opportunity to kōrero on the Long Term Plan content and key questions at a Joint Community Board Workshop on 9 May – this both allowing to them support Council in promoting the kōrero out in the community and also providing their own feedback through the consultation process.

Long-term engagement strategy

We understand the importance of connecting with the community no matter the topic and are committed to integrating community feedback and into future decisions and communication and engagement approaches.

We're continuously analysing and improving our communication and engagement processes, allowing us to adapt and refine our methods based on ongoing community feedback.

We know we can do better closing the loop to the community on how their input has influenced Council decisions and plans.

Options (recommended option in bold)	
1	THAT Council continues to endorse the communications and engagement approach for all key community engagement processes on a case-by-case basis.
2	THAT Council does not continue to endorse the communications and engagement approach for all key community engagement processes on a case-by-case basis

RECOMMENDED OPTION	Option 1: That Council continues to endorse the communications and engagement approach for all key community engagement processes on a case-by-case basis.
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<p>Advantages</p> <ul style="list-style-type: none"> - Flexibility: allows Council to tailor communication and engagement strategies to suit the specific needs and characteristics of each community or issue. This flexibility can result in more effective and appropriate engagement. - Responsiveness: Council can be more responsive to emerging issues and adapting strategies as circumstances change, which could enhance the effectiveness of the engagement process. - Political understanding: elected members understand the communication and engagement rationale and so can support Council's approach when out in the community. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Some submitters may feel like they have not been heard by continuing with this same approach.
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Option 2: That Council does not continue to endorse the communications and engagement approach for all key community engagement processes on a case-by-case basis.
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<p>Advantages</p> <ul style="list-style-type: none"> • 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Creates uncertainty for staff undertaking community engagement processes. • Is less likely to result in a consistent approach to community engagement being taken. • Elected members may not understand the communication and engagement rationale as well as they could and have difficulty speaking to Council's approach when out in the community.
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Recommended Decision *(to be completed by staff prior to decision-making meeting)*

1. THAT Council continues to endorse the communications and engagement approach for all key community engagement processes on a case-by-case basis.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
Economic Development
Author – Jodie Rickard
General Manager – Rachael Davie

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-21	Economic Development
Issue	01	Business Support
	02	Priority One
	03	Tourism Bay of Plenty
	04	Te Puke Economic Development Group (Te Puke EDG)
	05	Tauranga Māori Business Association
	06	Film Bay of Plenty
	07	Katikati Focus Economic Development Group
Submission ID		105, 529, 338, 584, 525, 86 Summary of submissions – Pages 220 to 222
Related strategies/Activity Plans		Economic Development Activity

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing		Empowering communities is about local communities achieving their own aspirations for wellbeing. Wellbeing includes social, economic, cultural and environmental wellbeing. This activity is primarily about improving economic wellbeing through investing into economic development activities including business development and support, the visitor economy, town centre promotion, community engagement and growing the capacity and capability of the economic sector.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.		
Providing resilient, well maintained, and efficient infrastructure.		
Responding to climate change	Yes	

Staff Narrative

Purpose

The purpose of this IOP is to set out submissions received about economic development and town centre promotion, including requests for funding.

The IOP does not cover the capital development of town centres. That is addressed under a separate IOP.

Background

Council reviewed its economic development activity plan as part of the development of the LTP 2024-34. This included reviewing the outcomes, goals and levels of service. The goals for the activity are aligned to Priority One's sub-regional economic strategy goals. Levels of service remained the same.

Overview of feedback received.

Six submissions were received about economic development. Priority One recognised Council's balanced funding approach to delivering core infrastructure alongside essential community services.

Both Priority One and the Tauranga Māori Business Association highlight the value of supporting Māori business and economic development, recognising that Māori are disproportionately represented in unemployment and NEET (People Not in Employment, Education or Training) statistics, and that development of a social procurement policy that supports the growth of Māori / Pacifica business opportunities could have a positive impact. Priority One is very supportive of Council's delivery of the Mayor's Taskforce for Jobs and its focus in this area.

Priority One suggests that Council undertakes a review of its investment into economic development, to ensure it can deliver on sub-regional outcomes identified in SmartGrowth. It points out that Council's current contribution under its joint contract with TCC equates to 10.8%, while the District has 27% of the sub-region's population. It suggests options for a more equitable funding contribution could be considered and implemented over time.

Tauranga Māori Business Association aims to support Māori owned businesses to develop and thrive, specifically addressing some of the unique challenges they face in the current economic climate to access resources and support. This will be of benefit to the wider economy of the sub-region.

Te Puke Economic Development Group and Katikati Focus Economic Development Group set out some key priorities that they see for local economic development. These include development of infrastructure including No 1 Road improvements, town bypasses, secure electricity and broadband connections, secure water supply to support the primary sector and for residential development, business parks (Rangiuru and the need for new industrial land in both towns), local tourism, support for spatial planning and a strong focus on housing to meet community needs.

Both organisations request more direct funding for local tourism promotion, either through specific funding via Tourism Bay of Plenty, increased funding support to their organisations, or through redirecting Tourism Bay of Plenty funding to local organisations.

Both Tauranga Māori Business Association and Katikati Focus Group are requesting direct funding support from Council.

Film Bay of Plenty seek additional funding to support their operational costs and for the establishment of a film incentive fund.

Staff Response

In response to the submissions from Priority One regarding funding, it is noted that through the development of the LTP 2024-34 Council reviewed its economic development activity. The decision was made to keep funding at similar levels with slight increases to support project delivery.

Funding requests

Submitter	Request	Staff Narrative
86 - Film Bay of Plenty	That Council provide additional funding of \$78,500 per annum, for: <ul style="list-style-type: none"> Ongoing operational costs for Film BOP 	As part of Council's wider economic development goals, there is value in investing in Film BOP, the regional film office, which aims to attract screen productions to the Bay of Plenty and grow the capability and capacity of the sector locally. This was

	<p>- \$55,000 per annum (plus \$2500 for administration) to support establishment of a regional incentive fund, which will support productions that can commit to and prove 60% of the total production budget will be spent locally, local cast and crew used, and local locations and suppliers used.</p>	<p>recognised through the review of Council's economic development activity. Council has not explored in detail establishment of a regional incentive fund. Staff are aware that Tauranga City Council have chosen not to provide funding to support this initiative. At this point in time, we think the current level of council investment into Film Bay of Plenty, the regional film office, is about right for the services provided.</p>
529 - Te Puke Economic Development Group	<p>That Council continue to contribute \$10,000 annually to Te Puke EDG's "Let's Keep It Local Te Puke" business promotion and attraction campaign.</p>	<p>Local promotion and marketing is a key deliverable in Te Puke EDG's service delivery contract. The "Let's Keep it Local" campaign has a good presence in the town and surrounding area, and the service delivery contract supports its ongoing delivery.</p>
529 - Te Puke Economic Development Group	<p>That Council funds Te Puke EDG up to \$50,000 pa for the purpose of marketing and activity that attracts more international and domestic visitors to Te Puke. 70% of that fund would be managed via a contestable application where operators make submissions for specific activity funding.</p>	<p>The opportunities to enhance local tourism has been recognised and led by Tourism Bay of Plenty through the specific work that has been completed for Waihi Beach and Maketu. These two towns remain the priority. The focus for the next two financial years is to support the local sector to realise those opportunities. Council is providing specific funding to Tourism Bay of Plenty for this work, and it is reflected in its Statement of Intent. In the case of Waihi Beach this is because the visitor economy is already a significant part of the town's economy. In the case of Maketu, this is because of the economic potential the visitor economy has for the town and aligns with the town's community plan. Similar work can be advanced for Te Puke and Katikati, including through alignment with the local opportunities work already completed, once Waihi Beach and Maketu are in the implementation phase.</p>
584 - Katikati Focus Economic Development Group	<p>That Council modifies Tourism Bay of Plenty's service delivery contract to require \$40,000 to \$60,000 to be used for promotion of Katikati-specific tourism offerings.</p>	<p>As set out above, the opportunities to enhance local tourism have been recognised and led by Tourism Bay of Plenty through the specific work that has been completed for Waihi Beach and Maketu. These two towns remain the priority. The focus for the next two financial years is to support the local sector to realise those opportunities. Council is providing specific funding to Tourism Bay of Plenty for this work, and it is reflected in its Statement of Intent. Similar work can be advanced for Te Puke and Katikati, including through alignment with the local opportunities work already completed, once Waihi Beach and Maketu are in the implementation phase.</p>
584 - Katikati Focus Economic Development Group	<p>That Council provides funding support through a service delivery contract for 2024 and beyond.</p>	<p>Council's current partner for local economic development in Katikati is Katch Katikati. Katch Katikati aims to promote the local region and businesses, and bring the community together. Council funds Katch Katikati via a service delivery contract. Katikati Focus Economic Development Group is a new entity for the town. At this stage we would encourage a relationship between this group and Katch Katikati, to understand how they would work together and what</p>

		support they could offer to each other, prior to committing to any funding arrangements.
525 - Tauranga Māori Business Association.	That Council provide funding of \$40,000 per annum for the next 3 years (\$120,000 in total) for operational costs.	Tauranga Māori Business Association has established a new funding arrangement with Tauranga City Council, for operational funding of \$50,000 in 2024/25, \$40,000 in 2025/26 and \$30,000 in 2026/27. WBOPDC does not currently have a relationship with Tauranga Māori Business Association. Through our agreement with Priority One there is a connection to Toi Kai Rawa, the regional Māori Economic Development Agency. It would be good to understand more about how these organisations work together and the services they offer to determine what, if any, additional resources Council should be contributing.

Options (recommended option in bold)	
1	<p>THAT Council continues to fund economic development at its current level as set out in the Draft LTP 2024 - 34 and in response to submissions requesting funding:</p> <ul style="list-style-type: none"> ▪ continues with the current service delivery contract with Film Bay of Plenty ▪ acknowledges the submissions from Focus Katikati Economic Development Group and Te Puke EDG in relation to promotion and enhancement of local tourism, and undertakes to discuss opportunities with Tourism Bay of Plenty for future planning work ▪ acknowledges the submission from Tauranga Māori Business Association and undertakes to work with Priority One, Toi Kai Rawa and the Māori Business Association to understand roles and responsibilities, and needs to grow the capacity and capability of Māori businesses
2	<p>THAT Council increases funding for economic development by up to \$200,000 per annum for the next 3 years, to include the following activities:</p> <ul style="list-style-type: none"> ▪ an increase to the service delivery contract with Film Bay of Plenty of \$78,500 per annum to establish a film incentive fund and cover additional operational costs ▪ \$40,000 per annum to support the operations of the Tauranga Māori Business Association ▪ \$50,000 per annum for marketing and activity to attract visitors to Te Puke, including establishing a contestable fund for local tourism initiatives ▪ up to \$30,000 per annum for a service delivery contract with Katikati Focus Economic Development Group, subject to the role and responsibilities of this group in comparison to Katch Katikati being agreed.

<p>RECOMMENDED OPTION</p>	<p>Option 1: THAT Council continues to fund economic development at its current level as set out in the Draft LTP 2024-34 and in response to submissions requesting funding:</p> <ul style="list-style-type: none"> ▪ continues with the current service delivery contract with Film Bay of Plenty ▪ acknowledges the submissions from Focus Katikati Economic Development Group and Te Puke EDG in relation to promotion and enhancement of local tourism, and undertakes to discuss opportunities with Tourism Bay of Plenty for future planning work ▪ acknowledges the submission from Tauranga Māori Business Association and undertakes to work with Priority One, Toi Kai Rawa and the Māori Business Association to understand roles and responsibilities, and needs to grow the capacity and capability of Māori businesses 	
<p>Advantages</p> <ul style="list-style-type: none"> • Maintains the existing level of service for economic development • Encourages staff to build relationships with organisations to understand more about their work and how that could add value to council's economic development activity. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • May reduce the ability of the organisations who have requested funding to progress their planned work programmes, due to insufficient resources 	
<p>Option 1: Implications for Work Programme/Budgets There are no implications for the work programme or budgets, other than staff time to build relationships.</p>		

Recommended Decision

1. THAT Council continues to fund economic development at its current level as set out in the Draft LTP 2024-34 and in response to submissions requesting funding:
- a) continues with the current service delivery contract with Film Bay of Plenty,
 - b) acknowledges the submissions from Focus Katikati Economic Development Group and Te Puke EDG in relation to promotion and enhancement of local tourism, and undertakes to discuss opportunities with Tourism Bay of Plenty for future planning work,
 - c) acknowledges the submission from Tauranga Māori Business Association and undertakes to work with Priority One, Toi Kai Rawa and the Māori Business Association to understand roles and responsibilities, and needs to grow the capacity and capability of Māori businesses.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Planning of the future
 Author – Natalie Rutland, Ariell King, Jodie Rickard
 General Manager – Rachael Davie

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-11	Planning for the future
Issue	01, 02, 03, 04, 05, 06, 08, 09	Structure Planning, District Plan, LTP Strategic Priorities, Water Reform, Spatial Planning, Climate Change Responses, Katikati Business Park, Housing.
Submission ID		6, 7, 11, 123, 149, 152, 172, 276, 320, 350, 362, 364, 368, 369, 388, 391, 393, 409, 411, 422, 443, 484, 522, 527, 528, 529, 530, 531, 532, 534, 535, 536, 537, 584, 589, 592, 596, 607, 609, 617, 620, 621, 625 Summary of submissions – Pages 223 to 233
Related strategies/Activity Plans		<i>Planning for the future Activity Plan, SmartGrowth Strategy, District Plan, Housing Action Plan</i>

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	<p>The projects delivered across the Planning for the Future activity contribute across all of our strategic priorities.</p> <p>With a focus on planning for the future of our communities and enabling the delivery of sustainable growth across the district, project identification, delivery and outcomes are directly aligned to achieving these strategic priorities.</p>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative
<p><u>Purpose</u></p> <p>The purpose of this Issues and Options paper is to consider the requests made through the Long Term Plan submission process that relate to how we plan for and address growth and development needs for our district.</p> <p><u>Background</u></p> <p>One of Council's key strategic documents for managing growth and development across the district is the Operative District Plan. The District Plan was made operative in 2012 and is required to be reviewed every 10 years under the Resource Management Act 1991.</p> <p>A District Plan review process commenced in September 2021, and an approach to undertake plan changes and spatial planning exercises rather than a full review amidst a reform of the RMA system has been endorsed by Council.</p>

There is a high level of legislative change from government across the range of topic areas which is having a considerable impact and influence on Council's own decision making outcomes and timing.

We continue to seek a balance between being responsive to the implementation of government policy changes while also seeking to address local issues and community aspirations.

Overview of feedback received.

We received 43 submission points relating to planning for the future. Submissions relate to eight key topic areas:

- Structure Planning
- District Plan
- LTP Strategic Priorities
- Water Reform
- Spatial Planning
- Climate Change Responses
- Katikati Business Park
- Housing

Staff response/Overview of options

Structure Planning

We received three submissions about the delay in building Ōmokoroa schools. The submissions request that the schools are built as soon as possible and that Council coordinate more with the Ministry of Education to ensure schooling is in place. One of the submissions raises the issue that timing to fund and build schools is out of step with population growth which creates uncertainty.

Narrative

Structure planning provides the opportunity to ensure adequate infrastructure and services are provided to support new growth and development. New schools in Ōmokoroa were recognised through development of the Stage 3 structure plan process and the pattern of land zoning and services surrounding the school site has been identified and planned with it in mind.

Council is not responsible for building the school so cannot change funding or timing ourselves. Schools are an important part of a community however, and it's important we to continue to strongly advocate where possible.

District Plan

21 submission were made on District Plan topics.

Six submissions were received on the continued urban growth and redevelopment in Waihi Beach, which is putting pressure on existing infrastructure and stormwater systems in particular. One submitter has requested Capamagian Drive be opened up for subdivision to allow for more urban development where reticulated water services are already in place.

A submission from Athenree Action Group requests commercial zoning adjacent to 37A Athenree Road be provided, to allow a dairy and/or cafe to open in this location.

Further growth in Katikati, Maketu and Te Puna communities is also raised by four submitters with three submissions raising general requests that rural and lifestyle subdivision and more housing options need to be considered.

One submission requests a tightening up of District Plan definitions and one submission seeks the pausing of medium and high density development where infrastructure does not currently exist.

Ngati Pukenga Iwi Ki Tauranga Trust have made a submission on Papakāinga development and access to council infrastructure.

The Royal Forest and Bird Protection Society have made a submission seeking to ensure Councils continue to advocate and integrate nature-based solutions through their district planning, policy and regulatory functions under the LGA and RMA.

One submission was made regarding the location and upkeep of shelterbelts in the rural areas, where those properties adjoining have maintenance costs for neighbour's considerable shelter planting.

A submission from Pirirakau Tribal Authority Inc. speaks to the implementation of financial contributions and improved recognition of cultural heritage, which were suggested initiatives raised by the Independent Commissioners who considered and made recommendations on Plan Change 92.

Narrative

Council has commenced a District Plan Review for the purpose of reviewing current District Plan provisions, zoning and structure planning. A review of the District Plan ensures we are setting the appropriate direction for future growth and development across the district. The topics and issues raised within the submissions received are consistent and relevant matters for Council to consider and seek to address through plan change and spatial planning processes. Plan change processes involve the public and can take at least two years to be made operative. As these issues raised can affect individual property rights, making any changes needs to happen by way of a formal legislative process.

We are currently progressing Plan Change 96 – Papakainga and looking to commence work on the National Planning Standards, which will see a review of District Plan definitions. Technical work will soon commence to identify future growth areas for Te Puke to support the Te Puke Spatial Plan project. Thereafter, we anticipate a formal plan change for Te Puke will be notified.

We are also looking to commence the Kaimai Spatial Plan which would be a precursor to further reviews of residential and rural housing land patterns and structure planning exercises. Plan change processes include engagement with iwi and hapū and key stakeholders, and it is always imperative that we understand issues and work with key parties through these processes.

Topics regarding urban growth, business land, housing and necessary infrastructure and funding (including financial contributions) are priority matters to consider through upcoming plan changes with spatial planning exercises also as a pre-cursor to better understand community aspirations for growth, land patterns and supporting infrastructure and services.

The land at 37A Athenree Road and 37B adjacent is zoned commercial within the District Plan, therefore it can be developed for activities such as a shop or café.

The topics of housing and infrastructure in particular are also key issues for national government and as a growth council our plan changes are often responding to national direction as well to address these issues

LTP Strategic Priorities

We have received eight submission points on our strategic priorities. All submissions recognise the value of aligning work plans and funding with these.

Water Reform

Three submissions commented on water reform. The issues raised included ensuring that the future delivery of water services considers water holistically, protection of the natural environment, and the ongoing costs of service delivery. Tauranga City Council noted its willingness to work collaboratively with WBOPDC regarding future service delivery. The Katikati Community Board noted that it did not support the creation of a Water Services Council Controlled Organisation as the water infrastructure is meant to be in good condition following the rates paid over the past 10 years.

Narrative

Following the election of the National/ACT/NZ First coalition government there was immediate repeal of the 'Affordable Waters Reform' legislation. The coalition government has recently released the Local Government (Water Services Preliminary Arrangements) Bill which is expected to be enacted in August 2024. This legislation will be complemented by a further Bill, expected to be released in December. The requirements of this legislation mean that Council must prepare a Water Services Delivery Plan and determine the best option for the financially sustainable delivery of water services for our community.

Council is obliged to consider the options available for the delivery of water services and will have further conversations with the community before a decision is made. It is recommended that Council continue to meet legislative requirements in regard to water service delivery.

Spatial Planning

Seven submission points were made regarding spatial planning.

Both Tauranga City Council and Bay of Plenty Regional Council noted their willingness to work collaboratively with Council via the SmartGrowth partnership, and to plan and enable investment in growth across the sub-region.

Pirirakau Tribal Authority Incorporated noted the importance of protecting rural areas within the District, particularly in Te Puna.

Narrative

Understanding the future needs of our communities helps Council to understand what infrastructure, housing and community facilities, may be required over the next 30 to 50 years. One of the ways that we do this is by preparing spatial plans. Council has begun to prepare the Te Puke Spatial

Plan and expects to have a draft spatial plan for the Te Puke community to consider in March 2025.

Comments from Pirirakau Tribal Authority Incorporated can be included in the initial scoping discussions for the proposed Kaimai Ward Spatial Plan. It is also expected that we would work with Pirirakau Tribal Authority Incorporated as a partner in the development of the proposed spatial plan.

The comments made by Te Puke Economic Development Group are being considered as part of the development of the Te Puke Spatial Plan.

Two submissions raised the lack of broadband fibre in areas of Te Puke and Whakamarama and requested that Council advocate on behalf of these communities for this service.

Council will continue to engage with our communities to understand what future services are required and to manage growth appropriately.

Katikati Business Park

Two submissions were received about the Katikati Business Park. The Katikati Community Board raise support for the industrial area to develop and move ahead to support local jobs and employment within the local community.

Katikati Focus EDG are also supportive of the business park development and seek to encourage progress for new industrial land but consider there is still a need for additional land allocation.

Narrative

We have a role to play in helping facilitate development outcomes and undertaking any necessary consenting processes. Staff will continue to support the business park navigate these processes and interpret District Plan and structure planning requirements as needed.

The wider District Plan review work programme will take into account industrial land supply and localised issues alongside the sub-regional findings from the SmartGrowth Strategy 2023. An Industrial Land Supply Study concluded a sub-regional shortage and identified locations where industrial land supply could be located across the Western Bay district.

Housing

Five submissions were received about housing. Three commented on the critical housing needs in the District and referred to some examples of innovative housing solutions from elsewhere. They supported Council's involvement in housing through local housing action plans and collaborations. Socialink supported development of local housing action

plans and advocacy for innovative housing solutions through partnerships between Council, Community Housing Providers and Iwi / Hapū.

One submitter outlined the case for tiny homes, and the potential for council to lease land for tiny homes to park for a set time, with a corporate body potentially in place to manage the site. Another submitter specifically requested housing be developed within existing communities rather than in cow paddocks (so, intensification rather than greenfields development).

Narrative

Council has recently updated its Housing Action Plan. The Plan sets out Council's priorities and approach to facilitating housing being provided that meets community needs. Council will continue to develop local housing action plans and facilitate their delivery.

In response to the submission regarding tiny homes, Council has signalled doing further work on enabling minor dwellings, which tiny homes fits under. The government's new direction on granny flats is relevant and Council has made a submission on this. Council hasn't considered making land available for tiny homes in the way outlined in the submission. Council has limited vacant land and a development like this would be a significant change in direction from the current actions in the Housing Action Plan 2024. However, Council is committed to doing further work on affordable housing options including redevelopment of its elder housing to provide affordable rental options, and ongoing collaborations with community housing providers.

With regards to where housing should be developed, a lot of work has been done on getting the balance right between providing more housing in existing areas and greenfields development. This work is led from SmartGrowth and then into council's spatial planning processes. We'll continue to work on this. The focus at the moment is on growth in Te Puke, which is being worked on through the Te Puke Spatial Plan.

Climate Change responses

Nine submissions were received about council's response to climate change. Four submitters support council's prioritisation of climate change as a strategic priority. They seek deliberate approaches to taking an equity lens when considering what actions to take and investing more and specifically into nature-based solutions and green infrastructure. Royal Forest and Bird suggest working closely with the regional council on nature-based approaches to flood management. The regional council also

suggested Council consider funding community-led climate change adaptation plans in the same way they are currently doing.

Pirirakau requests that Council do more and suggests the introduction of a levy dedicated to environmental protection and restoration. They also request support for planning for Marae to re-establish away from high risk areas, and for urupā to be protected. They suggest better use of esplanade reserves as natural filters for land runoff and for improving indigenous biodiversity.

Submissions from Katikati Residents and Ratepayers Association and Ōmokoroa Residents and Ratepayers Association suggest that Council is currently budgeting \$24.5 million of non-capital expenditure on climate change planning over the life of the LTP, and that this spending is unnecessary as empirical data does not show sea level rising at a rate that will result in land inundation over the next century.

Two submissions seek Council focussing on waterways – mapping them, developing a plan for management with the regional council, and prioritising the cleaning and maintenance of all drains and streams. Priority Te Puna request that fill be banned near waterways, prioritising stream and drain maintenance and mandating a 20m setback from waterways for all development.

Narrative

Council has identified responding to climate change as a strategic priority. Work is under way on refreshing Council's climate change strategic framework. The ideas raised in the submissions can be considered through that process.

Any change to, or introduction of cleaning / maintenance of drains and streams would be a change to levels of service. That would need to be consistent across the district and requires a good understanding of the costs and benefits.

Permitted activities within 20m of waterways are more restrictive within the District Plan, as there can often be esplanade reserves in place or sensitive zoning and planning overlays limiting scale and nature of development. Consideration of further restrictions can be considered through the appropriate plan change process as part of the District Plan Review.

With regards to the non-capital expenditure of \$25.4 million to be spent on climate change planning, it's not clear how that figure has been derived. Council is not currently budgeting to spent \$25.4 million on climate change planning.

Options (recommended option in bold)

1

THAT in response to submissions received Council

- a) Acknowledges submissions on housing, and continues implementation of its Housing Action Plan and priority projects
- b) Acknowledges submissions on responding to Climate Change and ensures these submissions are considered when refreshing Council's Climate Change Strategic Framework
- c) Acknowledges submissions on spatial planning, structure planning and district plan, and ensure these submissions are considered through upcoming planning processes
- d) Acknowledges submissions on water reform and continue to meet legislative requirements in regard to water service delivery in consultation with community where appropriate.

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

Option 1:

1. THAT in response to submissions received Council
2. Acknowledges submissions on housing, and continues implementation of its Housing Action Plan and priority projects
3. Acknowledges submissions on responding to Climate Change and ensures these submissions are considered when refreshing Council's Climate Change Strategic Framework
4. Acknowledges submissions on spatial planning, structure planning and district plan, and ensure these submissions are considered through upcoming planning processes
5. Acknowledges submissions on water reform and continue to meet legislative requirements in regard to water service delivery in consultation with community where appropriate.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Recreation and Open Space
 Author – Peter Watson, Scott Parker
 General Manager – Cedric Crow

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-15	Recreation and Open Space
Issue	01	Moore Park Facilities
	02	Shade provision
	03	Paengaroa Domain
	04	Te Puke Gymsport Incorporated
	05	Dog parks
	06	Athenree to Bowentown boardwalk
	07	Tui Glen cycleway bridge (Omokoroa)
	08	Reserves maintenance
	09	Swimming pools
	11	Island View Reserve
	12	Doctor North Reserve
	13	Waione Ave Road reserve (Athenree)
	14	Adela Stewart Reserve (Athenree)
	15	Coastal structures
	16	Athenree wetlands
	17	Public art
	18	Te Puna Quarry Park
	19	Cycleway improvements
	20	Bowentown Domain
	21	Tanners point walkway
	22	Tahawai reserve
	23	Signage
	24	Commerce Lane Toilets
	25	Minden/Te Puna Neighbourhood park
	26	Omokoroa Beach Area
Submission ID		Moore Park facilities - 10, 112, 113, 412, 530, 584, 602 Shade provision - 27 Paengaroa Domain - 40, 41 Te Puke Gymsport Incorporated - 14

	<p>Dog Parks – 413, 451, 461, 523, 588, 60, 606</p> <p>Athenree to Bowentown boardwalk - 411, 127, 369, 411, 449, 48</p> <p>Tui Glen cycleway bridge (Omokoroa) - 149</p> <p>Reserves maintenance - 350, 388, 291, 393, 409, 411, 433, 606</p> <p>Swimming pools – 350, 529, 584</p> <p>Island View Reserve - 411</p> <p>Doctor North Reserve - 369</p> <p>Waione Ave Road reserve (Athenree) – 369, 449</p> <p>Adela Stewart Reserve (Athenree) - 369</p> <p>Coastal structures - 369</p> <p>Athenree wetlands - 369</p> <p>Public art - 369</p> <p>Te Puna Quarry Park - 508</p> <p>Cycleway improvements - 584, 589, 615</p> <p>Bowentown Domain - 433</p> <p>Tanners point walkway - 592</p> <p>Tahawai reserve - 592</p> <p>Signage - 619</p> <p>Commerce Lane Toilets - 422</p> <p>Minden/Te Puna Neighbourhood park - 532</p> <p>Omokoroa Beach Area – 94</p> <p>Summary of submissions – Pages 234 to 246</p>
<p>Related strategies/Activity Plans</p>	<p><i>Recreation and Open Space Strategy and Activity Plan</i></p> <p><i>Reserve Management Plans</i></p> <p><i>Walking and Cycling Action Plan</i></p>

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing		<p>This activity includes all recreation and open space assets owned and administered by Council. Recreation includes leisure, organised sport, informal sports activity, and passive recreation such as walking. Recreation is a fundamental part of the community's wellbeing as evidenced through the Covid pandemic.</p> <p>The level of service provided by Council impacts all Strategic Priorities. The higher the level of service, the more positive the impact is.</p> <ul style="list-style-type: none"> • We can all enjoy a healthy and safe lifestyle; • Our environment is clean, green, and valued; <p>Our communities are vibrant and welcoming to all.</p>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative

Purpose

The purpose of this issues and options paper is to consider requests made through the Long Term Plan 2024-34 submission process that relate to Recreation and Open Space activities and Reserves and Facilities projects.

Background

Council have approximately 222 reserves across the district. Reserve Management Plans are in place for all of these reserves and are prepared in accordance with the Reserves Act 1977. Council's Reserves and Facilities Team are responsible for the day-to-day management and administration and a third-party contractor is engaged to undertake maintenance of our reserves.

Overview of feedback received.

61 individual submissions were received from 26 Recreation and Open Space issues through the Long Term Plan 2024-34 submission process.

Requests for non-funding support

Some specific requests were received for support of projects or suggestions which Council have already considered and has policy in place that did not require financial assistance. They are outlined below with staff narrative.

Submitter	Request	Staff Narrative
10, 112, 113, 412, 530, 584, 602	That Council provides additional public toilets at Moore Park and that the funding in the 2024/34 LTP be clarified.	Staff have meet with the Katikati Sports and recreation Club and explained the rationale for the timing of investment into public toilets. There will be a single public toilet established in the 2024/25 financial year near the cricket oval and football fields as an interim measure until their clubrooms are constructed. Council has already committed to further investment in public toilets in 2027 to be accommodated within new clubrooms that are proposed by KKSRC. This funding could be brought forward if the KKSRC are able to fund their proposed clubrooms in the next 24 months.
27	Request shade sails in playgrounds	<p>Council has the following policy on shade provision in the District Wide Reserve Management Plan. Staff will continue to implement the policy.</p> <p>Policy 25 - Shade</p> <p>When developing concept plans or undertaking renewals at a reserve, Council will work to provide shade at its recreation and open spaces. Shade provides protection from the weather but especially the sun. Shade provided can include artificial shade such as shade sails or natural shade by way of planting trees and vegetation. The type of shade provided will be dependent on the site and be assessed on a case-by-case basis with a general preference for natural shade/trees as a more sustainable and more aesthetically pleasing option.</p>
40, 41	Request that a 10,000-seat stadium be established at Paengaroa Domain, that an additional sports field be developed, and the hardcourts be resurfaced.	<p>Priority One have recently undertaken a needs analysis and feasibility study for a new sports stadium for the Western sub-region which identified Tauranga Domain as the preferred option for a new stadium.</p> <p>Council has set aside \$341,208 funding for the Paengaroa Sports Field upgrade with proposed rephased timing from 2027 to 2030.</p> <p>The hardcourts are programmed for resurfacing in the 2024/25 financial year.</p>
413, 451, 461, 523, 588, 60, 606	<p>Submitters effectively request that Council doesn't build a dog park at Omokoroa.</p> <p>That Council provides lighting for the Te Puke dog park for winter usage in the evening. The dog park is an amazing place for our dogs to</p>	<p>Council adopted a level of service for the provision of off leash dog exercise areas during the Long-Term Plan 2021-31. Funding is from a mixture of dog registration fees (80%) and rates (20%). Council recently resolved not to proceed with the suggested dog park options at Ōmokoroa.</p>

	run safely, but without flood lights shinning down - it's not going to be usable after work when it's dark at 5pm Timed sensor lights to come on 5-8pm would be fantastic.	Council's level of service does not extend to providing lighting for its dog parks. This maybe a project that the Te Puke Community Board could consider funding.
149	Submitter references pedestrian bridge across the railway from Hartwood Road to Tui Glen.	This project is in the design and consenting phase and will be constructed in the next 12-18 months. Suggestions about a community garden can be addressed through Council's Community Gardens Policy.
391, 393, 409, 411, 433, 606	Most submitters have requested that Council continue to plant and maintain the water catchment reserve above the Waihi Beach dam to assist with managing any stormwater runoff.	Council has undertaken some planting following the recent harvest of the pine trees. Staff will continue to manage the area where appropriate.
350,529,584	Submissions relate to investment in Council's swimming pool network.	Council has an adopted level of service for swimming pools. The submissions effectively support Council's investment. Staff have prepared an internal submission relating to the Dave Hume Swimming Pool which considers additional investment being required.
411	Submitter requests additions to the Island View playground - covered seating, a BBQ, and picnic tables to further enhance this award-winning amenity.	Staff suggest that this submission/request be deferred to the Waihi Beach Community Board or the next review of the Katikati/Waihi Beach ward Reserve Management Plan scheduled for 2027.
369	Submitter suggest that there be a clearer plan for Doctor North Reserve, Athenree.	Staff suggest that this submission/request be deferred to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027 where a basic concept plan can be prepared for the reserve.
369,449	Two submissions were received about Waione Ave road reserve area opposite the Athenree Holiday Park. One supporting the development of the area and one opposing any development.	Staff suggest that this submission/request be deferred to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027 where a basic concept plan can be prepared for the reserve.
369	Submitter request that a 3x3 basketball court be established at Adela Stewart Drive reserve, Athenree.	Staff suggest that this submission/request be deferred to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.
369	The Athenree Action Group would like to do more public art throughout the community.	Council can work with the Athenree Action Group as per the recently adopted Public Arts Policy requirements.
584,589,615	One submitter (Whakamārama Community Inc) request that consideration be given to how	Consideration of how the cycleway network would link into Omokoroa is being consider through the Stage 2 design process for the Takitimu Northern

	<p>Whakamārama cycleway/walkway connections to Omokoroa could occur and that it intends to seek funding towards the seal extension and carpark upgrade at the end of Whakamārama Road.</p> <p>One submitter (Katikati Focus Economic Development Group) suggests working with scientists, environmentalists and farmers to improve conserve and restore the natural environment and sustainable pest management practices in the Kaimai Forest Park. The building of a hut would assist with this initiative.</p>	<p>Link (TNL) project. Waka Kotahi have been engaging with staff in this regard.</p> <p>With regards to funding towards a seal extension of the roadway into 'The Blade' at the end of Whakamārama Road, this land is DOC land. Council's level of service does not extend to development works/improvements on DOC managed and administered estate.</p> <p>As mentioned above, Council's level of service does not extend to development works/improvements on DOC managed and administered estate.</p>
433	<p>Submitter proposes to turn Te Ho or Bowentown Headland into a no car zone, pedestrian and cyclists only, like Mt Maunganui. Bowentown Domain is a reserve that currently lets vehicles access the whole mowed hill area situated on the eastern side above Anzac Bay. The TRIG on top of Te Ho should be cleared of gorse and trees which obstruct an amazing 360-degree view. Submitter would also like to stop access to the top carpark, and introduce walk tracks instead.</p>	<p>Staff suggest that this submission be deferred to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.</p>
592	<p>Submitter suggests that Tanners Point walkway needs a link/ROW from the end of the northern harbourside track up to Tanners Point Road. We have a landowner willing to consider the proposal, but we need to know what funding is available to achieve this. Walkers could do a 'circuit' without walking along the narrower park of Tanners Point Road where they walk on the road because the swale drains on the verge make the surface uneven. At present many residents take their daily walk along Tanners Point Road to the Highway returning the same way. While some would like Council to build a footpath alongside the road this would be difficult owning</p>	<p>Council is in the process of consulting on the Tahawai Reserve Concept Plan which includes walkway opportunities for Tanners Point residents.</p> <p>The Katikati/Waihi Beach Ward Reserve Management Plan identifies further walkway opportunities around the peninsula using public land, however, development of these linkage opportunities is not currently a priority under the cycling and walking action plan.</p>

	to the verge width, terrain and swale drain.	
592	Submitter supports the proposed Tahawai Reserve Concept Plan and appreciates the consultation undertaken to date.	Council is in the process of consulting on the Tahawai Reserve Concept Plan.
619	Submitter request historic and interpretive signage at Otaiparia Reserve.	The Otaiparia Concept Plan considers interpretive signage. Staff can work with tangata whenua on interpretation opportunities for the area.
532	Te Puna Heartlands supports the provision of walkway linkages in and around the Minden area.	Council's district plan provides for 'Greenlanes' to be developed within the Minden Lifestyle zone. There has also been public pedestrian right of ways included in recent subdivisions that achieve walkway linkages along with unformed roads.
94	Submitter suggest a comprehensive plan to upgrade Omokoroa Beach area over the next 10 years be developed.	Council has a concept plan in place for Omokoroa Domain which has been implemented over recent years. The Community development plan and structure planning identifies the investment between Council and private developers to achieve infrastructure outcomes to cater for current and future growth.

Funding Requests

Specific requests for funding were received. They are outlined below with staff narrative.

Submitter	Request	Staff Narrative
530, 584	That Council fund new hardcourts and a playground at Moore Park, Katikati.	Council previously considered submissions from the Katikati Community Board during the 2023/24 annual plan process to develop 5-6 new netball courts and playground at Moore Park which had estimated of \$700K and \$510K respectively. On Feb 14, 2024, Council chose Option 3 which was to remove these projects from LTP budgets.
14	Te Puke Gymsport request that the Western Bay of Plenty District Council supports their project to build the Bay of Plenty Movement HQ with \$250,000 per year over three years 2024-2026. The funds are not required immediately and can be paid over the next three years. They are seeking a commitment from Council to support their project now. As a part of our fundraising plan, they will be applying to the funders; Lottery Facility Fund, TECT, New Zealand Communities Trust and the Lion Foundation. To be able to demonstrate that we have the Western Bay of Plenty Council	Council has previously agreed to enter a lease with Te Puke Gymsport back in 2018 to allow them to construct their proposed premises on Centennial Park. Council has also granted the club \$18,000 towards a feasibility study. The financial implications of their request have been identified below. It is noted that six years has passed and the funding to undertake their development has yet to be raised.

	and community support will be invaluable for our applications.	
508	<p>The Te Puna Quarry Park Society would like Council to consider funding two projects</p> <p>1. Felling some large pine trees in the upper level of Te Puna Quarry Park planted by the Council about 35 years ago, and now a hazard to the public.</p> <p>2. Upgrading the sealing of a part of the tracks in the park, in particular the main track from the entrance to some attractions (barbeque, amphitheatre, upper level), where loose gravel on a steep slope is a hazard.</p>	<p>Pine tree removal. Staff will need to investigate the feasibility of removing the large pine trees to see if it is logistically possible to extract them and if so, can it be done on a cost neutral basis.</p> <p>Track sealing extension The cost to undertake the seal extension up the driveway to the amphitheatre area is estimated to be \$50,000.00. Council could consider funding this increased level of service which would compliment the recently sealed carpark area that has been greatly appreciated by the Parks' users.</p> <p>The financial implications of their request have been identified below.</p>
411, 127, 369, 449, 48, 625	That Council consider funding the Athenree walkway/cycleway crossing.	<p>Athenree Crossing (5 submissions): Estimated \$4m construction cost. \$150k total funding committed from the Community Board and Transportation account to obtain resource consent for a crossing. This is a high priority project identified in the Waihi Beach Community Plan. It is also classified as a "priority" project within the Regional Land Transport Plan and is identified as a tsunami emergency escape route. <i>Without Council construction funding commitment, it is unlikely that external funding from either the Government or external funders can be leveraged.</i></p> <p>The financial implications of their request have been identified below.</p>
422	The Te Puke Community Board requests a full replacement of the public toilets in the Commerce Lane Carpark and suggest that they be replaced with a Kiwi camp single stall toilets including Kiwi camp shower facilities to cope with the rapidly rising numbers of overnight sleepers/motorhomes and RSE workers.	<p>The Commerce Lane toilet upgrades were identified as a priority project for the Te Puke community. This is an essential piece of infrastructure that is connected to a popular destination reserve and the community walkway/cycleway network. The estimated cost to demolish and replace the existing toilets is \$500,000.00</p> <p>There was an upgrade of the toilets in 2020, including a repaint.</p>

		<p>The Commerce Lane toilets are one of the highest used toilets in the district.</p> <p>The financial implications of their request have been identified below.</p>
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Options (recommended option in bold)

1A	<p>That Council acknowledges the submissions received and agrees not to provide any additional funding for the following requests:</p> <p><i>a) Development of 5-6 new netball courts and a playground at Moore Park which are estimated at \$700K and \$510K respectively, instead refers the ongoing discussion to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.</i></p> <p><i>b) Te Puke Gymsport for \$250,000 per year over three years 2024-2026 to support their proposed facility on Centennial Park, Te Puke and undertake to investigate other funding opportunities which may include the future community facilities fund.</i></p> <p><i>c) Te Puna Quarry Park Society request for \$50,000.00 to seal the roadway from the main carpark up to the amphitheatre in Te Puna Quarry Park.</i></p> <p><i>d) The Te Puke Community Board's request for the demolition and replacement of the Commerce Lane toilets in Te Puke for a cost of \$500,000.</i></p>
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OR

1B	<p>That Council acknowledges the submissions received and agrees to provide additional funding for the following requests:</p> <p><i>a) Development of 5-6 new netball courts and a playground at Moore Park which are estimated at \$700K and \$510K respectively.</i></p> <p><i>b) Te Puke Gymsport for \$250,000 per year over three years 2024-2026 to support their proposed facility on Centennial Park, Te Puke.</i></p> <p><i>c) Te Puna Quarry Park Society request for \$50,000.00 to seal the roadway from the main carpark up to the amphitheatre in Te Puna Quarry Park.</i></p> <p><i>d) The Te Puke Community Board's request for the demolition and replacement of the Commerce Lane toilets in Te Puke for a cost of \$500,000.00</i></p>
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AND

2	<p>That Council acknowledges the submissions received and agrees to defer the following to alternative Council processes:</p> <p><i>a) Submissions 411,369,449,433, 530, 584 and 592 be deferred to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.</i></p>
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RECOMMENDED OPTION	<p>Option 1A: That Council acknowledges the submissions received and agrees not to provide any additional funding for the following requests:</p> <p>a) <i>Development of 5-6 new netball courts and a playground at Moore Park which are estimated at \$700K and \$510K respectively, instead refers the ongoing discussion to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.</i></p> <p>b) <i>Te Puke Gymsport for \$250,000 per year over three years 2024-2026 to support their proposed facility on Centennial Park, Te Puke and undertake to investigate other funding opportunities which may include the future community facilities fund.</i></p> <p>c) <i>Te Puna Quarry Park Society request for \$50,000.00 to seal the roadway from the main carpark up to the amphitheatre in Te Puna Quarry Park.</i></p> <p>d) <i>The Te Puke Community Board's request for the demolition and replacement of the Commerce Lane toilets in Te Puke for a cost of \$500,000.</i></p>										
<p>Advantages</p> <ul style="list-style-type: none"> No financial impact on the Long Term Plan 2024-34 						<p>Disadvantages</p> <ul style="list-style-type: none"> Submitters requests are not met New recreation facilities are not provided to the community No financial investment impacts on local economy 					
Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
FINANCIAL IMPACT – N/A											

Option 1 B: That Council acknowledges the submissions received and agrees to provide additional funding for the following requests:

a) Development of 5-6 new netball courts and a playground at Moore Park which are estimated at \$700K and \$510K respectively.

b) Te Puke Gymsport for \$250,000 per year over three years 2024-2026 to support their proposed facility on Centennial Park, Te Puke.

c) Te Puna Quarry Park Society request for \$50,000.00 to seal the roadway from the main carpark up to the amphitheatre in Te Puna Quarry Park.

d) The Te Puke Community Board's request for the demolition and replacement of the Commerce Lane toilets in Te Puke for a cost of \$500,000.00

Advantages

- Submitters requests are met
- New recreation facilities are provided to the community

Disadvantages

- Financial impact on Long Term Plan 2024-34

Option 2: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding											
• Rates		760	550	500	700						<i>Figures are made up as follows: 2025/26 =\$250K Gymsports +\$510K Moore Park Playground.</i>

<ul style="list-style-type: none"> Rates 			5	5	5	35	35	35	35	35	<i>Depreciation and maintenance of new hardcourts at Moore Park + annual maintenance of new playground</i>
<ul style="list-style-type: none"> External 											
<ul style="list-style-type: none"> Other <i>(specify)</i> 											

RECOMMENDED OPTION	<p>Option 2: That Council acknowledges the submissions received and agrees to defer the following submissions to alternative Council processes:</p> <p>a) Submissions 411,369,449,433 and 592 be deferred to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.</p>										
<p>Advantages</p> <ul style="list-style-type: none"> The issues raised by the submitters are considered in a wider planning context. No financial impact to Council. The wider community get the opportunity to participate in decision making over reserve matters. 						<p>Disadvantages</p> <ul style="list-style-type: none"> Delays progressing work with these community aspirations. 					
Option 3: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
FINANCIAL IMPACT – N/A											

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

Option 1A: That Council acknowledges the submissions received and agrees not to provide any additional funding for the following requests:

- a) Development of 5-6 new netball courts and a playground at Moore Park which are estimated at \$700K and \$510K respectively, instead refers the ongoing discussion to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.
- b) Te Puke Gymsport for \$250,000 per year over three years 2024-2026 to support their proposed facility on Centennial Park, Te Puke and undertake to investigate other funding opportunities which may include the future community facilities fund.
- c) Te Puna Quarry Park Society request for \$50,000.00 to seal the roadway from the main carpark up to the amphitheatre in Te Puna Quarry Park.
- d) The Te Puke Community Board's request for the demolition and replacement of the Commerce Lane toilets in Te Puke for a cost of \$500,000.

Option 2: That Council acknowledges the submissions received and agrees to defer the following submissions to alternative Council processes:

- a) Submissions 411,369,449,433 and 592 be deferred to the next review of the Katikati/Waihi Beach Ward Reserve Management Plan scheduled for 2027.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
Representation
Author – Greer Golding
General Manager – Rachael Davie

Issues and Options Paper 

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-24	Representation
Issue	01, 02	Representation Review, Remuneration
Submission ID		437, 471, 529, 530, 589 Summary of submissions – Page 247
Related strategies/Activity Plans		<i>Representation Review and Remuneration Authority Determination</i>

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	This activity ensures that we have effective representation arrangements in place to best serve our communities. By doing so, we engage well with our communities, actively seek and consider the full range of views to ensure our decisions are robust.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative

Purpose

The purpose of this Issues and Options paper is to consider requests made through the Long Term Plan submission process that relate to the future representation arrangements and elected member remuneration.

Background

We received six submissions four of which are relevant to the representation review process and two which refer to elected members remuneration.

Representation Review

There was one submission on the following topics which can only be considered as part of the Representation Review.

- Additional community board
- Lack of support for Māori wards
- Community Board arrangements don't accurately reflect population and economic activity

Elected Member Remuneration

The two submissions that related to Elected Members remuneration were advocating for lower pay, no pay increases and attendance-based remuneration for meetings.

Staff response

The community will have the opportunity to provide feedback on proposed representation arrangements through the Representation Review consultation process. Remuneration for elected members is not a matter that Council has the jurisdiction to address through the Long-Term Plan process. Instead, the Remuneration Authority (established by the Remuneration Authority Act 1977) sets remuneration for Elected Members and also sets rules regarding reimbursement of costs incurred by members in undertaking their duties. All requirements and considerations are defined under the Local Government Act 2002. The Remuneration Authority's approach to setting remuneration can be found [here](#).

In light of the explanation set out above, there is only one practicable option for Council to consider.

Options (recommended option in bold)

1	THAT in response to submissions received Council a) acknowledges submissions on the representation review and responses provided AND b) acknowledges submissions on elected member remuneration and responses provided.
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RECOMMEDED OPTION	THAT in response to submissions received Council a) acknowledges submissions on the representation review and responses provided AND b) acknowledges submissions on elected member remuneration and responses provided.	
Advantages <ul style="list-style-type: none"> • Council is currently progressing its Representation Review and these submissions can be included as part of that process. 	Disadvantages <ul style="list-style-type: none"> • Council is not able to control the remuneration process for Elected Members so no action available. 	

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

THAT in response to submissions received Council
a) acknowledges submissions on the representation review and responses provided AND
b) acknowledges submissions on elected member remuneration and responses provided.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Regulatory Services
 Author – Natasha Ryburn, Dougal Elvin
 General Manager – Alison Curtis

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-14	Regulatory Services
Issue	01, 02, 03, 04, 08	Compliance cost, Te Puna Business Park, Resource consents, Doggy Day Out, Fees and Charges
Submission ID		10, 127, 327, 118, 457, 607, 100, 588, 413 Summary of submissions – Pages 248 to 249
Related strategies/Activity Plans		Regulatory Group of Activities Plan, District Plan.

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	Through our Regulatory Services function, iwi/hapu and community aspirations, housing, and important infrastructure are provided for whilst ensuring people and the environment are protected.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative
<p>Council's Regulatory Services are undertaken in accordance with statutory legislative requirements for example the Resource Management Act, Building Act, and the Local Government Act. These activities contribute to Council's strategic priorities and deliver services that are provided to ensure that the community - its people and the environment are protected.</p> <p><u>Purpose</u></p> <p>The purpose of this Issues and Options paper is to respond to submissions made through the Long-Term Plan submission process in relation to Council's Regulatory Services.</p> <p><u>Overview of feedback received.</u></p> <p>Ten submissions were received with respect to Council's regulatory services. Five submissions related to Resource Management Act 1991 (District Plan or resource consents) matters including Te Puna Business Park. Other submissions focused on building consents, animal control, compliance matters and fees and charges.</p>

Staff response/Overview of options

Te Puna Business Park (Submissions 118, 457, 607)

Council understands the community concerns regarding Te Puna Business Park and specifically concerns from a historical planning, compliance and consenting perspective.

In 2005 the Environment Court approved a private plan change, following an appeal of the Council decision declining landowners to establish Te Puna Business Park. In 2012 a District Plan review rezoned the business park 'Industrial. '

In recent years a joint compliance and consenting approach has been taken in respect of Te Puna Business Park. Council will continue to work with Business Park landowners to ensure the District Plan requirements and the Environment Court objectives are achieved, and we will continue to inform and engage with the community.

Resource consent applications from Business Park landowners, including an application from Te Puna Industrial Limited (Container Co), have been lodged with Council to authorise their industrial activities. Council has a legal responsibility to process these applications in accordance with the requirements of the Resource Management Act 1991.

Council understands the value the local Te Puna community places on their environment and their strong desire for safe roads. Council also acknowledges truck activity is impacting roads across the Bay of Plenty due to high growth in the Region.

Council is committed to several road safety projects for the Te Puna area. One example is the recently adopted Speed Management Plan which includes a permanent maximum speed limit on all Te Puna roads of 60kph. Other examples include the Borrell Road shared path and Te Puna Rd/Tangitu Rd/Lothead Rd/Pitau Rd intersection upgrade and projects seeing to mitigate effects of the Te Puna Business Park on Te Puna Station Road, Te Puna Road, and Clarke Road.

Resource Consents (Submissions 100 & 588)

Council understands RMA processes can be challenging and costly for customers. We do try our best to provide a professional, efficient, and customer friendly service. We welcome feedback and Council will continue to review and improve our service to deliver a high-quality service that supports community aspirations.

Council has a compliance strategy and resource consent service which seek to ensure all activities meet the requirements of the District Plan. Where resource consents are required for an activity, consent conditions requiring financial contributions are often imposed to mitigate effects on infrastructure services (water, wastewater, stormwater, roading) and in some cases bonds are required through consent conditions to address long-term effects.

Compliance Costs (Submissions 10, 127 and 327)

We received 3 submissions relating to compliance costs. These include increased building compliance requirements, Waihi estuary clean up including a concern regarding duck shooting, dogs on beaches in Bowentown/Athenree and burning fires.

In regard to the submitter concerns about the increased compliance requirements. The requirements for building consents are prescribed through legislation. Local councils and Consenting Authorities do not have the ability to change the framework for consenting. Central government audits Consenting Authorities every two years (IANZ audit) to ensure they are working within the consenting parameters set in legislation.

Although the introduction of Insurances for building professionals may have some merit in reducing red tape, central government has not given any indication that a change in legislation to enable this is a priority for them at this time

In response to the suggestion that Waihi estuary requires a clean up due to new Mai Mai's being erected. Mai Mai's do not trigger any requirement for consent, the decision on removal of these structures is a landowner responsibility. As Council we have no control over the duck hunting season or duck hunting. Duck hunting is managed by the Fish and Game Council for the region

In response to the submitter seeking restricted dog exercise areas, this is an issue that can be considered through the review of the Dog Control Bylaw.

The next review of the Dog Control Policy and Dog Control Bylaw is anticipated to commence in 2026. Currently, the dog exercise area is on the beach between a line 100m south of Albacore Avenue and a line 100m north of Pio Road. Dog walking on the rest of Waihi Beach is prohibited during the peak summer period (third Wednesday of December to 7 February between 9am to 7pm. Island View Reserve is a restricted dog walking area (dogs must be on a leash).

We also acknowledge the issue regarding the burning of rubbish. Monitoring the quality of the air is an issue for Regional Council, however, we encourage people not to burn rubbish due to the nuisance this causes.

Doggy Day Out (Submission 588)

One submitter would like Council to stop Doggy Day Out. Doggy Day Out provides an opportunity for Council to engage and educate our community on what it means to be a good dog owner. Doggy Day Out is a well attended and a well supported event.

Fees and Charges (Submission 413)

One submission was received regarding dog fees. We will continue to consult annually on dog fees and therefore refer that submission to the fee setting process for the 25/26 year.

OPTION	
1	That Council acknowledges the submissions received. Due to the nature of the submissions, there are no options provided and we note the submissions received.

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

That Council acknowledges the submissions received.
Due to the nature of the submissions, there are no options provided and we note the submissions received.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034

Stormwater

Author – James Abraham, EJ Wentzel

General Manager – Cedric Crow

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-23	Stormwater
Issue	02	<i>Ōmokoroa, Private rural stormwater</i>
Submission ID		350, 617 Summary of submissions – Pages 250 - 253
Related strategies/Activity Plans		<i>Stormwater Activity Plan</i>

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing.	Yes	The main issue covered in this paper is the Ōmokoroa Comprehensive Stormwater Consent and the stormwater levels of service review. The purpose of both projects is to ensure sustainable and efficient water management practices. Enabling housing is supported by reducing flood risks, making land safer for development. Empowering communities is achieved through transparent, community-involved planning and the implementation of green infrastructure, which enhances local environments. These efforts also foster authentic Te Tiriti-based relationships by incorporating Te ao Māori perspectives in water management, while providing resilient, well-maintained infrastructure that adapts to climate change challenges, ensuring long-term sustainability.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change.	Yes	

Staff Narrative

Summary – Tangata whenua collaboration in Ōmokoroa

Submission ID - 350

A submission was received from Pirirakau Tribal Authority – Incorporated, requesting that Pirirakau be involved in ongoing monitoring at key discharge locations to the environment.

Response

Although this has been addressed in the recent consent renewal application for Ōmokoroa, as part of the upcoming Levels of Service review, the Council will explore options to ensure that our stormwater management initiatives substantiate our goal of authentic, Te Tiriti-based relationships with tangata whenua.

Summary - Private rural stormwater

Submission ID - 617

A submission was received from Ngati Pukenga Iwi Ki Tauranga Trust noting that the Trust is experiencing flooding issues at the Marae and across the carpark.

Response

Stormwater management on private rural properties is not something Council specifically considers as part of the wider stormwater activity as this is deemed a private issue however Council will work with landowners on a case by case basis.

Summary - Waihi Beach Tennis Club Stormwater

Submission ID - 316

A submission was received to develop a stormwater management and investment plan for the Waihi Beach Tennis Courts.

Response

The Waihi Beach Tennis Courts are located on Council Pohutukawa Reserve and Council will work with landowners and/or leasees on a case by case basis.

Summary – Waihi Beach Stormwater

Submission ID - 388, 391, 393, 409, 411, 625

External Submissions

Council received 13 submissions supporting the Waihi Beach Stormwater Action Team (SWAT). These submissions can be summarised as:

Stormwater Maintenance:

SWAT emphasizes the importance of regular stormwater maintenance and pre-storm checks. It is SWAT's opinion that the effects of the 2013 and 2023 floods could have been mitigated with ongoing maintenance. SWAT requests that council employ a local caretaker to conduct regular checks and alert the council to issues, supplementing the customer service requests.

Infrastructure Upgrades in the Draft LTP:

SWAT supports the expenditure on necessary infrastructure upgrades in the draft Long Term Plan (LTP). SWAT urges that projects be able to proceed promptly following work of the Stormwater Liaison Group as key projects have previously been deferred in past LTP.

Community Support:

There is strong community support for stormwater upgrades, as evidenced by surveys and conversations. There is acknowledgment and appreciation from the community, of the thorough work by staff and the collaboration between the Community Board, SWAT, and the Stormwater Liaison Group in these projects.

Options (recommended option in bold)

1	<i>THAT Council acknowledges feedback from submitters on the stormwater activity and agrees to continue to work with landowners and/or leasees on a case-by-case basis.</i>
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Recommended Decision

Option 1:

THAT Council acknowledges feedback from submitters on the stormwater activity and agrees to continue to work with landowners and/or leasees on a case-by-case basis.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
Wastewater
Author – James Abraham, EJ Wentzel
General Manager – Cedric Crow

Issues and Options Paper

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-23	Wastewater
Issue	01, 02, 03, 04,05	<i>Katikati Outfall, Onsite system, Capital Programme, Waihi Beach, Omokoroa</i>
Submission ID	350, 584, 617, 527, 532, 536, 530 Summary of submissions – Page 269	
Related strategies/Activity Plans	<i>Wastewater Activity Plan</i>	

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing.	No	Empowering communities – Our projects will ensure compliance with regulatory requirements while also expanding our network to continuously serve communities, working collaboratively and planning accordingly to meet the needs of the developing community. Climate change will significantly affect communities and levels of service, ongoing projects will ensure we have resilient infrastructure in place to continue serving the current and future communities.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change.	No	

Staff Narrative

Summary – Katikati Wastewater Treatment Plant Outfall

Submission ID - 350 & 584

Pirirakau Tribal Authority have requested immediate engagement if proposals of the project include discharge to coastal marine area of Te Awanui (Tauranga harbour).

Katikati Focus Economic Development Group (EDG) have requested to work side by side with council on the developments of the Katikati Wastewater Treatment Plant outfall & plant upgrade. Preferably they want to see high quality wastewater being discharged to land, either on Matakana Island or within Katikati. EDG would like Council to be part of any work related to the outfall. EDG considers their relationship with local industries such as Zespri and NZ Avocado could prove to be a valuable resource.

The Katikati Community Board requested Information on the quality of wastewater being discharged into the harbour. They have also asked if council has considered modern technology such as Ultra Violet (UV) light and ozone purifiers and are calling for a more involved discussion with Matakana residence together with Local community.

In relation to treated wastewater quality at Katikati wastewater treatment plant, Council is undertaking plant upgrades at the treatment plant that will address non-compliance issues with Nitrogen. The Moving Bed Bio Reactor (MBBR) upgrade will ensure we are compliant with our discharge consent. UV light treatment is already being utilised at the plant prior to discharge.

Response

Council have collaboratively worked with Te Ohu Wairora (Katikati Alternative Options Group) to explore wastewater discharge options. The working group has Iwi representative, elected members and community members from the Katikati area. Council will soon be re-establishing the working group to continue to explore alternative options. If through the working group, a discharge to harbour is considered as a viable option, further engagement with Pirirakau will be undertaken prior to progressing a consent application. An engagement plan for the Katikati WWTP disposal will be developed and options worked through with all key stakeholders as the project progresses.'

Summary – Onsite System

Submission ID – 617

Ngati Pukenga Iwi Ki Tauranga Trust have highlighted concerns regarding their failing On Site Effluent Treatment (OSET) system which contain mechanical faults such as leaking pipes and septic tanks.

Response

The issues highlighted by Ngati Pukenga Iwi Ki Tauranga Trust are failure of privately owned OSET systems. The performance of these systems is the responsibility of the submitter and compliance is monitored by Bay of Plenty Regional Council (BOPRC). This Council does not provide reticulated wastewater services in this area, and there is no plan to provide one in this Long Term Plan (LTP).

Summary – Capital Programme

Submission ID – 527

BOPRC supports Western Bay of Plenty District Council (WBOPDC) efforts to connect households to reticulated wastewater schemes, where they have previously chosen not to connect. BOPRC supports planned upgrades to Wastewater Treatment Plants. BOPRC supports investigation into Wastewater reticulation of smaller communities.

Response

WBOPDC acknowledges the support provided by BOPRC and will continue to work collaboratively with BOPRC and other stakeholders to ensure successful delivery of wastewater services to the community and the region.

Summary – Omokoroa & Te Puna Transfer Pipeline

Submission ID – 530, 532

Submitter Te Puna Heartland requests Council to update and reflect the extent of connection in Te Puna area to Omokoroa Transfer Pipeline

Katikati Community Board claims that the Omokoroa Pipeline is rumoured to have reached its capacity and they wish to know what the worst-case scenario is and has this been costed?

Response

Council is aware of the limitations of the Omokoroa transfer pipeline and how this will impact growth, this risk was identified and quantified as part of plan change 92 and is reflected in councils Asset Management Plan. The main risk is councils service agreement with Tauranga City Council (TCC). It is expected that WBOPDC will exceed the agreed discharge limit to TCC. Council is working closely with TCC to address this.

Summary – Waihi Beach

Submission ID – 536

Katikati Waihi Beach Residents and Ratepayers Association questions why council is spending significant funds (\$17.1m) on Waihi Beach Wastewater Treatment Plant. There are further queries on significant budgeting set aside for Katikati Ocean outfall without any public consultation. Submission also queries why \$352,400 is allocated for Omokoroa Manhole Repair.

Response

The upgrade of Waihi Beach Water Treatment Plant (WBWWTP) is to re-instate the plant, following the failure of the liner in 2019, with improved aeration and refurbished decant facility, as the existing treatment plant has not been compliant with consent conditions during peak season loads in January 2021, 2022, and 2023.

Several additional upgrades to the WBWWTP are already included within the current LTP. These include upgrade and/or installation of UV, a mechanical separator, renewal of the inlet screen, a screw press, and a fixed generator.

Manhole upkeep and repairs are integral for efficient conveyance and functioning reticulation system, wastewater turns septic and this in turn produces gases like hydrogen sulphide which is damaging to concrete and steel work. Premature failure is imminent if nothing is done which can cost council significant amounts of money in a reactive situation. To prevent this from happening council has taken a proactive approach to ensure all our assets continue to function as intended.

Options (recommended option in bold)	
1	<i>THAT Council acknowledges feedback from submitters on the wastewater activity.</i>

Recommended Decision

Option 1:

THAT Council acknowledges feedback from submitters on the wastewater activity.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Water Supply
 Author – EJ Wentzel, Paul van den Berg
 General Manager – Cedric Crow

Issues and Options Paper

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-18	Water Supply
Issue	01, 02	Fluoridation, Capital Programme.
Submission ID		Fluoridation: 42, 69, 336, 352, 354, 355, 356, 357, 359, 360, 361, 365, 366, 367, 370, 387, 389, 390, 397, 417, 421, 533, 576, 577, 578, 579, 580, 581, 582, 583, 586. Capital Programme: 350, 529, 584, 589, 617. Summary of submissions – Pages 270 - 277
Related strategies/Activity Plans		Water Supply Activity Plan

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing.	No	Empowering communities – This project will ensure compliance with regulatory requirements, working collaboratively and planning accordingly to meet the needs of the developing community. Council's Long-Term Plan (LTP) Capital Programme will ensure compliance with regulatory requirements and maintain a reliable and resilient water supply network for the communities.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change.	No	

Staff Narrative

Purpose

The purpose of this Issues and Options paper is to consider requests made through the Long Term Plan submission process that relate to the fluoridation of Council's water supply and capital programme.

Background - Fluoridation

In July 2022, 14 councils received direction from the Ministry of Health (MoH) to add fluoride to their drinking water supplies. Western Bay of Plenty District Council (Council) was directed to fluoridate its Athenree and Wharawhara Water Treatment Plants (WTP) by 31 July 2025. Funding for fluoridation of the Athenree and Wharawhara water supplies is provided by the Ministry of Health.

Of the 14 councils directed to fluoridate, some have already fluoridated such as Hastings District Council, which reintroduced fluoride to its drinking water in December 2023.

As a result of an assessment undertaken by Lutra, it was identified that if Athenree and Wharawhara WTPs were required to be fluoridated, then to effectively fluoridate these communities, Waihi Beach and Tahawai WTPs would also need to be fluoridated, as the four water supplies are interlinked. MoH have acknowledged this and agreed to extend the compliance deadline for Athenree and Wharawhara if they provide a further directive to fluoridate Waihi Beach and Tahawai WTPs.

At this stage Council has not received further direction to fluoridate Western Bay of Plenty's remaining WTPs (Muttons, Pongakawa, Ohourere, Youngson Road, Tahawai and Waihi Beach), (A5702185 Sept 2023).

The MoH decision is generating a high level of interest from some members of the community and elected members, with both the MoH and Council receiving LGOIMA's (fA613460) from members of the community. There are also several anti-fluoridation campaign groups across NZ, including in Bay of Plenty.

In New Zealand natural fluoride levels in water supplies vary but are generally at a level less than 0.2mg/L. The World Health Organization and MoH recommends adjusting fluoride levels to between 0.7 and 1.0 mg/L in drinking water as the most effective and efficient way of preventing dental decay.

Council provides potable water that meets the requirements of the Water Services (Drinking Water Standards for New Zealand) Regulations 2022. Post fluoridation this will continue to be the case. We will not be able (and neither is there a requirement) to provide non fluoridated water to our community.

Overview of feedback received - Fluoridation

We received 31 submission points relating to the fluoridation. All the submissions are generally opposed to the fluoridation of Council's water supplies from

Athenree and Wharawhara Water Treatment Plants. The submitters were mostly individuals or families.

A summary of general/key submission points and concerns are:

- Health risks and consequences for people related to fluoride in their drinking water supplies.
- Taking away people's individual choice to use fluoride or not.
- The Director General of Health's directive to Council is unlawful, and a direct violation of the New Zealand Bill of Rights.
- Council should challenge or "call out" any unlawful policies.
- Concern over the lack of genuine consultation and transparency by Council on the matter of fluoridation of water supplies, and their rights to be kept informed.
- A belief there is little substantial data that supports any benefit from fluoride treatment of drinking water supplies.
- Do not want Fluoride in their drinking water.

Staff response/overview of options

Council is required to ensure that it is fluoridating (at Wharawhara and Athenree Water Treatment Plants) at the optimal levels (between 0.7 parts per million to 1 part per million) by 31 July 2025. If Council does not comply with this order, it constitutes an offence under the Health Act. However, Council does not have any plans to include fluoridation of any other water supplies in the district.

Council should continue with updating communications with the communities regarding the fluoridation of water supply in the district. This should include the progress of the installation of fluoride treatment at Wharawhara and Athenree, and any new direction required from the Ministry of Health.

Summary – Capital Programme – Te Puna area

Submission ID -350

Pirirakau Tribal Authority have concerns that the water infrastructure in Te Puna west, which supplies water to predominately Maori communities is asbestos cement pipes and request a review of those asset conditions, prioritising upgrades for the Marae and surrounding areas.

Response

Council continues to review its renewal plans for water mains, as included in the Water Asset Management Plan. Its focus is on replacing aging water pipes, and water mains with a 'high' failure rate. Those pipes which are not failing are not replaced earlier than needed. This approach is to ensure we can deliver the water levels of service for all communities throughout the district cost effectively. It must be noted that water mains constructed from asbestos cement (AC) do not pose a risk to consumers.

Summary – Capital Programme – Te Puke and Katikati water needs

Submission IDs – 529, 584

Te Puke Economic Development Group, and Katikati Focus Economic Development Group have highlighted the importance of Long-Term planning (50-100 years) to ensure water needs are not compromised to accommodate growth in industry and residential areas. They emphasise the need to manage taking water from their area for neighbouring high growth and populated areas.

Response

Council's Water Asset Management Plan (AMP-W) includes provision for new water sources and associated infrastructure to be built to cater for growth in the district. The current AMP-W plans for growth in the district for the next 30 years. To secure water allocations, Council applies for a water take resource consent from Regional Council, who manage the water resource allocations in the district. Typically, consents are not granted for more than 35 years, however future consent renewals may be issued for a shorter time. As part of the application process, the water take limits and conditions are defined to ensure they are sustainable and other existing water supplies are not affected.

Summary – Capital Programme – Water quality testing and water availability for Marae

Submission ID – 617

Ngati Pukenga Iwi Ki Tauranga Trust have submitted that their bore supply water has not been tested for water quality. For drinking water, they would like to have the opportunity for the Marae and surrounding land trusts to be connected to town supply.

Response

Council suggests arranging a meeting with representatives from Ngati Pukenga Iwi Ki Tauranga Trust to discuss having the bore water tested for water quality. The meeting can also discuss if there is an opportunity for the Marae and surrounding trust land to be connected to Council's water supply network.

Summary – Capital Programme – Affect of Council's water takes on Whakamarama residents

Submission ID - 589

The Whakamarama Community Incorporated is concerned and wants a guarantee that the growing population in Omokoroa, and subsequent increase in demand for water, will not affect the local water supplies for residents in Whakamarama.

Response

Council is currently constructing a new water bore near Youngson Road to cater for growth in the area. The substantial testing process Council follows to establish a new supply, includes the monitoring of surrounding bores, while measuring the flows from the new bore. This process is closely monitored, and results scrutinised by Regional Council, to ensure the water take is sustainable and existing bores in the area are not affected, before they will approve a water take resource consent.

Summary – Capital Programme – Water infrastructure condition

Submission ID - 530

The Katikati Community Board have been informed that Council's Water Infrastructure is in good condition but is concerned that so much spending in the Long Term Plan (LTP) is focused on water infrastructure.

Response

The Water Asset Management plan includes a 30-year schedule of new or replacement water mains and assets. This schedule of works keeps the water network as a whole functioning reliably and with a high level of resilience. Without these planned works, the assets would inevitably fail to deliver the levels of service to the customer and the water quality and deliverability would be at risk. This has the effect of increasing maintenance costs in the network and delaying asset renewals which are currently planned, would cost more in the future.

Options (recommended option in bold)	
1	<i>THAT Council acknowledges feedback from submitters and continues to keep communities informed regarding the fluoridation of water supply in the district in line with legislative direction received from central government.</i>

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

Option 1:

THAT Council acknowledges feedback from submitters and continues to keep communities informed regarding the fluoridation of water supply in the district in line with legislative direction received from central government.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024 - 2034

Support Services

Author – Sarah Bedford, Darren Crowe, Lorraine Jackett

General Manager – Adele Henderson

Issues and Options Paper 

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-10	Support Services
Issue	02,04,05, 08	02 – Procurement 04 – Rates disclosures 05 - Personnel Costs
Submission ID		10,160,350,422,430,462,485,516,528,536,113,621,7,401,411,339, 434,438,530,574,593,606,531 Summary of submissions – Pages 254 - 256
Related strategies/Activity Plans		Financial Strategy, Infrastructure Strategy, Revenue and Financing Policy, Activity Plans

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	Council's Support Services activity contributes to all strategic priorities by supporting the day-to-day operations business wide to ensure the delivery of levels of service to our community as well as supporting the delivery of the capital programme.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative

Purpose

The purpose of this Issues & Options paper is to respond to submissions made through the Long Term Plan submission process in relation to Council's Support Services. Support Services includes Commercial and Finance, Information Technology, People & Capability, Corporate Performance.

Overview of feedback received

25 submissions were received with respect to Council's Support Services. Three were related to rates disclosures, ten related to personnel costs, and 13 related to procurement.

Staff response/overview of options

Procurement – submissions

7,10,113,160,350,401,422,430,462,485,516,528,536,621

We received 12 submission points relating to Council's procurement. These submission points relate to the following:

1. Underlying procurement principles
2. Tendering process
3. Local providers including Māori businesses

In response to these submissions, we are undertaking a review of our procurement principles and the procurement framework. New procurement principles have been agreed by Council (November 2023) and the procurement policy is being finalised. This review has a renewed focus on the four wellbeings (social, economic, cultural, environmental) when planning our procurement and making sure they are included in the considerations when awarding contracts. These procurement principles are to provide public value across the district across all spend categories. We undertake competitive tendering wherever possible and when direct negotiation occurs, we undertake due diligence to ensure our pricing is benchmarked against the market.

Where possible, we will engage with the market to provide the opportunities to support and grow our local suppliers and Māori businesses. In most cases, we procure across many smaller suppliers. We encourage all suppliers to reach out to council as we proceed with our capital programme over this Long Term Plan.

Rates disclosures – submissions 411 & 536

We received feedback regarding the transparency of the Uniform Annual General Charge (UAGC). This has increased as a result of incorporating four

targeted rates, the discussion on whether to include these rates in the UAGC is set out in the Revenue and Financing Policy Issues and Options paper.

The UAGC is set each year by the Council and is used as a levelling tool in the collection of General Rates. In setting the level of the UAGC, we consider the following issues:

- The impact of a high UAGC on those with low incomes and relatively low property values
- The impact of a low UAGC on the relative share of rates levied on high value properties
- Fairness and equity and the social consequences of an unfair distribution of rates
- The collective effect of other flat charges on affordability for low income households

One submitter raised an issue regarding the inclusion of GST in the original document. This was amended on our website and commentary was provided for the reason for the change. The sample properties used in the consultation document were actual properties rather than an average of each property type. The sample properties were chosen at random.

One submitter raised concern around a perceived inconsistency of applying rates remissions to contiguous properties. This issue should be considered as part of a rating review and ensuring our rating database is up to date and accurately reflects the latest revaluations.

Personnel costs – submissions

339,434,438,467,530,536,574,593,606,531

We received ten submission points relating to personnel costs requesting Council to consider reducing staff numbers and/or staff salaries.

Council continues to operate in a complex every changing environment which requires careful ongoing consideration of resourcing requirements to achieve the agreed levels of service with our communities. Agreed levels of service set by Elected Members, informed through community consultation, determine the quantity and capability of resources required to delivery Council's services.

The relationship between agreed levels of service and resourcing requirements is integral to the effective organisational planning and delivery of Council's services. For Council to consider reducing personnel costs, expectations for levels of service would need to be adjusted. Council prioritises resource allocation based on agreed levels of service and effective

service delivery hinges on aligning levels of service with appropriate resourcing.

We continue to build resilience and capability in our workforce replacing consultants with salaried staff to assist cost efficiency, adequately resource delivery, and retain expertise in-house. We take this responsibility very seriously and work hard to achieve the optimal balance between delivery and resourcing (both internal and external).

As required, Council leverages tools such as a Section 17A review to test that our services are being delivered efficiently and effectively. This type of review is part of a broader framework to promote good governance and continuous improvement within local authorities. By systematically reviewing service delivery methods and exploring opportunities for improvement, Section 17A reviews help local governments enhance their operations and better serve their communities through identifying areas where resources can be optimised to reduce costs. Reviews of this nature can often lead to increases in personnel costs, which are offset by larger savings through a reduction in consultancy and professional service contracts.

We continuously review and adapt our resourcing requirements to meet organisation priorities and the needs of our communities including, building resilience and readiness to respond to climate change, enabling housing that is affordable, accessible, habitable, with security of tenure, growing authentic Te Tiriti based relationships, providing clean safe drinking water, and other infrastructure that responds to community needs, and is fit for purpose and future proofed.

Investment in staff, systems, and processes to improve the capacity of the organisation to delivery the proposed capital investment in a timely and cost-effective way, remains our focus while maximise the value for the community with the limited resources we have.

In addition to the pressures of building resilient thriving communities under very challenging economic conditions, the significant level of legislative reform further places an additional level of pressure on our people to delivery agreed levels of service while proactively contributing to and shaping the outcomes of reform to ensure our communities continue to prosper.

Options (recommended option in bold)

1	That Council acknowledges the submissions received. Due to the nature of the submissions, there are no options provided and we note the submissions received.
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Recommended Decision *(to be completed by staff prior to decision-making meeting)*

That Council acknowledges the submissions received.
Due to the nature of the submissions, there are no options provided and we note the submissions received.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
Tangata Whenua
Chris Nepia
Rachael Davie

Issues and Options Paper ✓

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-26	Tangata Whenua
Issue	01	Relationships and Engagement
Submission ID		2, 333, 350, 368, 527, 535, 617, 621 Summary of submissions – Pages 257 - 258
Related strategies/Activity Plans		Te Ara Mua o Te Kāhui Mana Whenua o Tauranga Moana, Mauri Ora (Te Ihu o Te Waka o Te Arawa Strategic Plan)

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	Aspirations for papakāinga, the opportunity to reconnect with their whenua (land) and having healthy and resilient marae have been strongly expressed by Tangata Whenua for a number of years. These aspirations are often heard anecdotally but are also outlined in the strategic plans for both of our Tangata Whenua forums. Realising these aspirations could mean; identification and provision of appropriate infrastructure, planning for resilience, support to implement cultural programmes, and monitoring of the environment amongst other things.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	
		Support to unlock these opportunities for Tangata Whenua would strongly support the growth of authentic Te Tiriti based relationships, as well as contributing to each of the strategic priorities.

Staff Narrative

Purpose

The purpose of this paper is to consider requests made through the Long Term Plan submission process that relate to funding support for Tangata Whenua aspirations. The submissions largely relate to increases in existing funding sources while one submission seeks new funding for priorities identified in the Waiāri Kaitiaki Advisory Group's cultural recognition framework.

The issues raised in some submissions are most appropriately dealt with through other processes and do not need consideration through the Long Term Plan deliberations, though they will require Council decision in the future. These are further detailed below.

Background

Tangata Whenua engagement and relationships are an important aspect of Council's work, with partnership forums being in place in various forms for over 10 years, specific funding being provided across a number of activities, and dedicated resource being in place to continue to grow our capability and capacity in this space.

Currently, there are two Tangata Whenua partnership forums; Te Ihu o te Waka o Te Arawa and Te Kāhui Mana Whenua o Tauranga Moana. Representatives of the respective iwi and hapū and Council ward members have worked together to outline the aspirations of Tangata Whenua in strategic plans and identify funding and resource required to realise these. Some of these aspirations are enduring and have been carried forward from the strategic plan (Te Ara Mua) which was adopted by the now

defunct joint Partnership Forum. Broadly, the aspirations across both plans speak to the partnership between Tangata Whenua and Council, healthy marae and pā, whānau well being (housing & economic) and the protection of cultural heritage.

Due in part to the advocacy of the Tangata Whenua Forum members, Council provides specific funding for in the 2024-2034 Long Term Plan for marae, iwi/hapū planning, and papakāinga as outlined below to support these aspirations.

Project Name/Number	\$'000 Inflated				
	2024	2025	2026	2027	2028
Marae Sustainability (334801)	53	54	56	57	58
Iwi and hapū plans (331001)	79	81	83	85	87
Papakāinga (323201)	58	60	61	63	64

The Marae Sustainability and Initiatives Fund is provided to acknowledge the role that marae hold for Tangata Whenua within their respective communities. This funding is available to provide support for the 23 marae across our district and has provided support for repairs, equipment, upgrades, consents amongst other things in the years that it has been operational.

The iwi and hapū planning budget is used to support Tangata Whenua within our district to draft, review and implement iwi and hapū plans. This fund is available to any of the 11 iwi and 74 hapū with interests in our district to apply for. There is a high level of interest in the funding however, a substantial amount of work is required to produce or review a plan and some iwi and hapū do not have the resource required to be able to undertake this work.

The papakāinga budget was provided to support the Papakāinga workshops that were run by the Joint Agency Group. However, when Te Puni Kōkiri withdrew their funding, these workshops were no longer viable. The Covid-19 virus also meant that some work in the papakāinga space either stopped or was delayed. This fund is not administered as a contestable fund for papakāinga. There is a high level of interest in papakāinga currently due to the continuing housing crisis and Council continues to receive enquires as to whether funding is available to support these aspirations.

While some years the full budgets are not spent, this is generally a reflection of the capacity of Tangata Whenua to submit applications for funding with supporting evidence rather than a lack of need for the funding. The Kaupapa Māori team continues to work with Tangata Whenua to support their funding applications to ensure that the work that is needed is able to be completed.

Alongside the work of the two Tangata Whenua Forum, other Tangata Whenua representative groups such as Te Ohu Parawai o te Waiāri and the Waiāri Kaitiaki Advisory Group provide specific advice and support to projects.

The Waiāri Kaitiaki Advisory Group is made up of representatives of iwi and hapū (4) who connect to the Waiāri River, Tauranga City Council representatives (2) and Western Bay of Plenty District Council representatives (2). The Group was created through the resource consent conditions for the Waiāri water take consent. The Group exercise kaitiakitanga in relation to the Waiāri stream to restore, restore protect and enhance the awa and provide recommendations to the two councils in relation to the water take consent.

The Waiāri Kaitiaki Advisory Group have strongly advocated for cultural recognition in relation to their role as kaitiaki of the Waiāri Awa. To this end, the Tangata Whenua representatives developed a Cultural Recognition Framework

outlining six areas of priority and key actions required to achieve the required cultural recognition. The priorities include; the application of a mauri monitoring model, restoration of the Waiāri Bridge rest area, cultural storytelling, river access, regeneration programmes and education and employment pathways. Working alongside Council staff, Tangata Whenua have been able to develop costing and budgets for the priorities.

The Group have successfully secured funding of \$500,000 over the next two financial years from Tauranga City Council in addition to the \$250,000 that was budgeted for the development of cultural recognition in the 2023/2024 capital project budget for the Waiāri Water Supply Scheme project.

Overview of feedback received.

We received nine submissions with points relating to Tangata Whenua relationships and engagement. The common theme throughout all the submissions is support for building and growing relationships with Tangata Whenua through the "Growing authentic Te Tiriti based relationships" strategic priority.

The submissions cover a number of key issues; one submission requests Council return land, one submission requests funding to implement a cultural recognition programme, two submissions seek an increase to existing funding for marae, papakāinga and other cultural work, and one submission seeks discussion with Council to develop strategies and plans for equitable access to water services for Marae.

Request for Funding

Sub 333 – Waiāri Kaitiaki Advisory Group

The Waiāri Kaitiaki Advisory Group seek funding of \$250,000 in the 2024/2025 financial year and a further \$250,000 in the 2025/2026 financial year for the implementation of the priorities identified in their cultural recognition framework. The group have secured funding from Tauranga City Council and have submitted to the Bay of Plenty Regional Council LTP process for funding.

This request is supported by the Tauranga City Council submission (Sub-368).

Support for Increases to Existing Funding

Sub 350 - Pirirākau Tribal Authority Incorporated

In relation to the Tangata Whenua activity, Pirirākau highlight the need for engagement with the hapū on a number of operational projects. Pirirākau highlight the need for funding to be provided to enable this and support a charge (rates impact) to recognise and fund cultural projects within Council's work programmes.

Sub 535 – Tawhitinui Marae Trust

Tawhitinui Marae Trust support the Growing authentic Te Tiriti based relationships strategic priority but note that for this to be achieved sufficient resource and funding need to be allocated to this. To this end, they submit that funding towards kaupapa Māori, specifically marae sustainability and papakāinga, should be increased.

Sub 621 – CoLab Community Trust

CoLab support partnership with Mana Whenua regardless of any central government changes and support the extension of the papakāinga work that was initially funded through the 'Better Off' funding. The Trust would also like to see funding for marae sustainability increased or that marae be eligible to apply for the new community facilities fund.

Outside of the Long-Term plan

Sub 002 – Sari Eru (Ngati Pango)

Ngati Pango seek the return of land in the Wairoa area to enable the hapū to reconnect with their awa that they have been separated from for generations due to land acquisition. Ngati Pango also seek remission of roading charges, and rebate of previous charges to recognise the historical taking of land without consent or compensation.

Sub 617 – Ngati Pukenga ki Tauranga Trust

Ngati Pukenga ki Tauranga Trust note the lack of provision for marae to connect to Council three water services or upgrade their existing on-site systems. The Trust have also note that discussions on debt-borrowing raises questions of equity for all users and ratepayers across the system when some have low levels of or no service. The Trust look forward to strategic discussions through the Local Water Done Well reforms.

No Action Sought/Required

Sub 527 – Bay of Plenty Regional Council

Express general support for the Growing authentic Te Tiriti based relationships strategic priority and notes alignment with their Te Ara Poutama community outcome. BOPRC welcomes the opportunity to work collaboratively to achieve outcomes in this space.

Staff response/Overview of options

Request for New Funding

The Waiāri Kaitiaki Advisory Group request for funding to support the delivery of their cultural recognition framework has been previously raised with the three Council's through the forum meetings.

The Waiāri Cultural Recognition Framework was adopted by the Waiāri Kaitiaki Advisory Group the co-governance arrangement established under the water take consent for the Waiāri River which includes two representatives of Western Bay of Plenty District Council. The key elements of the cultural recognition framework are –

1. Mauri Model application – an approach to water quality monitoring.
2. Rest area restoration at the Waiāri Bridge Area.
3. Tohu Māori – a taonga centric approach to storytelling, acknowledgment and cultural recognition.
4. Identifying areas for river access.
5. Environmental regeneration.
6. Education and employment pathways.

Tauranga City Council has already committed approximately \$1.2 million towards implementing the cultural recognition framework. This funding will support that. A project group that includes representatives of the relevant iwi and hapū and Council staff work together to identify and progress projects aligned to the cultural recognition framework.

In relation to the rest area restoration (Waiāri Bridge), the framework aims to provide safe access to the river to enable Tangata Whenua to maintain their cultural practices and recreational activities without any hinderance from unsafe structures and land use. The proposed restoration includes:

- Safe walkway across the Waiāri alongside the existing bridge, providing connection to the marae;
- A platform for water activities;
- Safer wider paths to cross the esplanade;
- Information board with historically significant information to Ngāti Tuheke;
- Appropriate toilet and bin facilities;
- Food area (BBQ facilities and tables);
- Appropriate parking;
- Mauri model measurement indicators on bridge pylons; and
- Tohu Māori as a marker for cultural recognition.

Through project proposal 409, Council estimated the project cost to be approximately \$1M over three financial years. Subsequently, funding for the Waiāri Bridge Area Restoration has been provided for through the draft 2024-2034 Long Term Plan.

Project Name/Number	\$'000 Inflated				
	2025	2026	2027	2028	2029
Waiāri Bridge Area Restoration (LTP25/34-29)	200	436	445.6	-	-

The project budget outlined in the draft Long Term Plan exceeds the amount being requested by the forum. However, the Waiāri Kaitiaki Advisory Group acknowledged in their submission that external funding, in addition to the funding sought from Council, would be required to complete the project. The budget allowed for through the draft Long Term Plan supports this and presumes 60% of the project will be rates funded and the remaining 40% will need to come from external funding sources such as Waka Kotahi.

Increases to Existing Funding Budgets

Three submissions supported additional funding being provided for marae, papakāinga and cultural recognition projects. As outlined above, Council provides funding for marae sustainability, iwi hapū planning and papakāinga.

The draft Long Term plan already anticipates increases to these existing budgets (compared to the 2021-2031 Long Term Plan) as below.

Project Name/Number	\$'000 Inflated				
	2025	2026	2027	2028	2029
Marae Sustainability (334801)	60	65.04	66.42	67.86	69.24
Iwi and hapū plans (331001)	77.1	83.58	110.70	113.10	115.40
Papakāinga (323201)	100	108.40	110.70	113.10	115.40

Through our work with iwi and hapū, we have heard that Waitaha, Tapuika, the hapū of Tapuika plan to update their iwi/hapū plans this year and plan to ask Council for support to do so. A number of the Tauranga Moana plans are also past their proposed review dates and those iwi and hapū have indicated that they would seek funding for this work. While these iwi and hapū also apply for funding from Bay of Plenty Regional Council, this is often a smaller portion of the funding required to develop or review a plan.

We also know that there are a number of marae with projects that they would like to progress. Some of these will be large costly projects such as ablution block upgrades, driveway repairs, and drainage works to address flooding issues. These projects often involve a design and consenting process which is a further cost in addition to the capital costs for the project. The support and guidance provided by Council can aide this process and allow Tangata Whenua to leverage further funding opportunities.

Increased funding for these budgets would allow Council to support more iwi and hapū projects and/or support bigger individual projects which support the overall aspirations of Tangata Whenua.

With the increased demand for housing, more whānau are looking at how they can provide for papakāinga on their whenua (land). Developing papakāinga involves a number of steps (including feasibility, technical testing/assessments and consenting processes) before any homes can be built. This provides a barrier for a number of whānau, and Council often receives requests for funding support. Increasing this funding could enable the appointment of a Papakāinga Navigator to support whānau through this process.

On this basis, staff support the adoption of the proposed budget increases Outlined in the Draft Long Term Plan.

Actions outside of Long-Term plan

The request for return of land outlined in the submission received from Ngati Pango would be best addressed outside of the Long Term Plan process. Requests for return of land require work at an operational level alongside the hapū to understand the history of the land and ownership to ensure that this information is correctly provided to Elected Members if and when a decision is required. This would also provide an opportunity to understand Ngati Pango's broader aspirations in relation to their rohe which could contribute to growing an authentic Te Tiriti based relationship with the hapū.

Strategic planning for provision of three-water infrastructure for marae requires greater understanding of the needs of each marae and the surrounding community. While some of these needs are known anecdotally, understanding the specific needs requires further work to be undertaken with Tangata Whenua. This initial work can be undertaken operationally in the first instance and may be able to be supported through the existing budgets outlined above. This work should form part of Council's strategic planning for three waters service delivery.

No Action Sought/Required

Staff at the respective Councils continue to find opportunities to work together to support Tangata Whenua to realise their aspirations.

Options (recommended option in bold)

1	THAT there are no changes made to the draft Long Term Plan budgets for project LTP25/34-29 in relation to the Waiāri Bridge Rest Area Restoration.
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RECOMMENDED OPTION	Option 1: THAT there are no changes made to the draft Long Term Plan budgets for project LTP25/34-29 in relation to the Waiāri Bridge Rest Area Restoration.										
<p>Advantages</p> <ul style="list-style-type: none"> • No additional funding required beyond draft LTP • Alignment with Council strategic priorities & strategic plans of Tangata Whenua forums • Funding for Tangata Whenua priorities supported by submitters on this issue • Supports implementation of Waiāri Kaitiaki Advisory Group cultural mitigation framework • Supports the aspirations of our partners 	Disadvantages										
Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Funding	<i>No additional impact to LTP as this is already included in the draft budget</i>										

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

Option 1: (as referred to in the tables above)

THAT there are no changes made to the draft Long Term Plan budgets for project LTP25/34-29 in relation to the Waiāri Bridge Rest Area Restoration.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Transportation
 Author – Calum McLean
 General Manager – Cedric Crow

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-12	Transportation
Issue	01, 02, 04, 06	Multi-modal Road Maintenance Road Improvements Speed Limits
Submission ID		273, 48, 36, 37, 42, 43, 529, 537, 55, 621, 7, 84, 422, 589, 26, 276, 475, 307, 32, 342, 350, 37, 39, 411, 414, 429, 529, 584, 606, 623, 66, 69, 8, 92, 422, 532, 411, 103, 294, 309, 315, 351, 369, 371, 40, 411, 449, 506, 529, 536, 537, 584, 588, 605, 606, 619, 422, 394, 589, 416, 170, 268, 466, 369, 494, 588, 422 Summary of submissions – Pages 259 - 268
Related strategies/Activity Plans		Transportation Activity Plan

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	<p>Enabling housing is facilitated through efficient transportation networks that provide easy access to new residential developments, making them more attractive and feasible for construction.</p> <p>Well-planned transportation networks enable greater community interaction and participation, providing equitable access to social, educational, and economic opportunities. This inclusive approach helps build cohesive, resilient communities where all members can thrive.</p> <p>By engaging with Māori communities and incorporating their needs and perspectives into transportation planning, Council can foster stronger relationships and uphold the principles of Te Tiriti o Waitangi.</p> <p>Providing well-maintained and efficient infrastructure is foundational to a functional transportation network. By ensuring that roads, bridges, drainage and other assets are kept in good condition, Council can reduce traffic delays, accidents, and maintenance costs.</p> <p>Efficient transportation systems play a critical role in responding to climate change by promoting the use of public transportation, cycling, and walking over private vehicle use, thereby reducing greenhouse gas emissions.</p>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative
<p><u>Purpose</u></p> <p>The purpose of this Issues and Options paper is to consider requests made through the Long-Term Plan submission process.</p> <p>Multi-modal</p> <p>Incentivise public transport and walking and cycling by utilizing existing infrastructure and/or ensuring that new infrastructure is delivered as part of residential or commercial developments.</p>

Road Improvements

Construct more footpaths across the district and install more streetlights in Ōmokoroa to improve pedestrian connectivity. Construct by-passes around Katikati and Te Puke to improve efficiency. Introduce traffic calming to Pukehina Parade to reduce vehicle speeds."

Road Maintenance

Pay more attention to maintaining existing road infrastructure and particularly vegetation control, drainage clearance, litter uplift, and pavement maintenance & renewals.

Speed Limits

Implement measures to encourage road users to slow down (e.g. speed humps) and undertake enforcement (e.g. fixed speed cameras, police speed traps).

Street Trees

Arrange for an arborist to:

- inspect street trees on Jellicoe Street, Te Puke and take steps to address any issues that may threaten tree health.
- Undertake a stocktake of significant trees (both on private and public land)
- Assess the canopy of urban trees to inform the spatial plan and the district plan and as contribution to our global warming mitigation.

Background

Multi-modal

Public transport services and infrastructure is co-funded by Bay of Plenty Regional Council and Waka Kotahi and is delivered by the Regional Council.

Council's walking and cycling action plan describes Council's vision for a connected walking and cycling network across the district and prioritises investment in each geographical area.

Road Improvements

Minor asset upgrades or additions are delivered as necessary to remedy network deficiencies and/or meet our community's needs.

Major projects are identified in the Regional Land Transport Plan (RLTP) which is prepared by the Bay of Plenty Regional Transport Committee and sets the priorities and activities targeted for the next 10 years.

Road Maintenance
In 2014 Council contracted Westlink to deliver the bulk of Council's Transportation activities to clearly defined levels of service. This contract ended last October, and maintenance activities are currently being delivered by multiple suppliers operating under short term contracts.

Speed Limits

Council's approach to setting speed limits and implementing road improvements to achieve a safer road environment is documented in its Speed Management Plan 2024.

Street Trees

Council's roading network includes approximately 4100 street trees. The current level of service requires that all trees be inspected every three years and that pruning, or removal of trees be undertaken to address an unacceptable risk to traffic, private property of overhead cables and/or achieve pedestrian/vehicle sightlines. Any change to this could be contemplated through future development of a Street Tree Policy.

Overview of feedback received

Multi-modal

- Total 17 submissions were received.
- 10 submissions advocated for continued investment to support walking and cycling.
- 3 submissions supported reducing investment in walking and cycling.
- 5 submissions advocated for better public transport services and infrastructure.

Road Improvements

- Total 28 submissions were received.
- 12 submissions advocated for investment in various minor road improvements at various locations in the district.
- 6 submissions advocated for reintroducing four lane traffic through Te Puke or investment in a new bypass road around Te Puke or investment in a new link road between Te Puke and the Papamoa East Interchange.
- 2 submissions advocated for investment in a new bypass road around Katikati.
- 1 submission advocated for investment in a new roundabout at the intersection of Te Puke Highway with Maketu Road and Showground Road.

Road Maintenance

- Total 22 submission were received.
- 8 submissions advocated for various repairs or improvements to be undertaken at various locations in the district.
- 7 submissions requested that Council place a greater emphasis on road maintenance and renewal activities.

Speed Limits

- Total 7 submissions were received advocating for investment in safety treatments to encourage road users to slow down, and speed enforcement cameras.

Street Trees

- 1 submission was received advocating for increased investment in street tree maintenance and asset data collection.

Staff response/Overview of options

Multi-modal

Council's submission on Bay of Plenty Regional Council's Long-Term Plan 2024-34 advocated for an increase in public transport services to Western Bay communities.

Funding of walking & cycling projects is discussed in greater detail in Key Proposal 2 – Reduce Rooding and Walkway/Cycleway Projects to Reduce Impact on Rates. Waka Kotahi subsidises investment in walking and cycling however the *Government Policy Statement on Land Transport 2024/25 – 2023/34* states that future funding will only be available where there is a clear benefit for increasing economic growth, improving safety, or where there is an existing or reliably forecast demand for walking or cycling.

Road Improvements

Major transport initiatives that are not scheduled in the RLTP are unlikely to secure government funding and may have to be fully funded by Council.

“Any requests for additional street lighting can be considered on a case-by-case basis. Analysis of current provision across the district indicates that there are adequate numbers of lights per km of roading in Ōmokoroa and further provision is not required at this time.

Road Maintenance

Before commencing procurement of long-term maintenance contracts, staff will hold a series of workshops with elected members to review and revise operational levels of service.

Speed Limits

Staff are currently developing a programme for implementation of speed limit changes and particularly the introduction of variable speed limits in the vicinity of schools. This programme will be subsidised by Waka Kotahi under its *local road improvements* activity class.

Street Trees

Before commencing procurement of long-term maintenance contracts, staff will hold a series of workshops with elected members to review and revise maintenance levels of service, including vegetation control.

Options (recommended option in bold)

1	Option 1: THAT Council acknowledges the submissions received and agrees no changes to the draft Long Term Plan 2024-34 in response to these.
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Recommended Decision *(to be completed by staff prior to decision-making meeting)*

Option 1: THAT Council acknowledges the submissions received and agrees no changes to the draft Long Term Plan 2024-34 in response to these.

Decision

(To be completed in the decision-making meeting)

Reason

(To be completed in the decision-making meeting)

Long Term Plan 2024-2034
 Community Facilities
 Author – Kerrie Little, Peter Watson
 General Manager – Cedric Crowe

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-13	Community Facilities
Issue	01, 02, 03, 04, 06, 07, 08	1. Waihi Beach Library 2. Cemeteries 3. Community Halls 4. Elder Housing 5. CCTV 7. Omokoroa Library and Service Centre 8. Community Use of Council Buildings 9. Te Puna Community Library Facility
Submission ID		7, 411, 454, 588, 175, 422, 587, 589, 69, 70, 100, 531, 532, 411, 531, 536, 76, 77, 589, 523, 422, 350 Summary of submissions – Pages 278 - 280
Related strategies/Activity Plans		Elder Housing Operational Policy 2021 Halls Policy Cemeteries Bylaw CCTV Management Plan

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	By providing access to affordable housing in a safe, warm and dry environment. Support Hall committees to ensure the district's Halls are well maintained and utilised. Promote the orderly and efficient management of cemeteries under the Council's control.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	No	

Staff Narrative

Purpose

The purpose of this issues and options paper is to consider requests made through the Long Term Plan 2024-34 submission process that relate to the Community Facilities Activity.

This Issues and Options paper seeks to bring together a number of submissions under the Community Facilities activity. Community Facilities includes community halls, elder housing and cemeteries. For this activity there were a total of 20 submissions received over 8 areas.

These have been divided into the following groups:

1. Submissions relating to an existing Council project or process
2. Submissions requesting a change in timing or stopping of an existing project
3. Requests for additional services

The below topics relate to existing Council projects and can be considered through those processes:

Topic	Submission Points	Staff Response
Community Use of	1 submission has been received discussing the lack of Council	There is currently only one Council owned building in the eastern part of

Council Buildings	owned buildings in Te Puke available for peppercorn lease by not-for-profit organisations resulting in them having to pay full commercial rent. The request is for Council (in association with other funders) to invest in suitable strategic properties/buildings for our essential community services to operate from.	the District that has been made available at a reduced rent. Staff are aware of this issue. There are currently no other Council owned buildings available for this purpose but should something become available staff will work through the process to lease them.
Elder Housing	3 submissions were received. 1 from Waihi Beach Community Board and 2 from ratepayers associations. Two submitters requested that the seven elder housing units that were demolished at Waihi Beach be replaced on another site at the beach with one suggesting that Council shouldn't be in the business of providing elder housing and they should be replaced by someone else. The third submission is requesting that the budgeted expenditure is reduced by 50% and that no further work is to proceed unless funded by grants and therefore no cost to the ratepayer.	The future Elder Housing at Waihi Beach will be discussed by Council at a later date. Elder housing is a ringfenced activity and therefore not ratepayer funded. Any future development would either be grant funded or loan funded within the activity.
CCTV	3 submissions were received relating to CCTV cameras. All 3 submissions were to request camera installations.	These applications should be dealt with through the CCTV Fund which is open from 25 August 2024.

The following topics relate to requests to change the timing of projects or for them to be removed from the budget:

Topic	Submission Points	Staff Response
Waihi Beach Library	We received 4 submissions on the Waihi Beach Library project. Of these submissions 2 were in favour and thought we should just get on with it. One submitter sought to defer the build due to the impact on rates. The last	Drop-in sessions for the project have shown the community is supportive and wish it to continue. Project is nearing the end of the detailed design phase and nearly ready for building consent to be lodged and

	submission offered advice on the design which has already been considered.	the tender to be advertised. Public support for the facility has been good.
Community Halls	<p>There were 5 submissions received on the issue of community halls -</p> <ul style="list-style-type: none"> • ensure hireage fees are kept within the reach of all in the Community • Te Puna Community Centre and Te Puna Memorial Hall – suggestion of reallocation of funds from one to the other. • Approval of Oropi Hall sports complex consent • More indoor community markets <p>Restrict all but essential expenditure on community halls. In particular defer the \$300k improvement approved for Te Puke War Memorial Hall.</p>	<p>Community halls play an important role in bringing communities together.</p> <p>The community halls in our district are owned and operated by local hall committees who are responsible for bookings and maintenance of the buildings.</p>
Ōmokoroa Library and Service Centre	1 submission was received requesting the new Library and Service Centre build should be bought forward from 2033 and that Council should encourage Ministry of Education to build the school adjacent and make some cost savings.	\$374, 000 has been included in 2033 and \$380, 000 in 2034 for the Ōmokoroa Library and Service Centre. A review of the Ōmokoroa Corporate Property Strategy is currently underway which would help inform the short-, medium- and long-term approach to the Library and Service Centre requirements needed.
Cemeteries	There were five submitters who are requesting that the funding for the establishment of a natural cemetery in Te Puke be brought forward to the 2025/25 and 2026/27 financial years as originally intended.	"Original" timing of spend for project was 2025 (\$25K), 2026 (165K), 2027 (\$130K), 2028 (\$28K). As of now timing of spend is 2027 (\$190K) & 2028 (\$160K). Staff have completed the community engagement phase of the natural cemetery design and layout and there is general support for the design. The implementation phase was deferred as a part of the development of the Long-Term Plan 2024-34 review process. The funding source is 100% rates.

The following topic relates to requests for additional services:

Topic	Submission Points	Staff Response
Te Puna Community Library Facility	1 submission from Pirirakau Tribal Authority – Incorporated requesting that a Library should be provided for in Te Puna and could be considered as part of a cultural hub for local importance specialising in literature relevant to the history and environment.	<p>Up to 30 June 2023 the Te Puna Community Library Incorporated Society (the Society) was funded in part by a targeted rate in the Te Puna area that has been collected since 2000. This no longer happens following the winding up of the service in 2023. The books were the asset of the Society and theirs to dispose of. Other than collecting the targeted rate, we did not provide any library service to the Te Puna community outside of our existing libraries.</p> <p>The 3 x libraries in the west, Ōmokoroa, Katikati and Waihi Beach provide library services to the western side of the district. This is our current level of service requirement.</p> <p>Te Puna is also very close to the mobile bus service that Tauranga City Council provides in the Bethlehem shopping centre. As a Western Bay District Library member, there is access to this service.</p> <p>To provide an additional service to the community, we would need to either 1.) build an additional library or 2.) Provide a mobile library service</p>

Options (recommended option in bold)

1	<p>THAT Council acknowledges the submissions received and in response to key requests:</p> <ul style="list-style-type: none"> a) That Council continues with the Waihi Beach Library and Community Hub build. b) That Council continues with the timing of the development of natural burials in Te Puke being in the 2027/28 (\$210,330) and 2028/29 (\$180,960.) financial years. c) Council continues to loan fund \$300,000 for the Te Puke War Memorial Hall in 2024/25 financial year. d) Does not bring the funding for the Ōmokoroa Library and Service Centre forward and the approach be reviewed as part of the Annual Plan 2025/26. e) Council to investigate a new library service in the form of a mobile library that would provide library services to all of our outer communities across the district including Te Puna.
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2	<p>THAT Council acknowledges the submissions received and seeks the following projects to be amended:</p> <ul style="list-style-type: none">a) Waihi Beach Library project be delayed.b) Bring forward the timing of the natural burials project.c) Council to not investigate a new library service in the form of a mobile library that would provide library services to all of our outer communities across the district including Te Puna.
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RECOMMENDED OPTION	<p>Option 1: THAT Council acknowledges the submissions received and in response to key requests:</p> <p>a) That Council continues with the Waihi Beach Library and Community Hub build .</p> <p>b) That Council continues with the timing of the development of natural burials in Te Puke being in the 2027/28 (\$210,330) and 2028/29 (\$180,960.) financial years.</p> <p>c) Council continues to loan fund \$300,000 for the Te Puke War Memorial Hall in 2024/25 financial year.</p> <p>d) Does not bring the funding for the Ōmokoroa Library and Service Centre forward and the approach be reviewed as part of the Annual Plan 2025/26.</p> <p>e) Council to investigate a new library service in the form of a mobile library that would provide library services to all of our outer communities across the district including Te Puna.</p>										
Advantages <ul style="list-style-type: none"> • Responds to key submission points. • Enables projects to continue. 						Disadvantages <ul style="list-style-type: none"> • Does not respond to requests to bring funding forward or remove projects. 					
Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
FINANCIAL IMPACT – N/A											

Option 2: THAT Council acknowledges the submissions received and seeks the following projects to be amended:

- a) The Waihi Beach Library project be delayed by one year to reduce impact on rates.
- b) Bring forward the timing of the natural burials project.
- c) Bring forward the timing of the Ōmokoroa Library and Service Centre and that the approach be reviewed as part of the Annual Plan 25/26.
- d) Council to not investigate a new library service in the form of a mobile library that would provide library services to all of our outer communities across the district including Te Puna.

Advantages

- Responds to key submission points
- Would result in the reduction of spend in year 1 by \$585,000.
- Does not increase capex spend but impacts the timing of the spend over the 10-year plan.

Disadvantages

- May be unnecessarily bringing projects forward that are not yet ready to proceed.
- Delays on key projects which would result in delay in projects being delivered.
- Delays in projects may result in increased costs.

Option 2: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding	-585	-3,069	3,453	201							
Opex cost e.g. grants, service delivery, maintenance											
Opex funding							300	300			<i>The \$300,000 would continue into 2032/33 and 33/34 due to lease for Ōmokoroa Library and Service Centre.</i>

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

Option 1:

THAT Council acknowledges the submissions received and in response to key requests:

- a) That Council continues with the Waihi Beach Library and Community Hub build.
- b) That Council continues with the timing of the development of natural burials in Te Puke being in the 2027/28 (\$210,330) and 2028/29 (\$180,960.) financial years.
- c) Council continues to loan fund \$300,000 for the Te Puke War Memorial Hall in 2024/25 financial year.
- d) Does not bring the funding for the Ōmokoroa Library and Service Centre forward and the approach be reviewed as part of the Annual Plan 2025/26.
- e) Council to investigate a new library service in the form of a mobile library that would provide library services to all of our outer communities across the district including Te Puna.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Natural Environment
 Author – Jodie Rickard, Liesel Carnie
 General Manager – Rachael Davie

Issues and Options Paper

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-17	Natural Environment
Issue	01, 02, 03	Environmental Enhancements, Maketu Ōngatoro Wetland Society and Sea Cleaners
Submission ID	30, 364, 527, 589, 534, 521, 373 Summary of submissions – Pages 281 - 283	
Related strategies/Activity Plans	Natural Environment and Sustainable Living Activity Plan, Waste Minimisation and Management Plan	

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	No	Issue 1, 2 and 3 relate to Responding to Climate Change as they provide communities with the skills, knowledge resources and support to have a lighter footprint, understand how they can respond to climate risks themselves and what climate change may look like for them and their community. Elements of issue 1 specifically highlight how the community want Council and the community to respond to Climate Change. Issue 1, 2 and 3 contribute to Empowering Communities as the approach of the Natural Environment and Sustainable Living Activity Plan is to enable community-led development. The issues raised are all projects the community would like to see established or improved in the district and highlighting how Council can support the community to achieve these goals themselves.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	No	
Responding to climate change	Yes	

Staff Narrative

Purpose

The purpose of this Issues and Options paper is to consider requests made through the Long-Term Plan submission process that relate to the Natural Environment and Sustainable Living Activity.

Background

The Natural Environment and Sustainable Living Activity was reviewed in the 2021- 2031 Long Term Plan. The goals for this activity are:

- Increasing indigenous biodiversity
- Connecting people with the natural environment and having a lighter footprint
- Protecting important natural and cultural areas
- Making decisions to address the impacts of climate change

Issue 1 – Environmental enhancement

Summary

Council received 6 submissions that were supportive of environmental enhancement in the district through community development and Council's ongoing support to this approach. Generally, the submissions speak to the work that is already undertaken by communities for conservation outcomes, including pest management and riparian planting. Requests for Council were to acknowledge this work adequately or to continue to support the long-term sustainment of the projects and outcomes.

Royal Forest and Bird encouraged Council to invest and support pest animal and plant control, with particular focus on critical drinking water source areas. They asked for Council to preference natural infrastructure/ nature-based solutions over hard engineered solutions against natural hazards, referencing the NPS on Natural Hazard Decision Making. They encourage this approach as it would provide resilience to our communities and productive land, help reduce emissions and protect our indigenous biodiversity.

Staff response

Council will continue to explore opportunities to work with strategic partners in the community that deliver better conservation outcomes. We will continue to build and strengthen these relationships and identify where Council may be able to appropriately support these community led conservation outcomes.

It is our intention to explore opportunities for nature-based solutions for infrastructure through spatial plans, asset management plans and climate change adaption plans. This aligns to what Royal Forest and Bird are seeking.

Issue 2 – Sea Cleaners Trust

Summary

Council received one submission from Sea Cleaners Trust requesting Council to fund \$25,000 per year to enable the Trust to establish a full-time coastal, harbour and estuary litter clean up programme in the Bay of Plenty. Sea Cleaners Trust employs staff full time to clean the coastline, including harbours and estuaries. Sea Cleaners also has education programmes, they partner with Iwi and Hapū, local communities, corporations and schools in the clean ups and map the coastlines for the most littered areas so they can provide a strategic approach to their work programme.

Background

After two successful decades operating in the Auckland region, Sea Cleaners Trust has received funding for new boats to expand their operation into the Bay of Plenty region.

In 2023, Sea Cleaners Trust presented to the Mayoral Forum and was encouraged to apply to all councils through their LTP processes.

Maketu and Waihi Beach, due to the sea currents, are heavily impacted by micro plastics. The community has been working hard, in partnership with Council staff and other agencies, to clean up their local beaches but the problem is too large for their current resourcing. Much of the Western Bay of Plenty District coastline has a low population surrounding it and therefore low levels of community service to clean up the litter.

Staff response

The funding request is for the personnel costs for new, skilled Bay of Plenty staff, equipment maintenance, fuel, promotional activities, and initial operational expenses as Sea Cleaners establishes its physical presence in the Bay of Plenty region. This funding would be solely dedicated to Sea Cleaners' operations in the Bay of Plenty region, and funding will be supplemented by existing organisational resources and efforts to secure local sponsorships and partnerships. Given the large geographical area covered by the Western Bay of Plenty it is expected that approximately 30% of the boats time and activities will be spent focused in the Western Bay of Plenty coastline.

Sea Cleaners Trust has received \$50,000 per year from Bay of Plenty Regional Council for 3 years (\$150,000 total) and has pending applications with other councils and philanthropic funders.

Currently, there are no long term or sustained efforts by Council to clean up the coastlines in the Western Bay district and it is reliant on community-led efforts. Sea Cleaners would provide a service over a sustained time and enable and support any existing community effort to clean up the coastlines.

It is a district council responsibility to clean up litter and illegal dumping above the high tide mark, and regional council is responsible for litter or illegal dumping below the low tide mark.

Council's Solid Waste team is supportive of the Sea Cleaners Trust and will support as they are able to if Sea Cleaners launch in our district.

Issue 3 – Maketu Ōngātoro Wetland Society

Summary

There were two submissions in support of the Maketu Ōngātoro Wetlands Society (MOWS) Conservation Education programme, highlighting the success of the programme in the Te Puke/Maketu ward over the past 8 years.

Both submissions, on behalf of the Kahui Ako (the Te Puke/ Maketu school community of learning), asked Council to consider increasing the funding provided to MOWS through their Service Delivery Contract for their education programme to 6 more schools in the Te Puke/Maketu Ward. For 6 additional schools, MOWS would require an additional \$33,500 per year.

Background

Council currently fund MOWS \$37,000 with a Service Delivery Contract to deliver the conservation education programme to 6 of the 13 schools in the Te Puke/Maketu Ward.

Staff Response

A key component and strategy of Service Delivery Contracts is to enable organisations to leverage funding from other funders to grow their services. Council does not aim to be the sole funder of these organisations and services. MOWS also receive untagged funding from philanthropic funders (TECT and Baytrust) which could potentially be used towards some of the 6 schools MOWS has requested additional funding for through these submissions.

For Council to fund the two largest proposed schools, at \$13,250 per year, MOWS could utilise their other funding sources to fund the remaining 4 schools. This would enable the whole ward to receive the MOWS conservation programme and for Council's funding to be leveraged.

Options (recommended option in bold)

1	That Council: a) Acknowledges the submissions to environmental enhancement and in relation to the submission from Royal Forest and Bird, Council will explore opportunities for nature-based solutions for infrastructure through spatial plans, asset management plans and climate change adaptation plans.
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	<p>b) <u>Declines</u> additional funding for MOWS at this time, and undertakes to explore future opportunities to see where support may be provided at a later time.</p> <p>c) Declines to fund Sea Cleaners Trust at this time, and undertakes to explore future opportunities to see where support may be provided at a later time.</p>
2	<p>That Council:</p> <p>a) Acknowledges the submissions to environmental enhancement and in relation to the submission from Royal Forest and Bird, Council explores through spatial plans, asset management plans and climate change adaption plans.</p> <p>b) Approves additional funding of \$13,250 a year for 10 years for MOWS environmental education programme for Fairhaven School and Te Ranga School.</p> <p>c) Funds Sea Cleaners Trust \$25,000 per year for 3 years to deliver a coastal, harbour and estuary litter clean up programme.</p>

<p>RECOMMENDED OPTION</p>	<p>Option 1: That Council:</p> <ul style="list-style-type: none"> a) Acknowledges the submissions to environmental enhancement and in relation to the submission from Royal Forest and Bird, Council explores opportunities for nature-based solutions for infrastructure through spatial plans, asset management plans and climate change adaptation plans. b) <u>Declines</u> additional funding for MOWS at this time, and undertakes to explore future opportunities to see where support may be provided at a later time. c) Declines to fund Sea Cleaners Trust at this time, and undertakes to explore future opportunities to see where support may be provided at a later time. 	
<p>Advantages</p> <ul style="list-style-type: none"> • No increase in spend 	<p>Disadvantages</p> <ul style="list-style-type: none"> • No sustained and comprehensive effort to provide clean green and valued coastlines and harbour margins. • Some schools may not receive the MOWS conservation education programme • That Council is not seen to protect the natural environment 	

Option 2:

That Council:

- a) Acknowledges the submissions to environmental enhancement and in relation to the submission from Royal Forest and Bird, Council explores through spatial plans, asset management plans and climate change adaption plans.
- b) Approves additional funding of \$13,250 a year for 10 years for MOWS environmental education programme for Fairhaven School and Te Ranga School.
- c) Funds Sea Cleaners Trust \$25,000 per year for 3 years to deliver a coastal, harbour and estuary litter clean up programme.

Advantages

- Enhanced conservation education programme
- A sustained and comprehensive effort to provide clean green and valued coastlines and harbour margins.
- An enhanced natural environment
- That Council is seen to protect the natural environment

Disadvantages

- Increase in spend

Option 2: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding											
• Rates	26.625	26.625	26.625	6.625	6.625	6.625	6.625	6.625	6.625	6.625	<i>This includes 50% of the requested funding for MOWS for 10</i>

											<i>years and 80% of the Sea Cleaners funding request for 3 years.</i>
• Financial Contribution	6.625	6.625	6.625	6.625	6.625	6.625	6.625	6.625	6.625	6.625	<i>Ecological Financial Contribution. 50% of MOWS requested funding for 10 years</i>
• External											
• Other (specify)	5	5	5								<i>Waste Levy. 20% contribution to the total funding requested by Sea Cleaners. This contribution must be used on the waste</i>

Recommended Decision

Option 1:

That Council:

- a) Acknowledges the submissions to environmental enhancement and in relation to the submission from Royal Forest and Bird, Council explores opportunities for nature-based solutions for infrastructure through spatial plans, asset management plans and climate change adaptation plans.
- b) Declines additional funding for MOWS at this time, and undertakes to explore future opportunities to see where support may be provided at a later time.
- c) Declines to fund Sea Cleaners Trust at this time, and undertakes to explore future opportunities to see where support may be provided at a later time.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034

Rates Remission Policies

Author – Katy McGinity

General Manager – Rachael Davie

Issues and Options Paper ✓

Issue and Options (IOP)		
	Number	Description
Topic	LTP24-25	Review of Water Rates Remission policy and Remission of Rates Penalties Policy
Issue	01	Rates Remission
Submission ID		621 Summary of submissions – Page 332
Related strategies/Activity Plans		Water Rates Remission Policy 2021 Remission of Rates Penalties Policy

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	The Water Rates Remission Policy 2021 and Remission of Rates Penalties Policy contribute Council's strategic priority of enabling housing through providing certainty to homeowners regarding the conditions which must be satisfied to qualify for a remission, as well as to act fairly and reasonably in its consideration of penalties for overdue rates. In essence, these policies make it more affordable for homeowners.
Empowering communities.	No	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	No	
Responding to climate change	No	

Staff Narrative

As part of its Long Term Plan 2024-2034 review process, Council has reviewed its rates remission policies with it being agreed that proposed amendments should be made for the following two policies:

- Water Rates Remission policy 2021
- Remission of Rate Penalties Policy

Purpose

The purpose of this Issues and Options paper is to consider submissions made through the Long Term Plan submission process that relate to the review of the above named policies.

Background

Section 102 of the Local Government Act gives local authorities the power to set rates postponement and remission policies. A local authority may amend a policy adopted under this section at any time after consulting on the proposed amendments in a manner that gives effect to the requirements of section 82 of the Act.

Therefore, for Council to amend either of the abovementioned policies it is required to undertake consultation on the proposed amendments pursuant to section 82 of the Act. This was completed alongside the LTP consultation.

A summary of proposed changes is set out below:

Policy	Proposed Amendment
Water Rate Remission Policy 2021	<p>Amend wording from:</p> <p><i>Only one remission will be granted in any five year period per rating unit. However, where a rating unit has a change of ownership, Council may consider an application from the new owner(s) within the five year period.</i></p> <p>To:</p> <p><i>Up to two remissions will be granted in a five year period per rating unit. Where a rating unit has a change of ownership, Council may consider an application from the new owner(s) within the five-year period.</i></p>
	<p>Delete current wording set out at section 6.3 of the policy</p> <p><i>Remissions under \$5,000 can be approved by the Finance Manager. Remissions in excess of \$5,000 must be approved by the Chief Executive</i></p>

	<p>Replace with the following statement</p> <p><i>Decisions under this policy will be delegated to officers in accordance with Council's delegations register.</i></p>
Remission of Rates Policy	<p>Amend wording from:</p> <p><i>Council shall have regard to excellent payment history, with no penalties incurred within the previous five years.</i></p> <p>To:</p> <p><i>Council shall have regard to excellent payment history. In the instance where a penalty has been incurred within the previous five years staff have the discretion to assess this on a case-by-case basis</i></p>

Overview of feedback received.

In total, one piece of feedback was received in response to this consultation. Colab Community Trust stated the following in support of the proposed changes - *We support the proposed changes that allow more flexibility on remissions and increase the availability of remissions.*

Staff response/Overview of options

In response to this submission, it is recommended that the proposed changes outlined above are incorporated into the policies and adopted alongside the 2024-34 Long Term Plan.

Options (recommended option in bold)	
1	<p>THAT Council amends the Water Rates Remission Policy 2021 and Remission of Rates Policy to reflect the proposed changes consulted on through the 2024-2034 Long Term Plan consultation process.</p>
2	<p>THAT Council DOES NOT amend the Water Rates Remission Policy 2021 and Remission of Rates Policy to reflect the proposed changes consulted on through the 2024-2034 Long Term Plan consultation process.</p>

RECOMMENDED OPTION	<i>Option 1: THAT Council amends the Water Rates Remission Policy 2021 and Remission of Rates Policy to reflect the proposed changes consulted on through the 2024-2034 Long Term Plan consultation process.</i>	
Advantages	<ul style="list-style-type: none"> • Responds to the submission received through the 2024-2034 Long Term Plan consultation process. • Responds to feedback received from staff and elected members around the requirement for multiple applications within five years to go to Council for approval. 	Disadvantages <ul style="list-style-type: none"> • There will be some minor administrative updates required to incorporate the proposed changes.

<i>Option 2: THAT Council DOES NOT amend the Water Rates Remission Policy 2021 and Remission of Rates Policy to reflect the proposed changes consulted on through the 2024-2034 Long Term Plan consultation process.</i>		
Advantages	<ul style="list-style-type: none"> • No further work is required. 	Disadvantages <ul style="list-style-type: none"> • Does not respond to the submission received through the 2024-2034 Long Term Plan consultation process. • Does not respond to feedback received from staff and elected members around the requirement for multiple applications to go to Council for approval.

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

THAT Council amends the Water Rates Remission Policy 2021 and Remission of Rates Policy to reflect the proposed changes consulted on through the 2024-2034 Long Term Plan consultation process.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
Revenue and Financing Policy
Author – Rebecca Gallagher, Sarah Bedford
General Manager – Rachael Davie/Adele Henderson

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-10	Support Services
Issue	07	Revenue and Financing Policy
Submission ID		530,536,538,621 Summary of submissions – Pages 254 to 256
Related strategies/Activity Plans		<i>Long Term Plan 2024-34</i>

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	<p>The Revenue and Financing Policy sets the principles and guiding rationale as to how each activity is funded. The Policy is required to consider the following when determining how each activity is funded:</p> <ul style="list-style-type: none"> • How the activity contributes to our community outcomes, • Who benefits, • When that benefit is likely to occur i.e. in the financial year or over many years, • Who causes the need for the activity, • The costs and benefits, including thinking about how clear and reasonable it is to pay for each activity separately <p>We also are required to look at how it affects our community now and later. We look at how paying for something will affect our community both now and in the future.</p>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative
<p><u>Purpose</u></p> <p>This Issues and Options paper considers the submissions that relate to the draft Revenue and Financing Policy.</p> <p><u>Background</u></p> <p>The Revenue and Financing Policy sets out Council's position for determining who pays for what. The purpose of the policy is to provide our high-level rating philosophy and the rationale for the split of funding for each activity. A Revenue and Financing Policy is required to be approved prior to the Long Term Plan being adopted.</p> <p>As part of the Long Term Plan 2024-2034, Council must decide the way in which it funds its activities. This occurs in two stages. Firstly, in accordance with section 101(3)(a) of the Local Government Act, we must assess funding needs at an activity level against a set of considerations (phase 1) and</p>

secondly, under section 101(3)(b) we must consider the overall impact of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community (phase 2).

At the 19 March 2024 Annual Plan/Long Term Plan Committee, the Committee resolved for the purposes of informing the draft Long Term Plan 2024-34 and for the purposes of informing consultation, the funding needs analysis (this being confirmation of phase 1).

At the 9 May 2024 Annual Plan/Long Term Plan Committee, the Committee approved a draft Revenue and Financing Policy for consultation. The draft Policy contained the following key changes:

1. Simplifying the policy and introducing a banding structure to demonstrate the funding sources.
2. Simplifying our rates and moving the four district-wide targeted rates to the Uniform Annual General Charge (UAGC).
3. An increase to the roading rate on land value differential for Commercial/Industrial and Post-Harvest zoned properties.
4. Changes to how some of our activities are funded with water supply and natural environment and sustainable living having minor changes.
5. Changes to our Regulatory Services Activities, with Resource Consents and Animal Services having notable changes.

Attachment A contains a copy of the draft Revenue and Financing Policy ("Policy").

Council, through the Long Term Plan, Annual Plans determines the budgets for each activity area and the annual user fees and charges regime. It is difficult to accurately forecast levels of activity within some areas (such as for the building services and resource consents activities), particularly when there is uncertainty within the economic climate. Consent application numbers are not something over which we have any control. Accordingly, a "banding approach" to the revenue and financing policy (especially for these activities) provides more flexibility for year-on-year activity fluctuations, than a strict ratio of general rates to user fees and charges. It should be noted however, that the banding approach is indicative only. Annual user fees and charges setting approaches together with activity forecasts seek to ensure that the level of general rates attributed to these activities is minimised and is aligned to the public benefit offered by the activity area.

The draft Policy is a change from the current Revenue and Financing Policy included in the Long Term Plan 2021-31, which is very granular and prescriptive for some activities and inconsistent in others. One of the aims of the review was to simplify the policy whilst not changing the underlying position and approach. Having introduced banding, which is broad and ranges in sizes, it would be appropriate to review the policy before the next Long Term Plan with a view to considering the size and appropriateness of that banding in the context of the funding needs analysis.

Overview of feedback received.

We received one submission relating to the banding structure of the Resource Consents and Building Services activities and four submissions relating to the amalgamation of the four district wide targeted rates into the UAGC. We also received feedback on the funding of Animal Services through the Dog Control and Health Act fees consultation.

Submissions relating to the roading rate differential are outlined in a separate issues and options paper.

Feedback relating to Resource Consents:

The concern raised by the submitter is in regard to the level of general rates funding for activities like LIM and resource consents. The submitter questions the level of "public good" that comes from providing these activities.

Feedback relating to Building Services:

Like Resource Consents the submitter does not agree with the level of general rates funding for the Building Services activity. The submitter would prefer to see better compliance with the rules, which would in their submission, result in less reliance on general rates funding.

Feedback relating to Animal Services:

Seven submitters through the consultation on Dog Control and Health Act fees provided feedback that the dog fees should cover the costs of the activity and that there was concern that the fees were not being increased sufficiently to cover the costs of the activity.

Feedback relating to the amalgamation of rates into the UAGC

We received four submissions relating to the amalgamation of the four targeted rates into the UAGC. Three of the four submitters did not support the amalgamation of the four targeted rates into the UAGC, with one supporting the change. Three submitters do not support the amalgamation

due to concerns over a lack of transparency about what the UAGC is being spent on.

One submitter has asked for a differential to be applied to these targeted rates for the rural zone. This issue is out of scope of the Long Term Plan consultation, however could be considered as part of a wider rating review in the future.

Staff response/Overview of options

From the above submissions received from consultation there are three issues which require consideration:

1. Amalgamating the four district-wide targeted rates into the UAGC.
2. The level of general rates funding required for Resource Consents, Building Services and Animal Services.
3. The level of general rates funding required for Animal Services.

District-Wide Rates and the UAGC

The feedback on the amalgamation of the district-wide targeted rates into the UAGC relates primarily to a concern around it leading to less transparency. We have four district wide fixed charged targeted rates. These are:

- a. Roding Charge (also known as the Roding Uniform Targeted Rate (UTR) which is a fixed amount on every property in our District)
- b. District Library Charge
- c. Environmental Protection Rate, and
- d. Western Bay Museum.

The UAGC is a fixed charge that is the same for each property regardless of capital value or location.

One of the requirements when reviewing the Policy, is to assess whether there is a benefit in funding the activity separately. When this assessment was undertaken it was clear that these targeted rates provide a portion of how multiple activities are funded. It was considered that this is less transparent than having the rates separate. The separation of these rates leads to confusion as to how the activities are funded i.e. Library Services are funded from more than the District Library Charge.

Submissions have been received regarding the transparency of the UAGC generally, this is considered through the Support Services Issues and Options Paper.

In response to the feedback, there are two options to consider these are:

1. Amalgamate the four district wide targeted rates into the UAGC.
2. Do not combine the four district wide targeted rates into the UAGC

General Rates Funding – Resource Consents and Building Services

The draft Policy currently identifies Resource Consents and Building Services have a general rate funding band of low being 15%-45%. This banding is not intended as a target. The submitter believes that there should not be a “public good” component of delivering these activities and therefore, there should be little to no general rates funding component applied to the activity.

In terms of the concerns regarding the “public good” component of the Resource Consent activity, there is public benefit in providing education and advice in relation to RMA and District Plan rules. The Duty Planner will discuss planning matters with customers to ascertain, for example, whether resource consent is required, understanding the status of a property before purchasing, or enquiring regarding works being undertaken on a neighbouring property/their neighbourhood. Many of the queries attended to by the Duty Planner do not result in a resource consent being required. Therefore a “user” cannot be charged for this service. There is a public good component to the role Council plays as regulator, and there are limitations set in legislation on when fees can be recovered. Ensuring compliance with the RMA and District Plan and responding to complaints are activities that not able to be fee recovered in the majority of cases. The public good components will be funded by the general rate to reflect the district-wide benefit.

The same concern is raised regarding Building Services. Building Services does provide a “public good”, as the public benefits from the assurance that building standards are being upheld. Public education and the monitoring and investigation of complaints improves safety and benefits the wider community. Complaint investigations incur costs that cannot always be attributed to a specific applicant or user so cannot be recovered. Public enquiries, including complaints and their investigation, are funded by general rates except where it is appropriate and practical to recover user or infringement fees. Where enforcement and legal action is taken, cost recovery will be sought, but any shortfall will be funded by general rates.

Both Resource Consents and Building Services activities are closely linked to the economic environment. It is important these activities can respond to the highs and lows of building and development. Building and retaining the internal knowledge of staff has the benefit of reducing the reliance on

consultants, as well as Council being able to respond to the changing economic environment.

We also reviewed our fee structures for Building Services and Resource Consents and are implementing changes to ensure we are more accurately capturing and recovering fees which can be attributed to a user.

In response to the feedback there are the following options:

1. No change to the general rate banding for Resource Consents and Building Services (low – 15-45%)
2. Change the Resource Consents and Building Services general rate banding from low (15-45%) to minimal (0-15%).
3. Amend the banding structure for the whole policy.

Funding Sources – Animal Services

The submitters views are that the dog control component of the Animal Services activity should be funded only from user fees. The draft Policy currently identifies that the Animal Services activity receives moderate (40-75%) funding from general rates. As mentioned before this banding is only an indication of funding, it is not intended to be a target.

The Animal Services activity is more than just dog control, as it includes livestock control as well. It is important to acknowledge that there is wider community benefit to providing the Animal Services activity as the wider community benefits from Council’s response to complaints about uncontrolled or nuisance animals, and monitoring.

The Animal Services activity is funded over the 10 year plan on average 44% by general rates revenue and 56% from user fees and charges. This is a change from the previous policy position that dog control is to be funded 75-85% from user fees. Although the policy position has changed to include the activity as a whole and therefore includes livestock control as well, this is a notable policy change. In response to submissions, consideration of including a fee increase assumption to the Animal Services Activity has been undertaken. The following is the impact of increasing the fee revenue by 10%, year on year from years 2 to 4 of the LTP 2024-34:

Assumption - increase fees 10% year two to four	2024/25	2025/26	2026/27	2027/28	Average over 10 years
Rate Revenue Funding	789,581	697,343	595,880	484,272	

Rate Revenue Funding %	46%	41%	35%	28%	32%
User Fees	922,385	1,014,624	1,116,086	1,227,694	
User Fee%	54%	59%	65%	72%	68%
Example Fee: De-sexed Dog Fee	\$90.00	\$99.00	\$109.00	\$120.00	

Alternatively, an assumption of a user fee increase of 7% for years two to four results in an increased funding split by year four as follows:

Assumption - increase fees 7% year two to four	2024/25	2025/26	2026/27	2027/28	Average over 10 years
Rate Revenue Funding	789,581	725,014	655,927	582,005	
Rate Revenue Funding %	46%	42%	38%	34%	36%
User Fees	922,385	986,952	1,056,039	1,129,961	
User Fee%	54%	58%	62%	66%	64%
Example Fee: De-sexed Dog Fee	\$90.00	\$96.00	\$103.00	\$110.00	

If there was a desire to reach a higher level of funding split faster, if an assumption of 20% increase was applied for years two and three it would result in the following:

Assumption - increase fees 20% year two to three	2024/25	2025/26	2026/27	2027/28	Average over 10 years
Rate Revenue Funding	789,581	605,104	383,732	383,732	
Rate Revenue Funding %	46%	35%	22%	22%	26%
User Fees	922,385	1,106,862	1,328,234	1,328,234	
User Fee%	54%	65%	78%	78%	74%
Example Fee: De-sexed Dog Fee	\$90.00	\$108.00	\$130.00	\$130.00	

Any increase to the user fees and charges for Dog Control would be consulted through the Annual Plan process and confirmed at that point. Consideration for how reasonable the fee increase is and the economic impact for our community as a result of that increase, will be required when setting the fees through our annual process.

In response to the feedback there are the following options:

1. Change the Animal Services general rate banding from moderate (40-75%) to low (15-45%) and apply user fees and charges assumption increase of 10% from year two to four of the Long Term Plan.
2. No change to the general rate banding for Animal Services (moderate – 40-75%)
3. Amend the banding structure for the whole policy.

Next Steps

Once direction is obtained on the components of the Policy, any amendments to the Policy will be incorporated and then presented to Council for adoption.

Options (recommended option in bold)	
1A	<p>That the Council combine the following district wide targeted rates into the UAGC:</p> <ul style="list-style-type: none"> (a) Roding Charge (also known as the Roding Uniform Targeted Rate (UTR) which is a fixed amount on every property in our District) (b) District Library Charge (c) Environmental Protection Rate, and (d) Western Bay Museum.
1B	<p>That the Council does not combine the following district wide targeted rates into the UAGC:</p> <ul style="list-style-type: none"> (a) Roding Charge (also known as the Roding Uniform Targeted Rate (UTR) which is a fixed amount on every property in our District) (b) District Library Charge (c) Environmental Protection Rate, and (d) Western Bay Museum.

AND

2A	<p>That the Council make no change to the Revenue and Financing Policy as contained in Attachment A relating to Resource Consents and Building Services Activities</p>
2B	<p>That the Council amends the Revenue and Financing Policy as contained in Attachment A, to change the Resource Consents and Building Services banding for the general rate funding source from low (15-45%) to minimal (0-15%).</p>
2C	<p>That the Council amends the banding structure for the whole Revenue and Financing Policy as contained in Attachment A.</p>

AND

3A	That the Council amends the Revenue and Financing Policy as contained in Attachment A as follows: <ol style="list-style-type: none">1. Change the Animal Services banding for the general rate funding source from moderate (40-75%) to low (15-45%) and2. Apply a user fees and charges increase assumption of 10% from year two to four of the Long Term Plan, for Animal Services
3B	That the Council make no change to the Revenue and Financing Policy as contained in Attachment A, for the Animal Services Activity
3C	That the Council amends the banding structure for the whole Revenue and Financing Policy as contained in Attachment A.

<p>RECOMMENDED OPTION</p>	<p>Option 1A: That the Council combine the following district wide targeted rates into the UAGC:</p> <ul style="list-style-type: none"> (a) Roothing Charge (also known as the Roothing Uniform Targeted Rate (UTR) which is a fixed amount on every property in our District) (b) District Library Charge (c) Environmental Protection Rate, and (d) Western Bay Museum. 	
<p>Advantages</p> <ul style="list-style-type: none"> • Reflects the reality of how the activities are funded, and may reduce confusion. • Reduces some of the administration required of delivering four district-wide rates. • The relevant Council activities will continue to be funded from a component that is charged the same district-wide. • Responds to the submitter that supported the proposal to combine these rates into the UAGC. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • May be perceived as less transparent as these rates will no longer be separately itemised on the rates bill. 	

OR

<p>Option 1B: That the Council does not combine the following district wide targeted rates into the UAGC:</p> <ul style="list-style-type: none"> (a) Roothing Charge (also known as the Roothing Uniform Targeted Rate (UTR) which is a fixed amount on every property in our District) (b) District Library Charge

(c) Environmental Protection Rate, and

(d) Western Bay Museum.

Advantages

- Responds to the concern of submitters.
- No change administratively required.
- Maintains the status quo and consideration of the future of these rates could be considered as part of a wider rating review.

Disadvantages

- Does not resolve the confusion that rating for parts of these activities separately creates.
- Only four submissions were raised, therefore could be changing only for the three who submitted in opposition.
- Requires ongoing administration of the four targeted rates.

AND

RECOMMENDED OPTION	Option 2A: That the Council make no change to the Revenue and Financing Policy as contained in Attachment A relating to Resource Consents and Building Services Activities	
<p>Advantages</p> <ul style="list-style-type: none"> • Acknowledges the wider public benefit of delivering the Resource Consent and Building Services activities. • Recognises how closely tied to the economic conditions these activities are and therefore allowing that flexibility in funding. • No impact on service delivery for this activity 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Does not respond to the concerns by the submitters. 	

OR

Option 2B: That the Council amends the Revenue and Financing Policy as contained in Attachment A, to change the Resource Consents and Building Services banding for the general rate funding source from low (15-45%) to minimal (0-15%).		
<p>Advantages</p> <ul style="list-style-type: none"> • Sends a clear message that Resource Consents and Building Services should be funded primarily by the user. • Any consequential fee changes can be consulted in alongside the Annual Plan 2025/26. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Does not adequately recognise the wider public benefit that these activities have, or the impact the economic climate has on delivering these activities. • To deliver on this banding, the Resource Consent and Building Services fees would need to increase, which may have negative impacts for our community resulting in increased non-compliance or be seen as a deterrent to building or development. 	

	<ul style="list-style-type: none"> • May not be able to identify a clear 'user' and therefore unable to recover those costs. • Does not recognise Council limited ability to recover all of costs associated with legal action or compliance. • Does not recognise potential service impacts that would be required to achieve this target • Does not recognise legislative constraints around charging for mandated compliance and enforcement associated with non-compliant activities
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OR

<p>Option 2C: That the Council amends the banding structure for the whole Revenue and Financing Policy as contained in Attachment A.</p>	
<p>Advantages</p> <ul style="list-style-type: none"> • May result in smaller banding, providing more defined indications of funding. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Impacts all of the activities of Council where no issues were raised through consultation. • May result in being unable to finalise the Revenue and Financing Policy within Long Term Plan adoption and audit timeframes. If no Revenue and Financing Policy is adopted, the Long Term Plan is unable to be finalised. • Could be considered through the next review of the Revenue and Financing Policy, which can be undertaken alongside a Long Term Plan or Annual Plan process.

AND

RECOMMENDED OPTION	Option 3A: That the Council amends the Revenue and Financing Policy as contained in Attachment A as follows: <ol style="list-style-type: none">1. Change the Animal Services banding for the general rate funding source from moderate (40-75%) to low (15-45%) and2. Apply a user fees and charges increase assumption of 10% from year two to four of the Long Term Plan, for Animal Services	
<p>Advantages</p> <ul style="list-style-type: none">• Responds to the feedback of submitters, sets the expectation that user fees and charges should be the primary funding source for the Animal Services activity.• Acknowledges that there is a wider public benefit of providing the Animal Services Activity.• Allows for the user fees to be agreed and consulted on through the Annual Plan processes.• Allows for a steady increase in user fees over four years.	<p>Disadvantages</p> <ul style="list-style-type: none">• May not be seen as increasing the user fees and charges component of Animal Services enough.• Will require an increase in dog registration fees, which needs to be reasonable if previous community feedback is taken into account.• Does not recognise Council's limited ability to recover all of costs associated with legal action or compliance.• Does not recognise potential service impacts that may be required to achieve this target	

OR

Option 3B: That the Council make no change to the Revenue and Financing Policy as contained in Attachment A, for the Animal Services Activity

<p>Advantages</p> <ul style="list-style-type: none"> • Acknowledges that there is a much broader public benefit of providing the Animal Services activity. • Acknowledges the current economic environment and the impact this has on providing the activity. Balancing fee increases with the risk that increases may result in increased non-compliance. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Does not respond to the concerns of submitters that Animal Services should be primarily funded by way of user fees and charges.
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OR

<p>Option 3C: That the Council amends the banding structure for the whole Revenue and Financing Policy as contained in Attachment A.</p>	
<p>Advantages</p> <ul style="list-style-type: none"> • May result in smaller banding, providing more defined indications of funding. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Impacts all of the activities of Council where no issues were raised through consultation. • May result in being unable to finalise the Revenue and Financing Policy within Long Term Plan adoption and audit timeframes. If no Revenue Financing Policy is adopted, the Long Term Plan is unable to be finalised. • Could be considered through the next review of the Revenue and Financing Policy, which can be undertaken alongside a Long Term Plan or Annual Plan process.

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

Option 1A: That the Council combine the following district wide targeted rates into the UAGC:

- (a) Roothing Charge (also known as the Roothing Uniform Targeted Rate (UTR) which is a fixed amount on every property in our District)
- (b) District Library Charge
- (c) Environmental Protection Rate, and
- (d) Western Bay Museum.

AND

Option 2A: That the Council make no change to the Revenue and Financing Policy as contained in Attachment A relating to Resource Consents and Building Services Activities

AND

Option 3A: That the Council amends the Revenue and Financing Policy as contained in Attachment A as follows:

1. Change the Animal Services banding for the general rate funding source from moderate (40-75%) to low (15-45%) and
2. Apply a user fees and charges increase assumption of 10% from year two to four of the Long Term Plan, for Animal Services

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Revenue and Financing Policy

This policy deals with the revenue and financing decisions taken at a “whole of Council” level. It documents our high level rating philosophy and summarises the rationale for the rating decisions taken.

The revenue and financing policy describes how we will fund and finance our activities.

It sets out how we fund operating expenses and capital expenditure from the funding sources specified in section 103 of the Local Government Act 2002.

Council's funding philosophy

Ratepayers have told us that fairness and equity in rating is very important to them. We try, wherever practical, to maintain a close relationship between the benefits received by groups of ratepayers and the rates they pay for those services, especially where communities within our District have differing levels of service. Where levels of service are more uniform or where it is impractical to identify groups of ratepayers that principally benefit, we use General Rates.

In principle, we seek to recover the maximum amount possible from the direct users of a service (the 'user-pays' principle) or from those that create the need for a service (the 'exacerbator-pays' principle), but also weigh this against the community benefit of services. The primary tools we use to achieve these principles are fees and targeted rates. We also seek to ensure that people pay for services at the time they consume them, (the 'inter-generational equity' principle). Costs of service include capital costs, direct and indirect operational costs, depreciation, interest and loan repayments. The tools we use to achieve inter-generational equity include loans, financial contributions and increases in the rating base resulting from growth.

Policy considerations

We will select funding sources for each activity after having regard to the following:

- The community outcomes to which the activity primarily contributes, and
- The distribution of benefits, and
- The period over which benefits are expected to occur, and
- The extent to which the actions or inactions of particular individuals or groups contribute to the need to undertake the activity (referred to as exacerbator issues), and

- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities and
- The overall impact of any allocation of liability for revenue needs on the current and future community.

The Community Outcomes

The primary outcomes for each activity are included in the **tables below**.

The distribution of benefits

We have taken the following general approaches to relate benefits to funding sources:

- Activities that are available to every person in the District are funded across the whole community (e.g. roading or parks and reserves)
- Services that we make available to specific areas are funded across those areas, on a District wide basis. This applies to services for water, wastewater, stormwater and rubbish and recycling.
- Fees and Charges are used as the funding source for individual or group benefits where either:
 - A direct relationship can be efficiently established between the provisions of a service and the charge, or
 - The benefits derived are beyond the level generally available to the general community, or
 - The individual or group causes us to incur additional costs beyond the level that would be required for the general community.

Period over which benefits are expected to occur.

This consideration analyses the period in or over which the benefits of Council's activities are expected to accrue. This then indicates the period over which the operating and capital expenditure should be funded.

Generally operating costs are directly related to providing benefits in the year of expenditure. As such, they are usually funded on an annual basis from annual revenue.

Intergenerational equity applies to capital expenditure where assets have useful lives ranging from a few years through to many decades. One method

used to spread these costs over time is loan funding. This ensures that current ratepayers do not pay for benefits received by future ratepayers. Each year's ratepayers service the debt associated with this asset. This results in infrastructural costs being spread more evenly across the life of the asset and the different ratepayers who benefit from it.

User pays and exacerbator pays

We encounter situations where the actions or inactions of individuals or groups cause us to utilise additional resources. Examples of this are:

- Non complying behaviour, for example, illegal waste disposal, wandering dogs, non-compliance with consent conditions.
- High cost activities – e.g. water supply, solid waste.

The principle suggests that Council should recover some costs directly from those causing demand for the service.

We will consider:

- The impact that these situations have on the overall activity.
- The level of additional cost incurred.
- The potential to realistically recover the additional costs.
- The effect on the activity outcomes.

We may then apply funding mechanisms that recover all or part of the additional costs incurred (e.g. fines).

Costs and benefits (of separate funding)

We believe that transparency and accountability can be enhanced where the community can make a direct link between the services received and the charges we impose. User fees and charges and Targeted Rates are examples where we believe this connection can be made.

Targeted Rates are preferred where:

- Services are made available to some properties or communities and not others (e.g. solid waste, water supply, wastewater and stormwater).
- Local communities have a strong sense of identity and accountability for an activity (e.g. community halls, where the local communities fund and operate the halls; promotion rates).
- Activities that are intended to benefit a specific area (e.g. community halls).

There are administration costs associated with separate funding and these need to be weighed against any benefits of targeting specific beneficiaries/ users of a service, including transparency and accountability. Transparency and accountability are most evident when an activity has one defined funding source. This allows ratepayers, or payers of user fees and charges to see exactly how much money is being raised and spent on the activity, and to assess whether or not the cost to them of the activity represents good value.

The overall impact of any allocation of liability for revenue needs on the current and future community.

Once all the previous considerations have been taken into account, Council ensures that overall funding sources are not creating a disproportionate burden on a specific sector or part of the community.

Rating policy

Rating unit

Under the relevant legislation, we have the ability to set our unit of rating as a dwelling (or separately used inhabited part of a property) as opposed to a property. We have chosen to retain our rating unit as a property, consistent with our policy in previous years.

Rating basis

The Local Government (Rating) Act 2002 allows us to choose from three rating systems (land value, capital value and annual value). There is no legislation prescribing the best type of rating system for each council. We will assess the General Rate and all other property value-based rates (except the roading rate) on capital value. The roading rate will be assessed on land value.

We show a land value and an improvement value on our property valuations. The improvement value reflects the added value given to the land by buildings or other structures, including fruit trees, vines, and landscaping. Capital value includes both the land value and the value of improvements. The improvement value excludes chattels, stock, crops, machinery, or trees other than fruit or nut trees, vines, berry-fruit bushes, and live hedges.

Regardless of the rating basis we use, the total amount of rates collected remains the same but the incidence of rating shifts. To illustrate the differences between the land and capital value rating systems for example, consider two identically valued pieces of land, one with a substantial dwelling on it and the other with no improvements. Under the land value rating system the two properties would pay the same rates. Under the capital value rating system the property with the substantial improvement would pay more than the property that was undeveloped.

Water Supply

Water rates are charged using a metered or unmetered Uniform Targeted Rate (UTR). Our policy on water meters is that all properties connected to Council's water supply should be metered.

In establishing the criteria for water metering we recognised the environmental benefits that would result from water conservation if all users were metered and balanced that against the cost of installing meters on all properties and the affordability of such a strategy.

Where meters are in use charges are as follows:

- Each property will be charged the metered Uniform Targeted Water Rate for the first meter, and
- An additional Uniform Targeted Rate will be charged for every additional meter on the property. This covers the costs of reading, billing, maintenance, and future meter replacement.
- Connections larger than 20mm will be charged additional UTRs in proportion to the capacity of the connection.
- A charge based on water consumption per m³ is also levied. This volumetric charge is recorded as a targeted rate.

Where unmetered connections are in place a single annual charge is levied. This charge is higher than the metered water annual charge to take into account water usage.

Wastewater

Our policy on wastewater charges is:

Uniform Targeted Rate: All properties connected or available to be connected (within 30 metres of a public wastewater drain) will be charged a Uniform Targeted Wastewater Rate.

Multiple connection charges: We have a policy for charging properties with more than one toilet. It applies to all wastewater schemes.

- Each residential household will pay one standard connection charge to the wastewater scheme regardless of the number of toilets in the dwelling. This charge covers fixed and variable costs. Additional dwellings on a property will be liable for the multiple pan charge.

Non-residential properties with more than one toilet are liable for the multiple pan charge for each consecutive toilet.

Our intention is to achieve a fair allocation of the costs of the wastewater scheme based on the usage of capacity in the system. We acknowledge that in some instances additional toilets may be installed in non-residential properties for convenience which may not result in an increase in total usage.

The Council has a multiple pan remission policy to address instances where ratepayers / organisations would be charged unduly high amounts by the application of this policy.

Schools

Although the Rating Powers (Special Provision for Certain Rates for Educational Establishments) Amendment Act 2001 was repealed, schools are charged for sewage disposal on the same basis as that envisaged by the Act but as a targeted rate for each individual school in our District. This is because schools by and large have accepted the levies charged.

Funding Sources

Funding sources are either paying for operating costs or capital costs.

Definition of funding sources

This section provides some simple definitions of the different sources that are available to fund Council's activities. An activity may be funded from one or more sources.

General rates: General rates are used to raise revenue for activities that are of public good or where recovery from users (private good) is not efficient or possible. It is our approach when an activity has a shortfall that shortfall is funded from general rates.

The general rate includes two portions. Part is set based on capital value (value of land plus improvements), and part is by a fixed amount per rating unit (Uniform Annual General Charge (UAGC)).

The size of the UAGC is set each year by the Council and is used as a levelling tool in the collection of General Rates. If the UAGC were set at zero, the effect

would be to increase the amount of General Rates assessed on capital value which would increase the share levied on properties with higher capital values and decrease the share levied on lower capital values. In setting the level of the UAGC, we consider the following issues:

- The impact of a high UAGC on those with low incomes and relatively low property values.
- The impact of a low UAGC on the relative share of rates levied on high value properties, for example large rural properties.
- Fairness and equity and the social consequences of an unfair distribution of rates.
- The collective effect of other flat charges on affordability for low income households.

Our policy is to have the same system for charging general rates across the whole District.

Targeted rates: We use targeted rates, as defined in the Local Government (Rating) Act 2002, to collect funds over areas of benefit. This rating tool is chosen where the services provided are specific to a particular community or area within our District and it is not considered fair to charge all ratepayers, e.g. charges for town centre promotion and community halls. Details of these rates are shown in the Funding Impact Statement. These rates may be collected on a uniform (or fixed) basis per property or on the capital value of each property.

Roading rates: We have the following roading rates:

- Roothing rate on land value,
- Rural works charge which is a fixed amount on every rural zoned property.

We use the rural works charge and the UAGC to reduce the share of roading rates levied on higher value properties. If these fixed charges were not included, large pastoral farms for example, would be liable for an unfairly large share of the revenue required for roading.

The roading rate on land value is calculated using the following differentials:

- Residential zoned areas 1.0
- Rural zoned areas 1.0
- Commercial/industrial zoned areas 4.0
- Post-harvest zoned areas 4.0

Financial contributions: To recover costs of infrastructure built to accommodate growth we use financial contributions. Our Financial Contributions Policy is set through our District Plan under the Resource Management Act 1991. The detail of the policy is published as part of the District Plan and is available on our website www.westernbay.govt.nz and at our libraries and service centres. Our District Plan provides that waivers and reductions to financial contributions levied under the Resource Management Act 1991 are agreed through our Annual Plan process.

User Fees and charges: Fees, charges and the recovery of fines are used to raise revenue for services or activities that have a high component of private good and where the users of the service or the exacerbators are identifiable.

Loans: Borrowing both short term and long term is a funding tool and does not need a split between public and private good as it is only deferring the eventual charge.

Proceeds from asset sales: Proceeds from the sale of assets will be applied to reduce debt either within the activity from which the sale arose or by Council allocating the proceeds to retire debt in a specific activity.

Subsidies and grants: Income received from an external funding entity will be applied against the project for which the subsidy was acquired. These generally would be a public good, however this can depend on the purpose or source of the grant or subsidy. In some cases, financial assistance relates to a specific project and the ongoing management of the infrastructure e.g. Waka Kotahi (NZ Transport Agency) subsidise both capital costs, as well as contributing towards operational costs of the Transportation activity.

Grants, subsidies, and sponsorship have the potential to be used across all activities if available.

Depreciation and current account deficit: Replacement or renewal of assets relies on the principle of intergenerational equity in that today's ratepayers should pay for the 'asset-life' they are consuming, and likewise future generations should pay for their share of the asset's life. Funding of depreciation (or not) is covered in the Financial Strategy.

Any other source: Other funding sources may be available from time to time to fund Council activities.

How we fund our activities

The key below explains the extent of each funding source used. These ranges are expressed as a percentage of the cost of the activity. Council budgets will normally be set within these indicative ranges.

Name	% Range	Key
Minimal	0-15%	
Low	15-45%	
Moderate	40-75%	
High	75-95%	
Most	90-100%	
Potential to be used		✓

The Council's strategic capital delivery assumption of 80% in year 1 of the Long Term Plan and 90% in year 2 of the Long Term Plan, has skewed our capital budgets away from loan funding towards financial contributions. However, the model is consistent with the capital funding approach of our activities.

Activity	User Fees and Charges	General Rates (including UAGC)	Targeted Rates	Financial Contributions	Grants, Subsidies, Loans and Other Revenue
Representation	✓				
Planning for the Future				✓	✓
Community Building	✓				✓
Libraries and Service Centres - Operational					✓
Libraries and Service Centres - Capital				✓	
Community Facilities - Operational					✓
Community Facilities - Capital					
Recreation and Open Space - Operational			✓		
Recreation and Open Space - Capital		✓	✓		
Regulatory - Resource Consent					
Regulatory - Building Services					
Regulatory - Animal Services - Capital	✓	✓			✓
Regulatory - Animal Services - Operational					
Regulatory - Community Protection					
Stormwater - Capital					
Stormwater - Operational					
Transportation - Capital		✓	✓		
Transportation - Operational					
Water supply - Operational		✓			
Water supply - Capital	✓	✓	✓		
Natural Environment and Sustainable living					✓
Wastewater - Capital			✓		
Wastewater - Operational				✓	
Solid Waste - Operational					
Solid Waste - Capital					
Economic Development					✓
Support services*					

*Support services are recovered through overhead allocation, general rate and user pays

Activity Funding Needs Analysis Tables

Representation

Our community outcomes

- Leaders are effective, informed, and inclusive. • We have authentic Te Tiriti based relationships with tangata whenua. • We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green, and valued. • Our communities are vibrant and welcoming to all.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
The whole of the community benefits from this activity, while residents of each Community Board area also benefit from having a Community Board.	Benefit is expected to arise in the year funding is sourced.	The community.	<p>This activity is primarily funded by general rates.</p> <p>However, we can identify individuals who benefit directly from each Community Board so it is appropriate that this is funded separately through a targeted rate.</p>	<p>High – General Rates Minimal – Targeted Rates (to cover the cost of community board activities)</p> <p><i>Note:</i> <i>In the event of resource consent hearings user fees and charges are used to fund up to 25% of elected member's expenses.</i></p>	<p>The activity supports the Council's democratic process and therefore it is appropriate to be funded from General Rates.</p> <p>As there is a direct benefit to those individuals who reside in a Community Board area, it is appropriate to have a targeted rate for those directly benefiting from Community Board area representation.</p> <p>When individuals can be identified then the private benefit is recovered by user fees and charges.</p>

Planning for the Future

Our community outcomes

- Leaders are effective, informed, and inclusive. • We have authentic Te Tiriti based relationships with tangata whenua.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
The wider community benefits from this activity.	Ongoing.	The community.	This activity is primarily funded from the general rate. However, when an individual can be identified, these are recovered through user fees and charges.	<p>Most – General Rates</p> <p>Minimal – User Fees and Charges, Targeted Rates</p> <p>Potential to be used – Ecological Financial Contributions, Grants, and Loans.</p>	The wider community benefits from monitoring, infrastructure investigations, policy, and planning activities therefore it is appropriate that the activity is funded by general rates, except when individuals can be identified.

Community Building

Our community outcomes

- We have authentic Te Tiriti based relationships with tangata whenua.
- Our communities are vibrant and welcoming to all.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
All members of the community benefit from this activity.	Benefit is expected to arise in the year funding is sourced.	The actions of most individuals and groups have a minor impact on this activity.	This activity is primarily funded from the general rate.	<p>Most – General Rates</p> <p>Minimal – Targeted Rates</p> <p>Potential to be used – User Fees and Charges, Subsidies and Grants</p>	<p>The community building activity supports cohesive, resilient communities that are contributing to the current and future needs of the district. Emergency response planning ensures community readiness. As all members of the community benefit from these activities it is appropriate that general rates are used to fund the activity.</p> <p>Where individuals or groups who benefit from the activity can be identified, such as the Katikati Community Centre then a targeted rate is used.</p>

Libraries and Service Centres

Our community outcomes

- Our communities are vibrant and welcoming to all.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
<p>The primary benefit is to those that borrow and use library material, resources, and services.</p> <p>Benefits also accrue to the wider community through the availability of library resources including meeting spaces and community programmes.</p> <p>The wider community also benefits from our service centre activities accessing information and support.</p>	<p>Benefit is expected to arise in the year funding is sourced.</p> <p>However, the benefits of this activity will also accrue to future communities.</p>	<p>The community.</p>	<p>This activity is primarily funded from district-wide charges.</p>	<p>Operational:</p> <p>Most – General Rates</p> <p>Minimal – User Fees and Charges</p> <p>Potential to be used – Subsidies and Grants</p> <p>Capital:</p> <p>Moderate – Loans</p> <p>Minimal to Low – General Rates, and Financial Contributions, Grants, and Subsidies</p> <p>Potential to be used – Asset Sales</p>	<p>The community as a whole benefit from the access to libraries and service centres, and it is therefore appropriate to fund this activity through general rates.</p> <p>The private good component of the library and service centre activity is recovered through user fees and charges. High levels of user charging will in many cases restrict accessibility to those who currently benefit the most from the activity.</p> <p>Loans are generally used for the major development/redevelopment of library buildings.</p>

Community Facilities

Our community outcomes

- We can all enjoy a healthy and safe lifestyle.
- Our communities are vibrant and welcoming to all.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
<p>The wider community by having access to community facilities including community halls.</p> <p>Individuals benefit from the services of the cemetery.</p> <p>Individual tenants in elder housing benefit from the service.</p> <p>The wider community benefit through the protection of public health and the maintenance of cemeteries and cemetery records for future generations to locate their ancestor's burial plot/site.</p>	Ongoing.	The actions of most individuals and groups have an impact on this activity.	<p>As we can identify the areas that benefit the most from Community Halls they are funded by way of a targeted rate.</p> <p>Those individuals who benefit directly from a service (such as cemeteries or elder housing) can be identified and this is reflected in the user fees and charges.</p>	<p>Operational: Moderate – User Fees and Charges including rental income Low – General Rates, Targeted Rates Potential to be used – Subsidies and Grants</p> <p>Capital: High – Loan Potential to be used – Subsidies and Grants, General Rates</p> <p>Cemeteries is 65-75% user fees and charges with the remaining portion and any shortfall funded from General Rates.</p>	<p>As we can identify the area of benefit for the community halls, a targeted rate is appropriate that those who are more likely to receive benefit from the hall contribute to the ongoing costs.</p> <p>Some general rates are required for Council's operational costs to recognise the wider community benefit from halls.</p> <p>As tenants of Elder Housing receive a direct benefit, it is appropriate that all funding is obtained through rental income in our user fees and charges schedule. For capital projects external grant funding will be sought. Loans for Elder Housing Capital will be funded by rental income. Elder Housing is 100% funded by rental income over the LTP, unless external subsidies and grants are available for capital expenditure.</p> <p>Cemeteries are important to the community for cultural and social and environmental reasons. Whilst they do provide a private benefit there is a long term need to maintain them for an indefinite period of years. Individuals pay user charges for the initial acquisition and use of burial site.</p>

Recreation and Open Space

Our community outcomes

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green, and valued.
- Our communities are vibrant and welcoming to all.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
<p>Our network of public open space and facilities provides opportunities for people to interact socially and improve their health as well as contributing to the protection of cultural, landscape and ecological values.</p> <p>Facilities are available for use by visitors and residents alike.</p>	Ongoing.	The community and visitors.	This activity is primarily funded from district-wide charges.	<p>Operational:</p> <p>High – General Rates</p> <p>Minimal – Grants, Subsidies and User Fees and Charges (including rental income), fines/infringements</p> <p>Potential to be used – Targeted Rate, Other (sale of assets), Sponsorship</p> <p>Capital:</p> <p>Moderate – Loan, Financial Contributions, and General Rates</p> <p>Minimal – Grants, Subsidies and Other (sale of assets)</p>	<p>The community as a whole benefit from the access to recreation and open space, and it is therefore appropriate to fund this activity through general rates.</p> <p>It is also appropriate to fund the growth required component of providing this activity by way of financial contributions. Further, when areas or groups of individuals can be identified as receiving more of a benefit, than a targeted rate may be utilised, however this is infrequent.</p> <p>Loans are used to finance significant reserve land acquisition opportunities. Loans are serviced (repaid) through recreation and leisure financial contributions when related to growth or from general rates, as appropriate.</p>

Regulatory Services – Animal Services

Our community outcomes

- We can all enjoy a healthy and safe lifestyle.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
<p>Individuals such as dog and livestock owners.</p> <p>The wider community benefits from the district being safer in and around dogs and other animals.</p> <p>The wider community benefits from the effective management of the public nuisance that animals can cause.</p>	<p>Benefit occurs in the year funding is sourced.</p>	<p>Actions or inactions of individuals and groups have an impact on this activity.</p> <p>The negative impacts affect the whole community</p>	<p>Individuals who benefit directly can be identified and this is reflected in user fees and charges.</p>	<p>Operational:</p> <p>Moderate – User Fees and Charges, General Rates or Reserves</p> <p>Potential to be used – Infringements, fines, or loans.</p> <p>Capital:</p> <p>Potential to be used – Loans, User Fees and Charges, General Rates, Grants, Subsidies and Other (sale of assets)</p>	<p>User fees and charges recognise that dog owners cause the need for this activity.</p> <p>The wider community benefits from Council’s response to complaints about uncontrolled or nuisance animals, and monitoring. This includes responding to wandering stock and other animals (that aren’t dogs).</p> <p>Capital works (for dog shelters and dog exercise areas) are generally largely funded by user fees and charges and general rates. A loan may be necessary to spread this over users to reflect the intergenerational life of the assets.</p>

Regulatory Services – Building Services

Our community outcomes

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green, and valued.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
Individuals that apply for consents and use the other services in this area. This activity also provides safety benefits to the public entering buildings and future owners and occupiers of the buildings. Information is supplied to public through inquiries. The wider community benefits from enhancing the safety of buildings.	Benefit occurs in the year funding is sourced.	Actions or inactions of individuals and groups have an impact on this activity.	Individuals who benefit directly can be identified and this is reflected in user fees and charges.	<p>Moderate – User Fees and Charges (including infringements)</p> <p>Low – General Rates or Reserves</p> <p><i>Note:</i> <i>Any shortfall is to be funded by General Rates</i></p>	<p>The public benefits from the assurance that building standards are being upheld. However, a private benefit can be attributed to an applicant for a building consent and the administration, processing and inspection costs charged accordingly.</p> <p>Public education and the monitoring and investigation of complaints improve safety and benefits the wider community. Complaint investigations incur costs that cannot always be attributed to a specific applicant or user so cannot be recovered.</p> <p>Public enquiries, including complaints and their investigation, are funded by general rates except where it is appropriate and practical to recover user or infringement fees. Where enforcement and legal action is taken, cost recovery will be sought, but any shortfall will be funded by general rates.</p>

Regulatory Services – Resource Consents

Our community outcomes

- We can all enjoy a healthy and safe lifestyle. • Our environment is clean, green, and valued.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
<p>Individuals who apply for resource consents and use the other services of this activity such as accessing information relating to planning issues.</p> <p>This activity also provides benefits to those other than the applicant such as occupiers of the building and future owners.</p> <p>The whole community benefit as this activity seeks to protect our unique environment and quality of life.</p>	Benefit occurs in the year funding is sourced.	Actions or inactions of individuals and groups have an impact on this activity.	Individuals who benefit directly can be identified and this is reflected in user fees and charges.	<p>Moderate – User Fees and Charges (including infringements)</p> <p>Low – General Rates or Reserves</p> <p><i>Note:</i> <i>Processing land use and subdivision consent applications, LIMS and PIMs are funded 100% user fees and charges with any shortfall funded from General Rates.</i> <i>Public enquiries and appeals to the Environment Court are 100% General Rate funded.</i></p>	<p>User fees and charges recognise that can readily identify those that directly benefit from this activity. For example, resource consents applicants/developers.</p> <p>There is public benefit in providing education and advice in relation to Resource Management Act and District Plan rules. The Duty Planner will discuss planning matters with customers to ascertain, for example, whether resource consent is required. Many of the queries attended to by the Duty Planner do not result in a resource consent being required. Therefore a “user” cannot be charged for this service.</p> <p>There is a public good component to the role Council plays as regulator, ensuring compliance with the Resource Management Act and District Plan. The public good components will be funded by the general rate to reflect the district-wide benefit.</p>

Regulatory Services – Community Protection

Our community outcomes

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green, and valued.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
<p>The wider community benefits from the efficient monitoring of bylaws, licensing services and resource consent monitoring.</p> <p>The benefit of inspection and licensing of premises accrues mostly to the business owners; but there is also a wide public health benefit to the community from premises being appropriately licensed or registered.</p>	Benefit occurs in the year funding is sourced.	<p>The actions of most individuals and groups have a minor impact on this activity.</p> <p>However, those who breach, or complain about alleged breaches of, regulations contribute to the need for this activity.</p>	Individuals who benefit directly can be identified and this is reflected in user fees and charges.	<p>Moderate – General Rates</p> <p>Low – User Fees and Charges; Infringements, Fines, Reserves</p>	<p>User fees and charges are applied to those who primarily benefit from this activity (for example food premises, liquor outlets). In some instances, application fees are prescribed by legislation and not sufficient to meet the actual cost of the licensing service. General rates are necessary to meet this shortfall.</p> <p>The wider community benefits from ensuring that people comply with bylaws and District Plan requirements. A small proportion of this activity can be funded from infringement fines (where a breach of a bylaw has been established, for example).</p>

Stormwater

Our community outcomes

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green, and valued.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
<p>Households and business benefit from the minimisation and removal of stormwater from properties.</p> <p>This extends to the wider community as stormwater is also removed from public places.</p>	Ongoing.	The actions of individuals and groups have an impact on this activity, or live in an area that is serviced by the network.	As we can identify the areas that benefit the most from stormwater they are funded by way of a targeted rate.	<p>Operational:</p> <p>High – Targeted Rate</p> <p>Low – General or Reserves</p> <p>Capital:</p> <p>Moderate – Loan (serviced by 90% Targeted Rates and 10% General Rate)</p> <p>Low to moderate – Financial Contributions for growth</p>	<p>Individuals benefit from the delivery of this service through the reduction in risk of damage due to flooding and/or erosion on their properties. A targeted rate allows us to identify those who are more likely to benefit.</p> <p>There is a public benefit, and this is recognised by using the General Rate.</p> <p>Developers benefit from the existence of excess capacity in the stormwater system. In some cases, stormwater assets and levels of service must be increased to enable development to proceed. Different communities may benefit from different levels of service for stormwater. This could be because of topographical conditions, for example steep slopes, unstable land, or density of settlement, i.e., urban versus rural densities of development. The use of targeted rates recognises the benefit all users receive from having stormwater infrastructure across the district. Financial contributions allow for growth to pay for growth.</p>

Transportation

Our community outcomes

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green, and valued.
- Our Economy is thriving.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
Everyone in the community benefits from their personal use of the transport network and indirectly from the supply of goods and services to businesses.	Ongoing.	People and goods and services requiring transport from one place to another.	As we can identify the areas that benefit from the transportation activity, they are funded by way of a targeted rate or differential.	<p>Operational: Moderate – Targeted Rates Low – Subsidies and Grants Minimal – General Rates, User Fees and Charges</p> <p>Capital: Moderate – Subsidies and Grants Low – Financial Contributions, Loans, Lump sum contributions Potential to be used – General Rates, Targeted Rates</p>	<p>Both individuals and the community benefit from the efficient flow of goods, services, and people through the transport network. A targeted rate allows us to identify those who are more likely to benefit from the transportation network.</p> <p>Co-funding from other organisations, particularly Waka Kotahi, (that is funded from fuel excise tax, road user charges and licensing revenue) represents some element of user pays.</p> <p>The wider community benefits from the effective management of the environmental impacts of the transport network and therefore a district-wide charge is appropriate. For those areas we identify as receiving more benefit Council utilises a targeted rate.</p> <p>Commercial/Industrial and Post Harvest zoned properties are charged a differential for the roading rate based on land value. Those zoned areas which can be identified as having high volumes and heavy vehicles servicing these properties can cause the infrastructure to wear at a higher rate, therefore receive more benefit from Council services. Integrated planning creates time and cost efficiencies which benefit individual transport users.</p>

Water Supply

Our community outcome

- We can all enjoy a healthy and safe lifestyle.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
All those connected to the Western Bay of Plenty District's water supply system.	Ongoing.	People requiring potable water.	Separately funded with a mix of targeted rates, scheme based capital rates and a district wide meter operating rate.	<p>Operational: Most –Targeted Rates. (Note volumetric water charges are identified as a Targeted Rate) Potential to be used – General Rates; User Fees and Charges</p> <p>Capital: Moderate – Loan Low –Financial Contributions, Subsidies and Grants Potential to be used – Targeted Rates, User Fees and Charges, and General Rates.</p>	<p>The activity is primarily undertaken for the benefit of the consumers. With limited wider public benefit, there is little general rate funding expected.</p> <p>Developers benefit from the existence of excess capacity in the water supply system. In some cases, water supply assets and levels of service must be increased to enable development to proceed. The use of financial contributions and targeted rates is appropriate.</p>

Natural Environment and Sustainable Living

Our community outcome

- Our environment is clean, green and valued

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
The community benefits from activities that contribute to protecting and enhancing the environment.	Ongoing.	The community and private landowners including developers requiring increased environmental enhancement.	As we can identify the areas that benefit from the activity they are funded by way of a targeted rate.	Moderate – Targeted rates, Minimal – Financial Contributions and General rates	<p>Private landowners may gain a specific benefit where increased environmental enhancement protects their properties from natural hazard risks such as coastal erosion and flooding. As we can identify the individuals who benefit, targeted rates may be appropriate.</p> <p>It is also appropriate, as a way of mitigating the negative impacts of growth on the environment, to fund some projects by way of financial contributions. There is a public good from this activity.</p> <p>Targeted rates fund the Pukehina beach protection and Waihi Land Drainage out of this activity.</p>

Wastewater

Our community outcomes

- We can all enjoy a healthy and safe lifestyle.
- Our environment is clean, green, and valued.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
All households, organisations and businesses that are connected to Council's wastewater system.	Ongoing.	Individuals requiring reticulated wastewater.	As we can identify the areas that benefit the most from wastewater they are funded by way of a targeted rate.	<p>Capital:</p> <p>Most – Loan</p> <p>Minimal – Financial Contributions</p> <p>Potential to be used – Targeted Rates, Subsidies and Grants</p> <p>Operational:</p> <p>Most – Targeted Rates</p> <p>Minimal – General Rates, User Fees and Charges</p> <p>Potential to be used – Subsidies and Grants</p>	The activity is primarily undertaken for the benefit of the ratepayers connected to the schemes however there is a small public benefit arising from wastewater treatment protecting the environment.

Solid Waste

Our community outcomes

- We can all enjoy a healthy and safe lifestyle. • Our environment is clean, green, and valued.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
The community	Benefit is expected to arise in the year funding is sourced. However, the benefits of this activity will also accrue to future communities.	The actions of some individuals and groups are likely to impact on this activity. For example, illegal dumping of waste and littering, or those that receive a Council kerbside collection.	Separately funded with a mix of user fees and charges, targeted rates and district-wide charges	<p>Operational: High – Targeted Rates Minimal – General Rate, User Fees and Charges, Subsidies, and Grants</p> <p>Capital: High – Grants, Loans (serviced from Targeted Rates)</p>	<p>User fees and charges and the implementation of targeted rates recognise the benefits to people disposing of waste.</p> <p>District-wide charging is the appropriate funding source as it recognises the wider community benefit of the solid waste activity.</p>

Economic Development

Our community outcomes

- Our Economy is thriving. • Our communities are vibrant and welcoming to all.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
<p>Benefits accrue to the district from the efforts to grow the economy.</p> <p>Specific sectors may have a higher degree of benefit, for example commercial, industrial and post-harvest operators.</p>	<p>Benefit is expected to arise in the year funding is sourced. However, the benefits of this activity will also accrue to future communities.</p>	<p>The actions of most individuals and groups have a minor impact on this activity.</p>	<p>Separately funded with a mix of targeted rates and district-wide charges</p>	<p>Moderate – General Rates and Targeted Rates</p> <p>Potential to be used – Subsidies and Grants</p>	<p>The promotion of the region as a desirable place to work and do business, and the facilitation of investment and training opportunities in the district, provides benefits to the whole District.</p> <p>This activity benefits the whole district, but the commercial, post-harvest and industrial zones recognised through the targeted rates.</p>

Support Services

Our community outcomes

- We can all enjoy a healthy and safe lifestyle. • Our environment is clean, green, and valued. • Our communities are vibrant and welcoming to all.
- Leaders are effective, informed, and inclusive. • We have authentic Te Tiriti based relationships with tangata whenua. • Our economy is thriving.

Who benefits?	When?	Creates need?	Separate funding	Funding source and proportion	Rationale
The wider community benefits as support services enable all other Council activities to provide services to the community.	Benefit is expected to arise in the year funding is sourced.	Limited impact from the actions or inactions of individuals.	<p>This activity is primarily funded through overheads from across the business.</p> <p>This is funded through general rates, targeted rates and user fees and charges.</p>	<p><i>Note:</i> <i>All costs are recovered either on a user-pays basis, through overhead allocation, or allocation of the General Rate.</i></p> <p>High – General Rates</p> <p>Minimal – User Fees and Charges, Other Revenue</p> <p>Potential to be used – Loans, Sale of Assets, Grants and Subsidies.</p>	Support services are largely recovered through the other activities when individuals can be identified through user fees and charges and any shortfall from the general rate. This recognises the wider community benefit from the support services activity.

Long Term Plan 2024-2034
 Financial Contributions 2024/25
 Author: Peter Renouf
 General Manager: Adele Henderson

Issues and Options Paper



Issue and Options (IOP)		
	Number	Description
Topic	LTP24-27	Financial Contributions
Issue	01	<i>Discounting of Financial Contributions</i>
	02	<i>Financial Contribution Principles and Governance</i>
	03	<i>Specific LTP24-35 Infrastructural Projects</i>
	04	<i>Consultation Process – disparate consultation (LTP and Financial Contributions), available time and information available</i>
	05	<i>Transportation and Recreation and Open Spaces (proposed) decrease in Financial Contributions</i>
	06	<i>Incorrect approach to Financial Contributions</i>
	07	<i>Withdrawal of 2025 Financial Contributions, remodelling and re-consultation</i>
	08	<i>Withdrawal of Te Puke Wastewater 2025 Financial Contribution</i>
	09	<i>Waihī Beach Financial Contribution affordability</i>
	10	<i>Waihī Beach Rates affordability</i>
	11	<i>Waihī Beach Wastewater UAC, historic and current</i>
	12	<i>Waihī Beach Stormwater UAC, historic and current</i>
	13	<i>Ōmokoroa residents pay \$1000 a year more on rates for wastewater treatment etc.</i>
	14	<i>Waiver/ reduction in Financial Contributions for the dwellings in the Tawhitinui Papakāinga Project. Equitable approach based on historic context</i>
	15	<i>Impact of increase in Financial Contributions on construction activity</i>
Submission ID	1-6, LTP-287, LTP-530, LTP-535, LTP-536, LTP-620	

Related strategies/Activity Plans	<p><i>Western Bay of Plenty LTP 2024-2034</i></p> <p><i>Western Bay of Plenty District Plan</i></p> <p><i>Western Bay of Plenty Financial Strategy</i></p>
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Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	Please explain how your project contributes to one or more of the below strategic priorities:
Enabling housing	Yes	<p><i>Financial Contributions indirectly impact on housing affordability and the provision of housing in general.</i></p> <p><i>Any impact of Financial Contributions should consider Te Tiriti relationships e.g. treatment of Papakāinga.</i></p> <p><i>The provision of timely Infrastructure that benefits future growth is implicit in the Financial Contribution framework.</i></p> <p><i>Financial Contributions are empowered by the RMA where environmental impacts are mitigated, this having a potential and indirect impact on climate change.</i></p>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative
<p>Financial Contributions enabled under an RMA framework have been used from the year 2000. Financial Contributions Policy and rules are described in Section 11 of the District Plan. A formula for the calculation of Financial Contributions is set out in section 11.4.1 of the District Plan. The Financial Contributions calculation is updated annually under the LGA in accordance with section 11.4.1 of the plan. The calculation attempts to recover the value of capital costs (and relevant interest) that benefit growth from those benefiting. Financial contributions are charged to developers.</p>

A principle of the Financial Strategy suggests 'growth pays for growth'. This principle is noted in the preparation of Financial Contribution modelling.

Financial Contributions are reviewed annually with relevant changes in inputs and assumptions updated, including the value of capital projects, the value of these projects that benefit future populations, current and estimated future populations and other financial assumptions, including inflation and interest.

Historic Financial Contribution models restated the Financial Contribution in terms of the year 2000 dollars, other modelling assumptions assumed that prior developers have 'paid' for future and unknown (growth) capital projects.

The current revision of the Financial Contribution models seeks to correct the inherent element of under collection. While this is a change of basis, new modelling considers historic unutilised and available capacity that is fair to 'charge' future developers. Similarly, it considers that future populations past the LTP period (2034) benefit from the capital projects undertaken during the LTP period and does not charge this element in the 2025 (and future) Financial Contribution.

Council is considering a move to a Development Contributions framework (a move from the current hybrid approach [and one that is a favoured tool for most Local Authorities]). This would provide more certainty than the current framework that has become a complex and difficult regime to administer. Council has indicated to engaged developers that it would like to collaborate in such a framework change, should it be forth coming.

Purpose

The purpose of this Issues and Options paper is to consider requests made through the Financial Contributions submission process that relate to the proposed 2025 Financial Contributions and the future sustainability of Financial Contributions modelling/ framework.

Background

Council staff operate a Financial Contributions Governance structure internally for complex assessments, and this was put into practice during 2023, onwards.

Multiple aspects of the Financial Contributions framework have been litigated through the RMA hearings framework over time. LGOIMA requests further, have added to the administrative burden. Primarily challenges

result from interpretation(s), unintended consequences and an aging model as noted above.

Inflationary pressure has increased the cost of future infrastructure, this has resulted in an increase in the quantum of Financial Contributions.

Assumptions around the growth potential of urban growth areas will be reviewed in the future and are related to future Spatial Planning projects.

Models have been re-based with a 2023 position (debt or credit funds) established to represent an opening balance. Thereafter models consider LTP growth capital and interest, a portion of has been targeted to recover in periods 2035 onwards (after the LTP), noted as the 10-year debt.

Proposed Financial Contributions are supported by detailed and summarised disclosure tables that are designed to improve transparency with external stakeholders. The first use of the Disclosure Tables was in the last Annual Plan 2023/24. Disclosure Tables have helped communicate the issues and educate stakeholders.

Separate consultation periods were used for the LTP and Financial Contributions.

Overview of feedback received.

We received 6 submissions (noted 1-6) through the Financial Contributions consultation. 4 have spoken to their submission. Some of the Financial Contribution Submissions have been 're-coded' to LTP matters.

There were a further 5 submissions (noted LTP-287, 530, 535, 536 and 620 received as LTP submissions that contained some linkages with Financial Contributions. Those submitters have been heard at the LTP Hearings.

All submitters raise 15 themed points.

The 15 points span a breadth of issues including Councils approach to Financial Contributions being erroneous in concept, erroneous in process, unlawful, not well communicated, impacted by discounting etc. There is one submission of support around decreasing Financial Contribution for Recreation and Open Spaces and Rural Transportation. There are several submissions on the consultation period being out of synch and separate from that of the LTP, that it was too short in time and the provision of information given the inherent complexity of the framework. Further submissions showed concerns towards affordability in terms of both

Financial Contributions (growth portion and future) and rates requirement (balance and existing). Generally, submissions 'supported' principles that the framework intends to uphold, namely growth is paid for by growth, it is well governed and administered effectively.

The most significant submission from North 12 Limited Partnership seeks to remove the proposed 2025 Financial Contributions, re-model (on a non-specified basis) and re-consult.

There are points submitted that relate to rates, historic funding, project costs, project alternative technologies that do not directly reference to the Financial Contributions consultation. These points have been treated as out of scope for Financial Contributions, however they have been noted or re-referenced to the LTP consultation process.

Overview of options and staff response

The following is an overview of responses as noted by issue

1. Discounting of Financial Contributions

The historic (various dates spanning 2013-2024) 'discounting' of Financial Contributions is largely out of scope. One submission was duplicated in a LGOIMA request which has been reduced in scope and responded to, the result was no 'discounts' had been given. Further, the term 'discounting' could be misleading, rather reductions and waivers are available in the assessment of and in accordance with the policy and rules outlined in S11 of the District Plan. Any reductions and waivers may impact the ability for the Financial Contributions to recover.

2. Financial Contribution Principles and Governance

Submissions outlining principles to be observed should be noted. Generally, they follow prudent practice around governance, delegated authority and process. Again, these are statements that should be noted as being received and do not require issues and options.

3. Specific LTP24-35 Infrastructural Projects

These items have been re-coded as LTP issues, these are either technical or exploratory in nature, are therefore out of scope and require a response from Infrastructure. Points raised included,

- a. The Ōmokoroa pipeline capacity (TCC)
- b. A (potential) Chapel Street Wastewater Treatment Plant upgrade (TCC)
- c. Worst case costing scenarios for various projects

d. Kaitikati Ocean Outfall

- i. Wastewater discharge quality
- ii. Investigation of UV and Ozone treatment
- iii. Consultation with the Kaitikati Community Board and residents

4. Consultation Process – disparate consultation (LTP and Financial Contributions), available time and information available

Given the closure to current submission on the LTP and Financial contributions these submissions require noting for alignment in future consultation processes. Some thought should be given to addressing stakeholder requirements for more information in multi-variable and complex Financial Contribution modelling situation. Over time Council is improving its transparency and engagement in the Financial Contributions process and will continue to do so. It is anticipated that these processes will align moving forward and this was an anomaly given the detailed work and reviews being undertaken.

5. Rural Transportation and Recreation and Open Spaces (proposed) decrease in Financial Contributions

On behalf of clients (Papakāinga, orchard developers, growers and farmers) represented by Matt Powdrell, Stratum Consultants, the proposed decrease in Financial Contributions is supported.

6. Incorrect Approach to Financial Contributions

A submission from Michael Kemeys of Veros suggests that Council explore options that reduce the cost Financial Contributions (and therefore the impacts on new entrants at property purchase) by reducing developer holding costs including margins (risk mitigation) and bank fees. While the submission does not necessarily offer solutions, or require options, it should be noted as in scope and offering future options in any future Development Contributions framework.

7. Withdrawal of 2025 Financial Contributions, remodelling and re-consultation

The primary submission from North 12 asserting that a significant change in the modelling based on last year. That the change, the calculation of an opening net-debt does not follow the formula outlined in S11.4.1 of the District Plan. That (on that basis) 2025 Financial Contributions be withdrawn, models re-run and all be re-consulted on.

Further the submissions suggest that Policies 3 and 5 (S11 District Plan) and not consistently applied or exercised in a manner of restraint.

It is accepted that models have changed in the calculation of an opening position (net debt as outlined in the submission). It is also true that a 10-year (net) debt is calculated (debt to carry forward). This is silent in the submission and favourable to the submitter. An opening position (can be debt or in credit) has been calculated in the current models to correct a fundamental flaw in previous modelling, where future growth capital is deemed proportionately paid by historic developers (from 2000 onwards).

In historic modelling, theoretical FinCo revenue pays down scheme debt i.e. actual FinCo revenue was not used. In historic modelling, when reviewed annually, all other variables in the formula (at S11.4.1) are adjusted to actual, FinCo revenue, despite being known, is not. This overstatement of FinCo revenue (implicit in the calculation of interest [I]) in historic modelling is then subject to interest which further increases the difference (between theoretical and actual). The difference between theoretical FinCo revenue and actual FinCo revenue gives rise to an under collection which can only escalate over time. To understand this (extreme example) a new LTP project enters the model, the impact of this new project is to spread the costs and paid down by future developers and well as historic developers equally (each paying the same relative [inflation adjusted] Financial Contribution). Put simply, a developer in 2000 is deemed to have paid for a project conceived in 2024. Any under collection is carried forward in the model and is an increasing burden to ratepayers, one that is not paid for by growth.

We believe that the opening position (challenged net-debt) is calculated fairly and in accordance with the formula (S11.4.1). This method uses actual FinCo revenue as the only basis to pay down FinCo debt. You could argue that old (historic) models with actual FinCo revenue substituted for theoretical FinCo revenue would derive a similar 'opening' position.

In summary, there are two changes to modelling which attempt to fairly represent the opening and 10-year positions that avert under collection and fairly consider unused capacity. North 12 have identified and questioned only the opening calculation. We believe the 10-year debt is favourable to North 12 and has not been challenged.

We are comfortable there is a fair and equitable basis for both calculations that conceptually follow the formula outlined at S11.4.1. This methodology also follows current practice for tracking 'reserve' balances for Financial Contribution schemes e.g. Recreation and Open Spaces, that are represented in the Annual Report as Council Reserves.

We believe that policies 3 and 5 (Section 11) are applied consistently and equitably.

See Issues and Options.

8. Withdrawal of Te Puke Wastewater 2025 Financial Contribution
A further submission from Norh 12 citing for the same reasons as above that the Te Puke Wastewater Financial Contribution be withdrawn. We believe that the Te Puke Wastewater Scheme is no different in concept and process to other scheme models and it is a fair equitable interpretation of both the policy and rules outlined in S11 of the District Plan.

See Issues and Options.

9. Waihi Beach Financial Contribution affordability
The Waihi Beach community is confronted with unique characteristics of a small ratepayer base, little foreseeable development (growth) and planning infrastructure for peak visitor capacity (this significantly exceeding the resident population). Further it has fundamental stormwater mitigation issues. Any projects that identify aspects that may benefit growth are assessed as having a 3.9% growth component. This means that 3.9% of project costs will be met by Financial Contributions, the remaining 96.1% of costs are met by existing ratepayers.

Please note that there needs to be a correction to Waihi Beach Stormwater Disclosure Tables to take out non-growth capital that has been allocated to Waihi Beach. While these projects have no growth element (Financial Contributions) the non-growth component is overstated as the projects relate district wide and not the Waihi Beach 'catchment' area. The amount grouped (last line of table) in future planned Capital to remove is \$4.3m, decreasing future growth Capital amount to \$15.4m. Similarly (and perhaps less relevant), grouped historic growth capital will be reduced by \$2.8m.

10. Waihi Beach Rates affordability

As above the Impact of large capital projects on ratepayers given little identifiable growth to reduce this burden. Citing a \$14m WWTP upgrade being funded by a small ratepayer community (as above the ratepayer portion (existing and non-growth is 96.1%). This is out of scope for the Financial Contribution consultation.

11. Waihi Beach Wastewater UAC, historic and current

Noting that historic treatment for rates, district wide (big bucket) versus urban catchments, uniform charging (to individual urban areas) and the use of current accounts to carry forward deficits and surpluses is beyond the scope (but arguably not unrelated) to the Financial Contributions consultation.

12. Waihi Beach Stormwater UAC, historic and current

The issue raised re Stormwater is the same issue (in nature) to that raised above in the Wastewater activity and is therefore also out of scope for the Financial Contributions consultation.

13. Omokoroa residents pay \$1000 a year more on rates for wastewater treatment etc.

This issue is out of scope with the Financial Contributions consultation.

14. Waiver/ reduction in Financial Contributions for the dwellings in the Tawhitinui Papakāinga Project. Equitable approach based on historic context.

The policies and rules in S11 of the District Plan allows for applications to be made for waivers and should form part of a separate process as part of obtaining resource consent under the RMA.

15. Impact of increase in Financial Contributions on construction activity

A pondering submission that reflects a statement around a set of circumstances that 'conspire' against development through inflationary cost pressures and a developer market that is suggested to be under pressure. We are noting this statement, however this is not requiring further specific action.

In summary

Many submissions form statements or suggestions that form good governance and practice. Some form project specific or overall community affordability issues but do not suggest solutions or present concise actions.

Some are out of scope. We should note that disparate consultation processes negatively impacted the overall fluidity for both consultations.

The following Issues and options responds to the North 12 submission(s) which is directed towards a withdrawal, remodelling and a re-consultation process for the 2025 Financial Contributions.

Options (recommended option in bold)	
1	THAT Council maintains the current 2025 Financial Contribution Schedule) (pending approved changes in the project list) as per the consultation.
2	THAT Council withdraws the 2025 Financial Contributions schedule, re models Financial Contributions (on a to be specified basis) and undergoes further consultation.
3	THAT Council withdraws the 2025 Financial Contributions schedule, and re models Financial Contributions based on historic models.
4	THAT Council withdraws the 2025 Financial Contributions schedule, consider the extension of 2024 'charges' and formulates new modelling (on a to be specified basis) for the 2025/26 Annual Plan process.

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

Option 1: THAT Council maintains the current 2025 Financial Contribution Schedule) (pending approved changes in the project list) as per the consultation.

Decision

(To be completed in the decision making meeting)

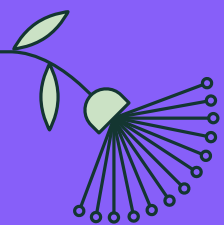
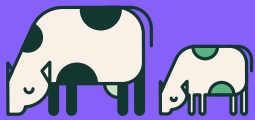
Reason

(To be completed in the decision making meeting)



Deliberations

Internal Submissions



Long Term Plan 2024-2034

Project Funding Changes

Author – Craig Leitao

General Manager – Adele Henderson

Internal Submission Paper



Internal submission – <i>Capital Programme Funding Changes</i>	
	Description
Activity	Various
Issue	Changes to proposed funding of the capital programme
Project No	Set out in Attachment A
Related strategies/Activity Plans	n/a

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	No	The proposed funding changes will allow additional third party and financial contribution funding to deliver our capital infrastructure programme. This is across the entire programme to deliver both growth and level of service projects.
Empowering communities.	No	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	No	

Staff Narrative
<p><u>Background</u></p> <p>On the 14th of June 2024 Council adopted the fees and charges in relation to Financial Contributions for consultation. The models that determine those</p>

fees included funding assumptions that had been updated since the Long Term Plan was adopted for consultation. The funding assumptions that changed were external funding (subsidies) and growth percentages (FINCOs) which impact the amount that will be funded by Council either through direct rates or loans.

Purpose

The purpose of this internal submission is to reflect the assumptions adopted as part of Financial Contributions in the Long Term Plan by updating the funding allocations on 138 projects. The projects impacted and the changes are outlined in Attachment A

Changes to funding

Overall, the changes requested will not alter any capital spend in the capital programme. The requested changes to funding, as outlined in option 1, will change the mix of funding with a much greater proportion funded through financial contributions and subsidies.

Overview of options

The underlying assumptions to funding were included within the Financial Contribution consultation. Therefore, we only put forward one option to approve the change to align the long term plan to the Financial Contributions.

Options (recommended option in bold)	
1	That Council approves changes to the Capital Programme Funding as contained in Attachment A

Project ID	Project Name	Total LTP Capex	Consulted LTP						Proposed Changes					
			Subsidy	FINCO	Service	Loans	Rates	Reserves	Subsidy	FINCO	Service	Loans	Rates	Reserves
			Charge	(Rates)	Charge	(Rates)	Charge	(Rates)	Charge	(Rates)	Charge	(Rates)	Charge	(Rates)
Transportation														
357702	Transportation - Park and Ride Te Puna	3,603,000	51%	0%	0%	0%	49%	0%	0%	37%	0%	0%	63%	0%
353901	Transportation - Public Transport Infrastructure (UFTI commitment)	1,069,800	0%	62%	0%	0%	38%	0%	0%	0%	0%	0%	100%	0%
283429	Transportation - One Network Maintenance Contract Pavement Rehabilitation	149,700,538	51%	5%	0%	9%	35%	0%	51%	9%	0%	6%	33%	0%
283441	Transportation - One Network Maintenance Contract Pavement Seal Widening	23,151,360	51%	25%	0%	0%	24%	0%	51%	13%	0%	0%	36%	0%
210413	Transportation - Minor Capital Roading Improvements	42,112,800	59%	25%	0%	0%	16%	0%	51%	9%	0%	0%	40%	0%
Water Supply														
243619	Water - Western Reticulation Capital Improvements	9,265,568	0%	0%	100%	0%	0%	0%	0%	22%	0%	78%	0%	0%
LTP25/34-16	PROPOSED: WTPs UV Treatment All Plants	3,807,000	0%	15%	0%	85%	0%	0%	0%	10%	0%	91%	0%	0%
243625	Reticulation Improvements	1,985,089	0%	0%	100%	0%	0%	0%	0%	9%	0%	91%	0%	0%
340801	Western Water - Reservoirs, Pumps & Controls Renewals	1,017,611	0%	0%	100%	0%	0%	0%	0%	9%	0%	91%	0%	0%
243624	Water - Western Bulk Flow Meters	335,000	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
337201	WSZ Water Modelling Calibration	257,759	0%	0%	100%	0%	0%	0%	0%	9%	0%	91%	0%	0%
243310	Reticulation improvements	11,892,301	0%	0%	100%	0%	0%	0%	0%	31%	0%	69%	0%	0%
243340	Water - Central Supply Zone Water Treatment Plant improvements and renewals	1,248,580	0%	33%	67%	0%	0%	0%	0%	33%	0%	67%	0%	0%
243338	Central Source and storage improvements	1,152,769	0%	14%	86%	0%	0%	0%	0%	33%	0%	67%	0%	0%
LTP25/34-22	Central - WTPs UV Treatment All Plants	1,030,500	0%	15%	0%	85%	0%	0%	0%	29%	0%	71%	0%	0%
AP24-4	Drinking Water Compliance	780,000	0%	0%	20%	80%	0%	0%	0%	0%	0%	100%	0%	0%
340601	CSZ Water Modelling Calibration /Central Modelling	186,499	0%	0%	100%	0%	0%	0%	0%	33%	0%	67%	0%	0%
319001	District Wide water metering/ Install Water Meters /District Wide Water Metering CSZ	122,930	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
243002	Reticulation Improvements	20,552,531	0%	50%	50%	0%	0%	0%	0%	37%	0%	63%	0%	0%
350027	Water - Eastern Rangioru Business Park new pipeline	11,088,000	100%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
243031	ESZ - Reservoir Imps	10,354,536	0%	0%	100%	0%	0%	0%	0%	14%	0%	86%	0%	0%
350026	Rangioru Business Park - Water	4,001,500	0%	100%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
287112	Pongakawa WTP enhancement / st	2,636,000	0%	80%	0%	20%	0%	0%	25%	38%	0%	38%	0%	0%
243029	Water - Eastern Treatment Plant Renewals and Improvements	1,647,628	0%	0%	100%	0%	0%	0%	0%	14%	0%	86%	0%	0%
LTP25/34-23	Eastern - WTPs UV Treatment All Plants	951,750	0%	15%	0%	85%	0%	0%	0%	13%	0%	87%	0%	0%
287113	ESZ Bulk Flow Meters	590,505	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
243034	Water - Muttons Treatment Plant - Renewal	575,898	0%	0%	0%	100%	0%	0%	0%	14%	0%	86%	0%	0%
340701	ESZ Water Modelling Calibration	176,000	0%	0%	100%	0%	0%	0%	0%	30%	0%	70%	0%	0%

Project ID	Project Name	Total LTP Capex	Service Loans						Service Loans					
			Subsidy	FINCO	Charge	(Rates)	Rates	Reserves	Subsidy	FINCO	Charge	(Rates)	Rates	Reserves
Recreation & Open Spaces														
332101	Waihi Beach Library Building	5,514,963	0%	0%	0%	100%	0%	0%	10%	15%	0%	75%	0%	0%
332301	Te Puke Library Building	14,997,004	0%	18%	0%	82%	0%	0%	10%	12%	0%	78%	0%	0%
282103	Libraries - Book Purchases Renewals	4,433,523	0%	0%	0%	0%	0%	100%	0%	6%	0%	0%	0%	94%
LTP25/34-10	Maketu Community Hub	3,555,150	50%	0%	0%	0%	50%	0%	50%	5%	0%	0%	45%	0%
282105	Libraries - Book Purchases New	700,833	0%	0%	0%	0%	0%	100%	0%	6%	0%	0%	0%	94%
318501	District Libraries Security Tags	181,442	0%	0%	0%	0%	100%	0%	0%	6%	0%	0%	94%	0%
AP24-2	Elder Housing external funding	2,866,278	100%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
264315	Cemetery/Urupa Land Purchase & Development - West	790,237	0%	0%	0%	0%	100%	0%	0%	14%	0%	0%	86%	0%
LTP25/34-5	Te Puke Cemetery Natural Burials Construction	391,290	0%	0%	0%	0%	100%	0%	0%	10%	0%	0%	90%	0%
299602	Maketu Cemetery Extension	378,500	0%	0%	0%	100%	0%	0%	0%	11%	0%	89%	0%	0%
264402	Reserves - Cemetery Te Puke Burial Beams	51,364	0%	0%	0%	100%	0%	0%	0%	11%	0%	89%	0%	0%
299502	Oropi Cemetery Beams & Roadway	9,252	0%	0%	0%	100%	0%	0%	0%	11%	0%	89%	0%	0%
345401	Omokoroa Active Reserves	6,173,591	0%	0%	0%	100%	0%	0%	0%	100%	0%	0%	0%	0%
345301	Reserves - Cycleways & Walkways funding	3,574,356	0%	0%	0%	75%	25%	0%	0%	70%	0%	23%	8%	0%
LTP25/34-24	Reserves - Omokoroa - Harbour Ridge Reserve Concept development	717,550	0%	0%	0%	0%	0%	100%	0%	100%	0%	0%	0%	0%
LTP25/34-27	Reserves - Te Puke - MacLoughlin Drive Subdivision Future Reserve Development	710,800	0%	0%	0%	0%	15%	85%	0%	100%	0%	0%	0%	0%
357601	Reserves - Otaiparia Kaituna River	642,513	0%	17%	0%	0%	83%	0%	0%	17%	0%	14%	69%	0%
225403	Reserves - District Wide Reserves Minor Works	574,302	0%	0%	0%	0%	100%	0%	0%	11%	0%	0%	89%	0%
354501	Reserves - Lynley Park Subdivision	487,208	0%	62%	0%	0%	38%	0%	0%	100%	0%	0%	0%	0%
245601	Reserves - Maketu Spencer Ave funding for general development	446,346	0%	40%	0%	0%	60%	0%	0%	40%	0%	24%	36%	0%
246810	Midway Park & Pukehina Parade - Sportsfield Medium 2nd stage	429,302	0%	0%	0%	0%	100%	0%	0%	11%	0%	0%	89%	0%
354301	Reserves - Waitekohekohe Reserve concept plan implementation	394,200	0%	36%	0%	0%	64%	0%	0%	40%	0%	22%	38%	0%
218406	Reserves - Omokoroa Domain concept plan implementation	388,861	0%	40%	0%	0%	60%	0%	0%	40%	0%	24%	36%	0%
244005	Paengaroa - new sports field	341,208	0%	40%	0%	0%	60%	0%	0%	100%	0%	0%	0%	0%
212912	Moore Park Katikati - Toilet	276,750	0%	36%	0%	0%	64%	0%	0%	11%	0%	32%	57%	0%
166008	Centennial Park sports fields renovation and drainage	254,059	0%	0%	0%	0%	100%	0%	0%	11%	0%	0%	89%	0%
354401	Reserves - Wairoa Road Rowing club Reserve	246,024	0%	25%	0%	0%	75%	0%	0%	70%	0%	8%	23%	0%
312501	Reserves - District Signage Capital	238,290	0%	0%	0%	0%	100%	0%	0%	11%	0%	0%	89%	0%
265810	McMillan Rd picnic area development	156,960	0%	64%	0%	0%	36%	0%	0%	11%	0%	57%	32%	0%
260415	Pahoia Domain Carpark extension	130,145	0%	36%	0%	0%	64%	0%	0%	40%	0%	22%	38%	0%
357501	Reserves - Bell Road Kaituna River access	127,044	0%	17%	0%	0%	83%	0%	0%	17%	0%	14%	69%	0%
260105	The Landing - Jetty	120,000	0%	0%	0%	0%	0%	100%	0%	11%	0%	0%	0%	89%
260409	Minden Te Puna Neighbourhood Park	111,435	0%	75%	0%	0%	25%	0%	0%	70%	0%	23%	8%	0%

Project ID	Project Name	Total LTP Capex	Service						Loans					
			Subsidy	FINCO	Charge	(Rates)	Rates	Reserves	Subsidy	FINCO	Charge	(Rates)	Rates	Reserves
345601	Reserves - Waihi Beach Skatepark Upgrade	110,568	75%	0%	0%	0%	25%	0%	75%	3%	0%	0%	22%	0%
244113	Reserves - Maramatanga Park concept plan implementation	100,000	0%	30%	0%	0%	70%	0%	0%	11%	0%	27%	62%	0%
260306	Kauri Point - Car Park	70,101	0%	64%	0%	0%	36%	0%	0%	40%	0%	38%	22%	0%
354601	Reserves - Precious Family Reserve Concept Plan implementation	64,456	0%	62%	0%	0%	38%	0%	0%	70%	0%	19%	11%	0%
260524	Otamarakau / Rogers Rd - car parks	59,176	0%	0%	0%	0%	100%	0%	0%	40%	0%	0%	60%	0%
322102	Reserves - Waihi Beach Pohutukawa Reserve	55,350	0%	40%	0%	0%	60%	0%	0%	11%	0%	35%	53%	0%
260507	Old Coach Rd/Pokopoko Stream	39,002	0%	40%	0%	0%	60%	0%	0%	11%	0%	35%	53%	0%
219304	Reserves - Katikati Park Road Whakaruruhau and signage	25,704	0%	40%	0%	0%	60%	0%	0%	11%	0%	35%	53%	0%
260523	Otamarakau / Rogers Rd - boat ramp & formalise boat access	22,760	0%	0%	0%	0%	100%	0%	0%	40%	0%	0%	60%	0%
260315	Kauri Point - Atea development	15,420	0%	64%	0%	0%	36%	0%	0%	40%	0%	38%	22%	0%
326106	Pools - Te Puke new indoor swimming pool facility	17,327,184	34%	17%	0%	0%	49%	0%	34%	17%	0%	13%	36%	0%
358901	Coastal & Marine - Panepane Wharf Replacement	1,362,744	100%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%
289864	Reserves - TECT All Terrain Park Inclusive Adventure Playground	2,356,797	80%	10%	0%	0%	0%	10%	90%	10%	0%	0%	0%	0%
289808	Reserves - TECT All Terrain Park Public Infrastructure	1,191,452	0%	50%	0%	0%	0%	50%	50%	50%	0%	0%	0%	0%
289815	Reserves - TECT All Terrain Park Roading	809,961	0%	50%	0%	0%	0%	50%	50%	50%	0%	0%	0%	0%
289865	Reserves - TECT All Terrain Park Motorsport Shared Training/Administration Build	557,750	50%	0%	0%	0%	25%	25%	75%	25%	0%	0%	0%	0%
289823	Reserves - TECT All Terrain Park Subhub & Park Signage	238,290	0%	50%	0%	0%	0%	50%	50%	50%	0%	0%	0%	0%
289840	Reserves - TECT All Terrain Park Asset Development	196,949	0%	0%	0%	0%	0%	100%	50%	50%	0%	0%	0%	0%
289862	Reserves - TECT All Terrain Park Te Matai Road Network Extension	107,118	0%	50%	0%	0%	0%	50%	50%	50%	0%	0%	0%	0%
289861	Reserves - TECT All Terrain Park Ngawaro Road Crossing	65,040	0%	50%	0%	0%	0%	50%	50%	50%	0%	0%	0%	0%
Wastewater														
226025	Waihi Beach Treatment Plant Upgrade	13,558,218	0%	3%	0%	97%	0%	0%	0%	5%	0%	95%	0%	0%
226001	Wastewater - Waihi Beach Treatment Pump Station Renewal	1,857,637	0%	0%	100%	0%	0%	0%	0%	5%	0%	95%	0%	0%
168603	Waihi Beach Wastewater Treatment	1,455,045	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
168605	Waihi Beach WWTP Mechanical Seperator for Wetlands	801,500	0%	4%	96%	0%	0%	0%	0%	3%	0%	97%	0%	0%
226031	Waihi Beach WWTP screw press	618,150	0%	7%	0%	93%	0%	0%	0%	5%	0%	95%	0%	0%
168604	Waihi Beach WWTP Fixed Generator	373,120	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
226032	Wastewater - Waihi Beach Network infrastructure renewals/Rehab	289,620	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
348702	Wastewater SCADA	106,110	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
340501	Wastewater - District Wide Reticulation Modelling	22,900	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
LTP25/34-18	Katikati Ocean Outfall or Alternative Discharge	68,062,500	0%	8%	0%	92%	0%	0%	0%	20%	0%	80%	0%	0%
225744	Katikati WWTP Upgrades	5,966,250	0%	0%	0%	100%	0%	0%	0%	22%	0%	78%	0%	0%
342101	Katikati Wastewater Network Upgrades	2,714,386	0%	100%	0%	0%	0%	0%	0%	17%	0%	83%	0%	0%
225723	Wastewater - Katikati Pump Station	1,601,506	0%	0%	100%	0%	0%	0%	0%	22%	0%	78%	0%	0%

Project ID	Project Name	Total LTP Capex	Service						Loans						
			Subsidy	FINCO	Charge	(Rates)	Rates	Reserves	Subsidy	FINCO	Charge	(Rates)	Rates	Reserves	
225724	Wastewater - Katikati Treatment Plant Emergency Storage	852,558	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
225746	Wastewater - Katikati Grit/stone interceptor chamber prior to Wills Rd Pump Stn	378,800	0%	21%	79%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
225743	Wastewater - Katikati Infrastructure Improvements	200,025	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	
343901	Wastewater - Omokoroa reduce infiltration	642,210	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	100%	
229815	Wastewater - Omokoroa Pumpstation Renewals	636,555	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	
336601	Wastewater - Omokoroa Manhole Repair	352,400	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	
319803	Wastewater - Te Puna scheme renewals	38,636	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	
225632	Te Puke Wastewater Treatment Plant Upgrade	40,275,200	0%	26%	0%	74%	0%	0%	0%	0%	26%	0%	74%	0%	
225635	Rangluru Business Park share of the contribution towards the cost of the treatment p	32,595,000	0%	0%	0%	100%	0%	0%	0%	100%	0%	0%	0%	0%	
353502	Wastewater - Te Puke Network Upgrades	2,408,060	0%	0%	0%	100%	0%	0%	0%	0%	16%	0%	84%	0%	
225615	Wastewater - Te Puke Wastewater Pump Station Renewals and Access	1,505,933	0%	0%	100%	0%	0%	0%	0%	0%	23%	0%	77%	0%	
353501	Wastewater - Te Puke Infrastructure Rehabilitation	385,500	0%	0%	100%	0%	0%	0%	0%	0%	25%	0%	75%	0%	
344001	Te Puke Wastewater Treatment Plant Rock Filter	171,750	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
344101	Te Puke Wastewater Treatment Plant - wetlands decommissioning	171,750	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
323603	Wastewater - Te Puke Infiltration Rehabilitation	117,500	0%	0%	100%	0%	0%	0%	0%	0%	25%	0%	75%	0%	
344301	Maketu Wastewater Pump Station Renewals	3,353,014	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
295803	Wastewater - Maketu Treatment Plant renewals	96,050	0%	0%	100%	0%	0%	0%	0%	0%	36%	0%	64%	0%	
Stormwater															
226365	Stormwater - Waihi Beach Improvements various	9,427,754	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
226358	Waihi Beach 2 Mile Creek Upper Catchment Attenuation	3,782,409	0%	0%	0%	100%	0%	0%	0%	0%	4%	0%	96%	0%	
226361	Stormwater - Waihi Beach Pio Shores	3,072,480	0%	0%	0%	100%	0%	0%	0%	0%	4%	0%	96%	0%	
226356	Waihi Beach Diversion of Maranui Flood Water	2,025,525	0%	0%	0%	100%	0%	0%	0%	0%	4%	0%	96%	0%	
226364	Waihi Beach Earth Dam	1,877,400	0%	0%	0%	100%	0%	0%	0%	0%	4%	0%	96%	0%	
331501	Waihi Beach Otawhiwhi Marae stormwater drain	1,171,486	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
226332	Waihi Beach Pump Station Renewals	992,211	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
226651	Te Puke Upgrades Oxford Street/ Boucher Avenue	963,500	0%	0%	100%	0%	0%	0%	0%	0%	25%	0%	75%	0%	
340101	Stormwater - District Wide Modelling	863,400	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
226363	Waihi Beach 2 Mile Creek Catchment Improvements	725,631	0%	0%	0%	100%	0%	0%	0%	0%	4%	0%	96%	0%	
226523	Stormwater - Omokoroa Vivian Dr upgrade	662,360	0%	43%	57%	0%	0%	0%	0%	0%	50%	0%	50%	0%	
344901	Omokoroa Stormwater - Harbour View Road Upgrade	637,350	0%	43%	57%	0%	0%	0%	0%	0%	50%	0%	50%	0%	
226515	Omokoroa Upgrades Hamurana Rd, Owen Pl	614,200	0%	43%	57%	0%	0%	0%	0%	0%	50%	0%	50%	0%	
226420	Katikati upgrades Belmont Rise, Grosvenor Place	544,844	0%	50%	50%	0%	0%	0%	0%	0%	22%	0%	78%	0%	
226524	Omokoroa Stormwater Renewals	523,460	0%	43%	57%	0%	0%	0%	0%	0%	50%	0%	50%	0%	
226658	Stormwater - Te Puke Upgrades Jellicoe St/ Dunlop Rd	492,800	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	

Project ID	Project Name	Total LTP Capex	Subsidy						FINCO					
			Subsidy	FINCO	Service Charge	Loans (Rates)	Rates	Reserves	Subsidy	FINCO	Service Charge	Loans (Rates)	Rates	Reserves
226525	Omokoroa Stormwater Upgrades	464,172	0%	43%	57%	0%	0%	0%	0%	50%	0%	50%	0%	0%
226652	Te Puke Stormwater - King Street Outfall	446,000	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
345001	Omokoroa Stormwater - Upgrade for Omokoroa Road, Tory Way, Tralee Street	424,821	0%	50%	0%	50%	0%	0%	0%	50%	0%	50%	0%	0%
226638	Te Puke Upgrades Seddon ST, Raymond, Dunlop, Bishoprick	361,550	0%	100%	0%	0%	0%	0%	0%	23%	0%	77%	0%	0%
226657	Stormwater - Te Puke Upgrades Tynan St	346,500	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
226642	Te Puke Upgrades Williams Dr	263,350	0%	100%	0%	0%	0%	0%	0%	23%	0%	77%	0%	0%
226421	Katikati upgrades Francis Drive	241,072	0%	50%	50%	0%	0%	0%	0%	22%	0%	78%	0%	0%
226636	Te Puke Upgrades Princess St, Saunders Pl	175,890	0%	100%	0%	0%	0%	0%	0%	23%	0%	77%	0%	0%
340001	Stormwater - Small Communities Infrastructure Remediation	143,245	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%
226360	Waihi Beach Edinburgh Street Pipe Upgrade	140,082	0%	0%	0%	100%	0%	0%	0%	4%	0%	96%	0%	0%
345101	Omokoroa Stormwater - Upgrade Precious Reserve Pond	135,125	0%	43%	57%	0%	0%	0%	0%	50%	0%	50%	0%	0%
340201	Asset Management - Waihi Land Drainage District	87,925	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%

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

Option 1: That Council approves changes to the Capital Programme Funding as contained in Attachment A

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
Structure Plan Updates
Annelie Badenhorst
General Manager: Cedric Crow

Internal Submission Paper



Internal submission	
	Description
Activity	Transportation, Stormwater, Wastewater, Water Supply and Recreation and Open Space Activity.
Issue	Update and Review of the Long-Term Plan (LTP) for 2024-2034, to include Structure Plan Review for 2024-2034
Project No	Various set out in schedules
Related strategies/Activity Plans	Transportation, Stormwater, Wastewater, Water Supply and Recreation and Open Space Activity Plans

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	Yes	<p>The Structure Plan aligns with the strategic priorities of the Western Bay of Plenty District Council (WBOPDC), by establishing infrastructure networks and addressing urban land supply to support district growth. It details housing density, road networks, open spaces and industrial areas, thereby facilitating housing development and empowering communities.</p> <p>Serving as one of the initial steps developing new urban areas, the Structure Plan includes comprehensive details such as housing density, road network, Open Space, and Industrial Areas. Consequently, it supports all WPOPDC's strategic priorities.</p> <ul style="list-style-type: none"> • Infrastructure in communities is essential in that it improves the quality of life of those residents, in that access to essential services, such as clean water and well-connected roading networks, not just enable housing, but empower communities. • Authentic Te Tiriti relationships are grown in that iwi are consulted in all our projects and are given the opportunity to be active participants in delivering parts of the projects. • In delivering these infrastructure projects, Council is committed to provide robust infrastructure, especially considering climate change.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative

The 2024-2034 Structure Plan outlines growth-related projects, referencing estimates, funding sources and project timelines..

Purpose

A review of the 2024-2034 Structure Plan for district wide growth-related infrastructure projects has been conducted, detailing schedules, cost estimates, funding sources and construction timelines.

Background

The Structure Plan schedules covers transportation and utilities infrastructure pertaining to four (4) geographical areas:

- Ōmokoroa
- Waihi Beach
- Te Puke
- Katikati

The project schedules have been updated based on changes in land development timing, construction and design cost estimates and population growth forecasts.

The Structure Plan updates consider:

- Current Development Plans for each area
- Market rates for cost adjustment
- Funding sources e.g. District Rates and Financial Contribution
- Confirmed external funding from Crown Infrastructure Partner (CIP), Accelerated Infrastructure Funding (AIF) and New Zealand Transport Agency (NZTA).
- Construction timing based on project progress (i.e. investigation, design completed or deferred).

The new schedules will be incorporated in the 2024-2034 LTP.

The key points are:

Ōmokoroa:

Transportation

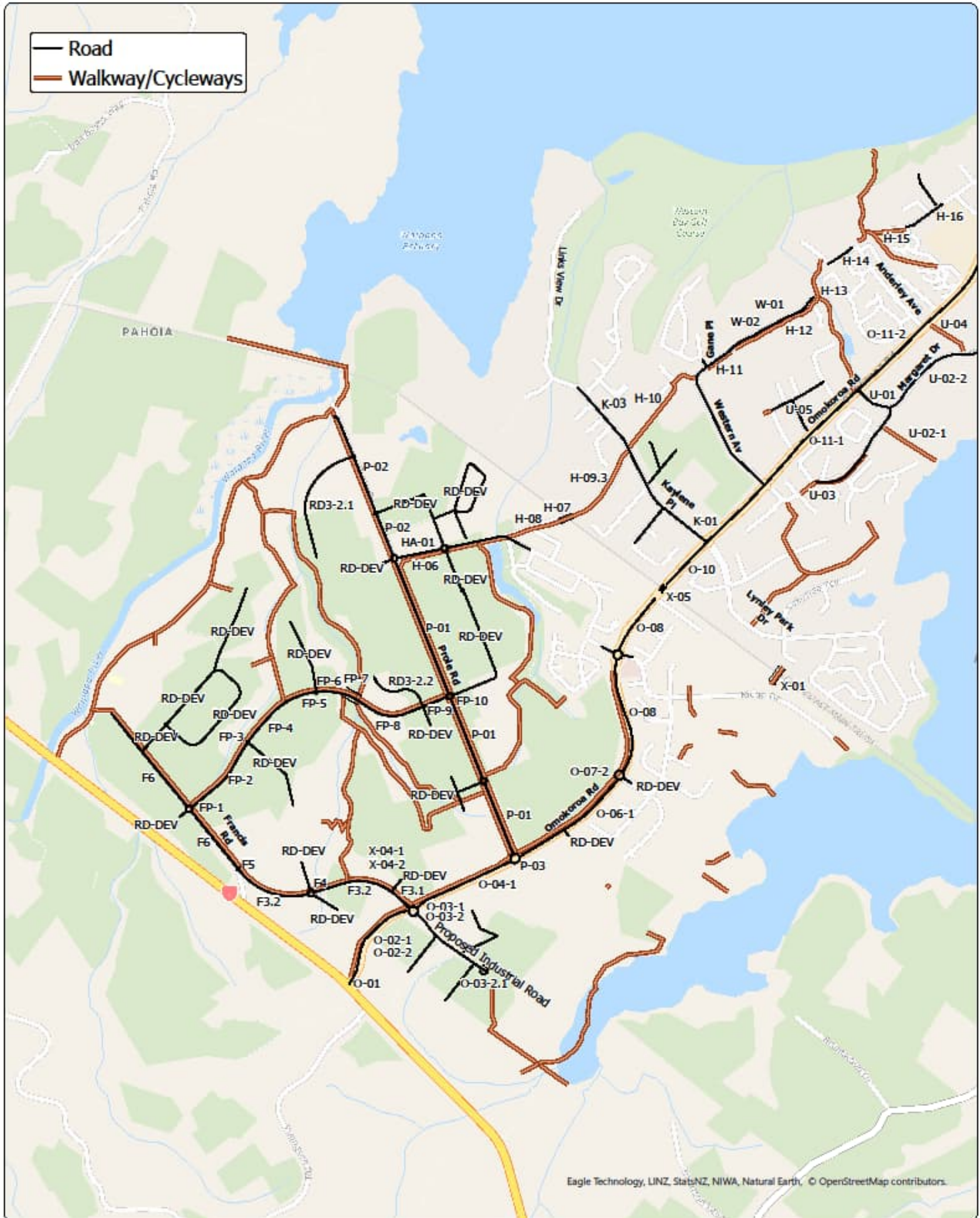
Changes to the schedule (of projects), including budgets are a result of the following:

- Current development for this area, which impacts the timing of development or proposed development over the next 10 years.
- WBOPDC undertook an update of engineer estimates for Ōmokoroa, considering the newly adopted Plan Change 92, which is now operative, which Plan Change enables medium density residential housing. The budgets are therefore in line with current construction rates and programming.
- Confirmed external funding from CIP, AIF and NZTA have been updated.
- A copy of the updated schedule and plan for Ōmokoroa Transport, is attached hereto.

Utilities

Changes to the schedule (of projects) and budgets are a result of the following:

- Current development for this area, which impacts the timing of development or proposed development over the next 10 years.
- WBOPDC undertook an update of engineer estimates considering the newly adopted Plan Change 92, which is now operative, which Plan Change enables medium density residential housing. The budgets are therefore in line with current construction rates and programming.
- Confirmed external funding from CIP, AIF and NZTA has been updated.
- A copy of the updated schedule and plan for Ōmokoroa Utilities, is attached hereto.



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Email: gis@westernbay.govt.nz
 Date: 5/07/2024
 Operator: mlb
 Map: E:\Shape\DistrictPlan\Long Term Plan Style Structure Plans\Omokoroa Structure Plan - 2024-2034 -

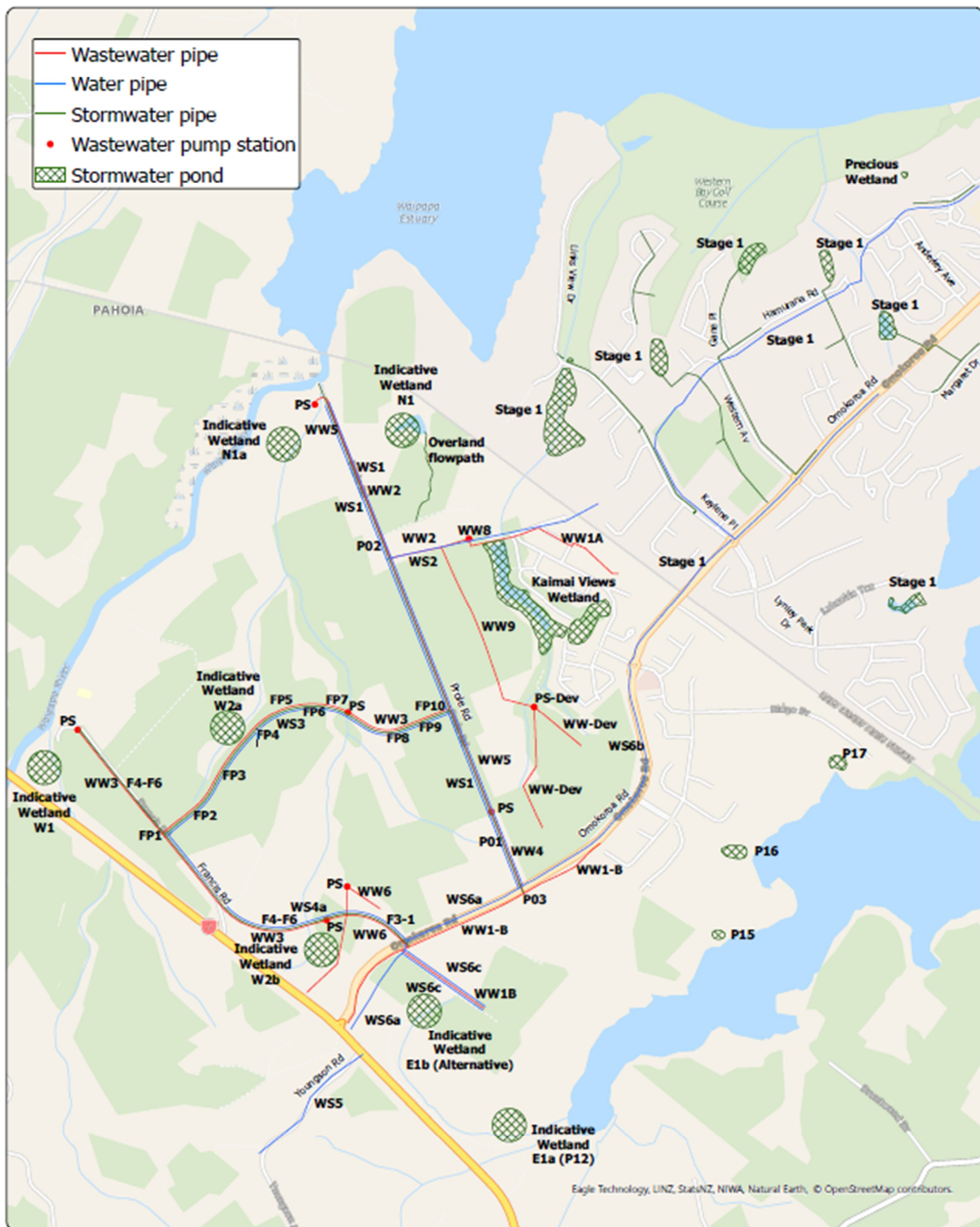
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Omokoroa Structure Plan (2024-2034) Roding and Walkway/Cycleways



Urbanisation Projects																		
X-04-1	Park and Ride Facility atSH2 end	6,000,000	0%	TBC	TBC					-	-	-	-	-	6,000,000	-	-	-
X-04-2	Park and Ride Facility atSH2 end	6,000,000	0%	TBC	TBC					-	-	-	-	-	6,000,000	-	-	-
O-01	Omokoroa Road/SH2 intersection upgrade	21,600,000	100%	0%	0%			100%	10,800,000	10,800,000	-	-	-	-	-	-	-	
O-02-1	Omokoroa Road - SH2 to Francis Road	-	100%	0%	0%			100%	-	-	-	-	-	-	-	-	-	
O-02-2	Omokoroa Road full urbanisation to 4 lanes - SH2 to Francis Road	14,400,000	100%	0%	0%			100%	7,200,000	7,200,000	-	-	-	-	-	-	-	
O-03-1	Omokoroa Rd/Francis Rd Roundabout	2,640,000	100%	0%	0%			100%	1,320,000	1,320,000	-	-	-	-	-	-	-	
O-04-1	Omokoroa Road full urbanisation - Francis to Prole Road	3,360,000	100%	0%	0%			100%	1,680,000	1,680,000	-	-	-	-	-	-	-	
F3.1	Francis Road - Omokoroa Rd to Commercial area 2 lanes	-	0%	100%	0%				-	-	-	-	-	-	-	-	-	
F3.2	Francis Road to commercial area - Full urbanisation with 4 lanes	-	0%	100%	0%				-	-	-	-	-	-	-	-	-	
F4	Francis Road/Commercial Are roundabout	-	0%	100%	0%				-	-	-	-	-	-	-	-	-	
F5	Francis Road Urbanisation - Commercial area roundabout to Prole/Francis link road	-	0%	100%	0%				-	-	-	-	-	-	-	-	-	
F6	Francis Road North Urbanisation to end of Francis Road (from FS intersection)	-	0%	100%	0%				-	-	-	-	-	-	-	-	-	
Total Urbanisation Projects		54,000,000							21,000,000	21,000,000	-	-	-	12,000,000	-	-	-	
New Stage 3 projects																		
FP7	Francis link road to Prole Road bridge over gully approx. length of 25m. Includes land purchase	13,200,000	0%	100%	0%				-	-	-	-	-	-	-	-	-	13,200,000
FP8-FP10	Francis link road to Prole Road - Northern End (approx. 325m). Includes land purchase	-	0%	100%	0%				-	-	-	-	-	-	-	-	-	-
HA	Other Roads	-	0%	100%	0%				-	-	-	-	-	-	-	-	-	-
HA-01	Urbanise Heartwood Avenue from Prole Road to Sentinel Drive	-	0%	100%	0%				-	-	-	-	-	-	-	-	-	-
RD3-2.1+2.2	Western gully link road contribution	-	0%	100%	0%				-	-	-	1,000,000	-	-	-	-	-	-
Total New Stage 3 projects		14,200,000							-	-	-	1,000,000	-	-	-	-	-	13,200,000
Total Omokoroa Transportation		115,264,672							50,502,500	36,312,172	375,000	1,375,000	375,000	12,375,000	375,000	375,000	-	13,200,000



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Ōmokoroa Structure Plan (2024-2034) Three Waters



Waihi Beach:

Transportation

- No Budget changes.
- Timing adjustments considering current and projected development in this area.
- A copy of the updated schedule and plan for Waihi Beach Transport, is attached hereto.

Utilities

- No Budget changes.
- Timing adjustments considering current and projected development in this area.
- A copy of the updated schedule and plan for Waihi Beach Utilities, is attached hereto.



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Waihi Beach Structure Plan (2024-2034) Roading and Cycleway/Walkway



Structure Plan

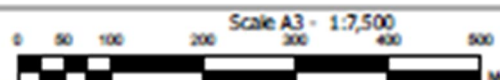
Waihi Beach transportation (schedule)

Project Id	Project Name	Proposed future project cost (\$)	Funding Source(%)			Proposed year of construction (\$)											
			Subsidy	Financial Contribution	District Rate	NZTA	CIP	IAF	2025	2026	2027	2028	2029	2030	2031	2032	2033
Transportation Projects																	
RD 13R	New Link Road off Citrus Ave linking to RD 8 R1	2,673,713							-	-	100,000	1,464,033	1,109,680	-	-	-	-
RD22	Waihi Beach ROAD Upgrade	-							-	-	-	-	-	-	-	-	-
RD8R2	Centre Link Road Cul-de-sac	798,019							-	798,019	-	-	-	-	-	-	-
RD8R1	Centre Link Road	2,310,422							-	-	100,000	2,210,422	-	-	-	-	-
RD 6	Farm Road Widening	62,726							-	-	-	-	-	-	-	-	-
RD 7	Farm Road Extension	331,056							-	-	-	-	-	-	-	-	-
Total Transportation Projects		6,175,936							-	798,019	200,000	3,674,455	1,109,680	-	-	-	-
Stage Two Pedestrian and Cycleway Projects																	
RD 17	Reserves Walkway adjacent to Three Mile Creek: from Citrus Ave to Seaforth Road.	390,000							-	-	390,000	-	-	-	-	-	-
RD 21	Town Centre Link (Wilson to Edinburgh Walkway)	522,720							200,000	322,720	-	-	-	-	-	-	-
Total Stage Two Pedestrian and Cycleway Projects									200,000	322,720	390,000	-	-	-	-	-	-
Total Katikati Transportation		7,088,656							200,000	1,120,739	590,000	3,674,455	1,109,680	-	-	-	-



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Waihi Beach Structure Plan (2024-2034) Three Waters



Structure Plan

Waihi Beach Utility (schedule)

Project Id	Project Name	Proposed future project cost (\$)	Funding Source(%)			Proposed year of construction (\$)									
			Subsidy	Financial Contribution	District Rate	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Water Supply															
WS4	Parallels RD 17 Walkway	-	0%	100%	0%	Completed 2024	-	-	-	-	-	-	-	-	-
WS5	Extends from walkway to Citrus	29,150	0%	100%	0%	-	-	29,150	-	-	-	-	-	-	-
WS6	Parallels RD 6 - The Crescent	115,500	0%	100%	0%	-	-	-	-	-	-	115,500	-	-	-
Total Water Supply		144,650				-	-	29,150	-	-	-	115,500	-	-	-
Wastewater															
WW3 -1	New reticulation West of Citrus Avenue	169,125	0%	100%	0%	-	30,000	139,125	-	-	-	-	-	-	-
WW3 -2	New reticulation West of Citrus Avenue	45,100	0%	100%	0%	-	-	11,000	34,100	-	-	-	-	-	-
WW5	New Pump Station in RD 13	473,550	0%	100%	0%	-	80,000	393,550	-	-	-	-	-	-	-
Total Wastewater		687,775				-	110,000	543,675	34,100	-	-	-	-	-	-
Total Waihi Beach Utility		832,425				-	110,000	572,825	34,100	-	-	115,500	-	-	-

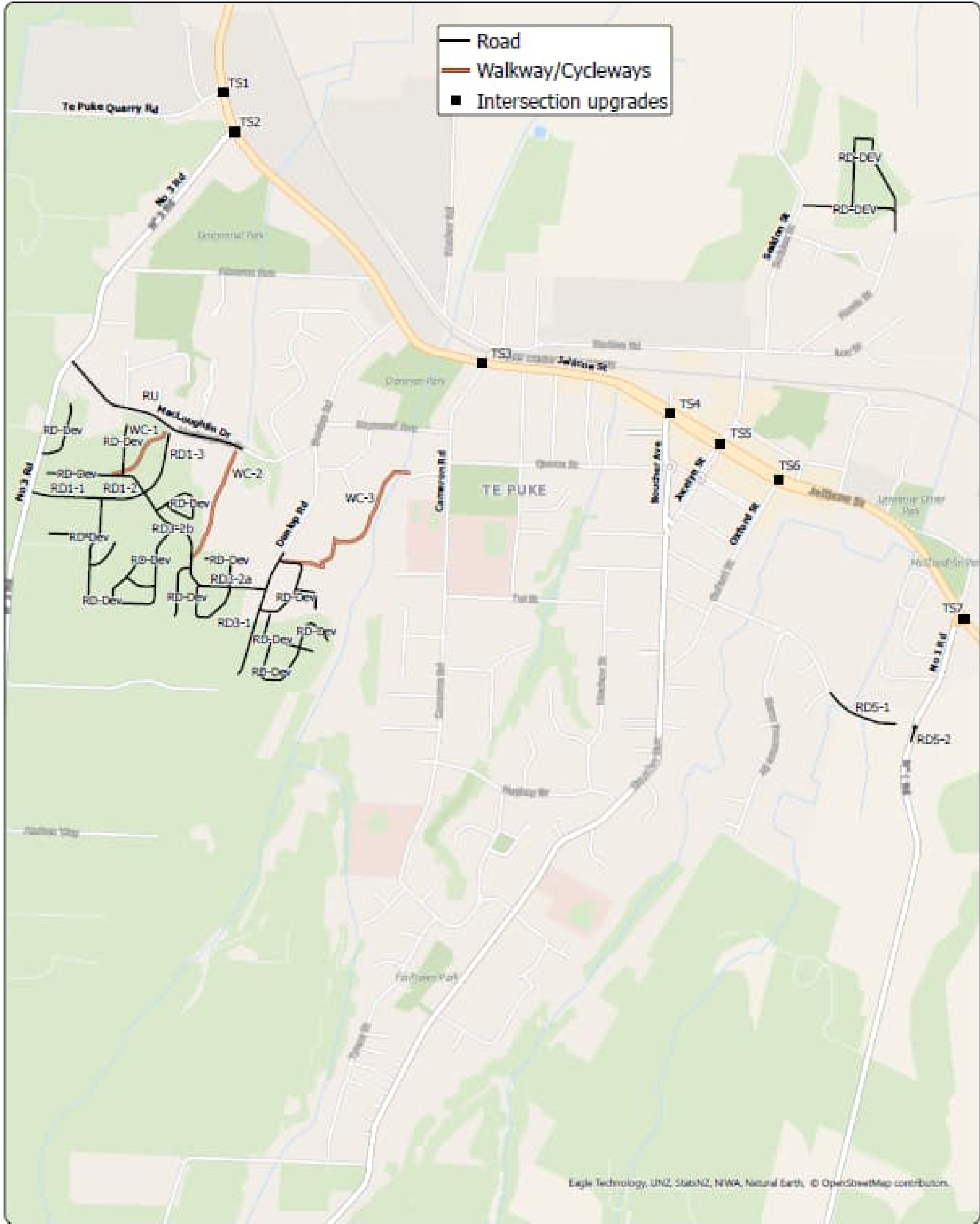
Te Puke:

Transportation

- No Budget changes.
- Timing adjustments considering current and projected development in this area.
- A copy of the updated schedule and plan for Te Puke Transport, is attached hereto.

Utilities

- No Budget changes.
- Timing adjustments considering current and projected development in this area.
- A copy of the updated schedule and plan for Te Puke Utilities, is attached hereto.



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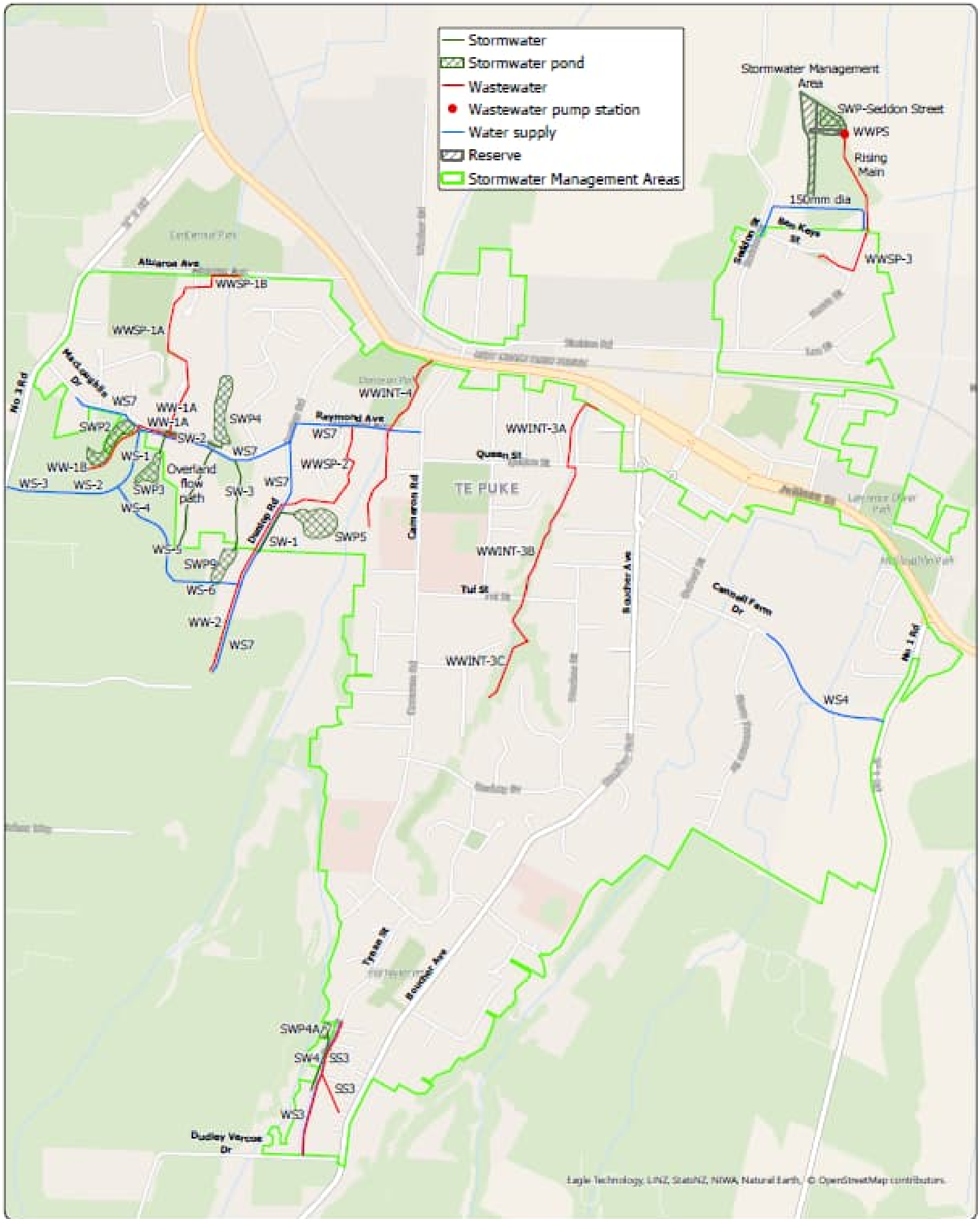
Te Puke Structure Plan (2024-2034) Roading and Walkway/Cycleways



Structure Plan

Te Puke transportation (schedule)

Project Id	Project Name	Proposed future project cost (\$)	Funding Source(%)						Proposed year of construction (\$)									
			Subsidy	Financial Contribution	District Rate	NZTA	CIP	IAF	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Transportation Projects																		
RD 3-1	Collector Road C	-							Completed 2024	-	-	-	-	-	-	-	-	
RD 5-3	New Collector Road Intersection No 1 Road	735,680							200,000	200,000	-	-	-	66,880	268,800	-	-	
RD 1-1	Collector Road	1,477,555							336,435	1,141,120	-	-	-	-	-	-	-	
RD 1-2	Collector Road	752,717							50,000	702,717	-	-	-	-	-	-	-	
RD 1-3	Collector Road C	931,501							931,501	-	-	-	-	-	-	-	-	
RU	Urbanisation MacLaughlan (Partly completed)	1,536,797							-	100,000	1,170,080	266,717	-	-	-	-	-	
RD 3-2a	Collector Road C	892,109							40,000	500,000	352,109	-	-	-	-	-	-	
RD 3-2b	Collector Road C	2,090,880							-	-	80,000	1,362,880	648,000	-	-	-	-	
TS1	TP Quarry Road	2,000,000							-	200,000	800,000	1,000,000	-	-	-	-	-	
TS2	No 3 Road	-							-	-	-	-	-	-	-	-	-	
TS3	Cameron Road	-							-	-	-	-	-	-	-	-	-	
TS4	Boucher Ave	-							-	-	-	-	-	-	-	-	-	
TS5	Jocelyn Street	-							-	-	-	-	-	-	-	-	-	
TS6	Oxford Street	-							-	-	-	-	-	-	-	-	-	
TS7	No 1 Road	-							-	-	-	-	-	-	-	-	-	
Total Transportation Projects		10,417,239							1,557,936	2,843,837	2,402,189	2,629,597	648,000	66,880	268,800	-	-	
Stage Two Pedestrian and Cycleway Projects																		
WC 1	Walkway along area	-							Completed 2024	-	-	-	-	-	-	-	-	
WC 3	Walkway towards school	909,533							909,533	-	-	-	-	-	-	-	-	
WC 2	Walkway along gully	464,262							-	-	-	-	-	464,262	-	-	-	
Total Stage Two Pedestrian and Cycleway Projects		1,373,795							909,533	-	-	-	-	464,262	-	-	-	
Total Te Puke Transportation		11,791,034							2,467,469	2,843,837	2,402,189	2,629,597	648,000	531,142	268,800	-	-	



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Te Puke Structure Plan (2024-2034) Three Waters



WWINT - 2	Upgrade of main WWTP inlet pipeline	350,000				350,000		-	-	-	-	-	-	-	-
WWINT - 3a	Upgrade of WW main from Slater place to Washer Place in 3 separate sections. (full design in 2030)	504,570				-	-	-	-	-	60,600	213,300	230,670	-	-
WWINT - 3b		-				-	-	-	-	-	-	-	-	-	200,000
WWINT - 3c		-				-	-	-	-	-	-	-	-	-	Completed 2036
WWINT - 4	Upgrade of WW Jellicoe Street to Kowhai Ave	-				-	-	-	-	-	-	-	-	-	Completed 2040
Total Wastewater		2,105,605				742,311	858,724	-	-	-	60,600	213,300	230,670	-	200,000
Stormwater															
SW1	Stormwater main from Dunlop Road (RD3) to SW Pond 5	-				Completed 2022	-	-	-	-	-	-	-	-	-
SW2	Overland flow path between Pond 9 and Pond 4	-				Completed 2024	-	-	-	-	-	-	-	-	-
SW3	Stormwater line linking Pond 3 and Pond 4	-				Completed 2024	-	-	-	-	-	-	-	-	-
SWP 2	Pond 2 extension by developer	-				-	-	-	-	-	-	-	-	-	-
SWP 3	Pond 3 by Developer	-				-	-	-	-	-	-	-	-	-	-
SWP 4	Pond 4 by Finco	2,920,000				2,000,000	920,000	-	-	-	-	-	-	-	-
SWP 5	Pond 5 by Finco	-				-	-	-	-	-	-	-	-	-	-
SWP Pond 9	Pond 9 required for water quality treatment. Pond 9 will be funded by Finco	1,317,690				60,000	1,257,690	-	-	-	-	-	-	-	-
Total Stormwater		4,237,690				2,060,000	2,177,690	-	-	-	-	-	-	-	-
Total Te Puki Utilises		6,873,145				3,059,561	3,109,014	-	-	-	60,600	213,300	230,670	-	200,000

Katikati:

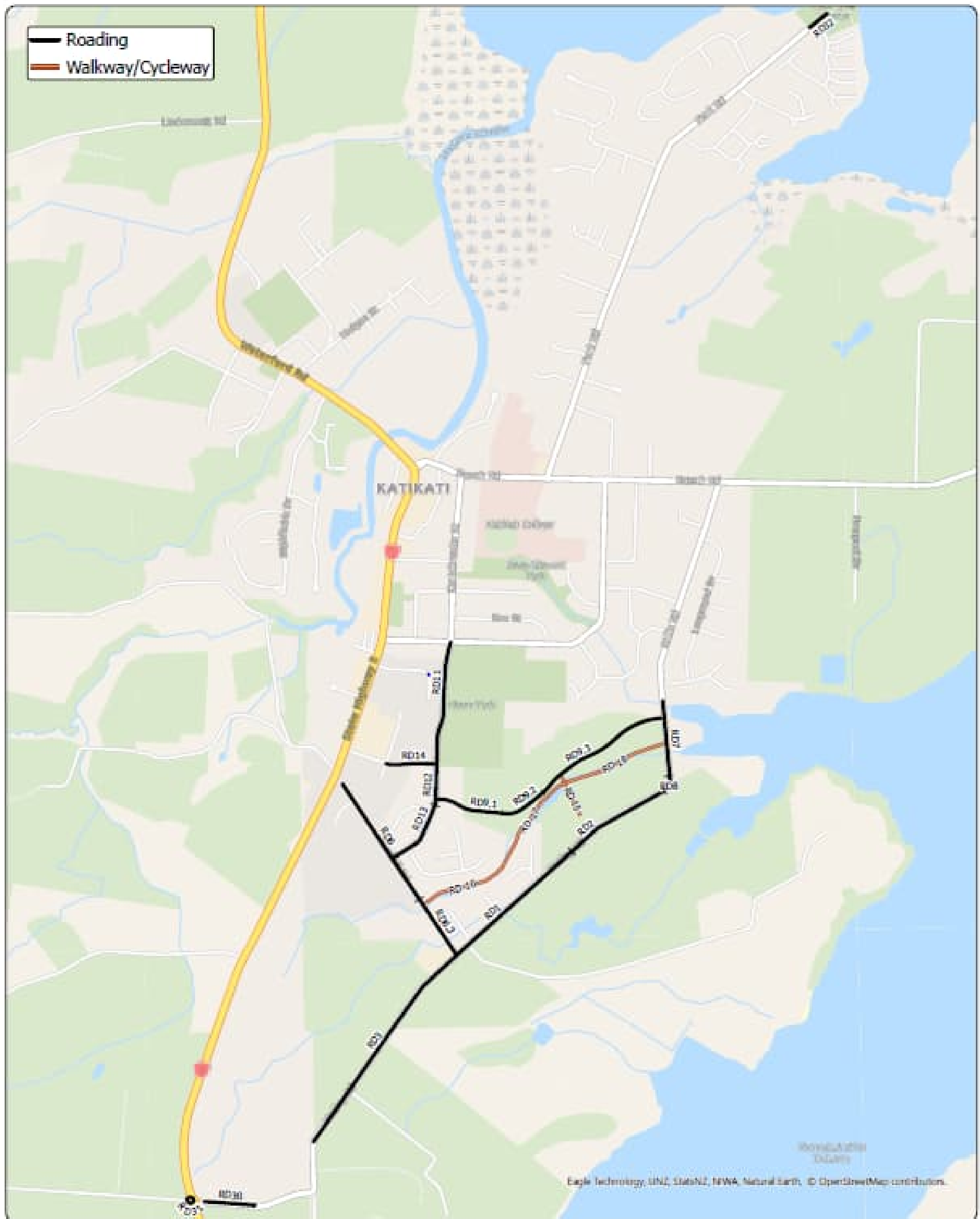
Transportation

- No Budget changes.
- Timing adjustments considering current and projected development in this area.
- A copy of the updated schedule and plan for Katikati Transport, is attached hereto.

Utilities

- No Budget changes.
- Timing adjustments considering current and projected development in this area.

A copy of the updated schedule and plan for Katikati Utilities, is attached hereto.



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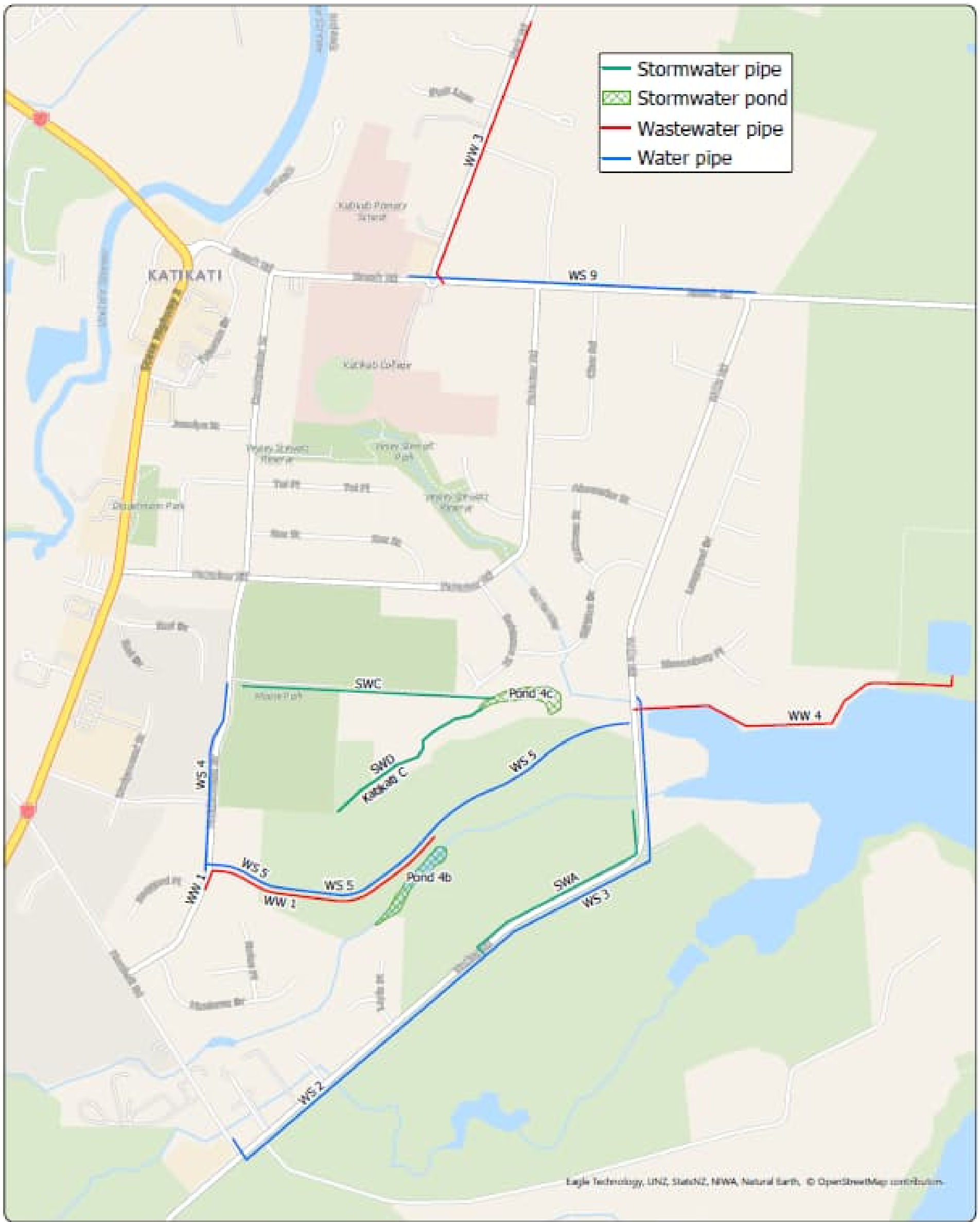
Katikati Structure Plan (2024-2034) Roading and Cycleway/Walkway



Structure Plan

Katikati transportation (schedule)

Project Id	Project Name	Proposed future project cost (\$)	Funding Source(%)						Proposed year of construction (\$)									
			Subsidy	Financial Contribution	District Rate	NZTA	CIP	IAF	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Transportation Projects																		
RD 6.3	Marshall Road (Stage 2): From Existing urbanisation to Tetley Rd	500,000							500,000	-	-	-	-	-	-	-	-	
RD 8	Wills Rd - Tetley Rd intersection corner upgrade.	-							Completed 2024	-	-	-	-	-	-	-	-	
RD 9.1	New Road (stage 1): Wills Rd to Carrisbrook extn	500,000							500,000	-	-	-	-	-	-	-	-	
RD 1.1	Tetley Rd mid-section, from north from Marshall Rd 385m	-							Completed 2024	-	-	-	-	-	-	-	-	
RD 2	Tetley Rd northern section, from RD 1.1 to Wills Rd 500m	500,000							500,000	-	-	-	-	-	-	-	-	
RD 9.2	New Road (stage 2): Wills Rd to Carrisbrook extn	2,081,864							-	-	-	-	-	200,000	491,204	1,390,660	-	
RD 9.3	New Road (Stage 3) Wills Rd to Carrisbrook extn	3,043,755							-	-	-	-	-	200,000	100,000	2,743,755	-	
RD 30	Traffic Demand Management and Calming, NZTA requirement per consent order	471,900							-	-	-	-	-	50,000	421,900	-	-	
Total Transportation Projects		7,097,519							1,500,000	-	-	-	-	450,000	1,013,104	4,134,415	-	
Stage Two Pedestrian and Cycleway Projects																		
RD 16	New Walkway: From Marshall Rd to connect with Walkway RD 17 at South corner of High-Density Housing zone	92,493							92,493	-	-	-	-	-	-	-	-	
RD 15	New Walkway: SE corner of Moore Park to RD 19	125,840							-	-	-	-	-	-	-	125,840	-	
RD 17	New Walkway: From Walkway RD 16 along south boundary of High-Density Housing Zone to Walkway RD 15 at SE Corner of Moore Park	-							Completed 2024	-	-	-	-	-	-	-	-	
RD 18	New Walkway: From Walkway RD 15 at SE corner of Moore Park to Wills Rd and extension to new road RD 19 cul-de-sac	151,008							-	-	-	-	-	-	-	151,008	-	
Total Stage Two Pedestrian and Cycleway Projects									92,493	-	-	-	-	-	-	276,848	-	
Total Katikati Transportation		7,466,860							1,592,493	-	-	-	-	450,000	1,013,104	4,411,263	-	



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 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 4/07/2024
 Operator: mlb

Scale A3 - 1:6,500
 0m 40m 80m 120m 160m 200m

Map: E:\Shape\DistrictPlan\Long Term Plan Style Structure Plans\Katikati Structure Plan - 2024-2034



Katikati Structure Plan (2024-2034) Three Waters



Structure Plan

Katikati Utility (schedule)

Project Id	Project Name	Proposed future project cost (\$)	Funding Source(%)			Proposed year of construction (\$)									
			Subsidy	Financial Contribution	District Rate	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Water Supply															
WS2	(200mm dia) Tetley Rd mid-section Along RD1	-	0%	100%	0%	Completed 2022	-	-	-	-	-	-	-	-	-
WS3	(200mm dia) Tetley Rd northern section and Wills Road	-	0%	100%	0%	Completed 2024	-	-	-	-	-	-	-	-	-
WS4	(200mm dia) Along RD 11 Middlebrook Drive	-	0%	100%	0%	Completed 2023	-	-	-	-	-	-	-	-	-
WS5	(200mm dia) Along RD 9	350,549	0%	100%	0%	-	-	350,549	-	-	-	-	-	-	-
WS 9	Beach Road 200 dia, 650m	261,905	0%	100%	0%	261,905	-	-	-	-	-	-	-	-	-
WS 10	New Bore: Included in AMP	-	0%	100%	0%	-	-	-	-	-	-	-	-	-	-
Total Water Supply		612,454				261,905	-	350,549	-	-	-	-	-	-	-
Wastewater															
WW 1a	150mm dia - Moore Park Sth	-	0%	100%	0%	Completed 2024	-	-	-	-	-	-	-	-	-
WW3	Park Rd; rising main and pump station.	-	0%	100%	0%	-	-	100,000	928,500	-	-	-	-	-	-
WW 1b plus future extension to Wills Street.	150mm dia - Moore Park Sth plus extension to Wills Road. Rising main to Middlwbroke is too expensive so gravity line to Wills Road is more economical and efficient.	-	0%	100%	0%	-	-	30,000	390,000	-	-	-	-	-	-
Total Wastewater		1,448,500				-	-	130,000	1,318,500	-	-	-	-	-	-
Stormwater															
SWA	New Pipe 450mm diameter	534,372	0%	100%	0%	-	-	-	-	40,000	494,372	-	-	-	-
Pond 4b	New Pond 4b	1,310,585	0%	100%	0%	297,457	1,013,128	-	-	-	-	-	-	-	-
SWC	New Pipe 450mm diameter	458,033	0%	100%	0%	40,000	418,033	-	-	-	-	-	-	-	-
SWD	New Pipe 450mm diameter	376,606	0%	100%	0%	35,000	341,605	-	-	-	-	-	-	-	-
Pond 4c	New Pond 4c	1,123,428	0%	100%	0%	60,000	63,428	1,000,000	-	-	-	-	-	-	-
	Stevens Pond- Refer to AMP and Katikati Industrial zone		0%	100%	0%	-	-	-	-	-	-	-	-	-	-
Total Stormwater		3,803,024				432,457	1,836,194	1,000,000	-	40,000	494,372	-	-	-	-
Total Katikati Utilises		5,863,978				694,362	1,836,194	1,480,549	1,318,500	40,000	494,372	-	-	-	-

Options (recommended option in bold)	
1	That the updated structure plan schedules and maps for Ōmokoroa, Waihi Beach, Te Puke and Katikati be adopted for inclusion in 2024-2034 Long Term Plan.

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

*Option 1
That the updated structure plan schedules and maps for **Ōmokoroa, Waihi Beach, Te Puke and Katikati** be adopted for inclusion in 2024-2034 Long Term Plan.*

Decision

(To be completed in the decision-making meeting)

Reason

(To be completed in the decision-making meeting)

Long Term Plan 2024-2034
 Community Halls Funding
 Author: Kerrie Little
 General Manager: Cedric Crowe

Internal Submission Paper ✓

Internal submission	
	Description
Activity	Community Facilities
Issue	Community Halls Funding
Project No	Set out at Attachment A
Related strategies/Activity Plans	Community Facilities Activity Plan, Community Halls Operational Policy

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	No	<i>Community Halls provide connection for communities.</i>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	No	

Staff Narrative
<p><u>Purpose</u></p> <p>The purpose of this submission is to confirm Council is complying with it's Community Halls Operational Policy 2020 and to ensure the targeted rate</p>

that is being collected for each Hall is enough to cover budgeted expenditure each year (insurance and maintenance)

Background

Most (but not all) of the 18 community halls in the District are on Council land but the Hall buildings are owned by hall committees.

Council supports hall committees by:

- Leasing to hall committees the land occupied by each hall, for a peppercorn rental.
- Remitting 100% of rates that hall committees would otherwise be charged.

Council's funding assistance to hall committees is collected from the ratepayers that benefit from the hall. This means Council works with hall committees to:

- Establish areas of benefit for halls,
- Set a targeted rate for the hall's area of benefit, and
- Ensure funding is used for the purpose it is collected.

This table shows the required increase / decrease to the targeted rate for the next three years. Attachment A projects the costs over the 10 year Long Term Plan period with Attachment B projecting the 10 years and separates out maintenance and insurance.

At the recommendation of Aon Insurance, the insurance costs have been increased by 20% each year compounding which has made the required amount increase significantly.

We have consulted with the Halls committees and confirmed their programme of works for the 10 years. The Community Halls Operational Policy outlines that any targeted rate for halls over \$50 triggers a requirement for consultation with that impacted community. Only Pyes Pa Hall has a targeted rate of \$50.

Some of the targeted rates are decreasing from what was consulted on through the Long Term Plan, the reason for these decreases are either to bring the targeted rate amount under the \$50 amount or due to the maintenance requirement being less next year.

It is noted that some of the Halls targeted rates in year two of the Long Term Plan will be above the \$50 targeted rate. We will continue to engage with the Halls community and if required through the Annual Plan process consult with those directly affected by any increase.

Hall	Ratable properties		2023/24	Long Term Plan 2024/25	2024/25	2025/26	2026/27
Katikati	4714	Total required	\$94,487.45		\$98,762.00	\$108,155.70	\$116,257.80
		Rate per property	\$19.95	\$20.95	\$20.95	\$22.94	\$24.66
		increase - decrease			\$1.00	\$1.99	\$1.72
Ohauti	272	Total required	\$15,634.25		\$13,421.20	\$15,215.44	\$16,914.78
		Rate per property	\$57.48	\$60.35	\$49.34	\$55.94	\$62.19
		increase - decrease			-\$8.14	\$6.60	\$6.25
Omanawa	419	Total required	\$11,190.65		\$11,610.00	\$13,089.00	\$14,800.58
		Rate per property	\$26.39	\$27.71	\$27.71	\$31.24	\$35.32
		increase - decrease			\$1.32	\$3.53	\$4.08
Omokoroa	2799	Total required	\$36,974.80		\$49,958.53	\$43,728.50	\$47,935.83
		Rate per property	\$13.49	\$14.16	\$17.85	\$15.62	\$17.13
		increase - decrease			\$4.36	-\$2.23	\$1.50
Oropi	639	Total required	\$30,131.15		\$31,810.00	\$34,195.75	\$22,062.96
		Rate per property	\$47.45	\$49.82	\$49.78	\$53.51	\$34.53
		increase - decrease			\$2.33	\$3.73	-\$18.99
Paengaroa	719	Total required	\$14,821.20		\$34,990.00	\$39,025.50	\$43,645.91
		Rate per property	\$20.53	\$21.56	\$48.66	\$54.28	\$60.70
		increase - decrease			\$28.13	\$5.61	\$6.43

Pyes Pa	494	Total required	\$25,410.40		\$24,700.00	\$27,029.70	\$29,613.77
		Rate per property	\$51.03	\$53.58	\$50.00	\$54.72	\$59.95
		increase - decrease			-\$1.03	\$4.72	\$5.23
Te Puke	4621	Total required	\$171,914.65		\$204,988.86	\$218,364.65	\$231,021.09
		Rate per property	\$37.54	\$39.42	\$44.36	\$47.25	\$49.99
		increase - decrease			\$6.82	\$2.89	\$2.74
Te Puna CC	1488	Total required	\$74,736.20		\$58,250.00	\$63,462.50	\$19,234.69
		Rate per property	\$48.09	\$50.49	\$39.15	\$42.65	\$12.93
		increase - decrease			-\$8.94	\$3.50	-\$29.72
Te Puna War Memorial Hall	1488	Total required	\$10,936.50		\$16,085.75	\$22,212.29	\$52,847.37
		Rate per property	\$7.04	\$7.39	\$10.81	\$14.93	\$35.52
		increase - decrease			\$3.77	\$4.12	\$20.59
Waihi Beach	3181	Total required	\$56,057.90		\$53,555.60	\$60,356.44	\$68,224.17
		Rate per property	\$17.60	\$18.48	\$16.84	\$18.97	\$21.45
		increase - decrease			-\$0.76	\$2.14	\$2.47
Kaimai	423	Total required	\$10,692.70		\$10,273.69	\$11,413.01	\$12,711.54
		Rate per property	\$25.22	\$26.48	\$24.29	\$26.98	\$30.05
		increase - decrease			-\$0.93	\$2.69	\$3.07
Pukehina Beach	922	Total required	\$31,987.25		\$23,139.68	\$24,518.91	\$26,124.96
		Rate per property	\$35.19	\$41.52	\$25.10	\$26.59	\$28.34

		increase - decrease			-\$10.09	\$1.50	\$1.74
Te Ranga	263	Total required	\$7,565.85		\$8,673.35	\$10,074.38	\$11,730.59
		Rate per property	\$29.33	\$30.80	\$32.98	\$38.31	\$44.60
		increase - decrease			\$3.65	\$5.33	\$6.30
Whakamarama	505	Total required	\$16,057.45		\$18,080.97	\$20,272.16	\$22,794.72
		Rate per property	\$31.67	\$33.25	\$35.80	\$40.14	\$45.14
		increase - decrease			\$4.13	\$4.34	\$5.00

Options (recommended option in bold)	
1	THAT Council approves the proposed budget and community hall insurance costs for 2024 -2027 (as set out in Attachment B) and requests a review of the most appropriate insurance approach for community halls be undertaken.
2	THAT Council approves the proposed budget for the Community Halls as contained in Attachment A.
3	THAT Council does NOT approve the proposed changes to the Community Hall budget

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

THAT Council approves community hall insurance costs for 2024-2027 (as set out in Attachment B) and requests a review of the most appropriate insurance approach for community halls be undertaken.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

ATTACHMENT A - 10 Year Community Halls

Hall	Ratable properties		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Katikati	4714	Total required	\$94,487.45	\$98,762.00	\$108,155.70	\$116,257.80	\$125,344.41	\$135,497.87	\$146,931.91	\$118,293.43	\$132,166.43	\$148,080.09	\$166,387.53	
		Rate per property	\$19.95	\$20.95	\$22.94	\$24.66	\$26.59	\$28.74	\$31.17	\$31.17	\$25.09	\$28.04	\$31.41	\$35.30
		increase - decrease		\$1.00	\$1.99	\$1.72	\$1.93	\$2.15	\$2.43	\$2.43	-\$6.07	\$2.94	\$3.38	\$3.88
Ohauiti	272	Total required	\$15,634.25	\$13,421.20	\$15,215.44	\$16,914.78	\$18,853.20	\$21,070.97	\$23,615.83	\$26,544.46	\$29,924.22	\$33,835.26	\$38,372.96	
		Rate per property	\$57.48	\$49.34	\$55.94	\$62.19	\$69.31	\$77.47	\$86.82	\$86.82	\$97.59	\$110.02	\$124.39	\$141.08
		increase - decrease		-\$8.14	\$6.60	\$6.25	\$7.13	\$8.15	\$9.36	\$9.36	\$10.77	\$12.43	\$14.38	\$16.68
Omanawa	419	Total required	\$11,190.65	\$11,610.00	\$13,089.00	\$14,800.58	\$16,786.50	\$19,096.54	\$21,790.05	\$24,937.82	\$28,624.39	\$32,950.68	\$38,037.35	
		Rate per property	\$26.39	\$27.71	\$31.24	\$35.32	\$40.06	\$45.58	\$52.00	\$52.00	\$59.52	\$68.32	\$78.64	\$90.78
		increase - decrease		\$1.32	\$3.53	\$4.08	\$4.74	\$5.51	\$6.43	\$6.43	\$7.51	\$8.80	\$10.33	\$12.14
Omokoroa	2799	Total required	\$36,974.80	\$49,958.53	\$43,728.50	\$47,935.83	\$52,644.25	\$57,928.45	\$63,876.14	\$70,590.52	\$78,193.21	\$86,827.78	\$96,663.96	
		Rate per property	\$13.49	\$17.85	\$15.62	\$17.13	\$18.81	\$20.70	\$22.82	\$22.82	\$25.22	\$27.94	\$31.02	\$34.54
		increase - decrease		\$4.36	-\$2.23	\$1.50	\$1.68	\$1.89	\$2.12	\$2.12	\$2.40	\$2.72	\$3.08	\$3.51
Oropi	639	Total required	\$30,131.15	\$31,810.00	\$34,195.75	\$22,062.96	\$12,622.60	\$13,569.30	\$14,587.00	\$15,681.02	\$16,857.10	\$18,121.38	\$19,480.48	
		Rate per property	\$47.45	\$49.78	\$53.51	\$34.53	\$19.75	\$21.24	\$22.83	\$22.83	\$24.54	\$26.38	\$28.36	\$30.49
		increase - decrease		\$2.33	\$3.73	-\$18.99	-\$14.77	\$1.48	\$1.59	\$1.59	\$1.71	\$1.84	\$1.98	\$2.13
Paengaroa	719	Total required	\$14,821.20	\$34,990.00	\$39,025.50	\$43,645.91	\$48,951.56	\$55,061.56	\$62,117.55	\$70,288.01	\$79,773.58	\$90,813.36	\$103,692.48	
		Rate per property	\$20.53	\$48.66	\$54.28	\$60.70	\$68.08	\$76.58	\$86.39	\$86.39	\$97.76	\$110.95	\$126.31	\$144.22
		increase - decrease		\$28.13	\$5.61	\$6.43	\$7.38	\$8.50	\$9.81	\$9.81	\$11.36	\$13.19	\$15.35	\$17.91
Pyes Pa	494	Total required	\$25,410.40	\$24,712.25	\$27,029.70	\$29,613.77	\$32,503.00	\$35,742.57	\$39,385.48	\$43,494.05	\$48,141.69	\$53,415.03	\$59,416.41	
		Rate per property	\$51.03	\$50.02	\$54.72	\$59.95	\$65.80	\$72.35	\$79.73	\$79.73	\$88.04	\$97.45	\$108.13	\$120.28
		increase - decrease		-\$1.01	\$4.70	\$5.23	\$5.85	\$6.56	\$7.37	\$7.37	\$8.32	\$9.41	\$10.67	\$12.15
		Total required	\$171,914.65	\$204,988.86	\$218,364.65	\$231,021.09	\$247,399.72	\$265,694.30	\$266,561.46	\$289,580.14	\$315,513.30	\$344,817.16	\$378,029.64	

Te Puke	4621	Rate per property	\$37.54	\$44.36	\$47.25	\$49.99	\$53.54	\$57.50	\$57.68	\$62.67	\$68.28	\$74.62	\$81.81
		increase - decrease		\$6.82	\$2.89	\$2.74	\$3.54	\$3.96	\$0.19	\$4.98	\$5.61	\$6.34	\$7.19
Te Puna CC	1488	Total required	\$74,736.20	\$58,250.00	\$63,462.50	\$19,234.69	\$25,642.29	\$32,773.46	\$40,731.07	\$49,635.42	\$59,627.50	\$70,872.87	\$83,566.31
		Rate per property	\$48.09	\$39.15	\$42.65	\$12.93	\$17.23	\$22.03	\$27.37	\$33.36	\$40.07	\$47.63	\$56.16
		increase - decrease		-\$8.94	\$3.50	-\$29.72	\$4.31	\$4.79	\$5.35	\$5.98	\$6.72	\$7.56	\$8.53
Te Puna WM	1488	Total required	\$10,936.50	\$16,085.75	\$22,212.29	\$52,847.37	\$55,975.89	\$59,676.02	\$64,073.28	\$69,307.10	\$75,544.76	\$82,987.07	\$91,865.61
		Rate per property	\$7.04	\$10.81	\$14.93	\$35.52	\$37.62	\$40.10	\$43.06	\$46.58	\$50.77	\$55.77	\$61.74
		increase - decrease		\$3.77	\$4.12	\$20.59	\$2.10	\$2.49	\$2.96	\$3.52	\$4.19	\$5.00	\$5.97
Waihi Beach	3181	Total required	\$56,057.90	\$53,555.60	\$60,356.44	\$68,224.17	\$77,350.19	\$87,962.50	\$100,332.94	\$114,785.81	\$131,708.23	\$151,562.53	\$174,901.13
		Rate per property	\$17.60	\$16.84	\$18.97	\$21.45	\$24.32	\$27.65	\$31.54	\$36.08	\$41.40	\$47.65	\$54.98
		increase - decrease		-\$0.76	\$2.14	\$2.47	\$2.87	\$3.34	\$3.89	\$4.54	\$5.32	\$6.24	\$7.34
Kaimai	423	Total required	\$10,692.70	\$10,273.69	\$11,413.01	\$12,711.54	\$14,195.98	\$15,897.96	\$17,855.04	\$20,111.85	\$22,721.46	\$25,747.03	\$29,263.81
		Rate per property	\$25.22	\$24.29	\$26.98	\$30.05	\$33.56	\$37.58	\$42.21	\$47.55	\$53.72	\$60.87	\$69.18
		increase - decrease		-\$0.93	\$2.69	\$3.07	\$3.51	\$4.02	\$4.63	\$5.34	\$6.17	\$7.15	\$8.31
Pukehina Beach	922	Total required	\$31,987.25	\$23,139.68	\$24,518.91	\$26,124.96	\$27,999.50	\$30,192.28	\$32,762.70	\$35,781.71	\$39,334.12	\$43,521.34	\$48,464.64
		Rate per property	\$35.19	\$25.10	\$26.59	\$28.34	\$30.37	\$32.75	\$35.53	\$38.81	\$42.66	\$47.20	\$52.56
		increase - decrease		-\$10.09	\$1.50	\$1.74	\$2.03	\$2.38	\$2.79	\$3.27	\$3.85	\$4.54	\$5.36
Te Ranga	263	Total required	\$7,565.85	\$8,673.35	\$10,074.38	\$11,730.59	\$13,691.14	\$16,014.88	\$18,772.29	\$22,047.76	\$25,942.40	\$30,577.36	\$36,097.78
		Rate per property	\$29.33	\$32.98	\$38.31	\$44.60	\$52.06	\$60.89	\$71.38	\$83.83	\$98.64	\$116.26	\$137.25
		increase - decrease		\$3.65	\$5.33	\$6.30	\$7.45	\$8.84	\$10.48	\$12.45	\$14.81	\$17.62	\$20.99
Whakamarama	505	Total required	\$16,057.45	\$18,080.97	\$20,272.16	\$22,794.72	\$25,706.90	\$29,078.01	\$32,990.57	\$37,542.91	\$42,852.28	\$49,058.60	\$56,328.86
		Rate per property	\$31.67	\$35.80	\$40.14	\$45.14	\$50.90	\$57.58	\$65.33	\$74.34	\$84.86	\$97.15	\$111.54
		increase - decrease		\$4.13	\$4.34	\$5.00	\$5.77	\$6.68	\$7.75	\$9.01	\$10.51	\$12.29	\$14.40

Attachment B – Halls Maintenance and Insurance Split

Property – Halls Katikati

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 50,726.00	\$ 54,530.45	\$ 58,620.23	\$ 63,016.75	\$ 67,743.01	\$ 72,823.73	\$ 78,285.51	\$ 84,156.93	\$ 90,468.70	\$ 97,253.85	Increased by 7.5%
Insurance	\$ 13,398.57	\$ 16,078.28	\$ 19,293.94	\$ 23,152.73	\$ 27,783.27	\$ 33,339.93	\$ 40,007.92	\$ 48,009.50	\$ 57,611.40	\$ 69,133.68	Increased by 20% yearly
Loan	\$ 34,637.43	\$ 37,546.97	\$ 38,343.63	\$ 39,174.93	\$ 39,971.59	\$ 40,768.25					
Total:	\$ 98,762.00	\$ 108,155.70	\$ 116,257.80	\$ 125,344.41	\$ 135,497.87	\$ 146,931.91	\$ 118,293.43	\$ 132,166.43	\$148,080.09	\$ 166,387.53	
Rate strike	\$ 98,762										
Ratable properties	4,714										
Rate per property	\$ 20.95	\$ 22.94	\$ 24.66	\$ 26.59	\$ 28.74	\$ 31.17	\$ 25.09	\$ 28.04	\$ 31.41	\$ 35.30	

Property – Halls Ohauiti

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 10,000.00	\$ 10,750.00	\$ 11,556.25	\$ 12,422.97	\$ 13,354.69	\$ 14,356.29	\$ 15,433.02	\$ 16,590.49	\$ 17,834.78	\$ 19,172.39	Increased by 7.5%
Maintenance adj	-\$ 300.00										
Insurance	\$ 3,721.20	\$ 4,465.44	\$ 5,358.53	\$ 6,430.23	\$ 7,716.28	\$ 9,259.54	\$ 11,111.44	\$ 13,333.73	\$ 16,000.48	\$ 19,200.57	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 13,421.20	\$ 15,215.44	\$ 16,914.78	\$ 18,853.20	\$ 21,070.97	\$ 23,615.83	\$ 26,544.46	\$ 29,924.22	\$ 33,835.26	\$ 38,372.96	
Rate strike	\$ 13,421.20										
Ratable properties	272										
Rate per property	\$ 49.34	\$ 55.94	\$ 62.19	\$ 69.31	\$ 77.47	\$ 86.82	\$ 97.59	\$ 110.02	\$ 124.39	\$ 141.08	
	Decrease										

Property – Halls Omanawa

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 6,744.00	\$ 7,249.80	\$ 7,793.54	\$ 8,378.05	\$ 9,006.40	\$ 9,681.88	\$ 10,408.03	\$ 11,188.63	\$ 12,027.77	\$ 12,929.86	Increased by 7.5%
Insurance	\$ 4,866.00	\$ 5,839.20	\$ 7,007.04	\$ 8,408.45	\$ 10,090.14	\$ 12,108.17	\$ 14,529.80	\$ 17,435.76	\$ 20,922.91	\$ 25,107.49	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 11,610.00	\$ 13,089.00	\$ 14,800.58	\$ 16,786.50	\$ 19,096.54	\$ 21,790.05	\$ 24,937.82	\$ 28,624.39	\$ 32,950.68	\$ 38,037.35	
Rate strike	\$ 11,610.00										
Ratable properties	419										
Rate per property	\$ 27.71	\$ 31.24	\$ 35.32	\$ 40.06	\$ 45.58	\$ 52.00	\$ 59.52	\$ 68.32	\$ 78.64	\$ 90.78	

Property – Halls Omokoroa

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 33,773.90	\$ 36,306.94	\$ 39,029.96	\$ 41,957.21	\$ 45,104.00	\$ 48,486.80	\$ 52,123.31	\$ 56,032.56	\$ 60,235.00	\$ 64,752.63	Increased by 7.5%
Insurance	\$ 6,184.63	\$ 7,421.56	\$ 8,905.87	\$ 10,687.04	\$ 12,824.45	\$ 15,389.34	\$ 18,467.21	\$ 22,160.65	\$ 26,592.78	\$ 31,911.33	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Deficit:	\$ 10,000.00										
Total:	\$ 49,958.53	\$ 43,728.50	\$ 47,935.83	\$ 52,644.25	\$ 57,928.45	\$ 63,876.14	\$ 70,590.52	\$ 78,193.21	\$ 86,827.78	\$ 96,663.96	
Rate strike	\$ 49,958.53										
Ratable properties	2799										
Rate per property	\$ 17.85	\$ 15.62	\$ 17.13	\$ 18.81	\$ 20.70	\$ 22.82	\$ 25.22	\$ 27.94	\$ 31.02	\$ 34.54	
Increase needed											

Property – Hall Oropi

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 8,537.00	\$ 10,922.75	\$ 11,741.96	\$ 12,622.60	\$ 13,569.30	\$ 14,587.00	\$ 15,681.02	\$ 16,857.10	\$ 18,121.38	\$ 19,480.48	
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Increased by 20% yearly
Loan	\$ 23,273.00	\$ 23,273.00	\$ 10,321.00								per the internal loan schedule
Total:	\$ 31,810.00	\$ 34,195.75	\$ 22,062.96	\$ 12,622.60	\$ 13,569.30	\$ 14,587.00	\$ 15,681.02	\$ 16,857.10	\$ 18,121.38	\$ 19,480.48	
Rate strike	\$ 31,810.00										
Ratable properties	639										
Rate per property	\$ 49.78	\$ 53.51	\$ 34.53	\$ 19.75	\$ 21.24	\$ 22.83	\$ 24.54	\$ 26.38	\$ 28.36	\$ 30.49	

Property – Halls Paengaroa

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 23,700.00	\$ 25,477.50	\$ 27,388.31	\$ 29,442.44	\$ 31,650.62	\$ 34,024.42	\$ 36,576.25	\$ 39,319.46	\$ 42,268.42	\$ 45,438.56	Increased by 7.5%
Insurance	\$ 11,290.00	\$ 13,548.00	\$ 16,257.60	\$ 19,509.12	\$ 23,410.94	\$ 28,093.13	\$ 33,711.76	\$ 40,454.11	\$ 48,544.93	\$ 58,253.92	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Deficit:	\$ 5,843.00										
Total:	\$ 34,990.00	\$ 39,025.50	\$ 43,645.91	\$ 48,951.56	\$ 55,061.56	\$ 62,117.55	\$ 70,288.01	\$ 79,773.58	\$ 90,813.36	\$ 103,692.48	
Rate strike	\$ 34,990.00										
Ratable properties	719										
Rate per property	\$ 48.66	\$ 54.28	\$ 60.70	\$ 68.08	\$ 76.58	\$ 86.39	\$ 97.76	\$ 110.95	\$ 126.31	\$ 144.22	
Increase											

Property – Halls Pyes Pa

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
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Maintenance	\$ 21,000.00	\$ 22,575.00	\$ 24,268.13	\$ 26,088.23	\$ 28,044.85	\$ 30,148.22	\$ 32,409.33	\$ 34,840.03	\$ 37,453.03	\$ 40,262.01	Increased by 7.5%
Insurance	\$ 3,712.25	\$ 4,454.70	\$ 5,345.64	\$ 6,414.77	\$ 7,697.72	\$ 9,237.27	\$ 11,084.72	\$ 13,301.66	\$ 15,962.00	\$ 19,154.39	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 24,712.25	\$ 27,029.70	\$ 29,613.77	\$ 32,503.00	\$ 35,742.57	\$ 39,385.48	\$ 43,494.05	\$ 48,141.69	\$ 53,415.03	\$ 59,416.41	
Rate strike	\$ 24,712.25										
Ratable properties	494										
Rate per property	\$ 50.02	\$ 54.72	\$ 59.95	\$ 65.80	\$ 72.35	\$ 79.73	\$ 88.04	\$ 97.45	\$ 108.13	\$ 120.28	

Property – Halls Te Puke

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 127,414.34	\$ 136,970.42	\$ 145,043.20	\$ 155,921.44	\$ 167,615.54	\$ 180,186.71	\$ 193,700.71	\$ 208,228.27	#####	\$ 240,633.79	Increased by 7.5%
Insurance	\$ 19,098.58	\$ 22,918.30	\$ 27,501.96	\$ 33,002.35	\$ 39,602.82	\$ 47,523.38	\$ 57,028.05	\$ 68,433.67	\$ 82,120.40	\$ 98,544.48	Increased by 20% yearly
Loan	\$ 58,475.94	\$ 58,475.94	\$ 58,475.94	\$ 58,475.94	\$ 58,475.94	\$ 38,851.37	\$ 38,851.37	\$ 38,851.37	\$ 38,851.37	\$ 38,851.37	Amount on current drawdown Internal loan
Total:	\$ 204,988.86	\$ 218,364.65	\$ 231,021.09	\$ 247,399.72	\$ 265,694.30	\$ 266,561.46	\$ 289,580.14	\$ 315,513.30	\$ 344,817.16	\$ 378,029.64	
Rate strike	\$ 204,988.86										
Ratable properties	4621										
Rate per property	\$ 44.36	\$ 47.25	\$ 49.99	\$ 53.54	\$ 57.50	\$ 57.68	\$ 62.67	\$ 68.28	\$ 74.62	\$ 81.81	

Property – Halls Te Puna Community Centre

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 51,500.00	\$ 55,362.50	\$ 59,514.69	\$ 63,978.29	\$ 68,776.66	\$ 73,934.91	\$ 79,480.03	\$ 85,441.03	\$ 91,849.11	\$ 98,737.79	Increased by 7.5%
			-\$ 50,000.00	-\$ 50,000.00	-\$ 50,000.00	-\$ 50,000.00	-\$ 50,000.00	-\$ 50,000.00	-\$ 50,000.00	-\$ 50,000.00	Plan savings due to new smaller Hall
Insurance	\$ 6,750.00	\$ 8,100.00	\$ 9,720.00	\$ 11,664.00	\$ 13,996.80	\$ 16,796.16	\$ 20,155.39	\$ 24,186.47	\$ 29,023.76	\$ 34,828.52	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 58,250.00	\$ 63,462.50	\$ 19,234.69	\$ 25,642.29	\$ 32,773.46	\$ 40,731.07	\$ 49,635.42	\$ 59,627.50	\$ 70,872.87	\$ 83,566.31	
Rate strike	58,250.00										
Ratable properties	1488										
Rate per property	\$ 39.15	\$ 42.65	\$ 12.93	\$ 17.23	\$ 22.03	\$ 27.37	\$ 33.36	\$ 40.07	\$ 47.63	\$ 56.16	
	Decrease										

Property – Halls Te Puna

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 6,000.00	\$ 10,109.39	\$ 10,323.89	\$ 10,547.71	\$ 10,762.21	\$ 10,976.71	\$ 11,191.21	\$ 11,405.69	\$ 11,620.19	\$ 11,825.36	Increased by 7.5%
			\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	Move Community Centre \$ to this

Insurance	\$ 10,085.75	\$ 12,102.90	\$ 14,523.48	\$ 17,428.18	\$ 20,913.81	\$ 25,096.57	\$ 30,115.89	\$ 36,139.07	\$ 43,366.88	\$ 52,040.25	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 16,085.75	\$ 22,212.29	\$ 52,847.37	\$ 55,975.89	\$ 59,676.02	\$ 64,073.28	\$ 69,307.10	\$ 75,544.76	\$ 82,987.07	\$ 91,865.61	
Rate strike	16,085.75										
Ratable properties	1488										
Rate per property	\$ 10.81	\$ 14.93	\$ 35.52	\$ 37.62	\$ 40.10	\$ 43.06	\$ 46.58	\$ 50.77	\$ 55.77	\$ 61.74	
Increase needed											

Property – Halls Waihi Beach

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 31,282.25	\$ 33,628.42	\$ 36,150.55	\$ 38,861.84	\$ 41,776.48	\$ 44,909.72	\$ 48,277.94	\$ 51,898.79	\$ 55,791.20	\$ 59,975.54	Increased by 7.5%
Insurance	\$ 22,273.35	\$ 26,728.02	\$ 32,073.62	\$ 38,488.35	\$ 46,186.02	\$ 55,423.22	\$ 66,507.87	\$ 79,809.44	\$ 95,771.33	\$ 114,925.59	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 53,555.60	\$ 60,356.44	\$ 68,224.17	\$ 77,350.19	\$ 87,962.50	\$ 100,332.94	\$ 114,785.81	\$ 131,708.23	\$ 151,562.53	\$ 174,901.13	
Rate strike	\$ 53,555.60										
Ratable properties	3181										
Rate per property	\$ 16.84	\$ 18.97	\$ 21.45	\$ 24.32	\$ 27.65	\$ 31.54	\$ 36.08	\$ 41.40	\$ 47.65	\$ 54.98	

Property – Halls Kaimai

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 7,323.32	\$ 7,872.57	\$ 8,463.01	\$ 9,097.74	\$ 9,780.07	\$ 10,513.57	\$ 11,302.09	\$ 12,149.75	\$ 13,060.98	\$ 14,040.55	Increased by 7.5%
Insurance	\$ 2,950.37	\$ 3,540.44	\$ 4,248.53	\$ 5,098.24	\$ 6,117.89	\$ 7,341.46	\$ 8,809.76	\$ 10,571.71	\$ 12,686.05	\$ 15,223.26	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 10,273.69	\$ 11,413.01	\$ 12,711.54	\$ 14,195.98	\$ 15,897.96	\$ 17,855.04	\$ 20,111.85	\$ 22,721.46	\$ 25,747.03	\$ 29,263.81	
Rate strike	\$ 10,273.69										
Ratable properties	423										
Rate per property	\$ 24.29	\$ 26.98	\$ 30.05	\$ 33.56	\$ 37.58	\$ 42.21	\$ 47.55	\$ 53.72	\$ 60.87	\$ 69.18	

Property – Halls Pukehina Beach

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 5,230.72	\$ 5,623.02	\$ 6,044.75	\$ 6,498.11	\$ 6,985.47	\$ 7,509.38	\$ 8,072.58	\$ 8,678.02	\$ 9,328.87	\$ 10,028.54	Increased by 7.5%
Insurance	\$ 4,934.67	\$ 5,921.60	\$ 7,105.92	\$ 8,527.11	\$ 10,232.53	\$ 12,279.04	\$ 14,734.85	\$ 17,681.81	\$ 21,218.18	\$ 25,461.81	Increased by 20% yearly
Loan	\$ 12,974.29	\$ 12,974.29	\$ 12,974.29	\$ 12,974.29	\$ 12,974.29	\$ 12,974.29	\$ 12,974.29	\$ 12,974.29	\$ 12,974.29	\$ 12,974.29	Amount on current drawdown
Total:	\$ 23,139.68	\$ 24,518.91	\$ 26,124.96	\$ 27,999.50	\$ 30,192.28	\$ 32,762.70	\$ 35,781.71	\$ 39,334.12	\$ 43,521.34	\$ 48,464.64	

Rate strike	\$	23,139.68																		
Ratable properties		922																		
Rate per property	\$	25.10	\$	26.59	\$	28.34	\$	30.37	\$	32.75	\$	35.53	\$	38.81	\$	42.66	\$	47.20	\$	52.56

Property - Halls Te Ranga

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 2,669.14	\$ 2,869.33	\$ 3,084.52	\$ 3,315.86	\$ 3,564.55	\$ 3,831.90	\$ 4,119.29	\$ 4,428.23	\$ 4,760.35	\$ 5,117.38	Increased by 7.5%
Insurance	\$ 6,004.21	\$ 7,205.05	\$ 8,646.06	\$ 10,375.27	\$ 12,450.33	\$ 14,940.40	\$ 17,928.47	\$ 21,514.17	\$ 25,817.00	\$ 30,980.40	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 8,673.35	\$ 10,074.38	\$ 11,730.59	\$ 13,691.14	\$ 16,014.88	\$ 18,772.29	\$ 22,047.76	\$ 25,942.40	\$ 30,577.36	\$ 36,097.78	

Rate strike		8,673.35																		
Ratable properties		263																		
Rate per property	\$	32.98	\$	38.31	\$	44.60	\$	52.06	\$	60.89	\$	71.38	\$	83.83	\$	98.64	\$	116.26	\$	137.25

Property - Halls Whakamarama

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Maintenance	\$ 11,400.00	\$ 12,255.00	\$ 13,174.13	\$ 14,162.18	\$ 15,224.35	\$ 16,366.17	\$ 17,593.64	\$ 18,913.16	\$ 20,331.65	\$ 21,856.52	Increased by 7.5%
Insurance	\$ 6,680.97	\$ 8,017.16	\$ 9,620.60	\$ 11,544.72	\$ 13,853.66	\$ 16,624.39	\$ 19,949.27	\$ 23,939.12	\$ 28,726.95	\$ 34,472.34	Increased by 20% yearly
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:	\$ 18,080.97	\$ 20,272.16	\$ 22,794.72	\$ 25,706.90	\$ 29,078.01	\$ 32,990.57	\$ 37,542.91	\$ 42,852.28	\$ 49,058.60	\$ 56,328.86	

Rate strike	\$	18,080.97																		
Ratable properties		505																		
Rate per property	\$	35.80	\$	40.14	\$	45.14	\$	50.90	\$	57.58	\$	65.33	\$	74.34	\$	84.86	\$	97.15	\$	111.54

Long Term Plan 2024 - 2034
 Katikati Arts Junction
 Author: Kerrie Little
 General Manager: Cedric Crow

Internal Submission Paper



Internal submission	
	Description
Activity	Community Facilities
Issue	Katikati Arts Junction
Project No	New project
Related strategies/Activity Plans	Community Facilities

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing	No	<i>The Arts junction is a Community space and is home to Katikati's arts and information services. It is managed by Katch Katikati whose mission is to bring the town together. They help promote the local region, local businesses and local events.</i>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	No	

Staff Narrative

Purpose

The building now known as 'The Katikati Arts Junction' and run by Katch Katikati was the old Katikati Library, 34-36 Main Road, Katikati. While leased to Katch Katikati, Council are responsible for external maintenance.

It was identified last year that there were moisture issues in an office at the front of the building. Investigation showed this had developed into an area of black mould. The office was vacated, and the mould treated.

Remedial works need to be carried out to make the building watertight and safe. These include –

- Redoing the façade structure and making good. (it appears the façade was never attached correctly therefore contributing to the weathertight issue)
- Repairs to office affected by moisture
- Removing canopy from front of building
- Reclad and make good the South wall – this includes excavating down to ground level 100mm below cladding

We have received 2 quotes for this work (both gst exclusive) –

- \$347,000
- \$397,000

The purpose of this paper is to seek the funding required to save this building.

Background

The Old Katikati Library and Service Centre (34-36 Main Road, Katikati) is situated on Lot 11 DP 16034, which is classified as a local purpose reserve (Municipal and Community Building and Offices).

Council constructed a new library at 21 Main Road, Katikati. Consequently and due to the lack of suitable accommodation in the Katikati town centre, the Katikati Community Board requested that appropriate community groups be given the opportunity to seek accommodation in the old Katikati Library and Service Centre.

An expressions of interest process was completed and after discussions with Katch Katikati Incorporated, and the Katikati Arts Collective, it was agreed that they would supply a community benefit to the town. Other community groups also make use of the accommodation such as the Katikati Theatre Group and Katikati Open-Air Art. The information centre continue to operate within the building and provide an essential local service.

There is no currently alternative location for these groups or the Information Centre to relocate to should the building be no longer available for use.

Equity of provision across the district

Consideration must also be given to the provision of community facilities across the district taking an equitable approach when considering requests relating to these. While Council provides community facilities across the district this isn't necessarily based on where there is greatest need and has historically been on a case by case basis when there is opportunity to do so.

Through this Long Term Plan a submission was received discussing the lack of Council owned buildings in Te Puke available for peppercorn lease by not-for-profit organisations resulting in them having to pay full commercial rent. This is considered in the Community Facilities Issues and Options paper where a request was made for Council (in association with other funders) to invest in suitable strategic properties/buildings for our essential community services to operate from. There is currently only one Council owned building in the eastern part of the district that has been made available at a reduced rent. There are currently no other Council owned buildings available for this purpose.

Further consideration of this matter may need to be considered by way of a stocktake of available facilities across the district to ensure an equitable approach is taken when considering requests of this nature.

Options (recommended option in bold)	
1	THAT Council agree to fund \$350,000 from general rates for repairs to the building located at 34-36 Main Road, Katikati, known as Katikati Arts Junction.
2	THAT Council does NOT agree to fund \$350,000 from general rates for repairs to the building located at 34-36 Main Road, Katikati, known as Katikati Arts Junction.
3.	THAT Council defers any decision around funding for repairs to the building located at 34-36 Main Road, Katikati, known as Katikati Arts Junction to the Annual Plan 2025/26, after an assessment on the highest and best use of this land (noting it is a local purpose reserve) is undertaken.

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

THAT Council defers any decision around funding for repairs to the building located at 34-36 Main Road, Katikati, known as Katikati Arts Junction, to the Annual Plan 2025/26 after an assessment on the highest and best use of this land (noting it is a local purpose reserve) is undertaken.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
Waihi Beach Stormwater re-prioritisation.
Author: James Abraham
General Manager: Cedric Crow
Internal Submission Paper ✓

Internal submission	
	Description
Activity	<i>Stormwater</i>
Issue	<i>Waihi Beach Stormwater re-prioritisation</i>
Project No	<i>226355, 226356, 226357, 226358, 226360, 226364, 226365</i>
Related strategies/Activity Plans	<i>Stormwater Activity Plan</i>

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing.	Yes	<i>The purpose of these projects is to ensure sustainable and efficient water management practices. Enabling housing is supported by reducing flood risks, making land safer for development. Empowering communities is achieved through transparent, community-involved planning and the implementation of green infrastructure, which enhances local environments. These efforts also foster authentic Te Tiriti-based relationships by incorporating Te ao Māori perspectives in water management, while providing resilient, well-maintained infrastructure that adapts to climate change challenges, ensuring long-term sustainability.</i>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change.	Yes	

Submissions received through the LTP Consultation process.

Council received several submissions relating to Waihi Beach Stormwater through the LTP consultation process. Topics included Waihi Beach Tennis Club Stormwater and Waihi Beach Stormwater. These are acknowledged and responded to through the stormwater activity issues and options paper however it should be noted that support was received from the Waihi Beach Stormwater Action Team (SWAT) with the relevant submission responses set out below to provide context for this internal submission.

Stormwater Maintenance:

SWAT emphasizes the importance of regular stormwater maintenance and pre-storm checks. It is SWAT's opinion that the effects of the 2013 and 2023 floods could have been mitigated with ongoing maintenance. SWAT requests that council employ a local caretaker to conduct regular checks and alert the council to issues, supplementing the customer service requests.

Infrastructure Upgrades in the Draft LTP:

SWAT supports the expenditure on necessary infrastructure upgrades in the draft Long Term Plan (LTP). SWAT urges that projects be able to proceed promptly following work of the Stormwater Liaison Group as key projects have previously been deferred in past LTP.

Community Support:

There is strong community support for stormwater upgrades, as evidenced by surveys and conversations. There is acknowledgment and appreciation from the community, of the thorough work by staff and the collaboration between the Community Board, SWAT, and the Stormwater Liaison Group in these projects.

Response

Waihi Beach Earth Dam

The Waihi Beach Earth Dam project is a priority due to the necessity to comply with new dam safety guidelines. During heavy rainfall, the current dam embankment risks being overtopped, posing a significant threat of failure. To prevent over topping of the dam water must be released faster, increasing the flood hazard in the One-Mile Creek catchment area, affecting the campground, Surf Life Saving Club, local shops, and residential areas. All modification options for the dam lead to an increased flood risk downstream.

To offset this increased flood hazard, it is proposed to enhance channelling and containment within the One-Mile Creek catchment. Since the dam poses the highest risk for cost escalation, council staff are exploring the removal of the dam as the preferred option. While these changes may alter the dam's recreational value, they also present an opportunity for improvement. Based on recent estimates it is recommended that an additional \$8.2 million is required to complete the Waihi Beach Dam Upgrade and One-mile creek flow path Improvements. This could be funded by re-allocating funds from other stormwater projects in Waihi Beach where the scope is unclear and are at risk of being delivered when planned or may have significant cost escalation. Funds could be reallocated back to these projects in the next LTP cycle following a levels of service review when the scope of these projects are better understood. It is recommended to keep funds to design these projects. The projects recommended to be re-allocated are:

- Darley Drain Upper Catchment Attenuation
- Maranui Diversion
- Two-mile Creek Upper Catchment Attenuation
- Pio Shores Stormwater Improvements (partial re-allocation).

Waihi beach Stormwater Improvements

Following recent feasibility and prioritisation assessments the following projects are recommended to be reprioritised for the first four years of this LTP. These projects were already included in the draft LTP under project 226365 - Stormwater Flooding Improvements. It is proposed to re-budget these funds to specific projects now that project scope has been better defined through the Stormwater Liaison Group. No additional funding is requested.

Pio Shores Stormwater Improvements: It is recommended that funds for this project are partially re-allocated to the Waihi Beach Dam Upgrade. This will allow council enough time to better define the scope and understand the exact cost, benefit and feasibility of this project. The project could then be assessed against the planned level of service review. This project will still have \$950,000 In the LTP for planned upgrades.

Darley drain outlet upgrade and Brighton reserve diversion. (New project.) It is recommended that the Darley drain outlet upgrade and Brighton reserve diversion is prioritised in the LTP, this can be done within existing budgets (Stormwater flooding improvements 226365) and will require a re-budget. The project is at the bottom of the catchment and will allow for other projects upstream to progress if feasible, the existing outlet is also at the end of its useful life, so the timing is ideal.

Maranui Diversion and two-mile creek upper catchment attenuation: Due to its high complexity and low benefit ranking, It is recommended that funds for this project are re-allocated to the Waihi Beach Dam Upgrade, and that design is completed during this LTP cycle. This will allow council enough time to better define the scope and understand the exact cost, benefit and feasibility of this project. The project could then be assessed against the planned level of service review.

Wilson Road/Otto Road Pump Station: Due to its low complexity, it is recommended that this project remains within this LTP cycle, and no changes are made to timing.

Darley Drain upper catchment attenuation Dams: Due to its high complexity and low benefit ranking, it is recommended that funds for this project are re-allocated to the Waihi Beach Dam Upgrade. Early modelling results have shown that the dams would be considered high risk for little to no benefit.

Beach road Boardwalk: (New Project.) The existing boardwalk poses a high health and safety risk to residents and is causing erosion under an existing dwelling. It is recommended that this project is prioritised for the first year of the LTP, this project can be completed with existing budgets.

Walnut Ave pipe replacement: (New Project.) The existing pipe poses a high risk to homes if it fails as it is current located under existing dwellings. The pipe is in poor condition and at the end of its useful life. It is recommended this project is programmed to follow the Darley Drain outlet upgrade. The outlet upgrade is an enabling project as it is directly upstream, this project can be completed with existing budgets.

Wilson Park Overland Flow path Improvements: It is recommended to implement bunding and improved swale design through Wilson park to prevent reduce the flood risk to habitable floors in the area. This is recommended for construction in years two and three of the LTP and can be achieved with existing budgets.

Edinburgh Street Pipe: The construction of the new pipe at Edinburgh Street is not deemed feasible due to the lack of clearance around other infrastructure. It is recommended to remove this from the LTP and re-allocate the budget to the Waihi Beach Earth Dam.

Levels of Service Review: It is recommended to reallocate \$100,000 per year for the first three years of the LTP towards the planned level of service review planned in the Infrastructure strategy. This requires a re-budget of some funds from CAPEX to OPEX.

These projects align with best practice in that they start at the bottom of the catchment and look to replace below ground infrastructure with open drains where practicable. This doesn't set unrealistic expectations for future stormwater infrastructure projects such as large pumps or dams to protect properties and gives council time to review stormwater levels of service before the next LTP as discussed in councils' infrastructure strategy. As part of the levels of service review council could explore the request for a maintenance cyclic role for stormwater infrastructure.

As for the Earth Dam. Council is obligated to meet the new dam safety guidelines or remove the dam so that it no longer meets the threshold of being considered a classifiable dam.

Options (recommended option in bold)	
1	<p><i>Option 1: THAT Council approves the re-budget of Waihi Beach stormwater projects including removal of the Waihi Beach Earth Dam as a priority and re-prioritisation of the improvements to One-Mile Creek, AND THAT Council approves the Re-prioritisation of Waihi Stormwater Projects as contained in Appendix A, AND THAT Council approves additional operational funding of \$100,000 per year for three years from 2024/25 (Year 1) to 2026/27 (Year 3) funded through the uniform targeted rate for a stormwater level of service review across the district.</i></p>
2	<p>That Council does not approve the re-budget of Waihi Beach stormwater projects to prioritise the Dam and One-Mile Creek Improvements, and THAT Council does not approve the re-prioritisation of Waihi Stormwater Projects as contained in Appendix A.</p>

RECOMMENDED OPTION	<i>Option 1: THAT Council approves the re-budget of Waihi Beach stormwater projects including removal of the Waihi Beach Earth Dam as a priority and re-prioritisation of the improvements to One-Mile Creek, AND THAT Council approves the Re-prioritisation of Waihi Stormwater Projects as contained in Appendix A, AND THAT Council approves additional operational funding of \$100,000 per year for three years from 2024/25 (Year 1) to 2026/27 (Year 3) funded through the uniform targeted rate for a stormwater level of service review across the district.</i>
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<p>Advantages</p> <ul style="list-style-type: none"> • Reduce the risk of a complete Dam Failure. • Compliance with Dam Safety Guidelines. • Align Waihi Beach stormwater projects with recent strategic priorities. • Delivery of key projects for Waihi Beach stormwater management. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Change of recreational value of the Dam. • Perceived deferral of projects from community.
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Option 1: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
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Capital cost e.g. Asset

Capex funding	-1,961	1,868	5,804	-663	-605	-1,493	-2,375	75	-725	75	<i>See Appendix A Below</i>
• Rates (Loan)	-1,961	1,758	5,556	-648	-579	-1,467	-2,375	75	-725	75	
• Fin Contribution	0	110	248	-15	-26	-26	-	-	-	0	
• External											
• Other (<i>specify</i>)											

Opex cost e.g. grants, service delivery, maintenance

- Other
(specify)
- Ongoing
Opex costs

Opex cost *No Changes*

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

*Option 1: THAT Council approves the re-budget of Waihi Beach stormwater projects including removal of the Waihi Beach Earth Dam as a priority and re-prioritisation of the improvements to One Mile Creek, AND
THAT Council approves the Re-prioritisation of Waihi Stormwater Projects as contained in Appendix A, AND
THAT Council approves additional operational funding of \$100,000 per year for three years from 2024/25 (Year 1) to 2026/27 (Year 3) funded through the uniform targeted rate for a stormwater level of service review across the district.*

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Appendix A - Proposed Changes

Project Number	Project Name	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000
226353	Stormwater, Waihi Beach, Two Mile Creek West Bank	140									
226355	Stormwater, Waihi Beach, One Mile Creek Improved Flow Path				(330)						
226356	Stormwater, Waihi Beach, Diversion of Maranui Flood Water	100	(535)	(1,248)							
226357	Stormwater, Waihi Beach, Darley Drain Upper Catchment Attenuation						(676)				
226358	Stormwater, Waihi Beach, Two Mile Creek Upper Catchment Attenuation	(200)	(873)	(1,946)	(324)						
226360	Stormwater, Waihi Beach, Edinburgh Street Pipe Upgrade	(140)									
226361	Stormwater, Waihi Beach, Pio Shores Stormwater Improvements	(350)				(680)	(680)				
226363	Stormwater, Waihi Beach, Otto Road Pipe Upgrades from proposed Wilson Road Carpark			(201)							
226364	Stormwater, Waihi Beach, Waihi Beach Earth Dam	150	3,000	6,480	(750)						
226365	Stormwater, Waihi Beach, Network Improvements	(1,711)	(1,572)	(381)	41	75	(137)	(2,375)	75	(725)	75
331501	Stormwater, Waihi Beach, Otawhiwhi Marae Stormwater Drain	(400)	398								
344601	Stormwater, Waihi Beach, Athenree Stormwater Improvement		200								
New Project	Stormwater, Waihi Beach, Brighton Road Diversion and Darley Dain Outlet Improvements	100	500	2,000							
New Project	Stormwater, Waihi Beach, Wallnutt Avenue Pipe Renewal	50		600	700						
New Project	Stormwater, Waihi Beach, Beach Road Boardwalk Renewal	250	250								
New Project	Stormwater, Waihi Beach, Wilson Park/ The Crescent Stormwater improvements	50	500	500							
New Project	Stormwater, District Wide, Levels of Service Review	100	100	100							

Proposed Budgets

Project Number	Project Name	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000
226353	Stormwater, Waihi Beach, Two Mile Creek West Bank	1,140									
226355	Stormwater, Waihi Beach, One Mile Creek Improved Flow Path										
226356	Stormwater, Waihi Beach, Diversion of Maranui Flood Water	100									
226357	Stormwater, Waihi Beach, Darley Drain Upper Catchment Attenuation										
226358	Stormwater, Waihi Beach, Two Mile Creek Upper Catchment Attenuation										
226360	Stormwater, Waihi Beach, Edinburgh Street Pipe Upgrade										
226361	Stormwater, Waihi Beach, Pio Shores Stormwater Improvements	150		800							
226363	Stormwater, Waihi Beach, Otto Road Pipe Upgrades from proposed Wilson Road Carpark			450							
226364	Stormwater, Waihi Beach, Waihi Beach Earth Dam	150	3,000	7,350							
226365	Stormwater, Waihi Beach, Network Improvements	100	200	150	200	150	150	100	150	100	150
331501	Stormwater, Waihi Beach, Otawhiwhi Marae Stormwater Drain	100	1,000								
344601	Stormwater, Waihi Beach, Athenree Stormwater Improvement		200								
New Project	Stormwater, Waihi Beach, Brighton Road Diversion and Darley Dain Outlet Improvements	100	500	2,000							
New Project	Stormwater, Waihi Beach, Wallnutt Avenue Pipe Renewal	50		600	700						
New Project	Stormwater, Waihi Beach, Beach Road Boardwalk Renewal	250	250								
New Project	Stormwater, Waihi Beach, Wilson Park/ The Crescent SW improvements	50	500	500							
New Project	Levels of Service Review	100	100	100							

Long Term Plan 2024 - 2034
Maketu Disposal Field Capital Cost
Author: Brian Brown, Ashnil Kumar
General Manager: Cedric Crow

Internal Submission Paper ✓

Internal submission	
	Description
Activity	Wastewater
Issue	Maketu disposal field capital cost
Project No	295803
Related strategies/Activity Plans	Wastewater Activity Plan

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing.	Yes	<i>Renewal of the disposal field will ensure a significant Infrastructure Asset for the Maketu community is performing appropriately, within consent conditions and not have any negative impacts on the community.</i>
Empowering communities.	No	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change.	No	

Staff Narrative

Purpose

To present a way forward for the renewal of the Treated Wastewater (TWW) disposal irrigation network for the Maketu Wastewater Treatment Plant (WWTP). This project is about meeting resource consent requirements and ensuring compliance going forward for the remainder of the consent period.

Background

The existing subsurface irrigation system has been operational since 2011, (13 years). This has become problematic with multiple pipe breakages with water coming to the surface and ponding. The breakages seem to be the result of poor construction. The Regional Council has issued a notice of non-compliance. Council is obliged to remedy these issues in a timely manner. Regional Council has been kept informed with our progress, however a recent compliance inspection was completed, which resulted in a failure and an abatement notice was issued.

Optioneering has been undertaken by Council Staff to consider the best disposal method for the Maketu WWTP and like for like replacement for the irrigation field is considered the most feasible option. Consideration will be given during the design phase to ensure the issues currently being experienced will be addressed with the renewal. Design of the irrigation system is currently underway.

Overview of options

Option 1 – Council approves \$1.2M for a like for like (shallow trench subsurface pipes) replacement of the Maketu Irrigation field.

Replacing the existing system with a like-for-like replacement will address the root cause of the issue, leading to an enhanced wastewater discharge system. Moreover, implementing a smart disposal system will ensure effective treatment that complies with Regional Council requirements.

Option 2 – Council does not approve \$1.2M for a like for like (shallow trench subsurface pipes) replace for the Maketu irrigation field.

Council will maintain operations using its current infrastructure. Some non-compliance issues will be able to be addressed reactively, however not all issues will be addressed, potentially resulting in prosecution from Regional Council. Increased operational costs will be experienced as the maintenance team responds to multiple failures.

1	THAT Council approves \$1.2M funded through loans in the 2024/25 and 2025/26 financial years for a Like for Like (shallow trench subsurface pipes) replacement of the Maketu irrigation field.
2	THAT Council does not approve \$1.2M funded through loans for a Like for Like (shallow trench subsurface pipes) replacement of the Maketu irrigation field.

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

THAT Council approves \$1.2M funded through loans in the 2024/25 and 2025/26 financial years for a Like for Like (shallow trench subsurface pipes) replacement of the Maketu irrigation field.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024 - 2034
Wastewater and Stormwater OPEX Funding Increase
Author: James Abraham
General Manager: Cedric Crow

Internal Submission Paper ✓

Internal submission	
	Description
Activity	<i>Wastewater and Stormwater</i>
Issue	<i>Increase Wastewater and Stormwater OPEX funding</i>
Project No	<i>Set out at Attachment A</i>
Related strategies/Activity Plans	<i>Wastewater Activity Plan Stormwater Activity Plan</i>

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing.		<i>This submission seeks align our budget with actual expenditure, ensuring that we can effectively manage and maintain our systems. This increase will cover rising operational costs and meet the growing needs of our community.</i>
Empowering communities.		
Growing authentic Te Tiriti based relationships.		
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change.		

Staff Narrative
<u>Purpose</u> This submission seeks to align our budget with actual expenditure, ensuring that we can effectively manage and maintain our systems. This increase will

cover rising operational costs and meet the growing needs of our community.

Background

A proposed budget increase of \$11.7 million over ten years is essential for the council to continue meeting its compliance requirements and delivering agreed levels of service. The specific increases can be summarised as follows:

Omokoroa Disposal fees: It is proposed to increase the budget by an average of \$623,000 per year to align with actual expenditure, meet contractual obligations with Tauranga City Council (TCC) and cater for growth year on year. This accounts for \$6.23million of the total proposed Cost Increase

Various Licensing and Software Support Fees: A proposed increase of \$403,000 over 10 years. With \$170,000 upfront in the first year for one off licencing fees for councils monitoring software, Supervisory Control and Data Acquisition (SCADA).

Compliance and Monitoring Costs: The cost of compliance and monitoring has risen due to increased standards and a growing community. This budget increase will ensure that the council can continue to meet these compliance obligations. This proposed is an increase of \$421,000 per year across Wastewater and Stormwater, or a total of \$4.21million over ten years.

Sludge Management: Historically Wastewater Sludge Management has been under funded and with upgrades at four Wastewater Treatment Plants necessitating the need for additional removal of existing sludge from three of these. Additionally, there is a need for the council to develop a district-wide Sludge Management Strategy. We have proposed an increase of \$1.5 million over ten years to align with existing contracts and provide allowance for lump sums at Waihi Beach and Te Puke during the planned upgrades.

Lease Costs at Maketu Wastewater Treatment Plant: There has been an increase of \$40,000 per year in the cost of the ongoing lease at the Maketu Wastewater Treatment Plant. This budget increase will ensure that these lease costs are adequately covered.

Effects of slower growth and delayed projects

Some assets related to growth in Te Puke and Omokoroa are not expected to be vested as soon as originally anticipated. Several developments are running a year behind the council's initial expectations for asset vesting.

Additionally, delays at the Te Puke wastewater treatment plant have resulted in the deferral of associated operational expenditures, leading to a total decrease of \$1.5 million over the first three years of the Long-Term Plan (LTP).

Overview of options

To meet our contractual, compliance, and service level obligations, we must increase our operational budgets. This proactive approach will ensure ongoing operational compliance and is essential to cover rising costs and sustain our current operations. Without this adjustment, we risk operational disruptions, non-compliance, and failing to meet service expectations.

Options (recommended option in bold)	
1	THAT Council approve operational expenditure funding increase as set out in Attachment A.
2	THAT Council do not approve operational expenditure funding increase as set out in Attachment A.

RECOMMENDED OPTION	THAT Council approve operational expenditure funding increase as set out in Attachment A.
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<p>Advantages</p> <ul style="list-style-type: none"> • Compliance: Ensures that we meet contractual, compliance, and regulatory requirements. • Operational Continuity: Maintains the current level of service. • Infrastructure Maintenance: Aligns the budget with actual maintenance costs, preventing overspending and ensuring timely upkeep. • Data Management: Supports the increased costs and demands of information systems crucial for asset management. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Budget increase/rates Impacts.
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Option 1: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
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Capital cost e.g. Asset

Capex funding											
• Rates											
• Fin Contribution											
• External											
• Other (<i>specify</i>)											
• Ongoing Opex costs											

Opex cost e.g. grants, service delivery, maintenance

Opex funding	1,000	1,057	521	1,027	1,188	1,209	1,377	1,349	1,525	1,505	
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Recommended Decision *(to be completed by staff prior to decision-making meeting)*

Option 1: (as referred to in the tables above)

1. THAT Council approve operational expenditure funding increase as set out in Attachment A.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Appendix A
Proposed Changes

GL	Description	2025 (\$000)	2026 (\$000)	2027 (\$000)	2028 (\$000)	2029 (\$000)	2030 (\$000)	2031 (\$000)	2032 (\$000)	2033 (\$000)	2034 (\$000)
60 01 01 0400	Electricity	-99	-99	-19	-19	-19	-19	-19	-19	-19	-19
60 01 01 0957	Maintenance Contractor	0	0	20	20	20	20	20	20	20	20
60 01 01 1448	Resource Consent Compliance	44	44	44	44	44	44	44	44	44	44
60 01 01 1640	Sludge Disposal	300	800	100	0	100	0	100	0	100	0
60 01 02 0230	Chemicals and misc consumables	-161	0	0	0	0	0	0	0	0	0
60 01 02 0400	Electricity	-60	-29	-29	-29	-29	27	27	27	27	27
60 01 02 1448	Resource Consent Compliance	145	145	145	145	145	145	145	145	145	145
60 01 03 1596	Sewerage Treatment and Disposal	350	402	457	516	577	642	710	782	858	938
60 01 04 0400	Electricity	2	-229	-227	0	0	0	0	0	0	0
60 01 04 0957	Maintenance Contractor	6	-327	-320	0	0	0	0	0	0	0
60 01 04 1448	Resource Consent Compliance	10	10	10	10	10	10	10	10	10	10
60 01 05 0710	Lease Payments	40	40	40	40	40	40	40	40	40	40
60 01 05 1448	Resource Consent Compliance	40	40	40	40	40	40	40	40	40	40
60 01 06 0957	Maintenance Contractor	50	50	50	50	50	50	50	50	50	50
60 01 06 1448	Resource Consent Compliance	32	32	32	32	32	32	32	32	32	32
80 05 17 0804	Software maintenance fees	31	31	31	31	31	31	31	31	31	31
80 05 17 0800	Maintenance Computer Hardware	15	0	0	0	0	0	0	0	0	0
80 05 17 0740	Licences	92	17	17	17	17	17	17	17	17	17
80 05 17 1612	Software Support Fees	13	-20	-20	-20	-20	-20	-20	-20	-20	-20
61 01 01 1448	Resource Consent Compliance	150	150	150	150	150	150	150	150	150	150
Total		1,000	1,057	521	1,027	1,188	1,209	1,377	1,349	1,525	1,505

Long Term Plan 2024-2034
WTP improvements Water Supply - Central
Author: Paul van den Berg
General Manager: Cedric Crow

Internal Submission Paper



Internal submission	
	Description
Activity	Water Supply
Issue	Water Treatment Plan improvements - Central
Project No	243340
Related strategies/Activity Plans	Water Supply Activity Plan, Drinking Water Quality assurance rules 2022.

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing.	Yes	<i>The improvements to the Central Supply Zone (CSZ) Water Treatment Plants (WTP) provides for improved treatment methods to be incorporated into the on-site treatment processes. The new infrastructure will increase the reliability and resilience of our water treatment processes, for the benefit of our growing communities of all cultures. The provision of safe and reliable drinking water is paramount to the activity. This project is integral in achieving the compliance standards required by the Water services Act 2021 and the Drinking Water Quality Assurance Rules 2022.</i>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change.	No	

Staff Narrative

Purpose

The purpose of this Internal Submission is to consider requests made by staff that relate to the Water Treatment Plant improvements for drinking water compliance in the Central Supply Zone (CSZ), including both the Youngson and Ohourere Water Treatment Plants located in the CSZ.

Background

Drinking Water Quality Assurance Rules 2022 introduced more stringent drinking water compliance requirements, which includes a protozoa barrier for source water. To ensure Council can meet these rules Ultraviolet (UV) treatment is required at the treatment plants. Funding is proposed in the draft Long Term Plan (LTP) for UV treatment.

The plants have been in operation since the early 2000's and the new treatment processes and compliance requirements were not provisionally allowed for at the time they were built. A review has therefore been undertaken at the treatment plants, to identify if they could accommodate new treatment processes, or what improvements are needed, including UV systems required to provide the protozoa barrier.

As a result of the recent reviews, both plants require improvements:

- The original water treatment plants were not designed to cater for the proposed upgrades required to comply with new drinking water quality assurance rules. They are no longer fit for purpose.
- The plants require improvements to the on-site buildings, toilet facilities, chlorine treatment facilities, electrical supply and controls and communication systems.
- The on-site pipework, utilities, access and site security needs to be re-configured to accommodate the changes.
- Simultaneously, at Youngson Water Treatment Plant, a new reservoir is planned to be built on this site (through a separate project).

Some of these works can be undertaken as part of the renewal of existing components of the plant. Also, funding has been allowed for in the later years of the LTP for these renewals works.

This Internal Submission recommends bringing forward funding planned for future years, where appropriate, to undertake renewals works ahead of schedule. In conjunction, a comprehensive review of funding required (through recent tenders) identified a funding shortfall in works required and an additional funding of \$400K is required for the 2025/25 Financial Year.

1	THAT Council approves additional funding of \$400K in the 2025/26 Financial Year and a re-budget of \$592K into the 2024/25 Financial Year required for improvements to the Water Treatment Plants in the Central Supply Zone.
2	THAT Council does not approve the additional funding of \$400K In the 2025/26 Financial Year and a re-budget of \$592K into the 2024/25 Financial Year required for improvements to the Water Treatment Plants in the Central Supply Zone.

RECOMMENDED OPTION	Option 1: THAT Council approves additional funding of \$400K In the 2025/26 Financial Year and a re-budget of \$592K into the 2024/25 Financial Year required for improvements to the Water Treatment Plants in the Central Supply Zone.
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<p>Advantages</p> <ul style="list-style-type: none"> • Council will be able to treat water to meet Drinking Water Quality Assurance Rules and comply with the Water Services Act 2021. • Increased resilience in Council's treatment processes and facilities. • Improved safety in chemical storage facilities. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Additional budgets required.
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Option 1: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
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Capital cost e.g. Asset

243340 Loan funding 67.21%		268.84									Additional funding request
243340 FINCO funding 32.79%		131.16									
243340 Re-Budget (LTP)	592	(175)	(206)	(211)							Re-budget request
Total	592	225	(206)	(211)							

Opex cost e.g. grants, service delivery, maintenance

Rates	-	8	12	10	7	7	8	8	8	9	
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Recommended Decision *(to be completed by staff prior to decision-making meeting)*

Option 1: THAT Council approves additional funding of \$400K in the 2025/26 Financial Year and a re-budget of \$592K into the 2024/25 Financial Year required for improvements to the Water Treatment Plants in the Central Supply Zone.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024 - 2034
WTP improvements Water Supply - Western
Author: Paul van den Berg
General Manager: Cedric Crow

Internal Submission Paper ✓

Internal submission	
	Description
Activity	Water Supply
Issue	Water Treatment Plan improvements - Western
Project No	243625
Related strategies/Activity Plans	Water Supply Activity Plan, Ministry of Health Flouridation directive, Drinking Water Quality Assurance Rules 2022.

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing.	Yes	<i>The improvements to the Western Supply Zone (WSZ) Water Treatment Plants(WTP), provides for improved treatment methods to be incorporated into the on-site treatment processes. The new infrastructure will increase the reliability and resilience of our water treatment processes, for the benefit of our growing communities of all cultures. The provision of safe and reliable drinking water is paramount to the activity. This project is integral in achieving the compliance standards required by the Water services Act 2021 and the Drinking Water Quality Assurance Rules 2022.</i>
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	Yes	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change.	No	

Staff Narrative

Purpose

The purpose of this Internal Submission is to consider requests made by staff that relate to the water treatment plant improvements for the communities in the Western Supply Zone.

Background

Drinking Water Quality Assurance Rules 2022 introduced more stringent drinking water compliance requirements, which included a protozoa barrier for source water. In addition, Ministry of Health have issued a directive to Council to install fluoridation treatment at two of its Water Treatment Plants, Wharawhara and Athenree.

As a result of the new treatment and compliance requirements, staff determined that process changes need to be introduced to achieve the required treatment and compliance standards. During this past year, the treatment plants were assessed to identify if they could accommodate new treatment processes, or what improvements were needed. These required improvements include Ultraviolet (UV) and fluoridation systems (separate budgets) to provide the necessary barriers.

The Western Supply Zone has four water treatment plants, Wharawhara, Tahawai, Athenree and Waihi Beach. As a result of the recent reviews, the plants require the following improvements:

- The original water treatment plants were not designed to site, house or connect the new treatment processes to comply with new drinking water quality assurance rules, including protozoa treatment. They are no longer fit for purpose.
- The plants require improvements to the on-site buildings, toilet facilities, chlorine treatment facilities, electrical supply and controls and communication systems.
- The on-site pipework, utilities, access and site security needs to be re-configured to accommodate the changes.
- Fluoridation process for Wharawhara and Athenree WTP's.

This Internal submission recommends bringing forward funding planned for future years, where appropriate, to undertake renewals works ahead of schedule. In conjunction, a comprehensive review of funding required (through recent tenders) identified a funding shortfall in works required and an additional funding of \$1,000,000 is required for the 2024/25 Financial Year.

1	THAT Council approves additional funding of \$1M in the 2024/25 FY and a re-budget of \$860K into the 2024/25 and 2025/26 FY required for improvements to the Water Treatment Plants in the Western Supply Zone to comply with the drinking water quality assurance rules.
2	THAT Council does not approve the additional funding of \$1M In the 2024/25 FY and a re-budget of \$860K into the 2024/25 and 2025/26 FY required for improvements to the Water Treatment Plants in the Western Supply Zone to comply with the drinking water quality assurance rules.

RECOMMENDED OPTION	Option 1: THAT Council approves additional funding of \$1M In the 2024/25 FY and a re-budget of \$860K into the 2024/25 and 2025/26 FY required for improvements to the Water Treatment Plants in the Western Supply Zone to comply with the drinking water quality assurance rules.
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<p>Advantages</p> <ul style="list-style-type: none"> • Council will be able to treat water to meet Drinking Water Quality Assurance Rules and comply with the Water Services Act 2021. • Increased resilience in Council's treatment processes and facilities. • Improved safety in chemical storage facilities. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Additional budgets required.
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Option 1: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding 9% FINCO's 243625	90										<i>Additional funding request same as original project funding</i>
Capex funding 91% loans 243625	910										
Re-Budget (LTP) 243625	575	285	(335)	(175)	(65)			(285)			<i>Re-budget request</i>
Total	1,575	285	(335)	(175)	(65)	-	-	(285)	-	-	

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

Option 1: THAT Council approves additional funding of \$1M In the 2024/25 FY and a re-budget of \$860K into the 2024/25 and 2025/26 FY required for improvements to the Water Treatment Plants in the Western Supply Zone to comply with the drinking water quality assurance rules.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 No 4 Road Bridge Replacement
 Author: Calum McLean
 General Manager: Cedric Crow

Internal Submission Paper ✓

Internal submission	
	Description
Activity	Transportation
Issue	No 4 Road Bridge Replacement
Project No	New project
Related strategies/Activity Plans	Transportation Activity Management Plan

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities: For more information on the priorities please see here: https://dms.wbopdc.govt.nz/id:A5602856</i>
Enabling housing	No	<p>A new bridge will replace the former destroyed bridge and provide additional benefits:</p> <ul style="list-style-type: none"> Wider turning circles for long commercial vehicles. A single span that negates the need for a central pier in the centre of the river. Scour protection on the riverbank to mitigate against erosion. Inspection staircases for future maintenance access. Road safety barriers on the bridge approaches to prevent vehicles that leave the road from entering the river.
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.	No	
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change	Yes	

Staff Narrative

Purpose

The purpose of this Internal Submission is to seek direction on the No 4 Road Bridge Replacement project.

Background

In January 2023, an extreme storm event destroyed the former bridge that spanned Te Raparaoa-ā-hoe stream on No 4 Road. Traffic was diverted onto a private accessway via Manoeka Road until a temporary Bailey bridge (a portable prefabricated, steel and timber, truss bridge) hired from Waka Kotahi (NZTA) was installed and opened to road users in March 2023.

Investigation and evaluation of options for permanent reinstatement of the bridge has been completed and detailed design of the preferred option is well advanced.

Staff could commence procurement of a physical works supplier to deliver the replacement bridge and other associated works during late August 2024. Construction could commence as early as late October 2024 and be completed early March 2025.

Overview of options

The pre-implementation phase of the project and the establishment and monthly hire of the Bailey bridge have been treated as operating costs and funded from maintenance budgets.

All costs to date and the proposed implementation phase qualify for Waka Kotahi subsidy at 51% + 20% FAR.

The total cost of the implementation phase is estimated to be \$6.6M meaning that Council's contribution would be \$1.9M. This is proposed to be funded from the Roding current account (surplus funds from prior years).

Options (recommended option in bold)	
1	THAT Council approves the new capital project for the No 4 Road Bridge Replacement with the indicative cost of \$6.6 million to be funded from NZTA subsidy and roading current account.
2	THAT Council DOES NOT approve the new capital project for the No 4 Road Bridge Replacement with the indicative cost of \$6.6 million to be funded from NZTA subsidy and roading current account.

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

Option 1: THAT Council approves the new capital project for the No 4 Road Bridge Replacement with the indicative cost of \$6.6 million to be funded from NZTA subsidy and roading current account.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Long Term Plan 2024-2034
 Dave Hume Pool Funding Increase
 Author: Janine Field
 General Manager: Cedric Crow

Internal Submission Paper ✓

Internal submission	
	Description
Activity	<i>Recreation and Open Space</i>
Issue	<i>Increase of funding for Dave Hume Pool Projects</i>
Project No	<i>258204 & 258205</i>
Related strategies/Activity Plans	<i>Recreation and Open Space Activity Plan</i>

Strategic Priorities	Does your project contribute to our strategic priorities? Yes/No	<i>Please explain how your project contributes to one or more of the below strategic priorities:</i>
Enabling housing		This submission includes recreation and sport at Katikati Dave Hume Pool and the projects that upgrade the facilities to meet Councils levels of service provision. Providing council public swimming pools provides the community a place for active and passive recreation. Supports organised sport and providing a place were tamariki can learn to swim. Empowering Communities <ul style="list-style-type: none"> • Systems, planning and processes • People and Places Providing well maintained, resilient and efficient infrastructure <ul style="list-style-type: none"> • Manage assets • Systems, planning and processes • People and Places
Empowering communities.	Yes	
Growing authentic Te Tiriti based relationships.		
Providing resilient, well maintained, and efficient infrastructure.	Yes	
Responding to climate change		

Staff Narrative

Purpose

This submission seeks discussion on the future direction of Dave Hume Pool projects and outlines several options for this.

Background

The 2021-2031 LTP included Council funding of \$1.32m towards the then estimated \$2m overall project cost (66% of \$2m). The funding was increased to in the Annual Plan 23/24 to:

- Roof Project: \$2,663,700 (including Dave Hume Pool Trust contribution of \$905,658- 34%)
- Pool Bulkhead & Liner: \$729,100 (including Dave Hume Pool Trust contribution of \$123,947- 17%)

The below defines the main items within the scope of these projects:

Dave Hume Pool Roof Project 258204:

- Design (civil and architectural)
- Fabric roof structure
- Walls- glazing and solid wall construction
- Concreting the surfaces around the pool
- HVAC system
- Fire system
- Lighting and emergency lighting
- Acoustic engineering for HVAC
- Additional Showers poolside
- Heating the changing rooms and reception
- New entrance doors
- Connection to existing building and demolition of awning
- Relocation of services
- Additional structural bracing for HVAC system ducting

Dave Hume Pool Bulkhead and Liner 258205:

- Analysis of existing pool systems
- Liner system for the two existing pools
- Additional pipe work and upgraded plant equipment for the existing learn to swim pool to meet current pool operational standards
- Bulkhead to split to 33m pool into 25m main pool and 8m learn to swim pool (indoor)
- Design of bulkhead and new filtration systems
- New plant equipment to support 2 new pools (25m and Learn to Swim) – includes filtration, heating and backwash
- Trenching of systems
- Disability hoist

In 2023 Council tendered the Roof project as a Design and Build, upon recommendation of our consultants. We awarded this contract in October 2023, initially engaging the design portions of the Roof Project.

Council is currently finalising the design and costs have increased from the original tender. This has been due to several factors:

1. Community led scoping
2. Poor scoping of the original Roof design and build tender leading to increased cost due to factors not considered (e.g. current location of underground services)
3. Change in circumstance with original consultant, this led to a poor recommendation and information.
4. Poor recommendation from a consultant to engage fabric structure companies to manage the full design and build instead of a main contractor with a fabric structure company as subcontractors.
5. Splitting of the projects- combining these projects would have led to cost efficiencies and less risk to the programme of works
6. Increased costs of materials and consultants fees.
7. A poor tender response issued with several provisional sums, tags and completely inadequate pricing.

The increased cost in the Pool Bulkhead and Liner Project primarily comes from inadequate costing during the design of this work. The Pool Bulkhead and Liner Project has seen considerable cost increases from the original scoping. This has been due to a number of factors:

1. Understanding the true nature of the scope of this work
2. Poor estimates of this project
3. Changes required to improve the filtration and treatment of water to comply with NZ Pool Standards for the existing learn to swim pool.

We have now received a Quantity Survey of this work after preparing a Technical Specification for the project. The below recommendations have not included the cost of additional heat pumps if the current geothermal bore does not have capacity to heat the pools and supplement the HVAC system. This is currently being tested. If the bore doesn't have capacity, a feasibility study will need to be undertaken to assess the operational costs of running this facility with the extra power required for the heat pumps.

The additional funds will be necessary in the FY25/26 to complete the build of these projects. The balance of funding from the FY23/24 will be carried forward into the 24/25 year for the first year of the construction. Values to be carried forward From FY23/24 into FY24/25:

- Dave Hume Pool Roof Project 258204:
\$2,736,426 CPI adjusted (Dave Hume Pool Trust contribution \$854,300)

- Dave Hume Pool Bulkhead and Liner 258205:
\$600,000.00 (Dave Hume Pool Trust contribution \$123,947)

The below table shows the new costings for completing both Dave Hume Pool projects (*Option 2 of this paper*).

The Roof project costs have risen from \$2,941,326 (CPI adjusted) to \$4,749,019. This is an increase of \$1,774,693.

The Bulkhead and Liner project costs have risen from \$729,100 to \$2,357,997 This is an increase of \$1,628,897

Components of Roof Projects Construction	Budget
Engineering, Design & Fees	\$ 114,202.00
Project Management	\$ 182,769.00
Steel fabrications, coating and installation	\$ 497,753.00
Fabric supply and Fabrication	\$ 198,359.00
Track and Hardware	\$ 79,767.00
Gutters and Downpipes	\$ 8,606.00
Installation of Roof Fabric	\$ 325,374.00
Foundations, Storm water and Civil	\$ 834,176.00
Aluminium joinery	\$ 281,768.00
End walls	\$ 152,963.00
Lighting and Electrical	\$ 152,759.00
Ventilation/ HVAC	\$ 641,201.00
Architectural Drafting and Engineering fees	\$ 124,119.00
Pool side showers & connections	\$ 59,681.00
Connection to existing building/ landscaping	\$ 133,270.00
Subtotal	\$ 3,786,767.00
Contingency 20%	\$ 757,353.40
Spend to date	\$ 204,899.14
Roof Budget Estimate	\$ 4,749,019.54
Components of Pool Bulkhead & Liner Projects Construction	Budget
Design	\$ 140,000.00
Pool Liner Existing learn to Swim pool	\$ 72,654.24
Pool Liner Existing pools	\$ 346,019.71
Bulkhead & Improvement to plant/ filtration systems	\$ 1,250,431.78
Changes to the heat exchanges	\$ 73,983.33
Upgrades to existing outdoor learner to swim pool	\$ 421,408.54
Fixed disability access hoist	\$ 53,500.00
Pool Bulkhead & Liner Budget Estimate	\$ 2,357,997.61

Meeting and direction received from Dave Hume Pool Trust

Council staff met with the Dave Hume Pool Trust on 20 August where the following was indicated:

- Significant consideration needs to be given to the risk that Dave Hume Pool Trust will not be able to retain the \$850,000 funding they have already secured from TECT and BayTrust should the projects be further delayed; and
- The Trust confirmed they would not continue with the projects should it be delayed further
- The Dave Hume Pool Trust are very supportive of exploring options for completing the roof, pool liners and bulkhead projects and seeking further funding for these if required (should the project not be delayed).

If the overall project (roof, pool liners and bulkhead) couldn't be completed over YR24/25 and 25/26, the Dave Hume Pool Trust have indicated they would like to use the funds they have already secured (for the roof project) for the bulkhead, this would see the pool being able to be better utilised and additional learn to swim programmes could occur as well as extending the summer season with heating in reception and changing rooms.

An overview of the proposed improvements and respective costings are set out below:

Option 6	
Design (of bulkhead, filtration systems and pool liners)	\$ 140,000.00
Pool Liner for Existing learn to swim pool	\$ 72,654.24
Bulkhead & Improvement to plant/ filtration systems & pool lining of the main pool	\$ 1,250,431.78
Changes to the heat exchangers	\$ 53,500.00
Upgrades to existing outdoor learn to swim pool	\$ 421,408.54
Fixed disability access hoist	\$ 53,500.00
Renewal of pool covers	\$ 100,000
Heating and doors for Reception and changing rooms	\$ 43,198
Subtotal	\$ 2,134,692
Contingency	\$ 426,938
	\$ 2,561,631

Subject to the outcome of this process, there is an agreement with the Dave Hume Pool Trust who will continue to open the pool this summer season 24/25.

Overview of options

Due to the significant increase in the budget required and new information received, Council will need to consider the following options - set out in the below tables.

Previous Approved Budget 23/24	Budget 23/24	FINCO	RATES	Renewal	Other- Dave Hume Pool Trust	Additional Budget Required from Council	Additional Budget from Other- - Dave Hume Pool Trust
Roof project	\$ 2,941,326	\$ 500,025	\$ 1,441,250		\$ 1,000,051		
Bulkhead and Liner	\$ 729,100	\$ 61,974	\$ 178,630	\$ 364,550	\$ 123,947		
Total Costs- Previous approved	\$ 3,670,426	\$ 561,999	\$ 1,619,879	\$ 364,550	\$ 1,123,998		
Option 1		FINCO	RATES	Renewal	Other		
Roof project	\$ 4,749,020	\$ 1,739,566	\$ 1,394,787		\$ 1,614,667	\$ 1,193,078	\$ 614,616
Bulkhead and Liner and but no pipe upgrades to the existing LTS pool	\$ 1,677,031	\$ 142,548	\$ 572,021	\$ 838,515	\$ 123,947	\$ 947,931	
Total Costs- Option 1	\$ 6,426,050	\$ 1,882,113	\$ 1,966,808	\$ 838,515	\$ 1,738,614	\$ 2,141,009	\$ 614,616
Option 2		FINCO	RATES	Renewal	Other		
Roof project	\$ 4,749,020	\$ 1,739,566	\$ 1,394,787		\$ 1,614,667	\$ 1,193,078	\$ 614,616
Bulkhead and Liner and pipe upgrades to existing LTS pool	\$ 2,011,978	\$ 171,018	\$ 711,024	\$ 1,005,989	\$ 123,947	\$ 1,282,878	
Total Costs- Option 2	\$ 6,760,997	\$ 1,910,584	\$ 2,105,811	\$ 1,005,989	\$ 1,738,614	\$ 2,475,956	\$ 614,616
Option 3		FINCO	RATES	Renewal	Other		
Roof project	\$ 4,749,020	\$ 1,739,566	\$ 1,394,787		\$ 1,614,667	\$ 1,193,078	\$ 614,616
Liner and pipe upgrades	\$ 979,473	\$ 83,255	\$ 282,534	\$ 489,737	\$ 123,947	\$ 250,373	
Total Costs- Option 3	\$ 5,728,493	\$ 1,822,821	\$ 1,677,321	\$ 489,737	\$ 1,738,614	\$ 1,443,451	\$ 614,616
Option 4		FINCO	RATES	Renewal	Other		
Roof project							
Liner and pipe upgrades	\$ 1,032,248	\$ 87,741	\$ 304,436	\$ 516,124	\$ 123,947	\$ 303,148	
Total Costs- Option 4	\$ 1,032,248	\$ 87,741	\$ 304,436	\$ 516,124	\$ 123,947	\$ 303,148	

Option 5							
N/a							
Option 6							
Roof project							
Bulkhead and Liner and pipe upgrades to existing LTS pool	\$ 2,561,631	\$ 217,739	\$ 648,554	\$ 845,338	\$ 850,000		
Total Costs- Option 6	\$ 2,561,631	\$ 217,739	\$ 648,554	\$ 845,338	\$ 850,000		

Options (recommended option in bold)	
1	<p>THAT Council approve additional capital funding totalling \$2,755,624 made up of the following –</p> <ul style="list-style-type: none"> a) Roof project b) Bulkhead and liner project c) Ongoing operational cost of \$275,000 from years 3 to 10. <p>AND to not make improvements to the existing learn to swim pool.</p>
2	<p>THAT Council approve additional capital funding totalling \$3,090,571 to complete the full construction of the Roof and Bulkhead and liner project including making improvements to the existing learn to swim pool.</p>
3	<p>THAT Council approve additional capital funding of \$2,058,067 to complete the roof project, liner projects and make improvements to the existing learn to swim pool, but not include the bulkhead</p>
4	<p>THAT Council complete the liner project, make improvements to the existing learn to swim pool and continue to run the pool only in the summer season. No additional funding required.</p>
5.	<p>THAT the Dave Hume Pool roof and bulkhead liner project is placed on hold, to enable re-scoping and further investigation work, including robust financial modelling. Pending the results of the further work, the project shall be referred to the Annual Plan 2025/26 to resolve additional budget requirements, if necessary.</p>
6.	<p>THAT Council approve completion of the bulkhead, pool liners and make improvements to the existing learn to swim pool which will enable the pool to run for the extended summer season funded through existing budgets from the 23/24 financial year and Dave Hume Pool Trust secured funding AND for future operational costs for the Dave Hume Pool to be considered through the Annual Plan 2025/26.</p>

• Fin Contribution											
• External											
• Other (specify)											
• Ongoing Opex costs											
<i>Opex cost e.g. grants, service delivery, maintenance</i>											
Opex funding											
• Rates											
• External											
• Other (specify)											

Option 6: THAT Council approve completion of the bulkhead, pool liners and make improvements to the existing learn to swim pool which will enable the pool to run for the extended summer season funded through existing budgets from the 23/24 financial year and Dave Hume Pool Trust secured funding AND for future operational costs for the Dave Hume Pool to be considered through the Annual Plan 2025/26.

<p>Advantages</p> <ul style="list-style-type: none"> • No additional funding required • The existing learn-to-swim can have ~30 bathers instead of 10 • Heating to the reception area and changing rooms could extend the summer season. • Ensures there is greater funding certainty from third party investment secured the Dave Hume Pool Trust. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Pool remains a summer season only pool • Insufficient funding to commit to the roof construction tender • Council reputation may be negatively affected due to initial plans to provide roof/indoor pool to provide year round access. • May send wrong signal about Council's intentions to external funding agencies
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Recommended Decision *(to be completed by staff prior to decision-making meeting)*

THAT the Dave Hume Pool roof and bulkhead liner project is placed on hold, to enable re-scoping and further investigation work, including robust financial modelling. Pending the results of the further work, the project shall be referred to the Annual Plan 2025/26 to resolve additional budget requirements, if necessary.

Decision

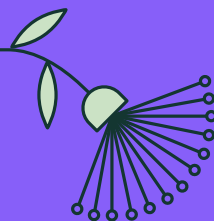
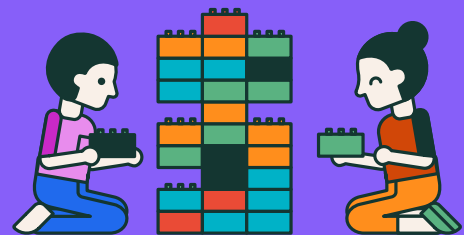
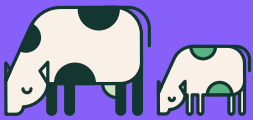
(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)



Deliberations Re-budgets



Long Term Plan 2024-2034
 Recreation and Open Space Activity
 Author: Janine Field
 General Manager: Cedric Crow

Re-budget	
	Description
Activity	Recreation and Open Space Activity
Issue	Change in project timings for Reserves and Activities
Project No	Complete detail in Appendix A.
Related strategies/Activity Plans	Recreation and Open Space Activity Plan

Staff Narrative
<p>This Submission seeks changing the timing of projects funding in the Long Term Plan 2024-34 budgets.</p> <p>Three projects within Reserves and Facilities programme will be unable to be commenced to within the current LTP timings this is due to internal resourcing within the Reserves and Facilities Asset Management team and complexity of Mana Whenua engagement and progress the project within the LTP timings.</p> <p>The four projects are:</p> <p>357601 Reserves - Otaiparia Kaituna River 295203 Reserves - Omokoroa Domain funding 260315 Kauri Point - Atea development</p> <p>Otaiparia Kaituna River- Full funding from FY 24/25 to be pushed into FY26/27 \$347,185.</p> <p>Omokoroa Domain Funding- Full funding from FY 24/25 to be pushed into FY25/26 \$230618 and the carry forward from FY23/24 \$538,672 into FY 27/28.</p> <p>Kauri Point - Atea development- Full funding from FY 24/25 to be pushed into FY26/27 \$15,240 and the carry forward from FY23/24 \$450,369 into FY 27/28.</p>

Options (recommended option in bold)

1	THAT Council Approves the Reserves and Facilities activity re-budgets as contained in Appendix A
2	THAT Council does not approve the Reserves and Facilities activity re-budgets as contained in Appendix A.

RECOMMENDED OPTION	Option 1: That Council Approves the Reserves and Facilities activity re-budgets as contained in Appendix A
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Advantages <ul style="list-style-type: none"> Improved LTP project alignment with actual asset development. 	Disadvantages <ul style="list-style-type: none"> Projects not delivered in years outlined in LTP consultation document.
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Option 1: Implications for Work Programme/Budgets											
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y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
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Capital cost e.g. Asset											
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Capex funding											
• Rates	-298		289	9							
• Fin Contribution	-294	230	58	6							
• External											
• Other (specify)											
• Ongoing Opex costs											

Opex cost e.g. grants, service delivery, maintenance											
--	--	--	--	--	--	--	--	--	--	--	--

Opex funding											
• Rates											
• External											
• Other (specify)											

Option 2: THAT Council does not approve the Reserves and Facilities activity re-budgets as contained in Appendix A.											
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Advantages <ul style="list-style-type: none"> Projects implemented as per the LTP. 	Disadvantages <ul style="list-style-type: none"> Risk projects will not be completed.
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Recommended Decision *(to be completed by staff prior to decision-making meeting)*

THAT Council Approves the Reserves and Facilities activity re-budgets as contained in Appendix A.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Appendix A - Breakdown of Reserves and Facilities re-budgeted projects

Project Number	Project Name	Re-Budget 24/25 (\$000)	Re-Budget 25/26 (\$000)	Re-Budget 26/27 (\$000)	Re-Budget 27/28 (\$000)	Re-Budget 28/29 (\$000)	Re-Budget 29/30 (\$000)	Re-Budget 30/31 (\$000)	Re-Budget 31/32 (\$000)	Re-Budget 32/33 (\$000)	Re-Budget 33/34 (\$000)	Reason	Risk (High/Med/Low)
357601	Reserves - Otaiparia Kaituna River	(347)		347								Delays due to internal staff resources	Medium
295203	Reserves - Omokoroa Domain funding	(230)	230									Delays due to internal staff resources	Medium
260315	Kauri Point - Atea development	(15)			15							Delays due to internal staff resources and complexity of iwi engagement	High

Long Term Plan 2024-2034
 Stormwater Activity Re-Budget
 Author: Ashnil Kumar
 General Manager: Cedric Crow

Project Re-budget



Re-budget	
	Description
Activity	Stormwater
Issue	Project Re-budgets – Stormwater
Project No	Complete detail in Appendix A.
Related strategies/Activity Plans	Stormwater Activity Plan

Staff Narrative
<p>The 2024/2035 LTP budgets have been revised for stormwater projects to better align with project timing and resource requirements. This doesn't include any changes to Waihi Beach Stormwater which is covered in the Waihi Beach Stormwater Internal Submission (A6384786). A breakdown of recommended re-budgets has been included in Appendix A.</p>

Options (recommended option in bold)	
1	THAT Council approved the stormwater activity re-budgets as contained in Appendix A.
2	THAT Council does not approve the stormwater activity re-budgets as contained in Appendix A.

RECOMMENDED OPTION	Option 1: THAT Council approved the stormwater activity re-budgets as contained in Appendix A.										
Advantages <ul style="list-style-type: none"> Improved LTP project alignment with actual asset renewal requirements. Utilising the remaining life of assets as opposed to replacing an asset earlier than required. Aligning project budgets better with project delivery timelines 						Disadvantages <ul style="list-style-type: none"> Deferral of projects may receive negative feedback from the community. 					
Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding											
• Rates Loan											
• Fin Contribution	(2272.5)	(1019.2)	2371.7	920							
• External											
• Other (specify)											
• Ongoing Opex costs											
Opex cost <i>No impact on operational expenditure</i>											

Option 2: *THAT Council does not approve the stormwater activity re-budgets as contained in Appendix A.*

<p>Advantages</p> <ul style="list-style-type: none"> • Projects implemented as per the LTP. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Risk projects will not be completed. • Replaced assets before their end of life.
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Option 2: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
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Capital cost e.g. Asset

Capex funding											
• Rates											
• Financial Contribution											
• External											
• Other (specify)											
• Ongoing Opex costs											

Opex cost *No impact on operational expenditure.*

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

Option 1: THAT Council approved the stormwater activity re-budgets as contained in Appendix A.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Appendix A - Breakdown of re-budgeted projects (example in italics for the knock on effect of deferring a project)

Project Number	Project Name	Re-Budget 24/25 (\$000)	Re-Budget 25/26 (\$000)	Re-Budget 26/27 (\$000)	Re-Budget 27/28 (\$000)	Re-Budget 28/29 (\$000)	Re-Budget 29/30 (\$000)	Re-Budget 30/31 (\$000)	Re-Budget 31/32 (\$000)	Re-Budget 32/33 (\$000)	Re-Budget 33/34 (\$000)	Reason	Risk (High/Med/Low)
226636	<i>Te Puke Upgrades Princess St, Saunders Place.</i>	(176)	0	0	0	0	0	0	0	0	0	Funding absorbed into 226651	Low
226638	<i>Te Puke Upgrades Seddon St, Raymond, Dunlop, Bishoprick Cres.</i>	(362)	0	0	0	0	0	0	0	0	0	Funding absorbed into 226652	Low
226651	<i>Stormwater Te Puke upgrades Oxford St Boucher Ave.</i>	538	0	0	0	0	0	0	0	0	0	Budget absorbed from 226636 & 226638	Med
316601-A	<i>Katikati Structure Plan Utilities.</i>	(332.5)	(139.2)	471.7	0	0	0	0	0	0	0	Re-budget to better align with project timeline	Med

APPENDIX A

226602	Stormwater – Te Puke Area 3 Structure Plan.	(1,940)	(880)	1,900	920	0	0	0	0	0	0	Re- Budget to better align with project timeline	Med
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Long Term Plan 2024-2034
Wastewater Activity Re-Budget
Author: Ashnil Kumar
General Manager: Cedric Crow

Project Re-budget



Re-budget	
	Description
Activity	Wastewater Activity
Issue	Project Re-budgets – Wastewater
Project No	Complete detail in Appendix A
Related strategies/Activity Plans	Wastewater Activity Plan

Staff Narrative
<p>The 2024/2035 Long Term Plan (LTP) budgets have been revised for wastewater projects to better align with project timing and resource requirements. The breakdown of recommended re-budgets has been included in Appendix A.</p> <p>Appendix A rephases the Te Puke Wastewater Treatment Plant (WWTP) upgrade project to align with project delivery timeframes and expenditure. It also combines existing projects in the draft LTP (225632 and 225635) into one project to be delivered with a funding split applied of 43% external subsidies - Rangiuru Business Park (RBP), 15.01% growth percentage and 41.99% Uniform Targeted Rate (UTR) funding, as supported by the revised Te Puke WWTP upgrade funding model.</p>

Options (recommended option in bold)	
1	THAT Council approved the wastewater activity re-budgets as contained in Appendix A.
2	THAT Council does not approve the wastewater activity re-budgets as contained in Appendix A.

RECOMMENDED OPTION	Option 1: THAT Council approved the wastewater activity re-budgets as contained in Appendix A.										
Advantages	<ul style="list-style-type: none"> Improved LTP project alignment with actual asset renewal requirements. Utilising the remaining life of assets as opposed to replacing an asset earlier than required. Aligning project budgets better with project delivery timelines. 					Disadvantages					
						<ul style="list-style-type: none"> Slight risk assets will fail. Projects not delivered in years outlined in LTP consultation document. 					
Option 1: Implications for Work Programme/Budgets											
y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
Capital cost e.g. Asset											
Capex funding											
• Rates / Loan	-1546	4036	2936	-1778	-2	-115	-32	-115	-51	-153	
• Fin Contribution	973	1652	2336	-69							
• External											
• Other (specify)											
• Ongoing Opex costs		61	128	140	19	19	12	10	3	0	Interest

Option 2: *THAT Council does not approve the wastewater activity re-budgets as contained in Appendix A.*

<p>Advantages</p> <ul style="list-style-type: none"> Projects implemented as per the LTP. 	<p>Disadvantages</p> <ul style="list-style-type: none"> Risk projects will not be completed. Replaced assets before their end of life. Expiring discharge consents and noncompliance from Bay of Plenty Regional Council.
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Option 2: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
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Capital cost - *As per draft LTP no changes.*

Capex funding											
• Rates											
• Financial Contribution											
• External											
• Other (specify)											
• Ongoing Opex costs											

Opex cost - *As per draft LTP no changes.*

Recommended Decision

Option 1: THAT Council approved the wastewater activity re-budgets as contained in Appendix A.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Appendix A - Breakdown of re-budgeted projects (example in italics for the knock-on effect of deferring a project)

Project Number	Project Name	Re-Budget 24/25 (\$000)	Re-Budget 25/26 (\$000)	Re-Budget 26/27 (\$000)	Re-Budget 27/28 (\$000)	Re-Budget 28/29 (\$000)	Re-Budget 29/30 (\$000)	Re-Budget 30/31 (\$000)	Re-Budget 31/32 (\$000)	Re-Budget 32/33 (\$000)	Re-Budget 33/34 (\$000)	Reason	Risk (High/ Med Low)
225724	<i>Wastewater - Katikati Treatment Plant Renewals</i>	648	(120)	(45)	(15)	(1.7)	(115)	(32)	(115)	(51)	(153.3)	<i>Renewals work being undertaken as part of upgrade. Tender awarded.</i>	<i>High</i>
225744	<i>Katikati WWTP Upgrades</i>	2,298	305	347	(2,950)	0	0	0	0	0	0	<i>Upgrades at WWTP required now to comply with Discharge Consent.</i>	<i>High</i>
226025	<i>Waihi Beach Treatment Plant Upgrades</i>	(500)	500	0	0	0	0	0	0	0	0	<i>Aligning project budgets better with project timeline.</i>	<i>Med</i>
225746	<i>Wastewater – Katikati Grit/stone interceptor chamber prior to Wills Road</i>	(180)	180	0	0	0	0	0	0	0	0	<i>Undertake detailed investigation the extent of H2S corrosion & set out scope of works for execution in FY 25/26.</i>	<i>Low</i>

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225632	Wastewater Te Puke Treatment Plant Upgrade	3,526	10,233	15,068	3,768	0	0	0	0	0	0	Combine projects 225632 and 225635 and adjust funding splits. 43% RBP, 15.01% growth, 41.99% UTR re-forecast to align with project delivery.	High
225635	Wastewater Te Puke Treatment Plant Upgrade - RBP contribution	(5,155)	(14,100)	(10,340)	(3,000)	0	0	0	0	0	0		High
226031	Waihi Beach WWTP Screw Press	(618)	618									Project re-budget to better align with project timeline.	Med
295703-B	Wastewater - Te Puke Structure Plan	(592.311)		242.311	350							Delays with development. Shift funding to enable design.	Low

Long Term Plan 2024-2034
 Water Supply Activity Re-Budget
 Author: Coral-Lee Ertel/EJ Wentzel
 General Manager: Cedric Crow

Project Re-budget



Re-budget (e.g. approved project that isn't able to start from 2025/26) NOT A CARRY FORWARD	
	Description
Activity	Water Supply
Issue	Project Re-budgets – Water supply
Project No	Complete detail in Appendix A.
Related strategies/Activity Plans	Water Supply Activity Plan

Staff Narrative
<p><i>The Long-Term Plan (LTP) 2025-34 budgets have been revised and project timing shifted as necessary to meet design, construction timelines and resourcing, to ensure projects are delivered and compliance requirements can be met.</i></p> <ul style="list-style-type: none"> • <i>The Western Supply Zone (WSZ) Ultraviolet (UV) Treatment project (LTP25/34-16) requires some funding to be brought forward to meet the construction timelines for the installation.</i> • <i>The Water - Central Additional Reservoir (243335) requires substantial funds to be brought forward, as the project contract will include the new reservoir, UV treatment and existing water treatment plant improvements to be constructed under a single contract.</i> • <i>In the Water - Eastern Reticulation Improvements Renewals Budget (243002) the SH2 - Maketu Watermain has been completed earlier than the originally planned and the overall project cost is reduced by \$1,234,000.</i> • <i>Water Central Supply Zone (CSZ) Source & Storage Renewals 243338, the timing of this project has been delayed by one year.</i> • <i>This re-budget combines existing projects in the draft LTP (287112 with 350026) for better management and to align with funding sources. It has a funding split applied of 70% external subsidies - Rangiuru Business Park (RBP), 15% growth percentage and 15% Uniform Targeted Rate (UTR) funding as supported by the revised Financial Contributions Model. This re-budget also splits out budget to create a "New" Water - Eastern Supply New Water Source (No2 Road) project. (Code not yet assigned).</i>

Options (recommended option in bold)	
1	THAT Council approves the Water Supply Activity re-budgets as contained in Appendix A. <i>And THAT Council reduces the overall Water Supply Activity budget by \$1,234,000 as contained in Appendix A.</i>
2	THAT Council does not approve the Water Supply Activity re-budgets or budget reduction as contained in Appendix A.

RECOMMENDED OPTION	Option 1. THAT Council approves the Water Supply Activity re-budgets as contained in Appendix A. And THAT Council reduces the overall Water Supply Activity budget by \$1,234,000 as contained in Appendix A.
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<p>Advantages</p> <ul style="list-style-type: none"> • Projects completed to meet compliance requirements. • Reduce risk of project cost escalation from delayed completion. • That treatment processes are improved to meet required standards. • To align with project timelines. 	<p>Disadvantages</p> <ul style="list-style-type: none"> • Budgets required earlier than included in Draft LTP.
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Option 1: Implications for Work Programme/Budgets

y/e June	2024/25 \$000	2025/26 \$000	2026/27 \$000	2027/28 \$000	2028/29 \$000	2029/30 \$000	2030/31 \$000	2031/32 \$000	2032/33 \$000	2033/34 \$000	Comments
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Capital cost e.g. Asset

Capex funding	(180.25)	3,790.25	(577)	(577)	(1600)	(1600)	(490)				<i>Overall budget reduced by \$1,234K</i>
• Rates (loan)	358	275	630	344							
• Fin Contribution	-248	4,030	-92	-151	-1,600	-1,600	-490				
• External	-290	-515	-1,115	-770							
• Other (specify)											
• Ongoing Opex costs											

Opex cost *No changes to operational expenditure*

Recommended Decision

THAT Council approves the Water Supply Activity re-budgets as contained in Appendix A.

And

THAT Council reduces the overall Water Supply Activity budget by \$1,234,000 as contained in Appendix A.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Appendix A - Breakdown of re-budgeted projects

Project Number	Project Name	Re-Budget 24/25 (\$000)	Re-Budget 25/26 (\$000)	Re-Budget 26/27 (\$000)	Re-Budget 27/28 (\$000)	Re-Budget 28/29 (\$000)	Re-Budget 29/30 (\$000)	Re-Budget 30/31 (\$000)	Re-Budget 31/32 (\$000)	Re-Budget 32/33 (\$000)	Re-Budget 33/34 (\$000)	Reason	Risk (H/M/L)
LTP25/34-16	WTP's UV Treatment - All Plants WSZ.	207	(207)									Planned work higher portion in 24/25.	Low
243335	Water - Central Additional Reservoir.		3710			(1600)	(1600)	(490)				Completion of CSZ Reservoir build in 2026.	Med
243002	Water - Eastern Reticulation Improvements.	(50)	(50)	(577)	(577)							Remaining funding no longer required as project delivered ahead of scheduled.	Low
243338	Water CSZ Source & Storage Renewals.	(80)	80									Project delayed.	Low
New	Water - Eastern Supply New Water	200	50	950	1,100							Project split from 287112 to align with	Med

APPENDIX A

	Source (No2 Road).											funding source (UTR funded).	
287112		300	1,550	550	(1,100)							Funding from 350026, combines with 287112 and a new project for better management and to align with funding sources.	Med
350026		(500)	(1,600)	(1,500)								<i>Combines with 287112 and a new project, adjust funding splits. 70% RBP, 15% growth, 15% UTR re-forecasted to align with project.</i>	Low
287118	Water - Eastern Structure Plan Implementation	(257.25)	257.25									<i>Adjust timing to align with development</i>	Low

APPENDIX A

Total movement		(180.25)	3,790.25	(577)	(577)	(1,600)	(1,600)	(490)	-	-	-		
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Long Term Plan 2024-2034
 Transportation Activity Re-Budget
 Author: Calum McLean
 General Manager: Cedric Crow

Project Re-budget



Re-budget	
	Description
Activity	Transportation
Issue	Project Re-budgets
Project No	Detail in Appendix A.
Related strategies/Activity Plans	Transportation Activity

Staff Narrative
<p>The Long-Term Plan 2024-34 budgets have been revised with respect and project timing and shifted as necessary. The realignment of these projects is required to meet design construction and resourcing timelines to ensure projects are delivered inline with development needs.</p> <p>Appendix A provides a list of the proposed re-budgets.</p>

Options (recommended option in bold)	
1	THAT Council approved the Transportation activity re-budgets as contained in Appendix A.
2	THAT Council does not approve the Transportation activity re-budgets as contained in Appendix A.

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

THAT Council approved the Transportation activity re-budgets as contained in Appendix A.

Decision

(To be completed in the decision making meeting)

Reason

(To be completed in the decision making meeting)

Appendix A - Breakdown of re-budgeted projects

Project Number	Project Name	Re-Budget 24/25 (\$000)	Re-Budget 25/26 (\$000)	Re-Budget 26/27 (\$000)	Re-Budget 27/28 (\$000)	Re-Budget 28/29 (\$000)	Re-Budget 29/30 (\$000)	Re-Budget 30/31 (\$000)	Re-Budget 31/32 (\$000)	Re-Budget 32/33 (\$000)	Re-Budget 33/34 (\$000)	Reason	Risk (High/Med/Low)
302901-B	Katikati Transportation	(500)	500									Aligns with project delivery	Low
303101-B	Transportation - Te Puke	(2.267)	2.267									Delays with development. Aligns with other planned structure plan works.	Low