

**Tauranga City Council**

**Draft Annual Plan 2020/21**

**Submissions 201 to 300**

**Hearings: 2 July - 7 July 2020**

**Attachment 4**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 201

**Full Name:** Bob Smith

**Organisation:** Tauanga Morning Badminton Club

**Suburb:**

**Wish to speak to submission:** Yes

**Time Preference:** Daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**



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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes

**SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020/21  
by TAURANGA MORNING BADMINTON CLUB - 2<sup>nd</sup> May, 2020**

The Tauranga Morning Badminton Club meets two mornings a week at the Queen Elizabeth Youth Centre, with regular attendances of between 25 and 35 people.

This year is our 50<sup>th</sup> anniversary, so over the decades we have paid a substantial amount to Tauranga City Council for the use of its facilities.

Our club strongly opposes the proposed 27.4% increase in user fee charges at the Queen Elizabeth Youth Centre, which Bay Venues says is a response to a 7% increase in costs.

We think an increase of over 27% is excessive and we urge Council to reject it.

The Tauranga Morning Badminton club would find it difficult to pay the extra \$1242 a year (\$17.75 a day) that this would cost us.

Many of our members are retirees and we are loath to foist a large increase in playing fees upon them; this could deter quite a few from continuing to play badminton.

We believe that our club plays an important part in the community by offering people the chance to be involved in an active, social sport, which can only be good for their physical and mental well-being.

During the school holidays we welcome numerous students of all ages, who take the opportunity to join us for an enjoyable morning of badminton.

We suggest that Council should focus on encouraging more community use of its venues by holding user charges at a reasonable level.

Aiming to maximize the financial return from community venues could actually have the opposite effect, as many groups struggle to continue or are simply forced to shut down.

Lastly, I should point out that if these user charges are adopted, our hireage fees at the Queen Elizabeth Youth Centre will have gone up by nearly fifty percent in less than four years.

Please ask yourselves Councillors: is this reasonable and fair?

As well as this written submission, our President Judy Burnett [REDACTED] and Club Captain Melissa Parkes [REDACTED] would like to make a verbal submission (if possible) against the proposed fee increases on any of the hearing days from 13<sup>th</sup> to 15<sup>th</sup> May.

Yours sincerely



Bob Smith

Secretary

Tauranga Morning Badminton Club

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 202

**Full Name:** Delwyn Cooper

**Organisation:** BOP Badminton

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** Daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes

**SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020/21  
BAY OF PLENTY BADMINTON ASSOCIATION INCORPORATED (BOPBA)**

## **Introduction**

Badminton is the second largest participation sport in the world, in the top five participation sports in New Zealand and is in the top ten sports played at Secondary School level. Badminton is an indoor sport, affordable and can be played by people of all ages and abilities making it accessible to a large number of participants.

The BOPBA was established in 1948 and covers the area from Katikati to Opotiki including Rotorua, Taupo and Turangi. BOPBA has experienced significant growth in recent years and currently has approximately 950 affiliated players and 14 representative teams involving 116 players ranging from 9 years old to 70 years old, along with significant numbers of casual players also.

There are currently nine Badminton Clubs operating in Tauranga with a combined membership of 500+. In the past three years badminton has experienced a 20% growth in membership. The clubs currently utilise the Mount Sports Stadium, the Aquinas College Events Centre, Tauranga Boys College, Otumoetai College, Bethlehem College, QEYC and Memorial Hall.

BOPBA also hires a number of the facilities above for training and coaching purposes at different times on a weekly basis. We also hire QEYC for school events, BOP Interclub and other regional and national tournaments.

As you know, BOPBA is seeking approval in principle from Tauranga City Council for the use of Reserve land for the purpose of building a facility for Badminton, Parafed & Table Tennis. We are still very focused on this project and appreciate the time and effort TCC are taking in working on this with us.

## **Summary of the Submission**

We would like Council to consider the following:

- **Rejecting the increase of user fee charges in particular for QEYC/Memorial Hall & Mount Sports Stadium**

In this challenging time Sport is extremely important to our members. We have a large number of local community users and we will be an important link to the wellbeing and re-connection of people post Covid-19. But for many (even more so now than before), the cost will be a challenge. It is very likely that Increases to user fees would flow onto individuals and therefore make sport less affordable/accessible across the community.

- **Revoke 'Sinking Lid' Policy - Lack of class 4 funding to not just Badminton but to all sports/community groups**

Consistent messaging from the Hospitality sector is they think 25-30% of businesses will not survive due to the Covid-19 lock-down, this includes those operators who currently have pokie machines in their premises.

With regards to the sinking lid policy that TCC put in place (as businesses close, those pokie machines are lost to the community and that no new pokie machines are allowed to be introduced), we would ask that this 'Sinking Lid' policy be revoked.

Sport cannot survive without Class 4 Gaming. The impact that the 'Sinking Lid' policy has on the community is extremely significant, especially in this current climate.

- **Support for other Indoor Users submissions**

We would like to show our support to the following submissions, who like us, face similar challenges; Tauranga City Basketball, Volleyball Tauranga, Parafed BOP, Table Tennis BOP & other potential recreational users.

- **Request for better information & consultation as a key user of these facilities**

I would also like to ask/know when the last external audit of Bay Venues Limited (BVL) was done? What is behind the request for increases in user fees?

Perhaps if BVL was more transparent about their operations and costs, then the community may feel more inclined to the proposed venue hire increases.

- **Request to talk to this submission**

Yours sincerely

Name: Delwyn Cooper  
Position: Sport Development / Admin Officer  
Club: Bay of Plenty Badminton Assn Inc.

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 203

**Full Name:** John Garwood

**Organisation:**

**Suburb:** Bellevue

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Capital or operating expenditure (temporary measures) need to continue on modal shift particularly pathways and cycleways. PT is a different issue as it looks as though this could have to wait for a vaccine or better medicinal treatment (looks promising) for sick Covid-19 patients.

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### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Agree with the reduced UAGC to 10%

Agree with the differential of Residential to Commercial. However I believe it should be of 1:1.3 (not 1:1.2). By the time this is introduced those businesses that are going to fail will have done so.

The benefits for residential sector should accrue mainly to the lower income group who will tend to spend what is saved in the commercial area.

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Seems reasonable at first glance.

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Necessary as shown by this year's water shortage, and the on going housing development, particularly those started but not yet completed.

Also there are likely to be higher occupancy of existing buildings, used previously as holiday homes, or held unoccupied for long term capital gain which in the medium term are unlikely to be realised, resulting in renting or sale.

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** I agree to the deferral of the 15th Ave/Turret Road.

The Harington Street Transport Hub needs to be resolved and completed.

Capital or operating expenditure (temporary measures) need to continue on modal shift particularly pathways and cycleways. PT is a different issue as it looks as though this could have to wait for a vaccine or better medicinal treatment (looks promising) for sick Covid-19 patients.

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Until TCC have resolved what is to happen with the waste to be collected (not the collection itself) I suggest the Capex on bins is deferred. I have already put in a separate submission on that subject.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Agree to it wholeheartedly. Too much inequality in our society.

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** See 2 above

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes



## Submission to the TCC Annual Plan 2020/21

By John Garwood (personal)

Postal Address - [REDACTED]

Telephone – [REDACTED]

**I wish to be heard** (at a time and manner that is convenient to both parties – i.e. I am flexible)

**Subject – HOUSEHOLD/RETAIL WASTE UTILISATION** (not collection)

The Council may be under financial strain over the Covid-19 crisis and have the aim of minimising costs. However the opportunity to restructure the whole system of waste disposal should not be jeopardised in the medium term. If the Council feels that it cannot proceed in the short term, then alternatives like renewing the current arrangements for short periods (e.g. 1 year) should be implemented.

Now that the old contracts are coming to an end, it is important that the Council does not relinquish its rights to control the waste disposal as it did in the past. Frequent historic discussions at SmartGrowth Forum meetings have been curtailed by the rejoinder from TCC staff that “We do not own the waste, and hence cannot control what happens to it”.

We presume that the WBOPDC and TCC staff are working on the responses to the RFP which we understand was due in March. Unfortunately it has been difficult to find out how that is progressing **and what any future consultation will be like, if at all.**

There is plenty of consultation with TCC ratepayers over the various collection alternatives, which is good, but where is the consultation on what happens to it, after collection. There are organisations that believe they have viable alternatives. Have they been asked/issued with an RFP or RFI? If not they should be.

It is not just a matter of reducing cost, but also improving the environment. Carting truck loads of refuse long distances to go into a landfill should surely be the worst solution.

It is important that recycling is for materials that are to be **actually** recycled, and collected in a manner that allows that recycling to occur, not co-mingled to the extent that it cannot effectively be processed.

The current Covid-19 crisis (and what has happened to all that waste) should be a wake-up call on getting to a system that minimises human intervention, maximises recovery and beneficial outcomes.

***Use this opportunity to get to a system, in conjunction with other local territorial authorities and Central Government, to get to a long term viable solution, for Ratepayers and the Environment.***

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 204

**Full Name:** Jenny Kirk

**Organisation:** Volleyball Tauranga

**Suburb:**

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes

## SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020/21



On behalf of Volleyball Tauranga Club

1<sup>st</sup> May 2020

*Our Club has been operating for over 45 years offering Volleyball at all levels for all ages across the Western BOP area. We provide community Leagues 12 months of the year.*

*Snapshot – Term 4 2019 - 160 teams competing – 616 under 12 year old, 690 over 12 plus coaches managers and parents = approx. 1600 per week to the three different venues across the three nights per week.*

*Snapshot - Term 1 2020 – 133 teams competing – 287 under 12's, 320 over 12's plus coaches, managers and parents = approx. 1330 per week. (Younger kids tend to do water/outdoor sports in Term 1 so we have a drop off)*

### Summary of the Submission

We would like Council to consider reducing the increase of the proposed user fee charges particularly the indoor sport facilities.

A 25% and some cases 35% is too much for our Club to handle in one rise. (Arena & QE).

### Discussion

- Community sport will be incredibly important for our citizens coming out of this lockdown and we need to keep it affordable or even free when we can get back to providing competitions and re-connecting people.
- Existing sport providers should be better informed on why these charges need to rise so much.
- Benchmarking charges across NZ gives a false impression as facilities out of town DON'T get used by sport because of their fee structure
- Sport is proud that we manage our way through commercial activity "taking over " our space with regular interference.

- We have taken years to build the competitions on the Mount/Papamoa side of the bridge at a cost to our Club each year.
- New Flat floor area continues to be a priority for Tauranga to develop to stop this conflict between commercial and community
- A lot of sport clubs will suffer with a lack of class 4 funding now unavailable.
- Our Club can give immediate value to our community coming out of lockdown by offering a sport opportunity towards wellbeing.
- It is also concerning that we have not had regular User meetings with Bay Venues or Council. We represent a lot of users directly from our community.
- We also stand in support of other key users within our community delivering quality sports leagues for our community, particularly Basketball that can only fit half the number of participants in compared to Volleyball.
- We are concerned that this fee increase in some way subsidises High Performance sport.

We would like to talk to the submission as we feel that Bay Venues does not give us the opportunity to be part of advocating at Council level for grass roots community sport.

Yours sincerely

Jenny Kirk Secretary / Manager 

Stewart Henderson Chairperson Paul Ake Treasurer

Email [info@volleyballtauranga.co.nz](mailto:info@volleyballtauranga.co.nz) [www.volleyballtauranga.co.nz](http://www.volleyballtauranga.co.nz)

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 205

**Full Name:** Vicki McLaren

**Organisation:** Accessible Properties NZ Ltd

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes

# TAURANGA CITY COUNCIL ANNUAL PLAN 2020-2021

## **SUBMISSION** **from** **Accessible Properties New Zealand Ltd**



**Accessible Properties would like to speak to its submission, if that is possible.**

### **Introduction**

Accessible Properties is a profit-for-purpose, charitable organisation, owned by IHC New Zealand which has been in housing for more than 65 years.

In Tauranga, it provides homes to 3,500 people through more than 1140 social housing properties on 67ha of land.

- Accessible Properties is New Zealand's largest non-government registered community housing provider. It operates nationwide, managing 2750 properties. 93 percent of its portfolio is community housing.
- This includes management of the IHC housing portfolio which provides 860 homes for people with disabilities and management of about 200 commercial properties used for community support activities.

Accessible Properties is Tauranga City Council's (TCC) largest residential ratepayer, contributing over \$2.2 million each year (excluding water rates).

We are well on our way to providing a further 150 homes (mainly through new development) in Tauranga, and have a goal to increase new supply by above these numbers in partnership with others.

We have a close working relationship with Tauranga Moana iwi which is guided by a memorandum of understanding with Ngāti Ranginui, Ngāi Te Rangi, and Ngāti Pūkenga.

We have a dedicated team of tenancy and property managers that are based at an office at 141 Cameron Rd, Tauranga. These are led by Vicki McLaren (General Manager, Tauranga).



## Our perspective

Accessible Properties' submission is made from the perspective of a community housing provider that:

- provides tenancies to a large number of people and whānau with the highest levels of social deprivation in Tauranga
- wishes to enable people and whānau to thrive and belong in the places they live and work
- wants to invest in much-needed additional and improved social and affordable housing for the city within its current urban footprint
- advocates for people seeking housing suitable for ageing-in-place and for disabilities that are well-integrated into the wider community
- agrees with council's statement that we are entering a time of great economic and social uncertainty
- sees the potential for a larger-scale community regeneration Pukehinahina Partnership Project in the Gate Pā/Tauranga South area (see Gate Pā Engagement Summary: Attachment 1)

## Responses to questions on key Annual Plan topics:

### **How has the COVID-19 lockdown affected you and what changes do you think we should make to our plans for the coming year?**

Accessible Properties agrees that it is difficult to know and predict the impacts of COVID-19 on council's, and also our own activities as a community housing provider of some scale in Tauranga. This is a 'once-in-a-century' public health shock that will have a profound impact.

What is clear from the [New Zealand Treasury's economic scenarios](#) is that as a country we will face a number of challenges as unemployment rises in our country. The vulnerable in our communities will need greater support.

Housing need and demand forecasts may need re-forecasting as the economic impacts of COVID-19 become clearer. Population growth forecasts may also need to be revisited as the impact of COVID-19 reshapes regional economies and immigration (both within NZ and from outside our borders).

As Treasury has stated in its economic scenario analysis, the path the economy takes from here is extremely uncertain. This uncertainty will impact on Tauranga's residents and businesses in many ways.

The magnitude and duration of the downturn and the subsequent pace of the recovery depends on many unknown factors, including

- the course of the virus,
- how long activity restrictions are in place,
- how quickly the global economy will recover,
- how behaviours and production might change, and
- how successful government policies will be in supporting households and firms.

The extreme uncertainty surrounding the outlook means that economic forecasting becomes less about predicting likely outcomes, and more about illustrating salient possibilities.

It remains the case, nonetheless, that the analysis of any outlook has to be geared towards helping us weigh up fiscal and annual planning policy decisions as outlined in your annual plan. As mentioned above, the success of local government policies, not just central government, will play an important part in assisting the recovery of cities and regions.

Therefore, Accessible Properties considers that there are some principles that should guide the council's approach to response and recovery strategies.

These include:-

- Enabling access to healthy and affordable housing remains a key community priority. It was in crisis mode before COVID-19, and remains a critical issue for current and future planning for an inclusive and cohesive city.
- New forms of housing choice and community design and regeneration will benefit a wider range of people and contribute to a more resilient community than if we continue a business as usual approach.
- Social and affordable housing provision and investment in Tauranga is not keeping pace with the demand for it in our communities. This shortfall in provision is likely to get worse, not better as a result of COVID-19.
- Community housing providers can work in partnership with the council and the government to help the city deliver kindness and care in the interests of the wellbeing of its people and businesses. We need opportunities to do that and work on common priorities together.
- How we deliver services and shape our communities should take account of some of the 'positives' that have emerged from residents' experience under lockdown. People are enjoying less traffic, safer walking and cycling routes and the increased community cohesion and neighbourliness that has resulted in many areas living under COVID-19 restrictions.

## **Key financial policies and proposals**

### ***Should council lower the UAGC to 10%?***

Accessible Properties strongly supports council's proposal to lower the Uniform Annual General Charge (UAGC) to 10%.

We concur with the council's findings that Tauranga has significant pockets of deprivation and poverty and that affordability of rates increases is a key consideration for low income households occupying homes of relatively low capital value.

Lowering the UAGC helps with affordability for these households and will be an important policy to assist households in the response and recovery stages of COVID-19. Timeframes for economic and community recovery are likely to last many months as we enter deeper into recession.

### **What infrastructure investments are most important to you, and why?**

- Projects to support the Te Papa Spatial Planning and the Housing Choice Plan Change.
- Anzac Park improvements – and community facilities planning across the city to support safe, healthy and inclusive communities
- Cameron Road transport accessibility improvements

Accessible Properties agrees with council that multi-modal transportation interventions to support the Housing Choice City Plan changes are vital. These changes will enable higher density, lower-cost housing options, together with investments in high-quality, accessible public transport, urban centres, open spaces and amenities and multi-modal transport network improvements.

### **What is our view on the proposed rates increase for 2020/2021?**

Accessible Properties strongly supports the focus on improving water and wastewater infrastructure and growth and transport planning.

We would like to see the Central Corridor (SmartGrowth) and Te Papa spatial planning and housing choice plan change (TCC) given the highest priority for implementation, given their focus on encouraging development and community regeneration within the city footprint.

We welcome the release of TCC's COVID-19 recovery plan, and are still studying it as we finalise this submission. We are particularly pleased with the teamwork evident in your support to Acorn Foundation, TECT and BayTrust in establishing a \$600,000 Rapid Response Fund to assist community groups experiencing increased demand and/or funding shortfall as a result of COVID-19.

Accessible Properties would be keen to work with others on other exciting possibilities in the 'adapt' area of the recovery plan, as described below.

***Adapt: Looking at new ways of working. Opportunities to think differently and to deliver differently.***

**What is our view on the 3.9% increase to overall general rates relating to business as usual activities?**

This increase contributes to a relatively high rates increase given the current situation for businesses and households. It is difficult for us to state a position on this increase without a better understanding on where savings have been made – and how it might support the council's recovery strategy.

We note that you have now released some more detail around your recovery strategy and welcome the opportunities that it may bring in the 'adapt' workstream, delivering services to communities in different and innovative ways.

Collaboration has been evident in the COVID-19 lockdown period – and shows us that communities need to be partners to their own development.

**What is our view on the 2.1% increase to overall general rates to water and wastewater infrastructure?**

Accessible Properties supports this if it enables a growth strategy that is sustainable and reflective of the principles stated on page 3.

**What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

Accessible Properties supports this if it enables growth benefits to Te Papa and our tenants that are sustainable and reflective of the priorities stated on page 3.

**Other Topics:**

**Key Issues – Social and Affordable Housing Growth**

(p182 of Tauranga City Council's Infrastructure Strategy)

Accessible Properties submits that any growth strategy needs to include growth in social and affordable housing and the means of facilitating this.

To date, Tauranga has grown rapidly without concurrent growth in its social housing infrastructure.

The 2017 Taking Stock research report released by Salvation Army found that the ratio of social housing to total housing stock in Bay of Plenty was only 2.5%, which was substantially less than the national average of 4.1%.

The SmartGrowth Bay of Plenty Housing Need and Demand research (2017) also raised similar concerns and challenges for the western Bay of Plenty sub-region, and Tauranga.

This current situation is reflected in the city having one of the highest (if not the highest) social housing wait lists per capita in the country. This undesirable gap will increase unless planned, pro-active action is taken.

**Accessible Properties recommends:**

The Council follows up the SmartGrowth Bay of Plenty application to the Ministry of Housing and Urban Development and works with Accessible Properties, the Ministry, Kāinga Ora and other Community Housing Providers and the commercial housing sector in Tauranga on how good quality additional social and affordable housing options can be incentivised, and delivered together in the sub-region's Central Corridor.

Ways to incentivise additional social and affordable housing might include:

**Waiver of requirements for a development contribution and innovative funding partnerships**

This has been the approach adopted by Christchurch City Council.

We would welcome such an approach as part of a Pukehinahina Project partnership with central and local government.

**Inclusionary zoning**

Note that a report titled *Supporting Affordable Housing Supply* released by the Australian Housing and Urban Research Institute in April 2018 established that 'inclusionary planning' tools have leveraged significant quantities of affordable housing supply in many parts of the UK and USA and also in South Australia. It noted that this facilitated 43% of affordable housing output in England in 2015-16.

**Other game-changing support for social and affordable housing would include:**

- Free or discounted supply of Council-owned land
- Fast track consenting provisions/assurances to reduce delays and costs
- Reductions in onsite parking requirements to provide more efficient use of land.

Many of the above ideas were also included as possible responses to the SmartGrowth Housing Need and Demand research report findings, released in 2017.

Ensuring adequate growth in social and affordable housing will allow the Council to meet its obligations under the government's new proposed National Policy Statement on Urban Development. It will also no doubt help with the council's own taskforce on poverty and housing and its actions.

As Sir Peter Gluckman has pointed out, relative to many other countries, New Zealand sustains a high level of social cohesion and intrinsic trust in our institutions. "But we also have deep and unresolved issues with parts of our society feeling disconnected or disempowered. These issues must not be forgotten as we seek a path ahead to advance our individual, social, environmental and economic wellbeing in a post-Covid world," he said.

"Difficult and constructive conversations must continue, both within and beyond the political system over coming months as we explore what the new normal will be."

Accessible Properties sees the potential for many constructive conversations with Tauranga City and central Government on how to use COVID-19 response and recovery strategies to strengthen community cohesion. This will deliver real economic and social gains to the city and its residents.

As part of the response to the recovery phase following the earthquakes, Christchurch City Council worked [with Government and a community housing trust to deliver quality homes for the city.](#)

The Brougham Street development is the largest build project undertaken by OCHT since its establishment in 2016. It is the largest community housing provider development currently under construction in New Zealand.

Ninety homes are being built as part of the community housing project, 70 of which will be 1-bedroom. Included in the 90 homes are 12 homes that can be converted to have accessible bathrooms at a future date, to meet accessible home requirements.

The complex is designed, and will be built, as three individual communities, with each community coming on line 2-3 months apart. The first homes will be ready for new tenants in early 2021.

The complex will be owned and managed by OCHT. Christchurch City Council has invested in community housing through the provision of a development loan to OCHT.

The Ministry of Housing and Urban Development support this development and the Trust to provide these homes to government for the next 25 years. Future tenants will be taken from the Ministry of Social Development's Housing Register, which currently includes 800 people needing accommodation in Christchurch.

### **Development Contributions Policy**

Accessible Properties agrees with the changes proposed to the Development Contributions Policy.

However, as indicated above, Accessible Properties suggests that the Council considers waiver of development contributions to incentivise supply of additional social and affordable housing. This has been an approach adopted by other councils.

### **The Pukehinahina Partnership Project – Engagement Summary (Attachment 1)**

Tauranga is in urgent need of a new approach to community regeneration and housing that sets the standard for inclusive and comprehensive development in locations that are close to schools, shops, services and public transport.

Accessible Properties sees the Pukehinahina Partnership Project as that game-changing opportunity that should be fast-tracked to help set the city on an inspiring path of recovery from the impacts of COVID-19. We acknowledge the support the project has received in principle so far, and in particular its inclusion as part of implementing Te Papa Spatial planning work (TCC's application to the CIF) and Central Corridor initiatives (SmartGrowth application to MHUD)

As the Government's discussion document on the proposed National Policy Statement on Urban Development pointed out:

*The planning system has struggled to ensure the voices of the community can influence planning. The concerns of tangata whenua are often not taken into account. Current processes for public participation tend to favour wealthier property owners over others (in particular younger, non-English speakers, ethnic minorities, the less educated and renters).*

*Restrictions on intensification often reflect the interests of current property owners (who may not want change in their neighbourhood) over the needs of the wider community – for example renters, new home buyers, social housing providers and future generations. These groups are prevented from living in homes close to the best job options, services and amenities. They are also less likely to live in areas easily accessible by public and active transport. Those most affected are people on low, medium and even above average incomes, particularly young people, working families, Māori and Pacific people. As a result they spend more on transport to get to high-demand locations.*

The Pukehinahina Project has the potential to deliver community impact that challenges those norms. The project is gaining wide support across the community and Attachment 1 outlines our community engagement and feedback to date.

The project aligns with the draft Tauranga Urban Strategy – and is an integral part of work now under way by Tauranga City Council on the Te Papa Peninsula future planning process (spatial framework). The project would also be a positive way to show the Housing Choice plan change in action.

This project ticks all the right boxes.

- Inner urban location, close to shops, services and schools
- Large public and social sector landholders could make it happen
- Able to deliver a mix of quality housing, amenity and an inclusive community

Accessible Properties currently owns more than 140 properties within the 59 hectares of the suggested project area for Pukehinahina. We have a vision for a community-led, co-designed comprehensive community renewal project in partnership with others including the SmartGrowth Bay of Plenty Partnership, Tauranga City Council, Government Agencies and the Bay of Plenty District Health Board.

This project would be complex, given it is community renewal of an existing area with schools, social housing and a major hospital. It could realise a range of health, housing and community outcomes if delivered in a multi-partner plan including a mixed tenure approach across social, affordable and market housing choices.

The project is challenging – and could not be delivered under current District Plan rules and policies – and involves substantial public sector landholders (education/health/council roads, parks and reserves).

The recently-reported annual housing affordability survey from Demographia research group reported Tauranga-western Bay of Plenty as the least affordable city for housing in New Zealand, with a price to income ratio of 9.3.

A 2019 Infometrics Regional Wellbeing report also highlighted how housing wellbeing is an urgent issue there, with house prices growing at nearly double the rate of incomes during 2018. Tauranga City has led second place for rental costs relative to incomes since 2006. Bay of Plenty is the third fastest growing region in the country.

In the attached summary of our Gate Pā engagement, you will see that the project needs council leadership and advocacy to progress in partnership with others including government agencies.

The attached summary sets out how the local community supports the need for improvements to community facilities in the area. This project needs to be developed in partnership with others including those who live and work in the area.

The project could be a pilot for a range of work focused on delivering well-designed medium-density community renewal including

- a new Gate Pā Community Hub
- community development initiatives in low decile areas – recognising and building on the engagement work that is already taking place in Gate Pā but also managing service delivery such as rubbish and recycling

In 2020, the Pukehinahina Project needs:

**1. Tauranga City Council's support and leadership** in developing a joint partnership proposal for the Pukehinahina Project with Accessible Properties and other large landholders interested in supporting the project. This could be part of the council's implementation of its actions on housing and its Urban Strategy and COVID-19 Recovery Strategy.

**Why?** This project is bigger than any one party and warrants local government leadership and co-ordination across public, sub-regional planning, not-for-profit and government sectors. This is a community regeneration project, and needs strong public sector leadership to make the most of the opportunity for community renewal.

The SmartGrowth Bay of Plenty Partnership is very supportive of the project as it aligns with the sub-regional strategic approach to housing. It has many of the elements for effective intensive housing provision.

**2. Central government support and funding** for developing the Pukehinahina Project as a major catalyst for community renewal of housing in Tauranga.

**Why?** This project is of such a scale and complexity that it should qualify for central government project support and funding because Tauranga urgently needs a new approach to urban development. The government has similar larger regeneration projects under way in Auckland, Porirua and other parts of New Zealand – why not Tauranga?

We need an 'action project', not just plans.

The council could lead the development of a formal project proposal/prospectus for the Pukehinahina Project as part of developing a joint approach with the Government to address housing stress and need in our community and the impact of COVID-19. This will help the project proceed to a business case and master-planning process.

**Clarification and further feedback:** Accessible Properties would appreciate the opportunity to provide back-up verbal submissions. For information on, or clarification of, the above please contact:

**Greg Orchard, Chief Executive**

Accessible Properties New Zealand Ltd [REDACTED]  
[REDACTED]

**or Vicki McLaren, Tauranga – General Manager,** [REDACTED]  
[REDACTED]

**Attachment 1:** Gate Pā/Tauranga South Pukehinahina Partnership Project Engagement Summary



# Working with the Gate Pā community

**Accessible Properties has three main projects in partnership with our Pukehinahina (Gate Pā/Tauranga South) tenant community.**

1. We are working on improving the way we regularly engage with the community.
2. We are progressing some 'big ideas' for Gate Pā in partnership with Tauranga City Council.  
  
+ a community hub including a koha shed for sharing garden tools and  
  
+ improving Anzac Park and having more local social events
3. We are building a partnership with others for a large scale Pukehinahina Project that will regenerate the Gate Pā/Tauranga South area and provide more and better housing. View further information view the full [discussion document](#) and [page 5](#) and [6](#) in this document.

**We want to do this work together, with the community.**

This timeline outlines the key engagement work we have completed so far.

## July 2018

Workshops with a group of Gate Pā tenants that identified some great big and little ideas for the community. [Read more.](#)

## January 2019

Face-to-face surveys with our Gate Pā tenants to gain a better understanding of our tenants' experiences in their community, what they valued most and test what ideas had the most local support. [Read more.](#)

## September 2019

Pukehinahina Partnership Project – Discussion Document released – the BIG BIG idea for community regeneration with others – on a significant scale. [Read more.](#)

## February 2020

The Gate Pā Gala – we met and spoke with local residents to gain further feedback and ideas. Everyone wanted to see Anzac Park improved and used more by local people. People told us they supported a community hub and had some great ideas for what it might look like. [Read more.](#)

# Empowering whānau to move forward – the Pukehinahina project

We are building a picture of the kind of community people want to live in and how to deliver it with others. Where we are now – and where we want to be.

We are committed to involving our tenants in all phases of our planning. We remain convinced that those who work, live and play in a place are best at creating change and leading transformation with others.

In July 2018, we worked with a group of our Pukehinahina tenants to gather their views on what would make the area a better place to live.

The response was positive. The group was excited about the opportunity to form a picture of the kind of community they would want to live in and how to deliver it with others.

This developed a vision of 'empowering whānau to move forward together'. They discussed what they would like for their community – where they are now and where they want to be. Their aspirations relate entirely to the collective community and not individual housing needs. The group also understood the reality that housing intensification is going to take place. They agreed it made sense.

## Linking with other important projects

Accessible Properties is helping Tauranga City and the Gate Pā Advisory Group to progress important projects. Tauranga City Council has been engaging with the local community on improvements to Anzac Park. The council's community services department is analysing the needs and nature of who lives in the area so it can plan better for the future. The council's larger Te Papa Plan and Housing Choice Plan Change projects are also working closely with us to understand and engage with local communities on these future growth planning projects. [More information.](#)

## What our tenants value

In January 2019, we followed up our work with the visioning group, with a survey of our tenants in the area.

The purpose of the survey was to gain a better understanding of the sense of community experienced by our Gate Pā tenants, the issues the face and their level of interest in being involved in Accessible Properties activity in their community.

The survey was completed within the Gate Pā area, between 18th and 23rd Avenues, including Cameron Road.

Of the 149 Accessible Properties tenants in the targeted area, 95 tenants completed the face-to-face survey. Tenants who were not at home at the time received a follow-up phone call.

The results of the survey are summarised on the following page.

## Want to be a part of this regeneration project?

If you are part of the Pukehinahina/Gate Pā community and would like to be part of creating a place where locals can belong and thrive, get in touch with [tauranga@accessibleproperties.co.nz](mailto:tauranga@accessibleproperties.co.nz) to go on our e-mailing/contact list.

# What the survey showed us



wanted to be involved in work to improve their community



felt safe in their street



felt safe in their neighbourhood



would like to get to know their neighbours better



of our tenants have lived in the community for more than 5 years



knew many of their neighbours

## What they valued most about where they lived

- ♥ Location – close to hospital, shops, doctors, schools, amenities,
- ♥ Geography of area – flat and easy to get around.
- ♥ Quiet and peaceful
- ♥ The neighbours
- ♥ Close to family and friends
- ♥ Security of tenure

## They liked the three big ideas

1. A koha shed – for sharing garden tools
2. A community centre
3. Social events in the park



## What type of activities might you be interested to participate in?



52%

BBQs



28%

Volunteering



32%

DIY Workshops



48%

Community Gardens



36%

Community Events



16%

New housing design



36%

Koha Shed

The survey confirmed our view that our tenants want to get involved in revitalising their community.



# The Gate Pā Gala

## Building on our Big Ideas

In February 2020 we followed up our tenant engagement and survey, with wider community engagement at the Gate Pā Gala.

Here is a summary of what the community told us at the gala.



### We had lots of great conversations and gained some helpful ideas.

We collected and recorded all the community feedback and summarised it into common themes.

We also gathered the contact details of more residents who are interested in helping us with our further planning.

The next step is to work with Tauranga City Council to make these ideas a reality based on the community feedback. We are researching the best way of establishing and running a community hub and ensure it supports the success of other great ideas including activities in the park and a koha shed.

# Next steps

The actions that are needed now for a game-changing community

Accessible Properties released its Pukehinahina Project Partnership discussion document in September 2019. [View document.](#)

We had a lot of positive feedback on the opportunity for community and housing renewal in the Tauranga South/Gate Pā area.

We also received quite a few questions around next steps – and what particular support was needed from different parties to take the project forward. Here is our action summary of what this project needs now, in 2020, for it to become a reality.

**This project ticks all the right boxes.**

- ☒ Inner urban location, close to shops, services and schools
- ☒ Large public and social sector landholders could make it happen
- ☒ Able to deliver a mix of quality housing, amenity and an inclusive community

## What can we do to progress the Pukehinahina Project?

**In 2020, the Pukehinahina Project needs:**

- 1. Tauranga City Council's support and leadership** in developing a joint partnership proposal for the Pukehinahina Project with Accessible Properties and other large landholders interested in supporting the project. This could be part of the council's implementation of its actions on housing and its Urban Strategy.

**Why?** This project is bigger than any one party and warrants local government leadership and co-ordination across public, sub-regional planning, not-for-profit and government sectors. This is a community regeneration project, and needs strong public sector leadership to make the most of the opportunity for community renewal.

The SmartGrowth Bay of Plenty Partnership is very supportive of the project as it aligns with the sub-regional strategic approach to housing. It has many of the elements for effective intensive housing provision.

- 2. Central government support and funding for developing the Pukehinahina Project as a major catalyst for community renewal of housing in Tauranga.**

**Why?** This project is of such a scale and complexity that it should qualify for central government project support and funding because Tauranga urgently needs a new approach to urban development. The government has similar larger regeneration projects under way in Auckland, Porirua and other parts of New Zealand – why not Tauranga? We need an 'action project', not just plans.

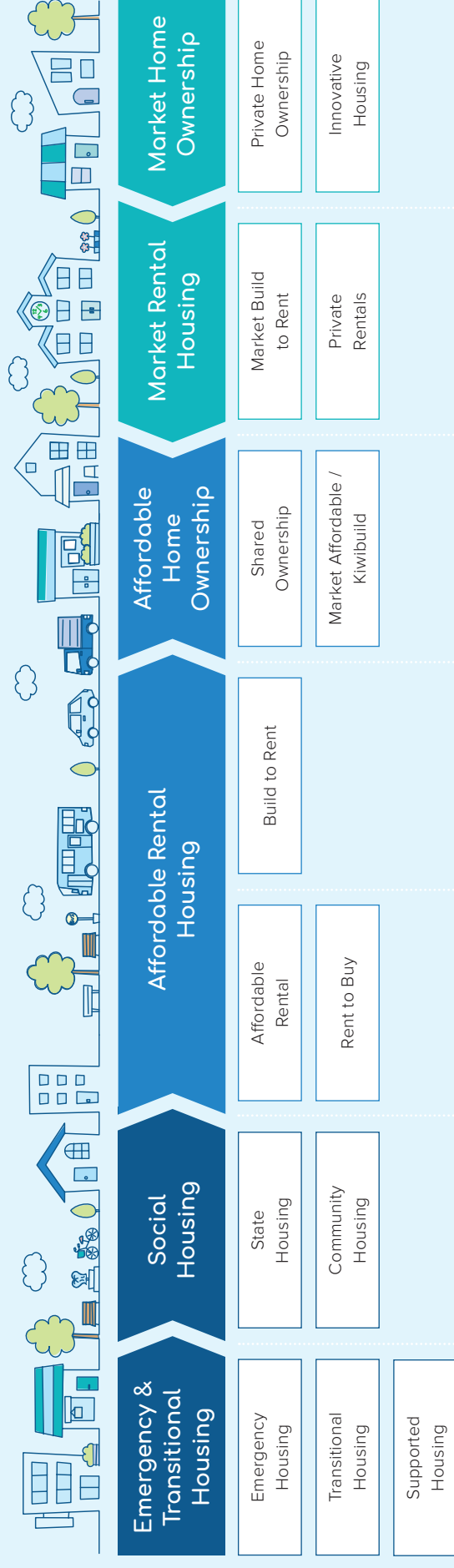
The council could lead the development of a formal project proposal/prospectus for the Pukehinahina Project as part of developing a joint approach with the Government to addressing housing stress and need in our community. This will help the project proceed to a business case and masterplanning process.



## What the Pukehinahina Project could deliver and how it could make an impact on Tauranga's housing crisis

This continuum shows the kind of housing that the Pukehinahina Project could deliver and the people it could help across our housing continuum – including low income households, retirees and key workers for our hospital and schools. This is the mix of housing that other regeneration projects in Auckland are already delivering. Why not Tauranga?

## HOUSING CONTINUUM: What the Pukehinahina Project could deliver for Tauranga



## TARGET GROUPS

Emergency & Transitional Housing	Social Housing	Affordable Rental Rent to Buy	Build to Rent	Affordable Home Ownership	Market Rental Housing	Market Home Ownership
<ul style="list-style-type: none"><li>• Vulnerable individuals and whānau</li><li>• Disadvantaged</li><li>• Rough sleepers</li></ul>	<ul style="list-style-type: none"><li>• Low income whānau</li><li>• Communities of interest (e.g. elderly)</li></ul>	<ul style="list-style-type: none"><li>• No longer eligible for State but can't afford private</li><li>• Market social renters</li><li>• Receiving accommodation supplement</li><li>• Private renters and key workers</li></ul>	<ul style="list-style-type: none"><li>• Private renters</li><li>• Insufficient deposit</li><li>• Insufficient income to service mortgage</li><li>• Key workers</li></ul>	<ul style="list-style-type: none"><li>• Middle income whānau</li><li>• Key workers</li><li>• First home owners</li><li>• Larger generational whānau</li></ul>	<ul style="list-style-type: none"><li>• Young professionals</li><li>• Key workers</li><li>• Elderly and pensioners</li></ul>	<ul style="list-style-type: none"><li>• High income whānau</li><li>• Investors</li></ul>

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 206

**Full Name:** Ian Dustin

**Organisation:**

**Suburb:** Papamoa

**Wish to speak to submission:** Yes

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes



## Submission to the Annual plan Budget 2020 2021 from Ian Dustin

As you can see this is a repeat of my last years submission which is still as relevant now as it was then and I resubmit it in the hope that with better leadership and a new team it will gain some traction this time around.

The Second Leg of my plan for the future has been submitted to CIP with a \$430,000,000 budget that will see all logging trucks off our roads at the Rangioru log to rail transfer station.

This will be the most significant environmental gain in the region

All fumigation of logs using Methyl Bromide (MB) will also take place at Rangioru eliminating the use of MB on the wharf and in ships holds stopping the current 20% leakage of MB into the air at Mount Maunganui.

## Submission to the Annual Plan Budget 2019 2020 from Ian Dustin

This is the second year of the Councils Long Term Plan 2018-2028

The Long Term Plan identifies Rate increases in

1. 2019 8.4%
2. 2020 9.8%
3. 2021 13.2%
4. 2020 13.7%

It projected external debt at \$489,000,000: the actual figure for 2019 / 20 is \$527,000,000

The Consultation Document produced for this period suggests that as an option to mitigate TCC debt levels the Council will review its operational and capital programme during the next LTP process.

It also states that it is looking at different options for funding and financing but states that because of the complexity of the issues involved, unfortunately none of these options will be in place to have an effect within 2019/20. None of these "different options" are identified in the document.

This Council is proposing to lower the average rates increase to 3.9% instead of the 8.4% -9.8% identified in the LTP for 2019/20. It correctly points out that the difference will have to be made up in future years, so 2020/21 could conceivably have a rate of over 17%, a bitter legacy for the New Council to deal with.

Another alternative suggested is reducing capital expenditure on projects proposed in the LTP. This is proposed when the City is in transportation gridlock and continuing infrastructure must be undertaken.

This proposed Annual Plan proposes collecting less rates than the LTP budget while taking the Debt / Revenue ratio out to 188%, over the LTP plan of 179% and reducing new capital investment from \$248 m to \$238m at a time of the fastest growth in our cities history.

The Proposed Annual Plan acknowledges that the budget adjustments will mean that in later years TCC will need to increase revenue, Rates, or reduce debt, although it is silent on how this might be achieved.

In addressing the 2019 2020 TCC Budget I would like to introduce a 3 legged approach that will bring substantial financial security to the City for many years to come but will also address the biggest issue facing all of us every day at this moment in our City's history, traffic management.

All of the issues facing the City are interrelated. "Infrastructure" in a fast growing City like Tauranga rightly gets to carry the blame for the budget deficits and accumulated debt built up by successive past Councils. The massive cost of each of the infrastructure components will continue to burden the Ratepayers unless there is a new approach taken to the historic way we deal with this.

The document states that Council delivers infrastructure at the start of developments, and it takes time to recover these costs from rates and charges. This implies that the current debt of \$527,000,000 will somehow be taken care of through time. That is completely false, this debt is very old and a New Way needs to be found to wipe it off our books.

Every year, but every election year in particular, Councillors highlight the problems the City faces. Without a doubt the largest immediate problem the City is facing is traffic management with commuters from every direction facing gridlock. This cannot be solved by taking on more debt; the City is at its maximum debt levels. It cannot be solved by increasing the rate burden. We see the current increase is proposed at 3.5% while postponing the actual amount required of 7.5%. Council cannot continue to heap rate increases on to the Ratepayers year after year. That 4% deferral must be found at some point by future rate increases.

## We need a New Way for the future.

I propose a Three Pronged approach to solve the immediate and long term problem.

This will see the current deficit of \$500 Million replaced by a \$500 Million Balance Sheet, in the Black.

Tauranga will be able to successfully undertake the major infrastructure projects needed. These include the immediate work required on all roads leading into the City, with long overdue solutions to Welcome Bay / 15<sup>th</sup> Ave. and the Northern Arterial and Totara Street, Hewletts Road being addressed. Other major infrastructure projects needed like the fresh water supply and stormwater protection will be addressed. There will be the ability for the Community to realistically debate sporting and cultural

amenities that are needed and important social issues like housing for the needy will be able to be brought to the Council for its earnest consideration.

I table this manifesto for the mayor and his Council to consider and take forward as a solution to the underlying problem that has faced Councils for the last decades: PUBLIC DEBT

## Leg One

This involves the partial subdivision of the Papamoa Beach Reserve.

Along the length of the Reserve there is the potential for 350 new road side dwellings. These can be four deep as in Ocean Beach Road, leaving the majority of the dune structure intact. Currently the Reserve is largely unused and has no actual public amenity value. Under this scheme six new picnic areas would be developed with toilets blocks, BBQ and shaded areas provided. These areas would be patrolled by professional surf life guards from the Papamoa Surf Club and a new surf club that will be established at Taylors Reserve. Papamoa Beach Road would be upgraded and have angled parking along its length, fully planted and cycle ways in both directions.

This greatly enhanced coastal amenity will cater for the huge growth at Papamoa East and all of the residents of Tauranga giving new choices as to where they spend their leisure time at the beach in a safe and comfortable environment. The time of “nappy valley” is over.

The new Community will be designed to give the residents the best possible life, providing for new home buyers through to Ocean Views dwellings.

A breakdown of the new community land values might look like this:

1. Road front	350	Lots @ \$200 k	\$70,000,000
2. One in	350	Lots @ \$350 k	\$122,500,000
3. Two in	350	Lots @ \$750 k	\$262,000,000
4. Ocean Views	350	Lots @ \$1.5 m	\$525,000,000

This would gross around \$977,500,000

Very importantly there would be 1,400 new houses within the City limits helping alleviate the housing shortage we are about to experience. This bespoke designed community would offer a fantastic chance for many new home buyers to enter the market while catering for the many people who love to live on the coast.

By this method we can turn the Debt into Credit. We can get on with the big ticket items that need addressing now and we can look forward to Tauranga continuing to be a great place to live with ongoing social, cultural and sporting needs being addressed as they are needed.

## Leg Two

Historically the logs arriving at the Port of Tauranga come by train or trucks. There is about to be a “wall of wood” arrive for export from 2020 on due to plantings in the last century.

The trains will have to become much more frequent as will the numbers of logging rigs entering Mt. Maunganui peninsular.

The Port of Tauranga will greatly benefit from this massive increase in volumes being exported.

It is only fair that POT plays its part in ensuring that this increased logging traffic is managed in such a way as not to unfairly place a financial burden on the ratepayers of Tauranga but also not to add to the congestion on the already full roads.

POT needs to join forces with TCC, BOPRC, and WBOPDC and ban all trucks from entering the peninsular.

The time of logging trucks in our urban environment is over.

This can be achieved by requiring all trucks from the forests to discharge at the Rangioru Business Park. All marshalling will take place at that point and the logs will be taken by train to the wharf by rail.

1. This will result in massive permanent environmental gains for the Region.
2. The trucks will be able to return to the forests more quickly without the impediment of suburban traffic
3. Kiwi rail has designed a log rail yard at Rangioru that they describe as the most efficient in NZ
4. The pollution currently experienced in suburban Mt Maunganui through the historic use of logging trucks will be eliminated.
5. The cost for the Local Authorities of maintaining their roads will be reduced.
6. POT will have valuable Portside land to lease to other more value added customers than log storage.
7. All Methyl Bromide (MB) fumigation in ships holds and under tarpaulins on the wharf will need to cease by the Environmental protection Agency's deadline of October 2020
8. Rangioru Industrial Developments Ltd. has submitted a rail centric design to the CIP whereby all logs needing MB fumigation will be treated at Rangioru and then delivered to the wharf.
9. TCC; BOPRC; WBOPDC have copies of these plans

## Leg Three

As above, there are massive increases in log volumes about to occur, brought to the Port by train. Even if we eliminate the trucks by the method described above, the increased train movements will continue to disrupt our traffic flows.

The solution is simple, when the rail crosses a road there needs to be a flyover. Hull Road and Totara Street are the major examples of this disruption.

The POT needs to acknowledge that it needs to be a major partner in solving the problem that the increased traffic will bring.

This can happen by the POT continuing to pay 5 cents per share Special Dividend to its shareholders.

As the Regional Council owns 54% of the shares it would receive around \$18,000,000 pa from this payment which it would dedicate along with its partners TCC and NZTA for the building of the necessary flyovers at these disruptive points.

The time of cars waiting for trains to pass is over.

For Tauranga and the Region to tackle the challenges that we are experiencing and are about become greater we need to all work in a collaborative way, a New Way going forward.

Thank you,

Ian Dustin

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 207

**Full Name:** Peter Stanley

**Organisation:**

**Suburb:** Mount Maunganui

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

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---

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**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

## Tauranga Council 2020/21 Annual Plan

### Community Wellbeing

Bay Venues - Increase user charges, reduce ratepayer contribution.

City Centre Streetscape – Targeted commercial rates.

Mount Visitor Centre – Not needed, closing down the previous one, proves that.

### Resilience

Storm Water Fund – defer.

Tsunami Evacuation – review/defer.

Harrison Cut – review.

### Land Supply / Housing

New Water Treatment Plant – Targeted Rates.

Western Corridor – review.

Papamoa East Interchange – defer.

### Environmental Quality

Te Maunga Sewage Plant – proceed (this was fully paid for by Mount Ratepayers, prior to “merger” in 1989)

Kerbside Collection – If this refers to the glass collection, I have yet to use it.

Eastern Corridor – review/put on hold.

### Business Effectiveness / Asset Maintenance.

Digital Services – reassess / cancel.

Water Upgrades - Fund from water meter revenue.

Local Roads – Should be paid for from Petrol Tax ( \$200 million plus, paid by local residents, per annum).

### Transportation.

Harrington Street – fund from user chargers, delate items such as proposed showers.

Cycle ways – Complete residential footpaths, before providing cycle ways.

Western Corridor – Review.

### Annual General Uniform Rates.



Reverse previous decision, and reinstate the 30% rate.

Personal Comment.

The preceding 20 financial years, has seen my rating demand, increase by an average of 8%.

I have now paid more in rates, than it cost to purchase my home.

If I, and every other residential rate payer, give you an open cheque, you would be back next year, for even more.

It's worth noting, that my 45 YO home, for tax purposes, is valued, by the Aussie owned entity, that undertakes council valuations, at just below (2019) new build cost.

Regarding the city centre, what the council clown refers to as "the heart of the city", since the late 1970's council has spent 10's of millions of residential property owners rates on repeated down town "face lifts", while ignoring the need to complete suburban footpaths.

With respect to the annual plan, instead of using pie diagrams, to explain what council does with the tax it collects, from the mainly residential property owners, explain it in plain English,

Example, total revenue required \$220 million, staff wages \$45 million, wastewater treatment \$20 million. Libraries \$10 million, city centre \$15 million, also include, what you spend on the cities residential areas upkeep, ie Mt Maunganui \$ 0.4 million.

Peter D Stanley.

[REDACTED]

[REDACTED]

**Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 207

**Full Name:** Peter Stanley

**Organisation:**

**Suburb:** Mount Maunganui

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response:

Further Comment:

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**Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response:

Further Comment:

---

**Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	
Cut \$100,000 from council-organised events budget	
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	
Cut \$45,000 from the Emergency Management community education budget	
Cut \$50,000 from the budget to reduce harbour encroachments	
Cut \$45,000 from the Waterline education programme budget.	

Further Comment:

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**Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	

Further Comment:

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**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	
Keep \$61,000 to maintain tropical display house in Robbins Park	
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	

Further Comment:

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**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	

Further Comment:

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**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	

Further Comment:

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**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response:

Further Comment:

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**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment:

**Revenue and Finance Policy**

Further Comment:

**2020/21 Development Contributions Policy**

Further Comment:

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment: See Attachment

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**Attachment:**

## Tauranga Council 2020/21 Annual Plan

### Community Wellbeing

Bay Venues - Increase user charges, reduce ratepayer contribution.

City Centre Streetscape – Targeted commercial rates.

Mount Visitor Centre – Not needed, closing down the previous one, proves that.

### Resilience

Storm Water Fund – defer.

Tsunami Evacuation – review/defer.

Harrison Cut – review.

### Land Supply / Housing

New Water Treatment Plant – Targeted Rates.

Western Corridor – review.

Papamoa East Interchange – defer.

### Environmental Quality

Te Maunga Sewage Plant – proceed (this was fully paid for by Mount Ratepayers, prior to “merger” in 1989)

Kerbside Collection – Leave the present rubbish collection, in the hands of private contractors.

Eastern Corridor – review/put on hold.

### Business Effectiveness / Asset Maintenance.

Digital Services – reassess / cancel.

Water Upgrades - Fund from water meter revenue.

Local Roads – Should be paid for from Petrol Tax ( \$200 million plus, paid by local residents, per annum).

### Transportation.

Harrington Street – fund from user chargers, delate items such as proposed showers.

Cycle ways – Complete residential footpaths, before providing cycle ways.

Western Corridor – Review.

Annual General Uniform Rates.

Reverse previous decision, and reinstate the 30% rate.

Proposed Rating Increase

Get Council spending under control, aim for a Zero Rates Increase.

Personal Comment.

The preceding 20 financial years, has seen my rating demand, increase by an average of 8%.

I have now paid more in rates, than it cost to purchase my home.

If I, and every other residential rate payer, give you an open cheque, you would be back next year, for even more.

It's worth noting, that my 45 YO home, for tax purposes, is valued, by the Aussie owned entity, that undertakes council valuations, at just below (2019) new build cost.

Regarding the city centre, what the council clown refers to as "the heart of the city", since the late 1970's council has spent 10's of millions of residential property owners rates on repeated down town "face lifts", while ignoring the need to complete suburban footpaths.

With respect to the annual plan, instead of using pie diagrams, to explain what council does with the tax it collects, from the mainly residential property owners, explain it in plain English,

Example, total revenue required \$220 million, staff wages \$45 million, wastewater treatment \$20 million. Libraries \$10 million, city centre \$15 million, also include, what you spend on the cities residential areas upkeep, ie Mt Maunganui \$ 0.4 million.

Peter D Stanley.

[REDACTED]

Mt Maunganui.

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 208

**Full Name:** Sally Benning

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** God Afternoon,

Due to the lockdown and lack of contact and communication with our board, I am unable to complete a full submission on their behalf – many have submitted independently

Therefore I would just say that Greerton Village Community Assn. is in support of the Mainstreets Collective Response Plan as submitted by Downtown Tauranga

The Mainstreets have been in discussion these last few weeks and we believe that we can all achieve a more successful outcome if we can collaborate more – as well of course as continuing our own independent operations. If a response fund could be available for this collective, again, we believe that could only be beneficial to us all assisting our small business owners in getting a much needed kick start.

We do not wish to speak at the hearings

Please “reply to all” for any further communication as frequently working from home

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**Attachment:**



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 209

**Full Name:** Laura McLennan

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes

Michelle Wood

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From: Laura McLennan [REDACTED]  
Sent: Sunday, 3 May 2020 1:15 PM  
To: .submissions  
Subject: Feedback

To whom it may concern,

After reading through your proposal for increases in costs to things such as parks and Bay Venues etc, I am concerned about the impact this will have on the sporting codes around Tauranga. This cost will be passed directly onto parents, who already struggle to keep children in sports. Keeping our children healthy and active should be a top priority and with hundreds of dollars a term for most sports, additional charges in these areas will only see this increased. Sport is an easy way for families to cost cut, however that will impact on the physical and mental health of our future generations. The majority of sports are run solely on the volunteer time of parents, and this means that funding avenues etc aren't always explored. Add to this increase in set costs, and this becomes an insurmountable task for many people.

We need to prioritise families, health, mental wellbeing, especially after our country fighting together for Covid. We need to rebuild and care for all of our people, and keeping them fit and healthy should be at the top of this.

Looking at the costs of our pools, we are significantly higher than all other areas in NZ (other than Auckland). This means that a lot of children will not be able to attend our local pools with a parent to learn to swim. With the rates of water deaths, combined with the exuberant cost of lessons, means that we will see more and more children not able to swim or have water confidence.

Tauranga has a massive housing issue, however there seems to be a very large issue with getting consents. Between the staff turnovers, the costs and time from TCC, and the lack of support, many people do not want to build as they put it in the "too hard basket". Helping people through this process and working towards an easier consent process will mean that more people want to build the houses we need. More "mums and dads" instead of big companies. This will help house those who are in need as our city rapidly grows.

As a very concerned resident in Bellevue, we have a huge roading issue. We would like to see a roundabout put where Bellevue Road meets Windsor Road to help slow the traffic down around that corner. There has already been a fatal accident and a number of other ones in the three years we have lived close by. We constantly struggle to get out of our driveways, especially during term time. We also have a problem with safety and children getting to and from school. With many schools in a small area, we would like to see some solutions to ensuring they are safe. This could be removing parking, one way systems, implementing school pick up systems with schools etc. There are many options, but with numbers increasing, young drivers, big buses and congestion, it won't be long before a small child is killed just trying to walk to school.

Please consider the people of our community, the majority of your "everyday" people will not read the annual plan, they will not submit on it, but it is those people who will be massively impacted. Think about the young people who will be affected by the outcomes and our future generations.

Kind regards

Laura McLennan

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 210

**Full Name:** Glen Crowther

**Organisation:** Sustainable Business Network

**Suburb:**

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes



## Submission to Tauranga City Council 2020-21 Annual Plan

### THE CASE FOR SUSTAINABILITY HAS NEVER BEEN STRONGER

The Sustainable Business Network has now been operating for more than 18 years. While, many of our members are reeling from the shocks of the Covid-19 pandemic, and SBN itself has taken financial hits along with almost everyone else, nobody should be surprised at the fragility of the world's economic system.

If we don't transform this crisis by rebuilding a more resilient system, then the next crisis may disrupt our economy in ways we really can't manage. Some people say we must choose between sustainability and getting our economy going again. But what is an economy for if not to look after our people and the planet we share?

As an SBN colleague recently said, "Dropping sustainability down the agenda now would be like ditching our paddle when we realise we're up the creek with the waters rising and storms ahead..." SBN's purpose states it clearly: *Empowering business so people and nature prosper.*

This rebuild means borrowing from our children, so we need to create the environment and the economy they've been telling us they want: a low carbon circular economy with resilient, ethical businesses that offer high value, meaningful employment.

### THE ROLE OF A SUSTAINABLE ECONOMY IN TAURANGA

Which brings me to the importance of the economic development ecosystem in supporting those outcomes for Tauranga and its residents.

Tauranga residents and people throughout NZ rank environmental and social wellbeing as their top priorities. This has been made abundantly clear from (off the top of my head) the Vital Signs report, recent work done by Tourism BOP, SmartGrowth Forums, public responses to TCC consultations, engagement on TCC's Environment Strategy, feedback on city/sub-regional/regional transport plans, social sector engagement by SocialLink and partners, environmental engagement by Envirohub and partners, research by local iwi-hapu, the Bay Forward collaboration between BOP Chambers of Commerce, nationwide public surveys, Colmar Brunton's Better Futures surveys, SBN's own surveys, and other research.

Despite some good work by many agencies, there is clear evidence that Tauranga has become less sustainable, with worsening environmental outcomes and increasing numbers of people in social deprivation or just struggling a bit too hard to make a living. Those outcomes are partly the result of Tauranga's economic development policies and priorities over recent years and decades. To turn this around requires a re-think of our economic development priorities.

The Sustainable Business Network believes this is the perfect time to rethink our city's goals and, in partnership with your community, create an economic development policy that better supports our community. It needs to be underpinned residents' top priorities: taking care of our people and our natural environment.

Tauranga City Council's Water, Waste, Transport and other teams roll out some amazing programmes to support those priority areas. However two important things are missing:

1. Completing TCC's Environment Strategy, so that it underpins all other plans and strategies, with key criteria embedded up front into all decision-making processes.
2. An updated Economic Development Strategy that reflects our post-Covid reality, in context of:
  - the four well-beings (social, economic, environmental, cultural)
  - the worldwide, nationwide, and regional focus on a low carbon, circular (low waste) economy
  - the emphasis from central government on better community engagement

Sustainable businesses can play a big part in shaping a better future for this city. The role of central and local government is to create the right operating environment for those businesses to prosper. That includes a change to Council's procurement policies, to better support local businesses and those that pay a living wage and meet high environmental standards.

SBN believes there needs to be a review of Tauranga's economic development policy and a re-examination of TCC's funding of business agencies. That may result in unchanged funding from Council to those agencies, or reallocated or reprioritised funding, or increased funding to enable better outcomes (as for Tourism BOP in the last LTP), or less overall funding.

We would like to engage with Council as part of Tauranga's economic development and business agency landscape, alongside Priority One, Tourism BOP, Chamber of Commerce and the like. Council needs to embed more effective sustainability drivers into the city's economic development strategy (if indeed there is one) and use them to support the development of a sustainable, community led economic development model in this city.

## TCC FINANCES

The Sustainable Business Network does not wish to propose the optimal mix of rates increase, debt levels, and spending cuts for TCC to choose this year. We understand the challenges facing your council, the complexity of the issues you are facing, and the limitations imposed on you. However, we do have four areas of comment:

1. We think it is important to view TCC's rates increase this year after factoring in BOP Regional Council holding back its planned rates increase, in response to Coronavirus, and in the context that the increase for TCC has already been agreed to be less than as foreshadowed in your LTP.
2. We support **retaining all important capital expenditure** in your programme. We define 'important' capex as the projects that still look critical after you view each item through a sustainability lens. In other words, if it will enhance our natural environment and leads to quality, medium-long term outcomes for our communities, especially for those most in need, then proceed with that investment. Leveraging your limited debt capacity right now is vitally important, especially to invest in infrastructure projects that bring jobs.
3. We strongly support the transparency of the recent Council discussion about **rates comparisons**, while understanding that direct comparisons between cities are fraught. For instance, Tauranga actually has a lower level of 'high cost' amenities than other NZ metros, due to various factors. For instance, TCC does not (yet) provide Council contracted recycling services and Tauranga does not have regional-level facilities that all other metros have, such as a public transport interchange or rugby stadium or museum. While that distorts the value for money comparisons, the research has proven that Tauranga residential ratepayers do indeed pay the (equal?) highest rates of any NZ metro city.

More importantly, it makes it clear that for many years Tauranga's commercial ratepayers have paid far less per median ratepayer than any other NZ city. This points to the reason for Tauranga

not having a museum, stadium or similar facilities that have often been desired by business leaders in this city. It also highlights why Tauranga has a big deficit in community infrastructure, such as bus interchanges, bus stops and cycleways, which are effectively significantly funded in other cities by commercial ratepayers.

4. The Sustainable Business Network supports a **further review of the rates differential** as soon as possible, grounded by evidence-based research, while understanding that Coronavirus makes this a challenging time for such a discussion right now. As a matter of principle, we believe that the conversation in Tauranga should not be presented as a choice between higher rates for everyone versus cutting back on critical expenditure. Rather, it should be a genuine choice by all ratepayers (including commercial ratepayers) between further increasing commercial differential at the appropriate time, or otherwise having to pull back on the rollout of expensive 'sub-regional growth infrastructure' that particularly benefits the commercial sector.

In all cases, the Council's priority needs to be investing in a sustainable city that supports better community outcomes. That implies changes to how you choose to invest in expensive capital projects, through to supporting community initiatives and projects to fast-track a low carbon circular economy. SBN members such as Sustainability Options have helped other Councils to roll out cost-effective projects that meet those goals, so we believe such programmes should also be considered by TCC. A good example is Envirohub's Sustainable Neighbourhoods programme, and we support Council funding for that initiative.

## URBAN PLANNING AND GROWTH INFRASTRUCTURE

Finally, we wish to highlight a comment from your Annual Plan document, which states: 'If we do not plan well, we will end up with fragmented suburbs, and even more pressure on our roads, water supply wastewater systems and community amenities.'

You can look back a decade or two to see the same types of comments in TCC strategies and early SmartGrowth planning documents. Council has presented a clear case that we have not planned well. Even more concerning, we seem to be still doing the same thing, with minor variations, yet expecting a different result.

We know the rhetoric has changed, in line with central government. That happened before, in the first decade of the 21<sup>st</sup> century. The problem back then was that Tauranga City Council and its partners did not invest in the planned programme, and then continued to invest into unsustainable urban sprawl. SBN is concerned that could happen again, with prioritisation already given to growth in Tauriko West and Te Tumu.

We understand that intensification has challenges and it won't be the sole answer, but the overall cost per property is less than greenfield sprawl. Critically, unless intensification is prioritised above greenfields, Tauranga will continue to be a sprawling, low-density city with worsening congestion, despite any well-meaning intensification plans.

The Sustainable Business Network and many of our members and partners are hopeful that community consultation on UFTI, the TSP, and the Joint Spatial Plan will occur before decisions are locked in by our sub-region's leaders. Our view is that local communities should have their say on the future shape of our city, including whether we want to commit to funding expensive greenfield infrastructure in multiple corridors, or whether to focus on intensification in Tauranga and scaled development in the Te Puke-Rangiorua-Paengaroa portion of the Eastern Corridor.

We would like to speak to this submission please.

Contact: Glen Crowther, BOP Regional Manager

E: [REDACTED]

P: [REDACTED]



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 211

**Full Name:** Tanya Trass

**Organisation:** The Incubator

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

# **The Incubator Creative Hub**

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**Submission to Annual Plan  
May 2020**



# The Incubator Creative Hub

## Submission to Annual plan May 2020

Contents	Page
1. Part 1 – In response to current environment	3
2. Part 2 – The Incubator is ready to grow and expand	4
3. Part 3 – Shovel ready plans	6
4. Funding request	8
5. Responses to TCC Draft Annual Plan	9

*At some point (hopefully soon), as we venture out of our lockdown, we will be facing some very big challenges. There will be economic hardship, stress, fear, and grief.*

***There will also be opportunity.***

*We'll need to be smart about how we rebuild communities and encourage people back into our public spaces. We'll need to explore new solutions to new problems and the best way to do this is creatively.*

*Artists, arts organisations, councils, community funders, central government, and corporate sponsors need to be planning together now for when we re-emerge into a very changed world.*

***Let's do this right and make it magnificent.***

*– Paul Bradley, Creative Waikato (2020)*

# **Submission to support the importance of art and culture in Tauranga City:**

## **A major contributor to a healthy, vibrant and resilient city**

### **Part 1:**

#### **In response to current environment - COVID -19**

Arts and Culture in Tauranga is an essential service to our community, and there is great potential for Tauranga's creative sector to play a central role in the post COVID-19 recovery for our city.

The Incubator Creative Hub is a strong advocate for the importance of arts as a fundamental part of a city's infrastructure. It has taken many years to elevate the importance of arts and culture and we believe it is needed now more than ever to enhance the wellness of the city and its people.

In times of crisis and uncertainty there can be a misguided tendency to side-line arts as a 'nice-to-have' rather than a critical and essential element to wellbeing. It is imperative that we recognise the important role that arts and culture organisations can play in the short, medium, and long-term solutions to crisis. The funding for our arts and culture programmes and organisations must remain a priority in this annual plan - we have come a long way, and no one wants the power of arts and culture to lose traction.

The Incubator Creative Hub, alongside Tauranga's creative sector is ready to play a central role in the post COVID-19 recovery for our city. The Incubator is by default a responsive organisation sensitive to the community voice swiftly adapting to the changing environment created by the COVID- 19 lockdown. After all, as creatives we thrive at problem solving and challenges and have a huge amount to offer and the Incubator will commit to playing a key role in the recovery by connecting and promoting wellness and optimism as we break on through to the other side.

The Incubator will continue to nourish the creative infrastructure we have built as part of the Historic Village in partnership with Tauranga City Council's endorsement and investment.

We are prepared to hit the ground running with an eye to a bright reinvigorated future and intend to bring our stakeholders and audience with us! We are the masters of assistance, adaptation and stimulation. Please find attached our consolidated KPI reports for TCC starting September 2018.

## **Part 2.**

### **The Incubator is ready to grow and expand in a post COVID-19 future**

Rebuilding aspects of our world will be a long process and the Incubator is looking at this as a positive opportunity to reshape and invigorate the creative environment we want for this city – namely a city known for its art, with The Incubator at the Historic village a well-recognised NZ arts precinct.

A destination for our local population but also for national and international visitors. We are confident that our plans to develop and grow are ready to be activated now more than ever before.

To do this we like to collaborate with Tauranga City Council on the direction of the Historic Village in and to participate in the process of updating the strategic vision and strategy for the Historic Village. The Incubator has played an integral role in taking the village from desolate bleakness to a vibrant thriving and sought after-destination with a focus on fringe, grassroots arts and community activities – this point of difference and synergy is the village's strength and the best asset to develop.

The Incubator Creative Hub would appreciate the blessing, endorsement and investment and invites partnership with the Historic Village Management, the Tauranga City Council and other stakeholders such as Tourism BOP to make this happen.

We propose to form a collaborative symbiotic arrangement with TCC/Historic Village to consider the Incubator becomes the umbrella organisation of creative tenants with their roots firmly in the Historic Village to help transform its identity into a nationwide acclaimed art precinct.

It is not the intention to disrupt the majority of community tenants in their respective community zones, but to flood the village with creative tenants and activities for grassroots access and to attract audience and visitors where the village becomes a jewel in the crown in our city. We are confident after 7 years of growing and responding to our community that we can make this happen.

For the 3 years we have been researching and visiting inspirational and successful Creative Hubs around New Zealand. Corbans Estate Arts centre Auckland, The Depot Art Space – Devonport, The Square Edge, Palmerston North, The Hawkes Bay Opera House and Arts Centre – Hastings which have all seen dramatic shifts in their neighbourhoods and cities overall contributed to art.



We know what we are doing is innovative and unprecedented as we are being sought out as models for other organisations including the transformative development of the old Hastings municipal council buildings into what is planned to be a vibrant grassroots art precinct with proximity to the newly reopened Hastings opera house . We also have been subject of an Arts Victoria research on predominant Arts Hubs in Australasia.

**The time is right – and the time is right now!**



## **Part 3.**

# **'Shovel ready' plans to grow the identity of the Village into nationally recognised Arts Precinct**

In addition to our current staff the below opportunities will provide employment and pathways for creatives in the local art and culture sector. It will enable creatives to find local employment and attract creatives from outside the region to Tauranga.

### **1. Fringe Festival**

Continuation to work to establish the Fringe Village as an integral and unique festival on the Village and Tauranga Calendar celebrating the fringe and the Historic Village as a distinctive arts destination nationwide.

### **2. Okorore- Nga Toi Māori artist studios & Whare Taonga Gallery**

Driven by a passion for supporting the growth of Māori art and design, the Incubator Creative Hub, with the blessing of Ngāti Ranginui, Ngāi Te Rangi and Ngāti Pukenga opened Okorore Nga Toi Māori artist studios & Whare Taonga Gallery in the historic Faulkner Homestead in 2019.

With ongoing support of the Tauranga Heritage Collection, Okorore has been one the most compelling projects The Incubator has undertaken and has had significant uptake by iwi and tangata whenua.

With an extremely modest budget, the infrastructure and plan were put in place, and for it to flourish it will require ongoing investment, with the clear need for funds to engage staff to ensure lwi engagement and Okorore programme development.

An iwi advisory group is being created as part of the ongoing commitment to deliver this project with authenticity and integrity.

\*Please find attached business plan and budget documentation.

### **3. To establish a major ceramic precinct**

Housing an industrial sized kiln that will become the lynchpin of the creative hub.

\*Please refer to attached supporting documentation and budget



#### **4. To manage building 20 – Villa as emerging artist private studios and retail outlets x 8.**

Extending the much sought-after spaces to grow creative clusters/ ecosystems with more space to bring the Village as a multifaceted arts precinct. These could include:

- Jewellery makers
- Graphic designer
- Draftsman
- Printmakers
- Textile artists
- Ceramic artists

The same model is applied as to all other Incubator satellites where there is a criteria to be open village hours, to work as a collective teams to maintain these hours, mandatory requirement to participate and volunteer in the Creative Hub kaupapa and events and willingness to cross pollinate.

Registration of interest supplied

#### **5. To manage Building 19: 2 creative studio spaces with retail frontage**

Introduce two new creative studio spaces with a retail studio frontage to the under underutilised but stunning Brook street.

This has the great potential to be activated with the proximity to the outdoor event amphitheatre, Okorore- Nga Toi Māori artist studios & Whare Taonga Gallery, Vinyl Destination and the People's Gallery – Toi ka rere. A distinctive building – perfect for creative studios.

Registration of interest supplied

***All this can happen with the support of investment and endorsement and partnerships. The incredible potential of our best creative minds is ripe for the picking and we can start now shaping a bright future for a model of inspiration and creativity with both local government and community commitment.***

## **Funding request**

**Due to our increased services The Incubator Creative Hub requests TCC to support us with**

- \$225,000 yearly (up from \$125,000) to enable to provide current and new services proposed (over 3 years: 2020–2022)
- \$85,000 for the development and coordination of Okorore (Yr1/2020)
- \$75,000 for the purchase of a kiln and development of ceramic precinct (Yr1/2020)

## **Lastly: Our responses to excerpts from the TCC Draft Annual Plan 2020/2021 consultation document**

Our priority now is to prepare a budget and work plan that recognises the incredibly challenging times we are experiencing. We need to create a platform for recovery by investing in our core infrastructure needs. **This is us!**

During a time of economic uncertainty, it is natural for ratepayers to be especially sensitive to rates increases. However, as a community, we still must fund the services the city needs to function, and which people need to thrive. **This is us!**

After all, most of the money we raise through rates is ultimately returned into our local economy, and the infrastructure we invest in today will contribute to a better city tomorrow. **This is us!**

If we all work together, it is well within our means to face our challenges and continue to invest in a city we can all enjoy living in. **This is us!**

Even in the last significant global downturn in 2008, Tauranga continued to grow. As a council we need to balance the needs of the community through an economic downturn with the need to be able to respond to growth and support a recovery. Growth is not something we can stop. **This is us!**

***As we begin to debate the priorities that will determine the limitations and possibilities of our life for the near future, it is essential that we expand our thinking beyond the two competing datasets (money and health) that currently dominate the conversation. Culture and society are not simply the indicators of a life well lived. They are the thing itself. They cannot be an afterthought.***

RNZ Retrieved: <https://www.rnz.co.nz/news/on-the-inside/415437/beyond-health-and-wealth-lockdown-lament-for-social-and-cultural-life>

## OKORORE BUDGET 2020-2021

ITEM	DESCRIPTION	NO	COST	EXPENDITURE	INCOME
ROLE A: Kaitiaki Gallery Coordinator Role	Coordination role/s where taonga Gallery	1	\$25,000.00	\$25,000.00	
Extension of Role A if necessary	As above	1	\$5,000.00	\$5,000.00	
ROLE B: Funding and Relationship Coordinator	Yearly delivery of iwi liaison and consultation	1	\$15,000.00	\$15,000.00	
Extension of Role B if necessary	As above	1	\$10,000.00	\$10,000.00	
Youth Workshops	Delivery and facilitation	8	\$525.00	\$4,200.00	
Development of workshops	Promotion and research	1	\$500.00	\$500.00	
Exhibition Programme	Production costs to deliver exhibition programme	4	\$1,250.00	\$5,000.00	
Waitangi & Matariki Workshops	Yearly delivery of Waitangi and Matariki programme	1	\$10,000.00	\$10,000.00	
Graphic Design, marketing and advertising	All marketing required for each exhibition	10	\$150.00	\$1,500.00	
Management Fee	Administrative costs	1	\$5,000.00	\$5,000.00	
Digitalisation of Waitangi and Matariki Workshops	To continue to deliver during COVID 19 restrictions	1	\$5,000.00	\$5,000.00	
<b>SUB TOTAL</b>				<b>\$86,200.00</b>	
<b>Other Expenses</b>					
TCC Heritage Rental		1	\$14,000.00	\$14,000.00	
EFTPOS Machine		12	\$100.00	\$1,200.00	
Ongoing new fixtures/signage		1	\$2,500.00	\$2,500.00	
Technical Outlay	Computer, tablet, till	1	\$1,000.00	\$1,000.00	
Gallery Sundries	Branded wrapping etc	1	\$1,500.00	\$1,500.00	
Volunteer expenses	For volunteers working in the gallery	50	\$12.00	\$600.00	
Miscellaneous	Sundries, cleaning, tea and coffee, rubbish bags etc	12	\$25.00	\$300.00	
Residency	6 week residency	2	\$5,300.00	\$10,600.00	
Overseas Residency costs	If resident artist were from overseas	2	\$2,500.00	\$5,000.00	
<b>SUB TOTAL SET UP COSTS</b>				<b>\$36,700.00</b>	
Outgoings (approximately)	Yearly cost	1	\$2,500.00	\$2,500.00	
Overheads	Yearly cost for insurance, power etc	1	\$3,000.00	\$3,000.00	
Wifi		12	\$65.00	\$780.00	
<b>SUB TOTAL OTHER EXPENSES</b>				<b>\$6,280.00</b>	
<b>INCOME:</b>					
<b>Funding &amp; Sponsorship</b>					
TCC Heritage Rental in kind		1	\$14,000.00		\$14,000.00
Commission	From Artists sales	12	\$100.00		\$1,200.00
Studio rent	from 3 artists	52	\$120.00		\$6,240.00
Volunteers per exhibition	3 people @ \$40 per shift	18	\$120.00		\$2,160.00
Community Development Match Fund		1	\$10,000.00		\$10,000.00
CCS Workshops for Matariki		1	\$4,500.00		\$4,500.00
<b>TOTAL</b>				<b>\$122,900.00</b>	<b>\$38,100.00</b>

## CERAMIC HUB BUDGET 2020-2021

ITEM	DESCRIPTION	NO	COST	EXPENDITURE	INCOME
Ceramic Hub Coordinator	Coordination of the ceramic studios etc	1	\$17,500.00	\$17,500.00	
	Management fee	1	\$5,000.00		\$5,000.00
<b>Sub Total Contracted Expenses</b>				<b>\$17,500.00</b>	<b>\$5,000.00</b>
Building Rental	Yearly Rental	1	\$6,500.00	\$6,500.00	
Outgoings	Power etc	1	\$1,400.00	\$1,400.00	
<b>Building Rental Outgoings etc</b>				<b>\$7,900.00</b>	
Table-top kiln	One off purchase	1	\$36,000.00	\$36,000.00	
Insurance	Monthly	12	\$30.00	\$360.00	
Building Modifications	To enable the building to be fit for purpose	1	\$10,000.00	\$10,000.00	
Kiln installation and ventilation fixtures	Costs to install kiln in building	1	\$5,000.00	\$5,000.00	
Fitout	tables chairs etc	1	\$5,000.00	\$5,000.00	
Signage		1	\$1,000.00	\$1,000.00	
<b>Sub Total Other Expenses</b>				<b>\$57,360.00</b>	
<b>INCOME</b>					
	Team building for corporates or other organisations 6 per year	6	\$600.00		\$3,600.00
Public Kiln Usage	External people using the kiln	50	\$100.00		\$5,000.00
<b>TOTAL</b>				<b>\$82,760.00</b>	<b>\$8,600.00</b>

# The Incubator Creative Hub

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Creative Precinct Proposal May 2020  
Studio/Retail Fusion





### REGISTRATION OF INTEREST (ROI) TO LEASE PREMISES

#### CONTACT DETAILS – BUSINESS OWNER/S

The Incubator Charitable Trust

Street Address: The Historic Village 17<sup>th</sup> Avenue Tauranga

Phone: [REDACTED]

Email: [REDACTED]

Mobile [REDACTED]

#### CONSENT AND SIGNATURE

I consent to you, the Tauranga City Council, collecting, using and disclosing my personal information for the following purposes:

- Verifying any information that I give to you (or information that we may collect from other sources) with third parties and third-party databases, including Government agencies (for example NZ Transport Authority).
- Carrying out a credit check on me with a credit reporting agency to assess my creditworthiness as a prospective tenant or guarantor. This will require you to give my information to the credit reporting agency as well as the credit reporting agency providing information about me to you.
- Checking the Ministry of Justice fines database for any overdue fines I may have to assess my creditworthiness as a prospective tenant or guarantor. This will require you to give my information to the Ministry of Justice. This check may be carried out by a credit reporting agency, which will require the search results to be disclosed to the credit reporting agency.
- Where I have voluntarily given you my driver licence information, this information may also be disclosed to a credit reporting agency and the Ministry of Justice as part of the checks you undertake with them.

I authorise any third party to provide my personal information to you for any of these purposes.

I understand that if you disclose my personal information to a credit reporting agency, they may hold my information on their credit reporting database and use it for providing credit reporting services and for any other lawful purpose and they may disclose my information to their subscribers for the purpose of credit checking or debt collection or for any other lawful purpose.

I confirm the information provided by me in this form is true and correct.

Signed: 

Date: 2.5.2020

The Tauranga City Council has obligations under both the Privacy Act 1993 and the Local Government Official Information and Meetings Act 1987. You have the right to access and correct the information held about you.

## REGISTRATION OF INTEREST (ROI) TO LEASE PREMISES

### BUSINESS DETAILS:

#### Is this a new or existing business venture?

New and existing for further development and extension of our services and facilities

**What type of entity are you operating:** Charitable Trust

**Legal Business Entity Name:** The Incubator Growing Art & Culture Charitable Trust

What Category does your business fall into:

☐ Community **YES**

☐ Retail **YES**

☐ Commercial/Office Small rear office space if possible

☐ Arts/Retail **YES**

#### What is your business type and purpose?

Proposal to manage building 20 – Villa as a hub of vibrant and diverse artist retail /practitioners' studios spaces. (x 8)

- To align with the vision of the Village, and to retain the creative environment that The Village is eager to nurture, we would like the opportunity to expand on the offering the Incubator Creative Hub has already established.  
We would like the opportunity to increase the much sought-after spaces to grow more creative clusters/ecosystems. This will be achieved using the tried and tested Incubator model and buy in from stakeholders who all collectively and individually contribute to the Village as a thriving multifaceted Arts precinct
- Extensive research has been done since the opening of The Incubator in 2013, and as part of our strategic markers we have identified the need for a balance between destination experiences and retail outlets within the Village.  
This proposal fuses both aspects into multi-dimensional spaces ticking both boxes at once.
- We have identified Building 20 on Market Street and its distinct street presence as the perfect location and to instigate further creative Village activation. The entry faces toward the street and is in favourable proximity to the Imprint Gallery, Leadlight Impressions and Young at Art Studio, a popular gallery and art studios.
- As a ground floor premise in zone one the stated strategy criteria for these premises is to house retail attractions activities. Although situated in a premium location in zone one, currently Building 20 is being used as office spaces/ non-public access and the beautiful building is not able to be viewed as an historic asset to the Village.  
The purpose of use in our proposal perfectly aligns with the zoning criteria stated in the 2012- 2022 strategic plan.

As everyone has become acutely aware that as borders remain closed to tourists we have to be responsive, agile and creative with ways to continuously attract visitors to the village, and support the creatives in our own community that have become crucial to our wellbeing and recovery in these trying times.

Post Covid -19, activities will most likely be focused toward the ability to social distance for many months to come. The Incubator studio spaces at capacity, and with more and more creative practitioners coming to the region and the exponential rise in artistic industry, the growing demand for more space has become monumental.



Part of what makes the Historic Village unique is the diverse range of organisations involved in the village and its ability to work with the Incubator to provide meaningful visitor experiences. This collaborative relationship compliments Tauranga's tourism network and provides an accessible recreation destination for the community. Our registration of interest in Building 20 aligns with the Historic Villages commitment tourism. We wish to enhance the historic dimension of the Village and provide more access to and tell the stories of these unique buildings whilst simultaneously supporting the growth of the creative sector social and economically.

This open working spaces could be made up of a combination of emerging artist private studios, more established artist/point of retail (open to public view during village hours), creative practitioner studios - jewellery makers, graphic designers, draftsmen, printmakers, textile artists, ceramic artists et al. There is facility within this building to provide 8 opportunities to develop a unique retail facility for small creative entrepreneurial local business which we are confident we can fill and continuously offer an exhaustive range of attractions for visitors.

We have already tested the next level of experience as a part of The Satellite Studios and Okorore – Ngā toi Māori, both highly successful shared studio spaces and artists exchanges. This initiative gives the visiting public an insight into how we and our artists work. These extremely popular attractions offer the full experience of working artist's studios, communication with the creators, highlights contemporary indigenous arts practice and offers a personal retail interaction with the makers themselves.

This model will be applied in a similar approach to Building 20 – identified by The Incubator as a being a distinctive building much like The Satellite Studios or Faulkner House that lends itself perfectly to high quality creative spaces, and further expand on the Village as an attractive venue location.

Occupants selected will be professional artisans and bespoke craftspeople that make and retail high-end New Zealand sourced product or deliver creative services all year round

The studios will be open working dynamic environments and will welcome interactions with every visitor to the village.

These could include:

- Jewellery makers
- Graphic designer
- Draftsman
- Printmakers
- Textile artists
- Ceramic artists

As with all other Incubator entities, the criteria for the inhabitants will be that they;

- are business creatives,
- willing to adopt the philosophies of the Incubator,
- expected to help incubate professional development - to provide advice, mentorship and advocacy for graduates and artists that want to take the next step in their career to become self-sufficient practicing professional artists.
- to work as a collective to be open Village hours
- have a mandatory requirement to participate and volunteer in the Creative Hub kaupapa and events
- have a willingness to cross pollinate with all other stakeholders to contribute to the unique vibe of the Village
- commitment to be part of the Village flagship Fringe Festival.

We know from the attendance, participation and diversity of our ever-growing networks, that the further collaboration between the Village and The Incubator will continue to flourish with each other's mutual support. This robust 'do it together' philosophy that the Incubator endorses remains consistent and fully complementary to the vision and values of the Village.

**Demographic:**

Since our opening in 2013, we have collected statistics on our demographic which is made up of the following

- Tourists male and female 45+
- School children and their parents
- Local visitors – families, grandparents
- Art students & graduates
- Artists, poets, musicians, writers etc.
- Art collectors/ buyers

**Why this building?**

This building as with the Okorore and Satellite studios is the perfect space with individual well-lit spaces with large windows in the central hallway allowing visitors full view of the practitioners at work. This also allows lockable and safe working spaces for artist and creative practitioners to focus whilst in public view.

There is a kitchenette and common space (The front room currently a lounge would be purposed as a studio.

Outdoor space with attractive frontage. We envisage a landscaped area appealing to visitors, that could potentially be a sculpture garden or similar.

**When do you require the space?** ASAP when available.

Please select required features and services:

- |   |  |
|---|--|
| <input type="checkbox"/> Disabled access <b>Yes</b>   | <input type="checkbox"/> Data <b>YES</b>                                     |
| <input type="checkbox"/> Parking - how many car parks? <b>As many are allocated currently</b> | <input type="checkbox"/> Heating <b>ideally nut no essential</b>             |
| <input type="checkbox"/> Loading access <b>YES</b>  | <input type="checkbox"/> Ventilation <b>ideally nut no essential</b>         |
| <input type="checkbox"/> Power <b>YES</b>   | <input type="checkbox"/> Electronic Security <b>ideally nut no essential</b> |
| <input type="checkbox"/> Water <b>YES</b>   | <input type="checkbox"/> Other _____   |

**How do you see your business/organisation contributing to the vibrancy and future of the Historic Village?**

In addition to above proposal –

- We will be focused on attracting maximum foot traffic to this unique destination experience to contribute and enrich the vibrancy of the Village. We will be open business hours and market days to take advantage of every opportunity.
- This will also attract corporate and private philanthropic Arts champions who are conscious of the importance of Arts to a community and further putting the Village on the map as a valued destination.
- This will increase foot traffic and a build a sense of ownership and pride in the Village from exhibiting groups and the large volunteer base - clearly this will benefit other Village retail tenants.
- We will work in collaboration with Creative Bay of Plenty, Tauranga Art Gallery Toi Ohomai and other stakeholders to ensure this can be a continuing and sustainable project.

**Why do you want to be located at the Village?**

The Village and its vision for growth, development and sustainability is completely in alignment with this proposal. We have every confidence that this is the perfect fit.

What length of lease agreement would suit you best? <input type="checkbox"/> Monthly <input type="checkbox"/> 6 monthly <input type="checkbox"/> 1 year <input checked="" type="checkbox"/> 2 years <input type="checkbox"/> Other _____	
How did you find out about leasing a space at the Village? We are current tenants 7 years (since October 2013)	
<b>EXISTING BUSINESS VENTURE:</b>	
How long have you been in business: 7 years	
What Social Media / Marketing channels do you use? (please include web addresses) X <b>Facebook</b> facebook.com/theincubator Engagement: 5000+ X <b>Instagram</b> @the_incubator_tauranga Engagement : 2000+ X <b>LinkedIn</b> The Incubator X <b>Website</b> <a href="http://www.theincubator.co.nz">www.theincubator.co.nz</a> , X <b>Print</b> BOP Times, Art News, Bay Sun, Bay News, Sunlive, Bay of Plenty Live X <b>Other</b> Incubator Mailchimp newsletter (Reach = 4000), Creative BOP , Art Bop. . Radio – excellent reciprocal relationships with media works, Monarch media and NZME..	



**REGISTRATION OF INTEREST (ROI) TO LEASE PREMISES**

**CONTACT DETAILS – BUSINESS OWNER/S**

**The Incubator Charitable Trust**

Street Address: The Historic Village 17<sup>th</sup> Avenue Tauranga

Phone: [REDACTED]

Email: [REDACTED]

Mobile [REDACTED]

**CONSENT AND SIGNATURE**

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- Verifying any information that I give to you (or information that we may collect from other sources) with third parties and third party databases, including Government agencies (for example NZ Transport Authority).
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Signed: 

Date: \_2.5.2020

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## REGISTRATION OF INTEREST (ROI) TO LEASE PREMISES

### BUSINESS DETAILS:

**Is this a new or existing business venture?**

New & existing for further development and extension of our services and facilities

**What type of entity are you operating** Charitable Trust

**Legal Business Entity Name:** The Incubator Growing Art & Culture Charitable Trust

What Category does your business fall into:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Community <b>YES</b>                       | <input type="checkbox"/> Retail <b>YES</b>      |
| <input type="checkbox"/> Commercial/Office Small rear office space if possible | <input type="checkbox"/> Arts/Retail <b>YES</b> |

**What is your business type and purpose:** Propose to include 2 professional artisan studio spaces.  
The Dolls House on Brook Street

To align with the vision of the Village, and to retain the creative environment that The Village is eager to nurture, we would like the opportunity to expand on the offering the Incubator Creative Hub has already established.

Extensive research has been made since the opening of The Incubator in 2013, and as part of our strategic markers we have identified the need for a balance between destination experiences and retail outlets within the Village. This is how we have identified the need for multi-dimensional fusion spaces that can offer both.

- We have identified The Dolls House (on Brook Street) and its three distinct rooms as the perfect solution to this much needed Village activation. The location of the building is perfectly positioned within the zoned requirements of the Village, which enables the freedom for private studio production.
- Entry faces toward the outdoor amphitheatre adjacent to the Kotahitanga mural , Okorore Ngā Toi Māori studios and Whare Taonga Gallery and the Vinyl destination development . Activity will be focused towards fully activating Brook Street and corresponding laneways. It is also suitably close to The People's Gallery – Toi ka rere.
- **The provision of 2 working artist studio spaces.**  
All of The Incubator studio spaces are at capacity – to the point where there is a waiting list of professional artists eager to support and utilise the Village, and part of our strategic vision is not only to engage, support and retain our region's artists and craftspeople, but to attract the cream of New Zealand creative talent.
- We have already tested the next level of experience as a part of The Satellite Studios and Okorore – Ngā toi Māori, both highly successful shared studio spaces and artists exchanges. This initiative gives the visiting public an insight into how we and our artists work. These extremely popular attractions offer the full experience of working artist's studios, communication with the creators, highlights contemporary indigenous arts practice and offers a personal retail interaction with the makers themselves.
- This model will be applied in a similar approach to the Dolls House – identified by The Incubator as a being a distinctive building much like The Satellite Studios that lends itself perfectly to creative spaces.

- Occupants selected will be professional artisans and bespoke craftspeople that make and retail high-end New Zealand sourced product or deliver creative services all year round.
- The studios will be open working dynamic environments and will welcome interactions with every visitor to the village. The criteria for the inhabitants will be that they are business creatives, willing to adopt the philosophies of the Incubator, and further expected to help incubate professional development
- This will include advice, mentorship and advocacy for graduates and artists that want to take the next step in their career to become self-sufficient practicing professional artists.
- We know from the attendance, participation and diversity of our ever-growing networks, that the further collaboration between the Village and The Incubator will continue to flourish with each other's mutual support. This robust 'do it together' philosophy that the Incubator endorses remains consistent and fully complementary to the vision and values of the Village.
- **Storage space enabling better use of the People's Gallery anteroom.**  
We propose that the smaller of the three rooms in the Dolls House become storage for The People's Gallery exhibition peripherals. The proximity is convenient with the location of the back door to the people's Gallery. The plan would be to enable the anteroom in the Peoples Gallery to converted o an additional Incubator Creative Hub office – a much needed asset to the Hub with a sore lack of admin space for the growing number of staff and during the need to continue practicing social distancing.

#### Demographic:

Since our opening in 2013, we have collected statistics on our demographic which is made up of the following  
 Tourists male and female 45+  
 School children and their parents  
 Local visitors – families, grandparents  
 Art students & graduates  
 Artists, poets, musicians, writers etc.  
 Art collectors/ buyers

#### Why this building?

This building as with the Okorore and Satellite studios is the perfect space with individual well-lit spaces with large windows and a non-congested access to allow the public to visit the artist at work.

Attractive frontage with potential to be activated with easels and signage.

Proximity to the other Creative entities in the Village.

Opportunity to activate the currently low traffic area of Brook street

**When do you require the space?** ASAP when available.

Please select required features and services:

- |   |  |
|---|--|
| <input type="checkbox"/> Disabled access <b>Yes</b>   | <input type="checkbox"/> Data <b>YES</b>                                     |
| <input type="checkbox"/> Parking - how many car parks? <b>As many are allocated currently</b> | <input type="checkbox"/> Heating <b>ideally nut no essential</b>             |
| <input type="checkbox"/> Loading access <b>YES</b>  | <input type="checkbox"/> Ventilation <b>ideally nut no essential</b>         |
| <input type="checkbox"/> Power <b>YES</b>   | <input type="checkbox"/> Electronic Security <b>ideally nut no essential</b> |
| <input type="checkbox"/> Water <b>YES</b>   | <input type="checkbox"/> Other _____   |

### How do you see your business/organisation contributing to the vibrancy and future of the Historic Village?

In addition to above proposal –

- We will be focused on attracting maximum foot traffic to this unique destination experience to contribute and enrich the vibrancy of the Village. We will be open business hours and market days to take advantage of every opportunity.
- This will also attract corporate and private philanthropic Arts champions who are conscious of the importance of Arts to a community and further putting the Village on the map as a valued destination.
- This will increase foot traffic and a build a sense of ownership and pride in the Village from exhibiting groups and the large volunteer base - clearly this will benefit other Village retail tenants .
- We will work in collaboration with Creative Bay of Plenty, Tauranga Art Gallery Toi Ohomai and other stakeholders to ensure this can be a continuing and sustainable project.

### Why do you want to be located at the Village?

The Village and it's vision for growth, development and sustainability is completely in alignment with this proposal. We have every confidence that this is the perfect fit.

What length of lease agreement would suit you best?

- |                                    |   |
|------------------------------------|---|
| <input type="checkbox"/> Monthly   | <input type="checkbox"/> 1 year             |
| <input type="checkbox"/> 6 monthly | <input checked="" type="checkbox"/> 2 years |
|                                    | <input type="checkbox"/> Other _____        |

How did you find out about leasing a space at the Village?

We are current tenants 7 years (since October 2013)

### EXISTING BUSINESS VENTURE:

How long have you been in business: 7 years

What Social Media / Marketing channels do you use? (please include web addresses)

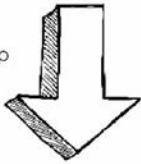
- X **Facebook** facebook.com/theincubator  
Engagement: 5000+
- X **Instagram** @the\_incubator\_tauranga  
Engagement : 2000+
- X **LinkedIn** The Incubator
- X **Website** [www.theincubator.co.nz](http://www.theincubator.co.nz),
- X **Print** BOP Times, Art News, Bay Sun, Bay News, Sunlive, Bay of Plenty Live
- X **Other** Incubator Mailchimp newsletter (Reach = 4000), Creative BOP , Art Bop. . Radio – excellent reciprocal relationships with media works, Monarch media and NZME.



# BUSINESS MODEL - INCUBATOR CREATIVE HUB & RETAIL/WORKING ARTIST STUDIOS

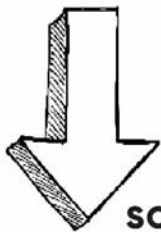
## PROBLEM

The Village needs more art based retail shops/ artist studios at ground level  
Many creative professionals looking for retail/ studio/ working spaces.  
Existing artists outgrowing spaces, or have come to the end of their residency tenure and wish to set up studios/retail in Village  
POST COVID-19 The Village needs solutions to attract more visitors to help with tourism recovery  
Ground floor premises used as offices



## EXISTING ALTERNATIVES

Young at Art - art classes and studio. (art classes , private studio)  
The Incubator - Creative hub, artist working studios. (Private spaces not open to public usually) **FULL**  
Satellite Studios - popular open working studios and artist exchange **FULL**  
Okorore - Ngā toi Māori studios and whare taonga **FULL**



## SOLUTION

Provide more platforms for artists to continue and expand their professional careers.  
Provide ground level retail spaces for the village artisans to sell product.  
Provide a model for mentorship for emerging artists, that have come from The Incubator or recent graduates as a legitimate pathway to self employment.  
Provide a viable and sustainable tourist attraction

## UNIQUE VALUE PROPOSITION

Destination artists open working studios , retail gallery/shops, revolving curation of creatives and activity



## UNFAIR ADVANTAGE

The Incubator is Tauranga's foremost established creative hub.  
Original professional artists, offering an insight into their practice.  
The products we sell are directly from the artists, so customer has immediate buy-in.  
We have established networks in the art community.  
Post COVID-19 creative and agile thinking will aid recovery and rejuvenation to the Village

## HIGH-LEVEL CONCEPT

Our X & Y Axis are:

High Value-Low value

Our offering is high on both quality and high value - not only financially but has 'feel good' benefits for recovery and rejuvenation

Community driven - Professionally run.

Our core values are high on the professional scale with a community focus - we aim to offer the highest quality outcomes, and position ourselves as a model for mentorship in the creative industries.

## EARLY ADOPTERS

Friends and family  
Village occupants  
Existing clients and collectors  
Creative industries professionals  
Community  
Local tourism

## KEY METRICS

Provide a sustainable income for artists  
Network and connect artists with the public.  
Create a destination art experience.  
Enhance the Village's already established creative hub - The Incubator, and the other village tenants.  
Provide much needed recovery post COVID-19

## CUSTOMER SEGMENTS

Local tourists - male and female 45+  
Already established database of clients and collectors.  
Women 30+ financially independent  
Destination discoverers  
Young families

## CHANNELS

Existing database  
Word of mouth & discovery  
Online - social media , website and brick & mortar retail outlet.  
Tertiary insitutions & Schools  
Magazine editorials ie: Local papers, Art BOP  
Creative BOP  
Radio - The Breeze, The Station  
Celebrity endorsements and networks  
Viral trend

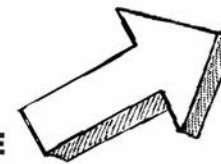
## COST STRUCTURE

FIXED:  
Rent, amenities.

VARIABLES:  
Stock and materials

## REVENUE STREAMS

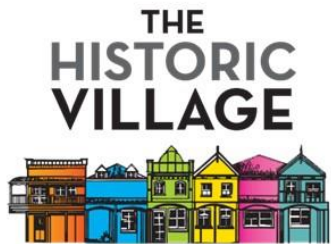
Customers, walk-ins  
Local tourism  
Online - website, social media.  
Friends and Family.  
Exhibitions, events.



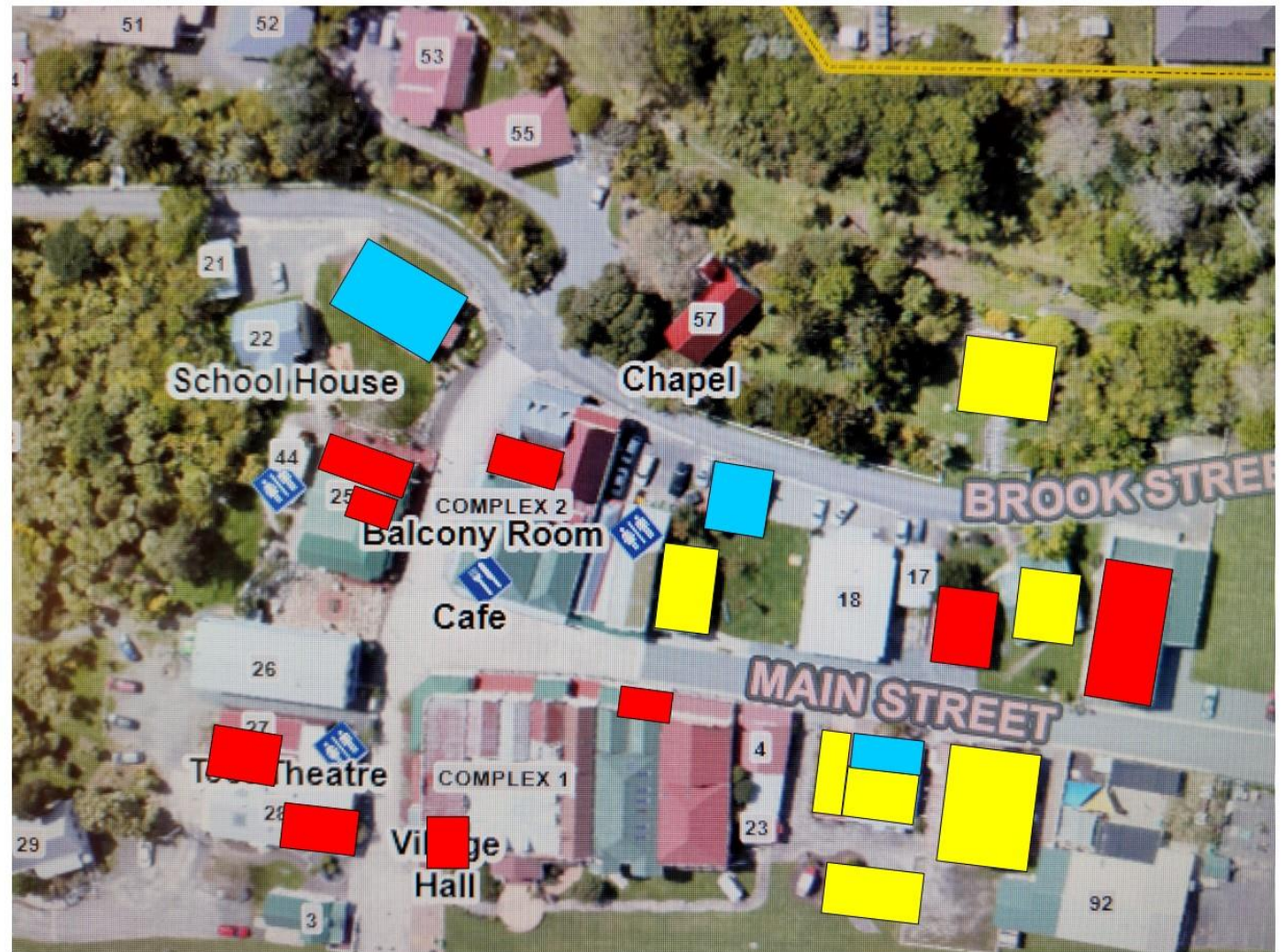




- Incubator current tenancies
- Incubator proposed tenancies for creative artisans
- Existing creative tenancies – other well aligned tenants



Site map to show creative tenancies within the zone one in the Historic Village



# **The Incubator Creative Hub**

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## **Ceramic Precinct Proposal**

**May 2020**



# The Incubator Creative Hub Ceramic Precinct Proposal May 2020

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*At some point (hopefully soon), as we venture out of our lockdown, we will be facing some very big challenges. There will be economic hardship, stress, fear, and grief.*

***There will also be opportunity.***

*We'll need to be smart about how we rebuild communities and encourage people back into our public spaces. We'll need to explore new solutions to new problems and the best way to do this is creatively.*

*Artists, arts organisations, councils, community funders, central government, and corporate sponsors need to be planning together now for when we re-emerge into a very changed world.*

***Let's do this right and make it magnificent.***

*– Paul Bradley, Creative Waikato (2020)*



## Proposal Overview

**The Incubator Creative Hub is a multi-faceted, edgy and empowering community organisation of creative people working together to enrich the arts and culture within the Bay of Plenty and establish the Historic Village as a nationally recognised arts destination. The Incubator is powered by an inherent drive to develop and progress the growth of the art sector in Tauranga and are agile and responsive as always.**

An increase in popularity for the ceramic and pottery industry has led to a complete over-subscription to limited local facilities. Ceramic groups are struggling to keep up with demand for classes and firing which has stifled any potential growth. Pottery is going off!

The Incubator Creative Hub will harness the massive and positive trend towards the arts that occurred during the Covid-19 lockdown, as people return more and more to the handmade as a means to regroup, reconnect and rehabilitate themselves creatively.

**We are proposing to provide our region with a fully appointed ceramics hub equalling those that have become beacons of culture in other New Zealand cities.**

To enable this inspirational project to proceed we wish to expand our existing LTO for The Artery art learning space to into the full building capacity. The unused portion of the building (known as The Blacksmith) has been left empty since the Tauranga Heritage Collection de-installed and emptied it of all residual taonga in 2019.

Providing a fully community driven pottery hub with the facilities to house an industrial sized kiln would contribute to the exponential growth of the arts sector in the Bay of Plenty with both social and economic benefits.



## A compelling idea -the growth of a Ceramic Precinct

The Incubator has been given an exciting opportunity to purchase an industrial sized kiln that would not only service its existing community of users but extend out to regional ceramic practitioners, community groups, schools and the like.

Having such an asset will attract these users – most of whom are restricted by size and space that domestic sized kilns offer, and will form the backbone of a creative precinct unique to the Bay of Plenty region.

Connecting our regions professional ceramicists will attract and build industry for our city. A robust user-pays system is developed and will be managed by The Incubator to ensure the integrity of the project remains intact.

We will be affiliated with New Zealand Potters and the Ceramics Association of New Zealand, which means we have access to national resources.



Auckland Studio Potters interior, 2019



# The Artery - Art learning space, and its need for expansion

Launched in 2015, The Artery is an inclusive community art education space that was developed by The Incubator Creative Hub when a void was identified as a result of the discontinuation of government funding for adult education classes.

The Artery's main focus is on delivering unrestricted access to art learning – high quality, low cost classes and workshops – encouraging a shared belief that arts practice is a legitimate vocation and a uniquely human pastime, that allows expression unlike any other.

In the 5 years of operation, the number of people that have used the Artery shows that the Tauranga creative sector is coming of age – to be nurtured and catered for as the needs of the creative industries sector grow.

At present, The Artery is set up to accommodate a maximum of 14 students with a tutor but is consistently at capacity with waiting lists for many of the classes. Ideally the Artery needs to double in size to achieve more space for distancing and comfort for students, and to allow flexibility for a 'multi-use / multi-purpose' building for the whole community.

The most critical demand is for pottery and ceramic classes, workshops and professional working spaces, which has overwhelmed the existing outlets.

**This is the perfect time to allow for The Incubator to increase the footprint of the Artery to accommodate the increasing community of users.**



The Artery art learning space, 2020

## The Rub

The most pressing aspect of this proposal is for the kiln to be housed within the Tauranga Historic Village as part of The Incubator Creative Hub.

## We propose...

Develop The Blacksmith space to a large multi-faceted world class ceramic /pottery facility, providing extended and flexible overflow sustaining the increased Artery activity.

Extend and enhance the frontage to match the existing Artery entrance way, where visitors to the Village to safely watch artisans at work and participate in activities.

Large multi-use workstation area for the pottery wheels with purpose-built shelving.

An artisan gallery space set up so local entrepreneurial creatives can set up and test their markets, doubling as an attraction for visitors to the Village.

### Requirements:

- Lining, concrete floor, access to water
- Servicing of existing sump-drain (installed for pottery use)
- French doors (giving continuity to the entire building) which enables good lighting and viewing from street.
- 3 phase power.
- Reopen access from existing door at back of Blacksmith to connect with facilities in the rear.



Auckland Studio Potters



Tony Sly Studio, Raglan

# **Servicing all levels of arts education and professional practice in the Western Bay of Plenty / Tauranga**

## **Primary**

Although historically The Artery has catered to adult art education, the uptake of classes developed for rangatahi within our region's festival activities (i.e Matariki, Waitangi Day and Tauranga Fringe Festival) have completely overwhelmed the already bursting programme of art education.

We wish to reconnect tamariki and rangitahi and Tauranga schools back to the arts and back to the Historic Village.

## **Secondary**

The dilution of art classes at secondary school level and the disestablishment of most (if not all) of school-owned kilns, means that there is less and less opportunity for young people to work with clay. Providing creative art opportunities for children is critical to their intellectual development.

## **Tertiary**

While researching other working models, (eg: Waikato Potters Assn.) we noted that they worked with tertiary providers outside their regions to provide the platform and services for the studio practice component of their degree. We will build on our existing excellent relationship with the Bay of Plenty's largest tertiary provider, Toi Ohomai, that runs a Bachelor degree in the Creative Industries. They do not have custom facilities or a kiln.

## **Professional**

The Bay of Plenty region is home to some of Aotearoa's leading ceramic arts practitioners with Laurie Steer, John Roy, Nick Eggleston, Cat Thompson, Dorothy Armstrong, Laurie Steer, Linda Munn, Judy Mohi and Wendy Pedersen– to name a few. They rely on a complex juggle between privately owned domestic sized kilns, long waits for exclusive club's firing schedules, or a three hour drive out of the region to use a kiln that has the capacity for larger works.

## **Private**

It goes without saying that the provision of such a facility in Tauranga will attract many private practitioners and hobbyists. The scope for learning, teaching, experimentation, team building and the pure love of creating is massive.

## **Summary**

At present in the Western Bay of Plenty / Tauranga regions there are countless private studios, but nowhere is there an accessible professionally run shared community working space large enough for schools, practitioners and eager participants to gather and share knowledge and ideas.

***We aim to change that, and provide the platform that is inclusive and accessible to all.***



## Catering to all of our creative community

- The Incubator Creative Hub artists
- All levels of educational facilities from primary to tertiary
- Satellite Studios and Okorore ngā toi Māori artists exchange
- Tutors for workshops
- Professional potters and ceramicists
- Distance learners (Otago Polytechnic degree programme e.g.)
- Monthly / weekly Incubator lead community collaborative pottery group
- Overspill from other art groups
- Creative Bootcamps, corporate team building workshops
- Members of the community
- Emerging art practitioners i.e. Toi Ohomai graduates
- Regional adult education classes



# Case Studies

## Professional artist development and education

*Nick Eggleston (Yorkshire, UK) Master ceramicist and distinguished member of Soc. Designer Craftsmen, emigrated to Tauranga in 2006 and was one of the first art tutors to use The Artery as a teaching opportunity. Nick is also a member of the Bethlehem Potters club, but because of high demand, has been unable to fire his or his student's work. Nick has expressed a desire to be able to fire larger works, be able to utilise the 6 potters wheels held in the Artery, and efficiently fill a kiln with many works at one time.*

### **Summary:**

*Professionals that are making the Bay of Plenty their home have expectations that a city with a reputation for growth and front footing economic development will have assets and infrastructure to support creative activity.*

## The Feedback Lab

*One of The Incubator's resident artists and tutor Carol Bisset (MFA) initiated The Incubator Feedback Lab as a way to bring together artists to discuss and critique each other's work in The Artery Space. What started as a monthly meeting for half a dozen artists, grew to over capacity within a couple of sessions.*

*Since the COVID-19 Level 4 was put into place, the group has tripled, and have set up weekly Zoom sessions.*

*These critique sessions have become crucial to the development and growth of excellent art outcomes, which is evidenced with many award-winning artists and increased showing of work in public and commercial galleries.*

### **Summary:**

*Those that are emerging from the Feedback Lab are developing the confidence, robust self-critique and skillsets aligned to success in the creative industries. Active Feedback lab attendee and renown ceramicist Cat Thompson has been named winner of the Venetta Miles Friends of the Gallery Art Award, finalist in the Portage Ceramic Awards and consistently wins the Bay Clay awards.*

## Comparable organisations

We have researched and have listed here a few organisations that have become destination ceramic hubs in their communities. We aspire to have the same in ours.

### Auckland Studio Potters (ASP)

[www.facebook.com/aspnz](http://www.facebook.com/aspnz)  
[www.ceramicsnz.org/Clubs/AucklandStudioPotters.cfm](http://www.ceramicsnz.org/Clubs/AucklandStudioPotters.cfm)  
[www.ceramicartsnetwork.org/daily/](http://www.ceramicartsnetwork.org/daily/)

ASP has been serving the pottery community since 1961. Their Onehunga Centre caters for members and students providing studio and firing facilities, support, social contact and friendship.

With the ability to support all levels, ASP offer opportunities of learning through classes, workshops, events and exhibitions, and run a course in co-operation with the Otago Polytechnic School of Art leading to a formal tertiary diploma.

Specialist workshops led by visiting potters from New Zealand and overseas

A monthly newsletter and regular social events for members

Our annual open day and fundraiser – the Big Clay Day Out

An annual members exhibition

Retailing clay and tools

19 pottery wheels available for use

13 kilns to choose from – there's at least one firing every day

### Wellington Potters' Association (WPA)

[www.wellingtonpotters.org.nz/](http://www.wellingtonpotters.org.nz/)

Est.1958, WPA caters for all levels of interest, experience and competence in pottery and ceramic arts. Their facilities in Thorndon Exhibitions offer classes and customised programmes for members and through the Wellington Community Education Centre.

Excellent, secure and readily accessible facilities with good parking

24 hour access

6 electric kilns, 1 Anagama (fire)

Wheels (12 electric and kick wheels)

Spacious work areas, professionally maintained extensive library

Collection of work by many internationally recognised potters

### The Waikato Society of Potters

[www.waikatopotters.co.nz/community.html](http://www.waikatopotters.co.nz/community.html)

Whether you are a professional potter or an absolute beginner, we offer teaching, studio and firing facilities, support, friendship and fun

Demonstrations at public libraries, art festivals and community events.

Collaborating with community outreach organisations, supporting schools.

Helping in schools – encouraging teachers to offer clay experiences to their students and supporting them at no profit

Assisting home-schooled students with ceramic modules and community interconnection

Encouraging all people to learn and enjoy the therapeutic properties of pottery and playing with clay

Developing experiences for corporate companies and organisations to enhance team building through clay

Encouraging people with disabilities to enjoy playing with clay and meeting new people in a supportive environment

Waikato Society of Potters works in conjunction with Otago Polytechnic to deliver the studio practice component of the Otago Polytechnic's Diploma in Ceramics. This is offered to students from Central North Island region.



# Table Top Kiln technical information

## Manufacturer:

The Kiln was custom built by  
Pottery Supply House Ltd /Eucilid Kilns, Canada.  
<https://www.psh.ca/>

This is a large electric Kiln for commercial production of ceramic and/or glass items. Built in 2015 and rated to 1300 Celsius, it has had light to moderate use since installation ( 2016 ) and is in near new condition.

The usable internal space measures 2500mm L x 1400mm W x 380mm H, (1.33 cubic metres) suitable to accommodate large volume of product firing per load.

It comes with Bartlett RTC1000 controller which features pre-programmed schedules, or it can be programmed manually. Has auto/manual venting built in. Extremely easy to use.

Table is lined in lightweight fire brick and the hood is lined with fibre.

Outside dimensions are 3000mm L x 1900 W.  
Top of table is about 630mm H.

Table can be fitted with castors if needed although we found the 700mm gap when the hood is raised fully, sufficient space for working.

Gantry and chain pulley are also included.  
Gantry measures 3600mm L x 1800 W x 3000mm H

## Power supply:

Three phase, (3/50), 80 amps, 57 KW, 415 V

This will NOT run on standard residential home power supply which is usually only 36 amps.

Kiln is currently located in an industrial unit with 100 amps power supply.



The Kiln Exterior



The Kiln Interior

## REGISTRATION OF INTEREST (ROI) TO LEASE PREMISES

The information in this form is being collected by the Tauranga City Council, as Landlord of the Historic Village. This information is required for the purposes of assessing your creditworthiness and suitability as a prospective tenant or as a guarantor of a tenancy at the Historic Village.

**PAGES 1 AND 2 MUST BE COMPLETED BY EACH APPLICANT / GUARANTOR**

### CONTACT DETAILS – BUSINESS OWNER/S

First Name:

**The Incubator Charitable Trust**

Street Address:

**The Historic Village 17<sup>th</sup> Avenue Tauranga**

Phone:

[REDACTED]

Email:

[REDACTED]

Mobile:

[REDACTED]

### REFERENCES

NB: The completing this section you are authorising the Tauranga City Council to ask the people you have named below any questions the Council considers relevant to assessing your creditworthiness and suitability as a tenant or as a guarantor.

### CONSENT AND SIGNATURE

I consent to you, the Tauranga City Council, collecting, using and disclosing my personal information for the following purposes:

- Verifying any information that I give to you (or information that we may collect from other sources) with third parties and third-party databases, including Government agencies (for example NZ Transport Authority).
- Carrying out a credit check on me with a credit reporting agency to assess my creditworthiness as a prospective tenant or guarantor. This will require you to give my information to the credit reporting agency as well as the credit reporting agency providing information about me to you.
- Checking the Ministry of Justice fines database for any overdue fines I may have to assess my creditworthiness as a prospective tenant or guarantor. This will require you to give my information to the Ministry of Justice. This check may be carried out by a credit reporting agency, which will require the search results to be disclosed to the credit reporting agency.
- Where I have voluntarily given you my driver licence information, this information may also be disclosed to a credit reporting agency and the Ministry of Justice as part of the checks you undertake with them.

I authorise any third party to provide my personal information to you for any of these purposes.

I understand that if you disclose my personal information to a credit reporting agency, they may hold my information on their credit reporting database and use it for providing credit reporting services and for any other lawful purpose and they may disclose my information to their subscribers for the purpose of credit checking or debt collection or for any other lawful purpose.

I confirm the information provided by me in this form is true and correct.

Signed: 

Date: 1<sup>st</sup> May 2020

The Tauranga City Council has obligations under both the Privacy Act 1993 and the Local Government Official Information and Meetings Act 1987. You have the right to access and correct the information held about you.

## REGISTRATION OF INTEREST (ROI) TO LEASE PREMISES

The Historic Village has a Strategy with a vision that recognises the key role the Village plays in providing a multi-dimensional focal point for community activities. It also acknowledges the unique setting and character of the Village. The vision incorporates the dynamic nature of the work done by organisations there to create future directions for the community and environment.

The current strategic direction is for the site to be fully developed with high quality tenant relationships. The Village is to offer to visitors a vibrant mix of community and commercial entities. The important characteristic of diversity of the Village is what makes it unique and there is a drive to develop more of a boutique style retail facility for small local businesses to add to the character of the Village environment. More details of the Historic Village Strategy can be found at [www.tauranga.govt.nz](http://www.tauranga.govt.nz)

**PAGES 3 AND 4 MUST BE COMPLETED BY EACH BUSINESS.**

### BUSINESS DETAILS:

Is this a new or existing business venture?

**X New and for further development and Extension of our services and facilities**

What type of entity are you operating? **A Charitable Trust**

Legal Business Entity Name: **The Incubator Growing Art & Culture Charitable Trust**

What Category does your business fall into?

☐ **Community YES**

☐ **Arts YES**

☐ **Commercial/Office Small rear office space if possible**

### What is your business type and purpose?

The Incubator Creative Hub is a multi-faceted, edgy and empowering community organisation of creative people working together to enrich the arts and culture within the Bay of Plenty and establish the Historic Village as a nationally recognised arts destination. To align with the vision of the Village, and to retain the creative environment that The Village is eager to nurture, we would like the opportunity to expand on the offering the Incubator Creative Hub has already established.

The Incubator is at capacity – to the point where there is a waiting list of professional artists eager to support and utilise the Village, and part of our strategic vision is not only to engage, support and retain our region's artists and craftspeople, but to attract the cream of New Zealand creative talent.

The Incubator is powered by an inherent drive to develop and progress the growth of the art sector in Tauranga and are agile and responsive as always.

The Incubator has been given an exciting opportunity to purchase an industrial sized kiln that would not only service its existing community of users but extend out to regional ceramic practitioners, community groups, schools and the like. Having such an asset will attract these users - most of whom are restricted by size and space that domestic sized kilns offer and form the backbone of a creative precinct unique to the Bay of Plenty region.

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The Incubator Creative Hub will harness the massive and positive trend towards the arts that occurred during the Covid-19 lockdown, as people return more and more to the handmade as a means to regroup, reconnect and rehabilitate themselves creatively.

Providing a fully community driven pottery hub with the facilities to house an industrial sized kiln would contribute to the exponential growth of the arts sector in the Bay of Plenty with both social and economic benefits.

To enable this inspirational project to proceed we wish to expand our existing LTO for The Artery art learning space to into the full building capacity. The unused portion of the building (known as The Blacksmith) has been left empty since the Tauranga Heritage Collection de-installed and emptied it of all residual taonga in 2019.

---

**When do you require the space?** ASAP when available

Please select required features and services:

<input type="checkbox"/> Disabled access <b>Ideally</b>	<input type="checkbox"/> Data <b>YES</b>
<input type="checkbox"/> Parking - how many car parks? <b>2</b>	<input type="checkbox"/> Heating <b>YES</b>
<input type="checkbox"/> Loading access <b>YES</b>	<input type="checkbox"/> Ventilation <b>YES</b>
<input type="checkbox"/> Power <b>YES</b>	<input type="checkbox"/> Electronic Security
<input type="checkbox"/> Water <b>YES</b>	<input type="checkbox"/> Other _____

---

**How do you see your business/organisation contributing to the vibrancy and future of the Historic Village?**

In addition to above proposal:

- We will be focused on attracting maximum foot traffic to this unique destination experience to contribute and enrich the vibrancy of the Village. We will be open business hours and market days to take advantage of every opportunity.
- This will also attract corporate and private philanthropic Arts champions who are conscious of the importance of Arts to a community and further putting the Village on the map as a valued destination.
- This will increase foot traffic and a build a sense of ownership and pride in the Village from exhibiting groups and the large volunteer base - clearly this will benefit other Village retail tenants.
- We will work in collaboration with Creative Bay of Plenty and the Tauranga Art Gallery to ensure this can be a continuing and sustainable project.

---

**Why do you want to be located at the Village?**

The Village and its vision for growth, development and sustainability is completely in alignment with this proposal. We have every confidence that this is the perfect fit.

---

What length of lease agreement would suit you best?

<input type="checkbox"/> Monthly	<input type="checkbox"/> 1 year
<input type="checkbox"/> 6 monthly	<b>X 2 years</b>

---

**How did you find out about leasing a space at the Village?**

We are current tenants 7 years (since October 2013)

---

**EXISTING BUSINESS VENTURE:**

---

**How long have you been in business:** 7 years

---

What Social Media / Marketing channels do you use? (please include web addresses)

X **Facebook** facebook.com/theincubator  
Engagement: 5000+

X **Instagram** @the\_incubator  
Engagement : 2000+

X **LinkedIn** The Incubator

X **Website** [www.theincubator.co.nz](http://www.theincubator.co.nz),

X **Print** BOP Times, UNO magazine, Art News, Bay Sun, Bay News

X **Other** Incubator Mailchimp newsletter (Reach = 1700), Creative BOP, Art Bop. We connect with every and all projects and networks we are associated with.

## References

Retrieved <https://www.creativenz.govt.nz/development-and-resources/advocacy-toolkit/the-evidence-for-advocacy>

Retrieved <https://creativewaikato.co.nz/about-us/news/why-arts-matter-now-more-ever>, 14 Apr 2020, by Paul Bradley, Creative Waikato

Mans hands image: Digital Ninja Design & Shannon Doyle © Digital Ninja Design



# OKORORE NGĀ TOI MĀORI

TAONGA GALLERY & STUDIOS  
@ THE INCUBATOR CREATIVE HUB



## The Incubator Creative Hub

### Okorore Ngā Toi Māori Proposal 2020



## Okorore Ngā Toi Māori Three Year Business Plan (2020-2022)

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## 1. SWOT Analysis

The following SWOT analysis has been undertaken with steps to deliver outlined in the plan.

Strengths	Mitigation
Meeting a need - limited access in this region to Toi Māori work and workshops	
Creating a regional platform for Toi Māori practitioners to create and showcase work	
Located at the Historic Village, enriching the Incubator Creative Hub programme	
Existing infrastructure, governance, systems audiences already in place through Incubator Creative Hub	
Connection with Faulkner whanau and regional history	
Weaknesses	
No established funding yet for key staffing positions	Secure funding to establish roles
No programme input, cultural guidance or support from tangata whenua	<ul style="list-style-type: none"> <li>• Establish a Māori Advisory Group ASAP</li> <li>• Build relationships with iwi</li> <li>• Scope (3-5 years) building capability in a new predominantly Māori board to govern Okorore</li> </ul>
As yet not part of Toi Māori networks	Establish networks with other Toi Māori institutions and networking groups
Opportunities	
Develop the International Indigenous Artist Exchange programme	
Grow audience engagement	
Build creative industry expertise and employment through the appointment of staff	
Strengthen Tauranga Moana iwi consultation and input	
Threats	
Changes to local government LTP funding	Maintain strong relationships and socialise concepts and strategies in advance Align programmes with key strategies i.e. A+C, Wellbeing etc
Changes to the Historic Village or TCC Heritage Collection resulting in the loss of Okorore	Maintain strong relationships and input into future Village strategy

## 2. Background and vision

Since inception, as part of the programme, the Incubator Creative Hub has presented Ngā Toi Māori projects. Over the last 7 years audience engagement has grown especially through key events Waitangi Day and Matariki. In doing so the Incubator Creative Hub has:

- Identified a significant gap for opportunities to display and nurture Ngā Toi Māori artwork and practitioners – specifically from a regional perspective
- Identified limited opportunities existed to experience taonga and authentic Māori art in the region (beyond Matariki or Waitangi Day events and displays)
- They validated their observations through surveys, written feedback and overwhelming audience response to Incubator Creative Hub Ngā Toi Māori events
- In response they established a key action in their strategic plan, “to inspire and engage iwi and audiences, with authentic and meaningful arts projects”.

In mid-2019 Tauranga City Council, Heritage Collection Curator Dean Flavell, invited The Incubator Creative Hub to present a proposal to programme Okorore (Faulkner) House, located at the Historic Village. The Incubator immediately recognised an opportunity to establish a platform *“to celebrate, nurture and incubate Toi Māori and indigenous practitioners”*.

In late 2019 Okorore was launched, with the following vision:

- To celebrate, nurture and incubate Toi Māori and indigenous practitioners
- To fill a gap in Tauranga Moana to make Toi Māori practices accessible to the public
- To establish a meaningful and collaborative indigenous artists exchange programme
- To create opportunities to mentor and educate Māori youth, deliver specialised learning workshops.
- Build on the existing relationships and grow partnerships with Ngāti Ranginui, Ngāi Te Rangi, Ngāti Pukenga
- To employ art and creative activity as a means of storytelling and connecting

This following business plan has been developed to provide a three-year guide for planning and implementation of key business objectives, to achieve this vision. It has been developed in consultation with The Incubator Creative Hub Director, staff, Okorore staff, artist in residence and community stakeholders. It is a living document and as the business evolves should be updated and adapted as required.

**It is crucial to note here that the most important goal of this plan is to achieve funding for the positions of a Coordinator and a Relationships and Funding Developer (page 7). Without these positions, the vision, programme, relationships and funding goals will be compromised.**

### 3. Programme

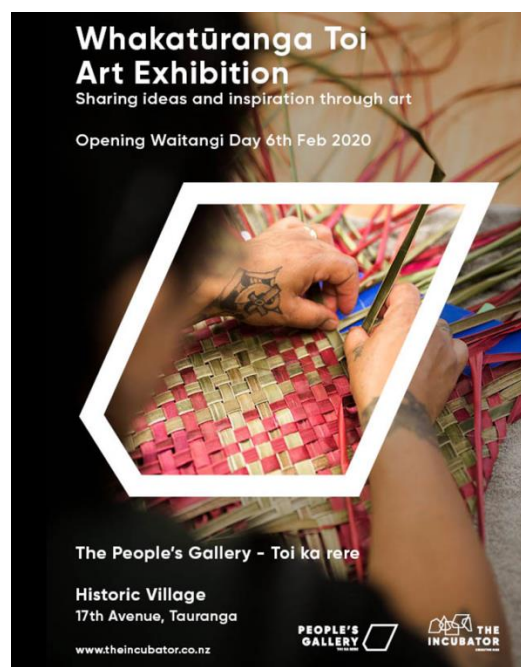
Okorore presents a diverse programme and various engagement opportunities for a wide range of audiences and stakeholders (see page 4). Other spaces within the Incubator Creative Hub, extend the programme and integrate it into a wider creative community.

Activity	Delivered through
Artist in residence programme	Okorore studios and Incubator galleries
International artist exchange programme	Okorore studios and Incubator galleries
Retail opportunities	Okorore
Waitangi Day Event– exhibitions and workshops	Okorore, Incubator Gallery, Artery, The Peoples Gallery
Matariki Day Event– exhibitions and workshops	Okorore, Incubator Gallery, Artery, The Peoples Gallery
Rangatahi workshops and exhibitions	Okorore, Incubator Gallery, Artery

### Recommendations

Over the next 12 months the programme will complete its 1<sup>st</sup> cycle. It is important that:

- The organisation does not overextend itself beyond existing/committed resources (staff and project funding)
- A review is undertaken at the end of the 1<sup>st</sup> year with staff, Advisory Group and selected stakeholders to sharpen the programme and allocation of resources, going into the 2<sup>nd</sup> year
- That time is taken to properly establish the international exchange programme. Relevant stakeholders and funding partners will need to be in place. Consider launching in year 2, once all support is in place. This programme will be unique to the region and an opportunity to strengthen the Incubator Creative Hub / Okorore's national and international activity and profile.





#### 4. Stakeholders, audiences and community

Through the established relationships and audiences that already support the Incubator Creative Hub, Okorore has been able to quickly initiate its programme of residencies, workshops, exhibitions and events, and audience response has been strong.

##### Recommendations:

Next steps over the coming 12 months will be to

- Initiate the Māori Advisory Group
- Scope, apply for and secure funding
- Build audience engagement and participation
- Connect nationally with other Toi Māori institutions for programme exchange and professional development opportunities (i.e. Wairau Māori Art Gallery), and support networks (i.e. Toi Māori Aotearoa)

Following is a range of stakeholders and engagement suggestions. (The Director will have the overview of all groups and engage directly with some, as required).

Stakeholders	Establish, maintain or grow?	Engage through -
Māori Advisory Group	Establish <u>ASAP</u>	
TCC / Historic Collection	Maintain	Reporting, Advisory Group, marketing, comms, signage, programme
Historic Village Mgmt	Maintain	Reporting, marketing, comms, signage, programme
Ngāti Ranginui, Ngāi Te Rangi, Ngāti Pukenga		Advisory group, programme, event alignment (Matariki, Waitangi Day), exchange programme
Funders (including central local govt and Priority One)	Establish / Grow	Funding & Relationships Developer, Advisory Group, reporting, marketing, comms, signage, programme
Māori Business network	Establish	Host an evening for the group
Faulkner Whanau	Maintain	Advisory Group, signage, programme
Other Aotearoa Toi Māori institutions	Establish / Grow	Advisory Group, Funding & Relationships Developer
Artist in residence programme	Maintain / Grow	Coordinator, Advisory Group, marketing
International indigenous exchange programme	Establish	
Maori / indigenous practitioners	Grow	A networking group, Funding & Relationships Developer, Coordinator, Advisory Group
Youth	Grow	Programmes in particular rangatahi workshops
General public	Grow	Programmes, marketing, event alignment (Matariki, Waitangi Day)

## 5. Brand identity, marketing and communications



Okorore joins a group of entities that together are the Incubator Creative Hub. Like its counterparts it can stand alone under its own brand. And because of this audiences can either engage directly with Okorore, or the wider programme, through The Incubator Creative Hub.

What is important is that the identity of Okorore, does not get lost or diluted, to ensure the kaupapa (purpose) of the space is maintained and the identified audiences reached.

### Recommendations

- Develop a marketing and communications plan specific to Okorore looking at key channels and partnerships (i.e. Moana FM) that will engage identified Okorore audiences
- That locational signage is developed within the Historic Village and for Okorore

## 6. Māori advisory group

### Recommendations

Okorore has been established as a cultural facility, specialising in Ngā Toi Māori. To support and nurture Okorore's purpose and provide cultural guidance for staff and board, it is recommended that in early 2020 a Māori Advisory Group is established.

The purpose of the Māori Advisory Group is to:

- Provide cultural advice to Okorore and the Incubator Creative Hub
- Build relationships and partnerships to strengthen Okorore and its community
- To raise the profile of Māori, Māori creativity and the overall programme in Okorore
- To foster an environment that encourages Māori and wider communities to contribute to and enjoy Okorore

**Members of the Okorore Advisory Group will be drawn from the region and have demonstrated expertise and understanding in the areas of:**

- Te Ao Māori and Te Tiriti o Waitangi
- Strong local Māori networks and be active in their respective communities
- Experience within the Creative Industries and be able to offer a creative perspective in their advice and decision making
- Established relationships with Okorore partners and stakeholders (including local/central government)
- Partnerships and / or funding

**Membership composition:**

- Heritage Collection / Tauranga City Council x 1
- Manawhenua representation x 2-3
- Education x 1
- Creative industries x 2
- Youth x 1

*At least one of the above advisors is to be a Faulkner descendent*

In attendance:

- The Incubator Creative Hub Director (or nominee)
- Okorore Coordinator
- Okorore Relationships and Funding Developer

**Organisational structure:**

The Okorore Advisory Group will appoint a Chair, who in turn will report to the Incubator Creative Hub Director. The Okorore Coordinator will be responsible for assisting the Okorore Advisory Group as per their job description and documenting meeting minutes.

**Term:**

Memberships will be for terms of either 18 or 24 months. Staggered terms will ensure that changes to the group will not result in loss of expertise and support.

**Involvement:**

Meetings to be held every 2 months and will be convened by The Incubator Creative Hub Director.

**7. Staffing and reporting****Okorore Coordinator (part time)**

To support the day-to-day running of Okorore, delivery of the programme, marketing, workshops and artist-in-residence programme - it is advised that a coordinators role be established.

Workshop staff and other contractors as required will need to be appointed to deliver the programme, by the coordinator (with approval from the Director).

**Okorore Funding and Relationships Developer (part time)**

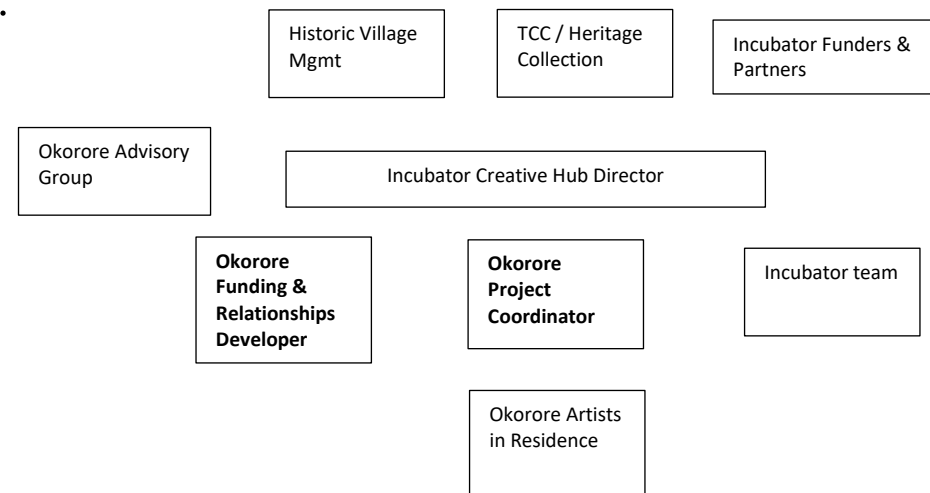
Strong relationships with stakeholders, iwi and funding partners will be key to the success and sustainability of Okorore. To establish these, it is advised that a Funding and Relationships Developer be appointed. This appointee will already have:

- Existing relationships (or the ability to establish) with stakeholders and iwi, Ngāti Ranginui, Ngāi Te Rangi, Ngāti Pukenga
- Experience in applying for funding from a range of sources

These roles will sit alongside the Incubator Creative Hub team and report to the Incubator Creative Hub Director.



**It is crucial to note here that achieving these positions is the most important goal of this plan. Without these roles the programme relationships and funding goals will not be achieved as planned.**



#### **Recommendations:**

- To enable the delivery of the Okorore programme, that the positions of Okorore Coordinator and Okorore Funding and Relationships Developer, be established.
- Implement a professional development programme. Consider visits to/placements in other institutions.

#### **8. Financial sustainability**

Expenses can be separated into three main cost centres, with most income opportunities tagged to a specific area:

- Operational
- Staffing
- Programme / project delivery

At present Okorore operational costs are met through sources such as residency rental income. What is needed is income/funding for the staffing of roles and programme delivery. And in the future, international residency exchanges.

#### **Recommendation:**

Following are options to be scoped and delivered with the Director and Okorore Funding and Relationships Developer.

Funding	Alignment		When
ANZ Foundation	Project delivery	2020 <a href="https://www.anz.co.nz/about-us/corporate-responsibility/community/staff-foundation/">https://www.anz.co.nz/about-us/corporate-responsibility/community/staff-foundation/</a>	Closes 15 Feb and 15 Aug
One Foundation	Coordinator (3 months)	2020 (ASAP) <a href="https://onefoundation.nz/grants">https://onefoundation.nz/grants</a>	Closes 15 March for April 2020 round
Central Government Te Puni Kokiri / Te pū harakeke fund	Matariki	<a href="https://www.tpk.govt.nz/en/whakamahia/skills-learning-and-education/te-pu-harakeke-fund">https://www.tpk.govt.nz/en/whakamahia/skills-learning-and-education/te-pu-harakeke-fund</a> Apply under either Matariki or Sponsorship funds. May not be able to support until next financial year (July 2020)	Enquire ASAP
Creative Bay of Plenty	Coordinator from 1 July 2020 – 30 June 2022	Re-write proposal to align with Toi Moana deliverables.	March/April 2020
Central Government Lotteries - COGS	Programme delivery	<a href="https://www.communitymatters.govt.nz/community-organisations-grants-scheme/">https://www.communitymatters.govt.nz/community-organisations-grants-scheme/</a> Apply for multi-year funding include Okorore as part of a wider application for the Incubator. Meets all the outcomes, priorities and	Fund opens 8 April, closes 20 May 2020
Local Government TCC/WBOPDC	Co-ordinator From 1 July 2022	LTP submission 2021.	Start socialising key concepts in 2020
Toi Maori internship	Internship	Apply once programme, advisory and staff in place <a href="https://www.maoriart.org.nz/mai2020.html">https://www.maoriart.org.nz/mai2020.html</a>	2021
	Residency or Exchange programmes	Scope an Okorore specific fundraiser during 2020	2021
<b>Other Options</b>		<b>Alignment</b>	
Patron		Invite a high-profile Māori creative to assist with key relationships, engagement and profile raising	2020
Corporate sponsor	Annual Principal Sponsor \$15-\$20k	Signage and marketing acknowledgement, complimentary staff workshop etc. Research businesses that are working with iwi and would benefit from the alignment	2020
Craigs IP	Programme delivery	Community Endowment Fund <a href="https://craigsip.com/community-fund-workplace-giving">https://craigsip.com/community-fund-workplace-giving</a> In partnership with Acorn	2020
Ngāti Ranginui / Ngāi Te Rangi / Ngāti Pukenga	Programme delivery – Indigenous exchange	Build relationships	2020
Donations	Tap & Go facility	<a href="https://donationpointtap.com/">https://donationpointtap.com/</a>	
<b>Commercial income</b>			
Consider reviewing all commercial income across the Incubator Creative Hub – consultancy fees, workshops, studio hire, exhibition, venue hire etc. Research similar businesses and what they charge. Whilst it is part of the ethos of The Incubator Hub to be accessible to all practitioners, it is also important to be market competitive. Consider offering community and commercial rates.			

## 9. Toi Moana TCC/WBOPDC Arts and Culture Strategy alignment

Operational from 1 July 2018, the three-year strategy, Toi Moana gives strategic focus to growing the creative sector and allocation of resources. It is a cross sector strategy that connects the sector, local government, funders, tourism, education, economic development and importantly tangata whenua.

Through establishing Okorore and Māori Advisory Group, the entity responds to and delivers on several Toi Moana Actions:

Action	How?
5. Support Māori Arts and Culture entrepreneurship and encourage the creation of domestic and international opportunities	Artist in residence programmes national and international, a platform for commercial retail and promotional opportunities
14. Identify Tauranga and WBOP sub-regional sites to develop site-specific place-making that honour Māori stories and significant cultural/heritage sites	The history of the Faulkner whanau and the house where Okorore is now located is a placemaking project, supported by an engagement programme (i.e. Arohanoa's exhibition) and signage
18. CBOP to develop mechanisms for increasing Māori participation in arts and culture	Okorore is a platform for Māori practitioners, kaiako (teachers) and audiences to participate
27. Promote Māori art and culture internationally and locally including te reo Māori across the Council, libraries, web, guidebooks and historic signage	This is achieved through the broad programme, marketing reach and signage onsite
28. Increase Tauranga Moana Tangata Whenua consultation across local government and the creative sector for more relevant cultural projects, Māori and multicultural festivals, wānanga and to progress hauora/education/wellbeing	The establishment of a Okorore Advisory Group ensures tangata whenua consultation into the programme and entity

### Recommendation:

That when liaising with stakeholders, or applying to funders (i.e. Creative Bay of Plenty, Tauranga City Council, Western Bay of Plenty, TECT etc, it is detailed how Okorore is meeting key actions in Toi Moana

## 10. Recommendations summary

The following summarises the recommendations and outcomes listed throughout the plan

#	Alignment	Recommendation	Outcomes / KPI's
2 (Page 3)	Programme	Over the next 12 months the programme will complete its 1 <sup>st</sup> cycle. It is important that: <ol style="list-style-type: none"> <li>Okorore does not overextend itself beyond existing/committed resources (staff and project funding)</li> <li>A review is undertaken at the end of the 1<sup>st</sup> year with staff, Advisory Group and selected stakeholders to sharpen the programme and allocation of resources, going into the 2<sup>nd</sup> year.</li> <li>That time is taken to properly establish the international exchange programme. Relevant stakeholders and funding partners will need to be in place. Consider launching in 2021, once all support is in place.</li> </ol>	<ol style="list-style-type: none"> <li>Resourcing and budgets are met</li> <li>Review is completed and KPI's for 2021 developed</li> <li>International exchange programme scoped and prepared for launch</li> </ol>
3 (Page 4)	Stakeholders, audiences, community	Over the next 12 months look to: <ol style="list-style-type: none"> <li>Initiate the Advisory Group</li> <li>Scope, apply for and secure funding</li> <li>Build audience engagement and participation</li> <li>Connect nationally with other Toi Maori institutions (i.e. Wairau Māori Art Gallery) and support networks (i.e. Toi Māori Aotearoa)</li> </ol>	<ol style="list-style-type: none"> <li>Advisory Group established</li> <li>Funding plan delivered</li> <li>New and existing audience engagement achieved</li> <li>Relationships established with Toi Maori institutions and networks</li> </ol>
4 (Page 5)	Branding, marketing and comms	<ol style="list-style-type: none"> <li>Develop a marketing and communications plan specific to Okorore looking at key channels and partnerships (i.e. Moana FM) that will engage identified Okorore audiences</li> <li>That locational signage is developed within the Historic Village and for the Okorore site</li> </ol>	<ol style="list-style-type: none"> <li>Marketing and communications plan developed and implemented</li> <li>New and existing audience engagement achieved</li> <li>Locational signage is installed</li> </ol>
5 (Page 6)	Māori Advisory Group	In early 2020 establish a Māori Advisory Group, to support and nurture Okorore's purpose and provide cultural guidance for staff and board.	Māori Advisory Group established and effective.
6 (Page 7)	Staffing and reporting	<ol style="list-style-type: none"> <li>To enable the delivery of the Okorore programme, that the positions of Okorore Coordinator and Okorore Funding and Relationships Advisor, be established.</li> <li>Implement a professional development programme. Consider visits to/placements in similar institutions.</li> </ol>	Okorore Coordinator and Okorore Funding and Relationships Developer roles are resourced and established.
7 (Page 8)	Financial sustainability	<ol style="list-style-type: none"> <li>Detailed funding options are scoped and implemented by the Director and Okorore Funding and Relationships Advisor.</li> <li>Consider reviewing all commercial income across the Incubator Creative Hub – consultancy fees, workshops, studio hire, exhibition, venue hire etc.</li> </ol>	<ol style="list-style-type: none"> <li>Detailed funding options are scoped and implemented enabling staffing appointments and programme delivery</li> <li>Commercial revenue review completed, and fees adjusted accordingly</li> </ol>
8 (Page 10)	Toi Moana Arts and Culture Strategy	<ol style="list-style-type: none"> <li>When liaising with stakeholders, or applying to funders (i.e. Creative Bay of Plenty, Tauranga City Council, Western Bay of Plenty, TECT etc, it is detailed how Okorore is meeting key actions in Toi Moana</li> </ol>	<ol style="list-style-type: none"> <li>Toi Moana alignment is referenced in all funding and stakeholder engagement</li> </ol>

## **11. Future considerations**

The vision of the Incubator Creative Hub has enabled a platform for Māori and indigenous creativity to be showcased and enjoyed. Through establishing Okorore, an important cultural facility is underway for our region.

Attention to growing and supporting new audiences will be important. Along with securing more sustainable funding (i.e. LTP) for staffing roles.

The international exchange programme has the potential to create new funding partnerships (i.e. University research) and exciting connections between our region and other countries of indigenous creative practice, that will benefit everyone.

The Incubator Creative Hub have planned a programme, organisational and advisory structure to support growth and delivery over the next three years. As an initiative to support Māori and indigenous practice, it is recommended that a model is scoped, where a board that reflects the demographic being represented. As a project that is being 'incubated' to be able to then take that next step in 3-5 years to build capability in a new board, predominantly Māori, would be an incredible achievement.

## Budget

ITEM	DESCRIPTION	NO	COST	EXPENDITURE	INCOME
ROLE A: Kaitiaki Gallery Coordinator Role	Coordination role/s where taonga Gallery	1	\$25,000.00	\$25,000.00	
Extension of Role A	As above	1	\$5,000.00	\$5,000.00	
ROLE B: Funding and Relationship Coordinator	Yearly delivery of iwi liaison and consultation	1	\$15,000.00	\$15,000.00	
Extension of Role B	As above	1	\$10,000.00	\$10,000.00	
Youth Workshops	Delivery and facilitation	8	\$525.00	\$4,200.00	
Development workshops	Promotion and research	1	\$500.00	\$500.00	
Exhibition Programme	Production costs to deliver exhibition programme	4	\$1,250.00	\$5,000.00	
Waitangi & Matariki Workshops	Yearly delivery of Waitangi and Matariki programme	1	\$10,000.00	\$10,000.00	
Graphic Design, marketing,. advertising	All marketing required for each exhibition	10	\$150.00	\$1,500.00	
Management Fee	Administrative costs	1	\$5,000.00	\$5,000.00	
Digitalisation of Waitangi and Matariki Workshops	To continue to deliver during COVID 19 restrictions	1	\$5,000.00	\$5,000.00	
<b>SUB TOTAL</b>				<b>\$86,200.00</b>	
<b>Other Expenses</b>					
TCC Heritage Rental		1	\$14,000.00	\$14,000.00	
EFTPOS Machine		12	\$100.00	\$1,200.00	
Ongoing new fixtures	Signage etc	1	\$2,500.00	\$2,500.00	
Technical Outlay	Computer, tablet, till	1	\$1,000.00	\$1,000.00	
Gallery Sundries	Branded wrapping etc	1	\$1,500.00	\$1,500.00	
Volunteer expenses	For volunteers in the gallery	50	\$12.00	\$600.00	
Miscellaneous	Sundries, cleaning, refreshments	12	\$25.00	\$300.00	
Residency	6 week residency	2	\$5,300.00	\$10,600.00	
Overseas Residency costs	If resident artist from overseas	2	\$2,500.00	\$5,000.00	
<b>SUB TOTAL SET UP COSTS</b>				<b>\$36,700.00</b>	
Outgoings	Yearly cost	1	\$2,500.00	\$2,500.00	
Overheads	Yearly cost for insurance, power,	1	\$3,000.00	\$3,000.00	
Wifi		12	\$65.00	\$780.00	
<b>SUB TOTAL OTHER EXPENSES</b>				<b>\$6,280.00</b>	
<b>INCOME:</b>					
<b>Funding &amp; Sponsorship</b>					
TCC Heritage Rental	in kind	1	\$14,000.00		\$14,000.00
Commission	From Artists sales	12	\$100.00		\$1,200.00
Studio rent	from 3 artists	52	\$120.00		\$6,240.00
Volunteers per exhibition	3 people @ \$40 per shift	18	\$120.00		\$2,160.00
CDMF		1	\$10,000.00		\$10,000.00
<b>TOTAL</b>				<b>\$122,900.00</b>	<b>\$33,600.00</b>

## From 1st September 2018 to 1st February 2019 6 monthly KPI Reporting

Service	Deliverable	KPI Description	Measures	Achieved
<b>Strategic planning and alignment</b>	A Strategic Plan is developed and implemented in consultation with the community and strategic partners/key stakeholders. The Incubator Strategic Plan aligns where possible with the Arts and culture Strategy and Implementation Plan 2018-2021.	Strategic Plan reflects the focus of The Incubator. The Incubator Board is functioning well operates in accordance with the Trust Deed	<ol style="list-style-type: none"> <li>1. Deliver a Strategic Plan document (to Manager Community Development or delegated advisor).</li> <li>2. The Strategic Plan document is due by 30 April 2019</li> <li>3. The Strategic Plan Document demonstrates some core alignment with the Arts &amp; Culture Strategy and Implementation Plan 2018-2021</li> </ol>	<p><i>Please see the Strategic Plan at the end of this document.</i></p> <ol style="list-style-type: none"> <li>1. Please note we are conducting a strategic planning review workshop with an external facilitator to further develop our strategic plan.</li> <li>2. Our strategic plan aligns well to the 2018 - 2021 Tauranga and Western Bay of Plenty sub-region Arts &amp; Culture Strategy Ngā toi me ngā tikanga-ā-iwi o toi Moana</li> <li>3. Our Vision <ul style="list-style-type: none"> <li>• Where the arts are encouraged, shaped, displayed, performed and admired aligns with the strategy vision.</li> </ul> </li> </ol>
<b>Operational excellence</b>	An engaged and high performing operational team is in place and is supported by strong management and governance policies and procedures. Incubator staffing and contractor structure is fit for purpose. Staff and contractors are managed using good practice management techniques. Sound financial management is demonstrated. The Incubator is fiscally secure and able to achieve its goals.	<p>Responsible for the design and structure of staffing at the Incubator.</p> <p>Responsible for the recruitment, induction and management of staff.</p> <p>Responsible for annual and long-term budgets including capital and operation expenditure.</p>	<ol style="list-style-type: none"> <li>1. Roles and position descriptions are current and fit for purpose.</li> <li>2. Staff performance appraisals and meetings are conducted in accordance with Incubator processes.</li> <li>3. Services are being delivered within operating budgets.</li> <li>4. Timely presentation of annual accounts</li> </ol>	<ol style="list-style-type: none"> <li>1. Yes, up to date and fit for purpose.</li> <li>2. Yes, 3 monthly performance assessments are up to date and satisfactory.</li> <li>3. Yes</li> <li>4. We will present our annual accounts at our AGM in October as directed by the Charities Commission.</li> </ol>
<b>Build local relationships and engage in ongoing</b>	Collaborative relationships and networks Are strengthened and widened. Above BAU is	Continue to establish and further develop Incubator networks by connecting	<ol style="list-style-type: none"> <li>1. Evidenced by the number of residents engaging with the Incubator.</li> </ol>	<ol style="list-style-type: none"> <li>1. 1<sup>st</sup> September 2018 – 1<sup>st</sup> Feb 2019 - 6 monthly figures.</li> </ol>

Service	Deliverable	KPI Description	Measures	Achieved
knowledge sharing and training to strengthen the creative arts network across the city.	collaborative action; support others to deliver activities over and above business as usual	<p>communities and building community capacity in the arts sector.</p> <p>Collaborate with other stakeholders where possible. Commitment to continuous improvement by engagement and participation in sector forums, training, workshops and other organisation opportunities</p>	<p>2. Evidenced by the number of new groups. Engaging with the Incubator. (not identified but might be theme)</p> <p>3. Engagement opportunities are documented.</p> <p>4. Evidence of engagement with CBOP, P1, TAG and other lead agencies in the delivery of the Arts and Culture Strategy and Implementation Plan</p>	<p>2. People's Gallery Toi ka rere visitors - 7864</p> <p>3. The Incubator Gallery and Studios Visitors -5280</p> <p>4. Established a position on the He Iwi Kotahi Committee. - Waitangi Day events and planning- Collaborative delivery of Waitangi Day Festival.</p> <p>5. Engagement with Priority 1, social members events and socialisation, and regular Director meetings with TAG, TGA Art festival and Toi Ohomai BCI.</p> <p>6. Exhibition sponsorships and mentoring project with Toi Ohomoi graduates of the Bachelor of Creative Industries</p> <p>7. Collaboration conversations with the Tauranga Heritage Collection</p>
Coordinate and evaluate projects/initiatives	<p>Commitment to undertake relevant projects/initiatives that enhance and deliver on the strategic outcomes in the sub-regional arts and culture strategy and in particular Action 21 of the strategy which relates to the Creative Hub at the Historic Village.</p> <ul style="list-style-type: none"> <li>The Incubator, The Artery (creative community education)</li> </ul>	<p>All projects and initiatives are evaluated using an agreed evaluation framework to be used across all priority areas.</p> <p>All components of the Creative Hub at the Village are operational and functioning well.</p>	<p>1. Evaluations are completed and shared for all projects</p> <p>2. Minimum of at least one new project delivered per year based on the Incubator's strategic vision and plan. (for example Waitangi no mention)</p> <p>3. Number of community arts events held</p> <p>4. Visitor numbers per year</p> <p>5. Number of attendees at art classes/workshops</p>	<p>1. <a href="#">Achievements Document</a></p> <p>2. New project He Iwi Kotahi Committee member- Waitangi Day events and planning- Collaborative delivery of Waitangi Day Festival.</p> <p>3. <i>6 Month Report: Community Arts events.</i></p> <ul style="list-style-type: none"> <li>Exhibition &amp; Events supporting the new Steampunk Tauranga collective.</li> <li>Exhibition of Tauranga Girl's College Art students.</li> </ul>



Service	Deliverable	KPI Description	Measures	Achieved
	<ul style="list-style-type: none"> <li>The Jam Factory (flexible community music and theatre space)</li> <li>The Community Gallery Toi ka rere (NFP inclusive community Gallery in particular encouraging community and marginalised groups to use art to connect, heal, develop and showcase diversity) and</li> <li>The Resident artists Studio which collectively form the Creative Hub at the village are up and running and are contributing to the strategic vision of The Incubator.</li> </ul>			<ul style="list-style-type: none"> <li>Exhibition of Bay of Plenty textile Artists – Stitchbirds</li> <li>Waitangi – An Exhibition–</li> <li>Te Ha o Waitaiki , – An Exhibition invited high Calibre artists : Toi Maori –</li> <li>Garden &amp; Arts Festival – Alignment of delivery of a wide range of creative workshops during festival.</li> <li>See comprehensive data on attached document</li> <li>Development of first Bay of Plenty Fringe Festival in collaboration with James Wilson, General Manager of Baycourt is underway</li> </ul>
<b>Undertake regular reporting</b>	<p>Interim (6 month) report to be received in February 2019.</p> <p>Annual reporting is completed and financial reporting support the efficient use of economic resources.</p>	<p>Interim and annual reporting completed 6-monthly.</p> <p>The Incubator will meet formally with Tauranga City Council and provide a review of progress on the KPI's</p>	<ol style="list-style-type: none"> <li>Interim reporting against KPIs are due to Tauranga City Council prior to invoicing.</li> <li>Annual report is completed by due date as per annual contract.</li> <li>Reviews are documented in the minutes</li> <li>Provide an update presentation in the public forum section of a Community and Culture Committee meeting following the completion of the annual report.</li> </ol>	<p>All these points are noted and we will deliver as requested.</p>

## From 1<sup>st</sup> September 2018 to 1<sup>st</sup> February 2019 6 monthly KPI Reporting

Peoples Gallery Toi ka rere	12 exhibitions yearly involving individuals and community groups		Monthly reporting on number of exhibitions and visitor total
PEOPLES GALLERY TOI KA RERE			
Month		Exhibition	Visitor Numbers
SEPTEMBER 2018	1.	Tauranga Girls College yearly Exhibition	705
	2.	Alisha Taylor Pop up Photography Exhibition	386
OCTOBER 2018	3.	Stitchbirds	773
NOVEMBER 2018	4.	Garden & Arts Festival at the Village	3,500
DECEMBER 2018	5.	110 Exhibition Launch	2,000
JANUARY 2019	6.	Waitangi Exhibition – ongoing until the 14 <sup>th</sup> February	500+ ongoing
SUMMARY	6 OUT OF 12 YEARLY EXHIBITIONS DELIVERED		7864
We have delivered 50% of our annual KPI - ontrack			

The Incubator Gallery		10 exhibitions yearly of which 5 emerging artist exhibitions	Monthly reporting on number of exhibitions and visitor total	
INCUBATOR GALLERY				
Month		Exhibition	Emerging Artist	Visitor Numbers
SEPTEMBER 2018	1.	Steamtember		840
OCTOBER 2018	2.	Mad Dogs and an Englishman		690
NOVEMBER 2018	3.	I am What I Play		650
DECEMBER 2018	4.	Harley Moore Wild Metal Exhibition	Yes	600
JANUARY 2019	5.	Te Ha o Waitaiki – ongoing until the 14 <sup>th</sup> February	Yes – two artists	2000

## 6 MONTH KPI REPORTING DOCUMENT 1<sup>st</sup> February to 31<sup>st</sup> August 2019

Service	Deliverable	KPI Description	Measures	Achieved
<b>Strategic planning and alignment</b>	A Strategic Plan is developed and implemented in consultation with the community and strategic partners/key stakeholders. The Incubator Strategic Plan aligns where possible with the Arts and culture Strategy and Implementation Plan 2018-2021.	Strategic Plan reflects the focus of The Incubator. The Incubator Board is functioning well operates in accordance with the Trust Deed	<ol style="list-style-type: none"> <li>4. Deliver a Strategic Plan document (to Manager Community Development or delegated advisor).</li> <li>5. The Strategic Plan document is due by 30 April 2019</li> <li>6. The Strategic Plan Document demonstrates some core alignment with the Arts &amp; Culture Strategy and Implementation Plan 2018-2021</li> </ol>	<p><i>Please see the Strategic Plan at the end of this document.</i></p> <ol style="list-style-type: none"> <li>4. Our strategic plan aligns well to the 2018 - 2021 Tauranga and Western Bay of Plenty sub-region Arts &amp; Culture Strategy Ngā toi me ngā tikanga-ā-iwi o toi Moana</li> <li>5. Our Vision <ul style="list-style-type: none"> <li>• here the arts are encouraged, shaped, displayed, performed and admired aligns with the strategy vision.</li> </ul> </li> </ol>
<b>Operational excellence</b>	<p>An engaged and high performing operational team is in place and is supported by strong management and governance policies and procedures.</p> <p>Incubator staffing and contractor structure is fit for purpose. Staff and contractors are managed using good practice management techniques.</p> <p>Sound financial management is demonstrated. The Incubator is fiscally secure and able to achieve its goals.</p>	<p>Responsible for the design and structure of staffing at the Incubator.</p> <p>Responsible for the recruitment, induction and management of staff.</p> <p>Responsible for annual and long-term budgets including capital and operation expenditure.</p>	<ol style="list-style-type: none"> <li>5. Roles and position descriptions are current and fit for purpose.</li> <li>6. Staff performance appraisals and meetings are conducted in accordance with Incubator processes.</li> <li>7. Services are being delivered within operating budgets.</li> <li>8. Timely presentation of annual accounts</li> </ol>	<ol style="list-style-type: none"> <li>5. Yes, up to date and fit for purpose.</li> <li>6. Yes, 3 monthly performance assessments are up to date and satisfactory.</li> <li>7. Yes</li> <li>8. We will present our annual accounts at our AGM in October as directed by the Charities Commission.</li> </ol>

Service	Deliverable	KPI Description	Measures	Achieved
Build local relationships and engage in ongoing knowledge sharing and training to strengthen the creative arts network across the city.	Collaborative relationships and networks Are strengthened and widened. Above BAU is collaborative action; support others to deliver activities over and above business as usual	Continue to establish and further develop Incubator networks by connecting communities and building community capacity in the arts sector.	5. Evidenced by the number of residents engaging with the Incubator.	<b>1<sup>st</sup> February 2019– 1<sup>st</sup> August 2019 - 6 monthly figures.</b> People’s Gallery Toi ka rere visitors - 5650 The Incubator Gallery and Studios - 6270 The Jam Factory Performance Music Projects: 38 Attendees: 2093
		Collaborate with other stakeholders where possible	2.. Evidenced by the number of new groups engaging with the Incubator. (not identified but might be theme)	8. Engagement with Waikato University to form potential collaborative partnerships. 9. Socialisation for TGA Chamber of commerce and LinkT. 10. Collaborative community Arts project with Tauranga Rotary Sunrise and Welcoming communities- 11. Collaborative hosting of Priority 1 members – Creative Hub socialisation 12. Regular host to 1st to 3 <sup>rd</sup> year Toi Ohomai Bachelor of Creative Industries students – demonstrating pathways to local creative students. 13. Initiation of TGA Fringe Village planning committee – collaboration with Glue HQ, Gourmet Night markets, Baycourt, Historic Village, Your Enabler Presents. 14. Collaboration conversations with the Tauranga Heritage Collection. 15. Tāupo /Whakatane Artist collective famil to the Creative Hub and demonstrations.
		Commitment to continuous improvement by engagement, participation in sector forums, training, workshops and other organisation opportunities	3.Engagement opportunities are documented.	1. Participation in the Gate Pa community development project discussion group. 2. Invitation to be part of the Tauranga City Council community funding advisory group. 3. TCC Events team workshops.

Service	Deliverable	KPI Description	Measures	Achieved
Coordinate and evaluate projects/initiatives	<p>Commitment to undertake relevant projects/initiatives that enhance and deliver on the strategic outcomes in the sub-regional arts and culture strategy and in particular; Action 21 of the strategy which relates to the Creative Hub at the Historic Village.</p> <ul style="list-style-type: none"> <li>• The Incubator, The Artery (creative community education)</li> <li>• The Jam Factory (flexible community music and theatre space)</li> <li>• The Community Gallery Toi ka rere (NFP inclusive Community Gallery in particular encouraging community and marginalised groups to use art to connect, heal, develop and showcase diversity) and</li> <li>• The Resident Artists Studio which collectively form the Creative Hub at the village are up and running and are contributing to the strategic vision of The Incubator.</li> </ul>	<p>All projects and initiatives are evaluated using an agreed evaluation framework to be used across all priority areas.</p> <p>All components of the Creative Hub at the Village are operational and functioning well.</p>	<p>6. Evaluations are completed and shared for all projects</p>	<p>4. Achievements Document sent as a separate document</p>
			<p>2. Minimum of at least one new project delivered per year based on the Incubator's strategic vision and plan.</p>	<p><b>2. NEW PROJECTS</b></p> <ul style="list-style-type: none"> <li>• The Black dog community group meeting establishment Monthly group.</li> <li>• The Jam Sandwich Sessions</li> </ul>

Service	Deliverable	KPI Description	Measures	Achieved
				<ul style="list-style-type: none"> <li>Free lunchtime music events connecting the 17th avenue people including TGA hospital during lunchtimes.</li> <li>He Iwi Kotahi inaugural Waitangi Day events and planning- Collaborative delivery of Waitangi Day Festival.</li> <li>Introduction of Ethno sessions -Indigenous music collective events – The Jam Factory</li> <li>Support of regular weekly Youth acting workshops – The jam Factory</li> <li>Indigenous artist response project: Kotahitanga community mural with Indigenous Māori artist Arohanoa Mathews and Bolivian exchange artist Pablo Ruiz.</li> <li>Development of first Bay of Plenty Fringe Festival in collaboration with James Wilson, General Manager of Baycourt is underway</li> <li></li> </ul>
			3.Number of attendees at art classes/workshops	<b>402 Participants</b>
			4.Number of community arts events held	<ul style="list-style-type: none"> <li>See comprehensive data on attached document below</li> </ul>
<b>Undertake regular reporting</b>	<p>Interim (6 month) report to be received in February 2019.</p> <p>Annual reporting is completed and financial reporting support the efficient use of economic resources.</p>	<p>Interim and annual reporting completed 6-monthly.</p> <p>The Incubator will meet formally with Tauranga City Council and provide a review of progress on the KPI's</p>	<p>5. Interim reporting against KPIs are due to Tauranga City Council prior to invoicing.</p> <p>6. Annual report is completed by due date as per annual contract.</p>	All these points are noted, and we will deliver as requested.

Service	Deliverable	KPI Description	Measures	Achieved
			7. Reviews are documented in the minutes. 8. Provide an update presentation in the public forum section of a Community and Culture Committee meeting following the completion of the annual report.	

Peoples Gallery Toi ka rere	12 exhibitions yearly involving individuals and community groups	Monthly reporting on number of exhibitions and visitor total	
PEOPLES GALLERY TOI KA RERE			
Month		Exhibition	Visitor Numbers
16 <sup>th</sup> February 2019		Antimatter 2019	1000
15 <sup>th</sup> March 2019		Not Your Grandad’s Slideshow	500+
5 <sup>th</sup> April 2019		Odyssey Kati Kati Art Group	750
18 <sup>th</sup> May 2019		Mike Maynard Stroke Foundation	600
7 <sup>th</sup> June 2019		Te Whanau O Matariki	1500
6 <sup>th</sup> July 2019		Resilience Exhibition – Graeme Dingle Foundation	1000
27 <sup>th</sup> July 2019		Aware Whakamomori Exhibition	300 ongoing
SUMMARY	13 OUT OF 12 YEARLY EXHIBITIONS DELIVERED		5650 visitors
We have delivered 120% of our annual KPI - completed			
The Incubator Gallery	10 exhibitions yearly of which 5 emerging artist exhibitions	Monthly reporting on number of exhibitions and visitor total	
INCUBATOR GALLERY			
Month	Exhibition	Emerging Artist	Visitor Numbers
February 2019	The Art of Ukulele	78 artists submitted	1000+
March 2019	We Met at Art School	Eve Bell-iyer, Zach Duurentijdt, Georgia Silver	670
April 2019	Doreen McNeil 90 <sup>th</sup> Birthday Exhibition		2000+
May 2019	Elizabeth Haider		600
June 2019	Matariki Ruahine		1000+
July 2019	Circles and Signs	John Baxter	1000+
SUMMARY	11 OUT OF 10 YEARLY EXHIBITIONS DELIVERED – 7 Emerging Artists Engaged		6270 visitors
We have delivered 120% of our annual KPI – completed			

The Artery workshops	50+ yearly	reporting on number of workshops and participant total per semester (4x yearly)	
THE ARTERY WORKSHOPS – 1 QUARTER			
	Number of Workshops		Participants
February 2019	7		64
March 2019	7		56
April 2019	7		39
May 2019	9		59
June 2019	4		49
July 2019	5		135
SUMMARY	82 OUT OF 50 WORKSHOPS DELIVERED		402 Participants
Grass roots live music events	25+ yearly	Monthly reporting on number of events and visitor total	
THE JAM FACTORY			
MONTH	NUMBER OF MUSIC EVENTS		ATTENDEES
February 2019	8		452
March 2019	8		329
April 2019	5		223
May 2019	7		302
June 2019	5 music events and 1 Record Fair		575
July 2019	5		212
SUMMARY	63 OUT OF 25+ LIVE EVENTS DELIVERED		2093 Attendees
IWI ENGAGEMENT – REPORTING DUE AFTER MATARIKI – HOWEVER TO DATE WE HAVE:			
TYPE		NUMBER	Visitors to Date
Whakamomori Aware Exhibition		1 Maori Artist Engaged	500+
A Muka Experience x 2		1 Maori Artist Engaged	30
Mana and the Maiden Warriors		4 Maori Musicians Engaged	60
Te Whanau O Matariki		3 Maori Artists Engaged	1500
Matariki Ruahine		2 Maori Artists Engaged	1500
Kotahitanga Mural in the Village		1 Maori Artist Engaged	10,000+ to date
Tauranga Moana Waitangi Day Festival		Many Maori Artists Engaged	5500
Waitangi Exhibition		7 Maori Artists engaged	500
Te Ha o Waitaiki		2 Maori Artists engaged	500
VOLUNTEER ENGAGEMENT – this is not a KPI but we have achieved in 6 months a total of:			
2,581 volunteer hours			



## 6 MONTH KPI REPORTING DOCUMENT 1<sup>st</sup> September 2019 to 1<sup>st</sup> March 2020

Service	Deliverable	KPI Description	Measures	Achieved
<b>Strategic planning and alignment</b>	A Strategic Plan is developed and implemented in consultation with the community and strategic partners/key stakeholders. The Incubator Strategic Plan aligns where possible with the Arts and culture Strategy and Implementation Plan 2018-2021.	Strategic Plan reflects the focus of The Incubator. The Incubator Board is functioning well operates in accordance with the Trust Deed	<ol style="list-style-type: none"> <li>7. Deliver a Strategic Plan document (to Manager Community Development or delegated advisor).</li> <li>8. The Strategic Plan document is due by 30 April 2019</li> <li>9. The Strategic Plan Document demonstrates some core alignment with the Arts &amp; Culture Strategy and Implementation Plan 2018-2021</li> </ol>	<p><i>Please see the Strategic Plan at the end of this document.</i></p> <ol style="list-style-type: none"> <li>6. Our strategic plan aligns well to the 2018 - 2021 Tauranga and Western Bay of Plenty sub-region Arts &amp; Culture Strategy Ngā toi me ngā tikanga-ā-iwi o toi Moana</li> <li>7. Our Vision <ul style="list-style-type: none"> <li>• here the arts are encouraged, shaped, displayed, performed and admired aligns with the strategy vision.</li> </ul> </li> </ol>
<b>Operational excellence</b>	<p>An engaged and high performing operational team is in place and is supported by strong management and governance policies and procedures.</p> <p>Incubator staffing and contractor structure is fit for purpose. Staff and contractors are managed using good practice management techniques.</p> <p>Sound financial management is demonstrated. The Incubator is fiscally secure and able to achieve its goals.</p>	<p>Responsible for the design and structure of staffing at the Incubator.</p> <p>Responsible for the recruitment, induction and management of staff.</p> <p>Responsible for annual and long-term budgets including capital and operation expenditure.</p>	<ol style="list-style-type: none"> <li>9. Roles and position descriptions are current and fit for purpose.</li> <li>10. Staff performance appraisals and meetings are conducted in accordance with Incubator processes.</li> <li>11. Services are being delivered within operating budgets.</li> <li>12. Timely presentation of annual accounts</li> </ol>	<ol style="list-style-type: none"> <li>9. Yes, up to date and fit for purpose.</li> <li>10. Yes, 3 monthly performance assessments are up to date and satisfactory.</li> <li>11. Yes</li> <li>12. We presented our annual accounts at our AGM in December as directed by the Charities Commission.</li> </ol>

Service	Deliverable	KPI Description	Measures	Achieved
Build local relationships and engage in ongoing knowledge sharing and training to strengthen the creative arts network across the city.	Collaborative relationships and networks Are strengthened and widened. Above BAU is collaborative action; support others to deliver activities over and above business as usual	Continue to establish and further develop Incubator networks by connecting communities and building community capacity in the arts sector.	6. Evidenced by the number of residents engaging with the Incubator.	<b>1<sup>st</sup> September 2019 – 1<sup>st</sup> March 2020</b> <b>6 monthly figures.</b> People's Gallery Toi ka rere visitors – <b>8,704</b> The Incubator Gallery and Studios – <b>14,150</b> The Jam Factory Performance - <b>1,965</b> The Artery Art Learning workshops - <b>334</b>
		Collaborate with other stakeholders where possible	2.. Evidenced by the number of new groups engaging with the Incubator. (not identified but might be theme)	16. Engagement with Waikato University to form potential collaborative partnerships. 17. Socialisation for TGA Chamber of commerce and LinkT. 18. Collaborative community Arts project with Tauranga Rotary Sunrise and Welcoming communities- 19. Collaborative hosting of Priority 1 members – Creative Hub socialisation 20. Regular host to 1st to 3 <sup>rd</sup> year Toi Ohomai Bachelor of Creative Industries students – demonstrating pathways to local creative students. 21. Initiation of TGA Fringe Village planning committee – collaboration with Glue HQ, Gourmet Night markets, Baycourt, Historic Village, Your Enabler Presents. 22. Collaboration conversations with the Tauranga Heritage Collection. 23. Tāupo /Whakatane Artist collective famil to the Creative Hub and demonstrations.
		Commitment to continuous improvement by engagement and participation in sector	3.Engagement opportunities are documented.	4. Participation in the Gate Pa community development project discussion group. 5. Invitation to be part of the Tauranga City Council community funding advisory group.

Service	Deliverable	KPI Description	Measures	Achieved
		forums, training, workshops and other organisation opportunities		6. TCC Events team workshops.
<b>Coordinate and evaluate projects/initiatives</b>	<p>Commitment to undertake relevant projects/initiatives that enhance and deliver on the strategic outcomes in the sub-regional arts and culture strategy and in particular; Action 21 of the strategy which relates to the Creative Hub at the Historic Village.</p> <ul style="list-style-type: none"> <li>• The Incubator, The Artery (creative community education)</li> <li>• The Jam Factory (flexible community music and theatre space)</li> <li>• The Community Gallery Toi ka rere (NFP inclusive Community Gallery in particular encouraging community and marginalised groups to use art to connect, heal, develop and showcase diversity) and</li> <li>• The Resident Artists Studio which collectively form the Creative Hub at the village are up and running and are contributing to the strategic vision of The Incubator.</li> </ul>	<p>All projects and initiatives are evaluated using an agreed evaluation framework to be used across all priority areas.</p> <p>All components of the Creative Hub at the Village are operational and functioning well.</p>	7. Evaluations are completed and shared for all projects	5. Achievements Document sent as a separate document
			2. Minimum of at least one new project delivered per year based on the Incubator's strategic vision and plan.	<b>2. NEW PROJECTS</b> <ul style="list-style-type: none"> <li>• The Black dog community group meeting establishment Monthly group.</li> <li>• The Jam Sandwich Sessions</li> <li>• Free lunchtime music events connecting the 17th avenue people including TGA hospital during lunchtimes.</li> </ul>

Service	Deliverable	KPI Description	Measures	Achieved
				<ul style="list-style-type: none"> <li>• He Iwi Kotahi inaugural Waitangi Day events and planning- Collaborative delivery of Waitangi Day Festival.</li> <li>• Introduction of Ethno sessions -Indigenous music collective events – The Jam Factory</li> <li>• Support of regular weekly Youth acting workshops – The jam Factory</li> <li>• Indigenous artist response project: Kotahitanga community mural with Indigenous Māori artist Arohanoa Mathews and Bolivian exchange artist Pablo Ruiz.</li> <li>• Development of first Bay of Plenty Fringe Festival in collaboration with James Wilson, General Manager of Baycourt is underway</li> <li>•</li> </ul>
			3.Number of attendees at art classes/workshops	<b>334 Participants</b>
			4.Number of community arts events held	<ul style="list-style-type: none"> <li>• See comprehensive data on attached document below</li> </ul>
<b>Undertake regular reporting</b>	<p>Interim (6 month) report to be received in February 2019.</p> <p>Annual reporting is completed and financial reporting support the efficient use of economic resources.</p>	<p>Interim and annual reporting completed 6-monthly.</p> <p>The Incubator will meet formally with Tauranga City Council and provide a review of progress on the KPI's</p>	<p>9. Interim reporting against KPIs are due to Tauranga City Council prior to invoicing.</p> <p>10. Annual report is completed by due date as per annual contract.</p> <p>11. Reviews are documented in the minutes.</p>	All these points are noted, and we will deliver as requested.

Service	Deliverable	KPI Description	Measures	Achieved
			12. Provide an update presentation in the public forum section of a Community and Culture Committee meeting following the completion of the annual report.	

## Feasibility Study for Development of Ceramic Hub and purchase of Industrial Kiln



Prepared by Supercut Projects  
Consultancy for the Incubator  
Creative Hub

## Kiln Proposal February 2020

### Contents

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4. Increasing opportunities for firing in our region (stage 1) .....	3
5. Costs .....	4
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## 1. Opportunity to purchase a kiln

An opportunity has arisen to purchase a second-hand kiln capable of firing large quantities of ceramics and glass. Priced at \$37,000 it would be available to the community, meeting a growing need for more firing options in the region. Following is a proposal outlining this opportunity.

## 2. Overview

In this fast-paced world of mass production and consumerism, there is a quiet resurgence and celebration of the handmade and slowmade practices. For many, creating and buying ceramics and glass products is a sustainable way to value craftsmanship and natural materials.

At public workshops and schools clay is popular. Sculpting is rewarding, you don't have to be the best drawer in the class to give form and shape. Clay also teaches mindfulness techniques and gives focus to young minds, creating good problem solvers and better engaged students.

According to the Ceramics Association of New Zealand professional groups are growing exponentially with over 36 independent clubs. For professional artists, ceramics are now considered equal alongside other 'fine art' practices such as painting and sculpture. This is evidenced by increased showing of work in public and commercial galleries. Currently for the New Zealand Festival of the Arts (Wellington), *Fired Up: Festival of Ceramics* is showcasing ceramics across 13 exhibitions, including a symposium.

Commercially our ceramics used to be designed and made locally by producers such as Temuka Pottery and Crown Lynn. Unfortunately, mass produced, cheaper overseas options weakened the market. However, this is changing and once again consumers are looking to invest in NZ produced table and homewares.

## 3. Ceramics and glass in Western Bay of Plenty / Tauranga

The passion for ceramics is strong in the Bay of Plenty. For hobbyists - community classes and workshops are oversubscribed - demand is exceeding availability. Cat Thompson who teaches wheel pottery, says her Bethlehem Pottery beginner classes are full for the year and she has a long waiting list.

Practitioners are starting young too. Schools such as Otumoetai College offer clay as a medium and Toi Ohomai Certificate and Bachelor of Creative Industries students are graduating as practicing ceramic artists.

And the region is home to some of Aotearoa's leading ceramicists with JS Ceramics, Sarah Backler, Laurie Steer, Jon Roy, Linda Munn and Cat Thompson – to name a few.

Glass fusing and slumping is enjoyed by a smaller number of professionals, including Leadlight Expressions located at the Historic Village.



With an increase in interest, comes an increase in demand for opportunities to learn, and crucially the need to fire work for both professionals and hobbyists.

At present in the Western Bay of Plenty / Tauranga regions there are a number of privately owned kilns. However for the public there is only The Bethlehem Pottery Club and Tūrama Ahi (Kati Kati), offering community kiln firing services.

Professional artist Laurie Steer says “...having an accessible community kiln is the missing link to meeting the growing demand for emerging and hobby ceramicists as it represents a large financial barrier in terms of the cost of the actual kiln and compliant installation”.

Recent Toi Ohomai Bachelor of Creative Industries graduate Anya Fisher expressed “At the moment I drive all my ceramics (carefully), in my car to Bethlehem, I have had countless disasters with pots not surviving the journey. I also need to carefully time my firings as the place I use only run their kiln every 2 weeks. If I miss my window of opportunity, the waiting time shifts for another 2 weeks...” She goes on to say “I have done a couple of school holiday workshops for kids and they are all very excited about pottery, but the weeks of waiting kills the excitement completely. Sometimes, when I am pressed for time I end up driving to Hamilton to fire my pots at Waikato Potters - 3 hours round journey!”.

#### **4. Increasing opportunities for firing in our region (stage 1)**

An opportunity has arisen, to purchase from a local seller, a second-hand, large format, vertical lift (table top) kiln.

The kiln was custom built by Pottery Supply House Ltd / Euclid Kilns in Canada. A reputable brand that has been in operation for over 50 years, (replacement parts are easily accessible). Built in 2015 and rated to 1300 Celsius, it has had light to moderate use and is in near new condition.



### Who will use it?

- Professional ceramicists and glassmakers
- The Incubator Creative Hub artists and classes
- Other Historic Village groups (i.e. Leadlight Expressions)
- Overspill from other community kilns
- Bethlehem Potters members
- Members of the community
- Emerging ceramicists i.e. Toi Ohomai graduates
- Schools and colleges
- Regional ceramic and glass adult education classes

In researching this proposal 11 practitioners / educators were invited to comment, all of whom expressed the need for additional firing options in the region.

“Having access to a kiln that fires both clay and glass will greatly increase firing options for both mediums. The Incubator Creative Hub already has an established group of artists, learners and teachers that along with the wider community could all benefit from such a kiln”. Cat Thompson

“It would be great for en-masse installation ceramics pieces I make. And I know some past work would have benefited from such a kiln. In any case it definitely opens up the potential!” Natasha Cousens

### Why this particular kiln?

- It can fire both clay and glass (although not together)
- A larger kiln means a larger volume of work can be fired each time. It will ease the pressure of demand on other community kilns and increase opportunities firing
- Makes firing more affordable
- Because the kiln is long and horizontal, works are not stacked (as in a vertical kiln), this means there is much less risk for works and glazes touching and damaging each other, which often happens
- At present the current kiln located at the Incubator is limited by volume and it doesn't have a controller (so it has to be monitored by someone for up to 12 hours whilst firing)

### **5. Costs**

Original purchase price of kiln (USD \$32,300)	\$50,952.77
Freight to NZ (USD \$6,000)	\$9,464.91
<b>Total original purchase price NZD</b>	<b>\$60,417.68</b>
<b>Price of kiln for purchase February 2020</b>	<b>\$37,000.00</b>

*Costs for installation, site fit-out etc will cannot be determined until building secured.*

*Running costs of the kiln, to be covered by firing fees*

## 6. Housing a kiln (stage 2)

At this stage a site to house the kiln is yet to be established. Ideally it would be located at the Historic Village as The Incubator Creative Hub already has the infrastructure and systems in place to support the running of a kiln. The Village also has the required 3-phase electricity. It would need to be made fit-for-purpose including a concrete pad and appropriate ventilation. Ideally a preparation space would need to be located separate to that of the kiln.

### 6.1 Acquiring the Blacksmith Building as additional studios and ceramic workspaces

We proposed to request an extension of the Artery space into the discussed blacksmith space- Being direct proximity to other Hub buildings and part of the Artery building itself it would be the perfect space to grow this creative media , the associated community around it and build capability and capacity to the sector. The expansion space would include workroom for many ceramicists, space for the small kiln, drying , display and retail space . There is no indication at this point to the cost for fitting out or additional cost to current LTO.

## 7. Risk Analysis

Risk	Mitigation
Funding not secured	Underwrite purchase Consider other funding options Consider smaller / cheaper option
Building for the kiln at the Historic Village not secured	Consider alternative sites
Bethlehem Pottery Club perceives kiln as a threat	Build relationship and create opportunities for Club members to use the new kiln i.e. Bethlehem Pottery Club – monthly firing

## Appendix: Kiln specifications

The useable internal space measures 2500mm L x 1400mm W x 380mm H, (1.33 cubic metres)

The internal height is relatively low as Glass work relies on radiant heat. If more height is needed for ceramic work, we place 100-150mm wide strips of fibre blanket or fibre board around the table perimeter and gain an extra 50mm-100mm of internal height and still fires fine to cone six.

It comes with Bartlett RTC1000 controller which features pre-programmed schedules or it can be programmed manually. Has auto/manual venting built in. Very easy to use.

Table is lined in lightweight fire brick and the Hood is lined with fibre.

Outside dimensions are 3000mm L x 1900 W. Top of table is about 630mm H. Table can be fitted with castors if needed although we found the 700mm gap when the Hood is raised fully, sufficient space for working.

Gantry and chain pulley are also included.

Gantry measures 3600mm L x 1800 W x 3000mm H

Power is three phase,( 3/50), 80 amps, 57 KW , 415 V

This will NOT run on standard residential home power supply which is usually only 36 amps. Kiln is currently located in an industrial unit with 100 amps power supply.

There is approx 6m of cable between the controller and the Kiln. There is some 40m of extra cable available (sold separately) if needed to run power from meter board to the controller.

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 213

**Full Name:** Bryce McFall

**Organisation:** Parafed Bay of Plenty

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

Submission to: Tauranga City Council Draft Annual Plan 2020/21

From: Parafed Bay of Plenty

Parafed Bay of Plenty is an Incorporated Society providing Sport and Recreation opportunities for people with a physical disability. We are a regular user of Council facilities and in particular Memorial Hall for weekly Sporting Programmes and the Trust Power Arena for Sporting Events.

The Draft Annual Plan proposes increases to Venue User Hire charges. Our Submission is that there be no change to existing User Fees for Sport and Recreation Facilities. Sport and Recreation adds value to our Members and their Families. It is our view that the proposed increase to the User Fees will make Sport less accessible. In the current global environment Council should take positive Leadership to facilitate the welfare of the Community. Sport and Recreation is a key component of peoples' welfare. In our instance we are a Group in the Community that already faces issues of accessibility.

For Council to promote an increase in User Fees at this time in our view is simply unbelievable.

A handwritten signature in black ink, which appears to read "Bryce McFall".

Bryce McFall  
Chairman Parafed Bay of Plenty  
30<sup>th</sup> April 2020

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 214

**Full Name:** Nathan York

**Organisation:** Bluehaven Holdings Ltd

**Suburb:** Palm Beach

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**



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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes

3 May 2020



Marty Grenfell  
Tauranga City Council  
Private Bag  
Tauranga

Dear Marty

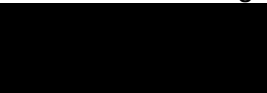
**Submission on the Tauranga City Council (TCC) Draft 2019 - 2020 Development Contributions Policy**

Our submission is set out in the attached schedules.

Bluehaven Holdings Ltd wish to be heard

**Submitter:**

Bluehaven Holdings Ltd



Papamoa 3151

**Contact:**

Nathan York

Chief Executive

Bluehaven Group

Ph [REDACTED]

Email: [REDACTED]

Yours sincerely

**Bluehaven Group**



Nathan York  
Chief Executive

Attachments: Bluehaven Holdings Limited - Submission on the Tauranga City Council (TCC) Draft 2019 - 2020 Development Contributions Policy

## Section 2 Policy Application

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
1	18	Policy 2.3.1	Local Development Contributions	The policy does not provide appropriately for circumstances where large scale non-residential land uses are delivered in a staged manner through land use consents or multiple building consents.	Amend policy 2.3.1 (n) as follows.  In the West Bethlehem or Wairakei Urban Growth Areas where Local Development Contributions are calculated on a site area basis, if a multi-unit residential development <u>or non-residential development</u> is delivered in a staged manner through <u>land use consents or multiple building consents</u> , the allocation of the total amount of Local Development Contributions payable for the development to each building consent can be dealt with on a case-by-case basis	The policy amendment is required to meet the criterion in Policy 2.1.1. that a development proposal will generate a demand for reserves, network infrastructure or community infrastructure. The existing policy meets the criterion for multi-unit residential development only.	High
2	19	Policy 2.3.2 (c)	Local Development Contributions Non-residential	The policy does not provide appropriately for circumstances where large scale non-residential land uses	Amend Policy 2.3.2(c) by adding the following:  <u>(iii) Where non-residential development</u>	The policy amendment is required to meet the criterion in Policy 2.1.1. that a development proposal will generate a	High

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
			development where local development contributions have not been required on subdivision.	are delivered in a staged manner through land use consents or multiple building consents.	<u>is delivered in a staged manner through land use consents or multiple building consents, the Local Development Contributions can be payable on a proportionate basis assessed for each case.</u>	demand for reserves, network infrastructure or community infrastructure. The existing policy meets the criterion for multi-unit residential development only.	
3	20	Policy 2.3.2 (d)	Local Development Contributions Non-residential development outside commercial industrial zones.	The policy does not provide appropriately for circumstances where large scale non-residential land uses are delivered in a staged manner through land use consents or multiple building consents. The policy states that the Local Development Contribution payable is the amount of Local Development Contributions that would be expected to be paid if residential development took place on the site. The policy should expressly recognise that non-residential development can occur in stages, as	Amend Policy 2.3.2(d) by adding the following:  <u>iv) Where non-residential development is delivered in a staged manner through land use consents or multiple building consents, the Local Development Contributions can be payable on a proportionate basis assessed for each case.</u>	The policy amendment is required to meet the criterion in Policy 2.1.1. that a development proposal will generate a demand for reserves, network infrastructure or community infrastructure. The existing policy meets the criterion for multi-unit residential development only.	High

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
				can residential development.			

### Wairakei Schedule of Assets – Figure 2

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
4	153	6.9.4	Wairakei	The exact boundary between Area B and Area C has not been determined. Further work is intended be undertaken to define this boundary accurately prior to development being undertaken within close vicinity of this boundary.	Determine and map the exact boundary between Area B and Area C on Figure 2, taking account of the approved Outline Development Plan for The Sands Development Area.	The land use consent for The Sands Development Area granted in February 2020 straddles the boundary between Area B and C. The first Stages will be proceeding in the short to medium term and the area boundary needs to be accurately defined.	High

### Wairakei Schedule of Assets - Water

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
5	155	LIPS 710	Wairakei Te Okuroa Drive Water Mains	This is the bulk water main infrastructure that also services Te Tumu. It is unclear how the project costs have been apportioned to recognise this.	Show apportionment of cost to Te Tumu in the DC Funding for other catchments and how the apportionments are calculated.	Full apportionment of capital costs to Wairakei UGA catchment is unfair	High

# Wairakei Schedule of Assets - Wastewater

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
6	156	LIPS 3614 LIPS 1596 LIPS 1598 LIPS 3613 LIPS 3586	Projects scheduled to be completed in current or next financial year Projects scheduled to be completed in future financial year	The total project cost for wastewater assets has increased from \$32M to \$137M (328%). The DC charges for wastewater have increased by 170% for Catchment A, 276% for Catchment B, and 105% for Catchment C. These are very significant increases on last year. The summary of amendments states that an "Eastern Corridor Review" considered wastewater network constraints, future needs and the ground conditions of the area to ensure that planned projects will provide adequately for future populations and resilience. The review also identified new design requirements and provided a greater understanding of constraints and risk to	Given the very significant increase in costs, Bluehaven request that the detailed review information referred to in the summary of amendments be shared and further feedback sought before any changes to the projects costs and contributions are confirmed by Council.	Further information is needed, for an informed submission to be made.	High

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
				be managed throughout construction. It is noted that while the costs have been reviewed, it appears that the apportionments of costs have not been. It is important the detail is understood, regardless of the budgeted amounts increasing or decreasing.			
7	156	LIPS 1585	Catchment C (Fees that apply in addition to those above for all catchments)	Fairly apportion projects costs based on information of likely future use and benefit.	Information is requested on the capacity of the infrastructure and its availability to service other Wairakei catchments (i.e. A & B) and Te Tumu.	Further information is needed, for an informed submission to be made.	High

#### Wairakei Schedule of Assets - Stormwater

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
8	157	LIPS 1920	Wairakei Stream Culvert Upgrade: Emerald Shores Drive	Agree and support the investment in the Emerald Shores culvert and road crossing	Retain	Planned and funded works that are essential.	High

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
9	158	LIPS 995	Wairakei Stream Landscaping	The project cost appears to be very low and may not reflect the most recent design for landscaping and planting.	Revise the project cost to reflect the most recent design for landscaping and planting.	Optimise the recovery of costs and minimise foregone future revenue.	Medium
10	158	LIPS 995	Wairakei Stream Landscaping	Consideration should be given to an increased level of service for landscaping in the Stream Corridor in the vicinity of the Town Centre.	Plan for and revise the project cost to incorporate higher levels of service for walkways (width and surface treatment) and other facilities (seating, rubbish bins, lighting, public art, planting) in the vicinity of The Sands Town Centre.	The Sands Town Centre will draw from a wide catchment including the primary areas of Papamoa East, Wairakei and Te Tumu. The Wairakei Stream corridor will provide active mode access (walking, cycling and other forms of micro-mobility) which will intensify as it comes towards The Sands Town Centre, with higher levels of service for walkways (width and surface treatment) and other facilities (seating, rubbish bins) likely to be needed.	Medium



## Wairakei Schedule of Assets - Transport

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
11	160		All sub-catchments (Stormwater area A, B &C)	The total project cost for transport assets has increased from \$115M to \$116M. However, the DC charge for transport has decreased from \$157K to \$127K per unit (ha) (13%). This significant change is not explained in the summary of amendments. It is important the detail is understood, regardless of the budgeted amounts increasing or decreasing.	Given the increase in project costs, but significant decrease in DCs, Bluehaven request that the reasons for this be shared and further feedback sought before any changes to the projects costs and contributions are confirmed by Council.	Further information is needed, for an informed submission to be made.	High
12	160	LIPS 1171	Bus Bays and Shelters	The investment in bus shelters is supported. However, these budget elements need to include bus bays and shelters along The Boulevard where the public transport route is likely to focus being main arterial route for both Te Tumu and Wairakei. This includes bus bays and shelters	Include provision for additional bus bays and shelters along The Boulevard.	Provision will support a multi-modal transport approach and reflect likely usage and benefit.	High

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
				for a larger hub facility adjacent to The Sands Town Centre.			
13	160	LIPS 2263	Te Okuroa Dr - Sands Avenue Intersection	Support	Retain	Planned and funded works that are essential.	High
14	160	LIPS 259	Wairakei Stream Crossing - Emerald Shores Subdivision	Support	Retain	Planned and funded works that are essential.	High
15	160	LIPS 2261	Te Okuroa Dr - Sands Avenue to Te Tumu	Support	Retain	Planned and funded works that are essential.	High
16	160	LIPS 261	Sands Avenue - Te Okuroa Drive to PEI	Support	Retain	Planned and funded works that are essential.	High
17	160	LIPS 262	Papamoa East Interchange	Support	Retain	Planned and funded works that are essential.	High
18	160	LIPS 262	Papamoa East Interchange	Consideration needs to be given to future circumstances where the PEI may be Crown funded and/or if tolling is incorporated, and the DC funds that have been collected are no longer required.	Identify and assess options for the use of DCs funds that have been collected for the PEI including: <ul style="list-style-type: none"> <li>• Reallocation to other projects to offset cost increases; and</li> </ul>	This is a likely scenario that should be addressed in the short term.	High

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
					<ul style="list-style-type: none"> <li>Reallocation to additional projects in the catchment area, that provide capacity over and above that required for the Wairakei UGA catchment and should be wholly or partly under DCs.</li> </ul>		
19	160	LIPS 3633	Sale of Land linked to PEI - LIPS 262	The Project Cost may not reflect the further sell down of land.	The Project Cost should be updated to reflect any further sell down of land.	The further sell down of land should be recognised in the Transport DCs.	Medium
20			Other Roads	DC funded Transport projects should include funding for the delivery of road capacity, including land purchases, required to meet the needs of other catchments.	Include DC funding for components of The Boulevard from Stevenson Drive to the Te Tumu boundary and The Sands Avenue from Te Okuroa Drive that provide capacity over and above that required for the Wairakei UGA catchment. Consider reallocation of funds collected for PEI (See submission above).	The Boulevard from Stevenson Drive to the Te Tumu boundary and The Sands Avenue from Te Okuroa Drive provide significant transport network integration and access capacity that benefits development beyond Wairakei UGA.	High

## Wairakei Structure Plan

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
21		SP 15	Urban Growth Area Structure Plan - Wairakei	The emergency stormwater overland path across the TEL is no longer feasible in the form shown on the Structure Plan.	Change the emergency stormwater path in 500 year event in structure plan from 10m + 40m + 10m widths to 10m + 50m + 0m.	The current design of Te Okuroa Drive connection with Stevenson Drive, can no longer accommodate the overland flow path requirements as shown.	High
22		SP 15	Urban Growth Area Structure Plan - Wairakei	Off road active mode access (walking, cycling and other forms of micro-mobility) is not shown on the Structure Plan.	Show key off road active mode access (walking, cycling and other forms of micro-mobility) on the Structure Plan within the Wairakei Stream Corridor.	The Wairakei Stream corridor will provide active mode access (walking, cycling and other forms of micro-mobility) which will intensify as it comes towards The Sands Town Centre, with higher levels of service for walkways (width and surface treatment) and other facilities (seating, rubbish bins) likely to be needed.	High
23		SP 15	Urban Growth Area Structure Plan - Wairakei	In February 2020, Council granted consent to a CDC for The Sands Development Area. This is a 20 year plus staged development. The Outline Development Plan should be reflected	The Structure Plan should show the main land use and access provisions shown on the Outline Development Plan as an underlay and updated regularly.	As much of The Sands Development Area will not be subdivided, an alternative way of showing development as it is rolled out needs to be adopted.	High

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
				in the Structure Plan presentation.			

#### Other Issues

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
24				Due to the significant financial constraints Council faces, careful consideration should be provided to allow Council to collect DCs for long-term leases to enable new community infrastructure to be delivered, where it would otherwise not be possible. Bluehaven is proposing to develop an indoor sports and pool facility for the Eastern Corridor and the wider City and subregional catchment which is much needed and cannot be delivered by Council.	Engage with Bluehaven to lease new community facilities, where in part the DCs collected can be used to assist with lease payments.	Provide much needed key community infrastructure in a timely manner.	High
25				Other large-scale roading projects associated with the State Highway networks, such as Bayfair overpass (on	Consistency of policy application for major road infrastructure investment that involves state	Planned for future policy implementation.	Medium

Submission Number	Page	Reference	Title	Submission/Comment	Decision Sought	Reasons	Priority
				Maunganui Road) and future upgrade of Hewlett's Road, should also be considered for toll funding, such as Takitimu Drive and the Tauranga Eastern Link (TEL) already are.	highways including SH2 and SH29/A.		

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 215

**Full Name:** Matt Cowley

**Organisation:** Tauranga Chamber of Commerce

**Suburb:**

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

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**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes





## Chamber of Commerce Tauranga Region Inc.

### *'Tauranga Chamber of Commerce'*

## Submission to Tauranga City Council draft Annual Plan 2020/21

### 1. Background

- 1.1. The Tauranga Chamber of Commerce (*'the Chamber'*) is a not-for-profit membership incorporated society. The Chamber has been supporting local businesses and commerce in the Tauranga and Western Bay of Plenty subregion (under various structures) since 1904. We currently have a membership of over 650 members and a database of non-member customers of approximately 7000. Our mission is to get Tauranga businesses excited, inspired, feeling confident and supported.
- 1.2. The Chamber has been supporting local businesses during COVID19 in a variety of ways. We hold the Bay of Plenty's contract for New Zealand Trade and [Enterprise's Regional Business Partnership](#) ('RBP') with Poutama Trust and the EBOP and Rotorua Chambers. The RBP connects local businesses with business mentors, vouchers to build capability with local experts, and R&D funding through Callaghan Innovation. Since mid-March 2020, the three Chambers have issued \$350,000 in funding vouchers (85% of the usual annual KPI of \$450,000), had 1600 attendees into our skills-based webinar series, connected dozens of new businesses with business mentors, and continued to support local companies apply for R&D funding grants.
- 1.3. The Chamber would like to thank Priority One and Tourism Bay of Plenty for our combined collaborative approach to reaching as many businesses as possible to ensure they are aware of the Government business support opportunities through the RBP. We have particularly targeted businesses who may be outside of the EDA/RTO/Chamber reach. I would also like to thank Tauranga City Council's call centre staff who have helped us to ring hundreds of local businesses to spread the message while working remotely during COVID19 levels three & four.
- 1.4. [The Chamber has also increased our communications](#) reach to more local businesses to ensure they receive the latest information on Government requirements. We have also asked our members with subject matter expertise to provide further commentary and supporting advice to help local businesses navigate through these uncertain times.
- 1.5. Every organisation (private, public, and charity sectors) has been impacted by COVID19. The Chamber is no different as our revenue for events, training, member-to-member promotions and membership has been impacted by Government's restrictions to address COVID19. Every organisation is quickly having to adjust to the new-normal by understanding customers' new expectations, building relationships with suppliers, managing cashflow, and working within Government requirements.

## 2. COVID19 Hardship Fund for Council's User Fees and Charges

- 2.1. The Chamber thanks Tauranga City Council ('TCC') staff and elected members for their recent decision to provide hardship funding to provide immediate subsidies specific types of TCC's user fees and charges, particularly focusing on the commercial sector. The Chamber informally approached the local councils CEOs with a proposal outlining suggested ways the councils could provide immediate relief. TCC staff quickly to consider the Chamber's proposal and then presenting them to Elected Members in a way that achieves good outcomes for the community. The Chamber would like to ensure the implementation of this fund is simple for those in hardship to apply, and staff decisions achieve the initial purpose of the fund: to provide relief to those facing hardship.

**Relief Sought: Ensure the COVID19 Hardship Fund for TCC's User Fees and Charges is simple to apply for, and staff decisions achieve the core purpose of the fund.**

- 2.2. The Chamber supports TCC to work with Government to develop a range of rate payment options for those commercial and residential ratepayers facing significant financial hardship. There are a range of financing and deferral options that TCC should invest resources to carefully and empathically develop and communicate to ratepayers facing hardship situations.

**Relief Sought: Develop robust and clear guidance to support residential and commercial ratepayers facing significant financial hardship to appropriately finance their rate requirements post-COVID.**

## 3. TCC's Budget and COVID19 Response Plan Decision Timelines

- 3.1. The Chamber supports TCC giving itself time to consider the impact that COVID19 has had on its communities so it can make well considered and informed decisions on the Annual Plan 2020/21. The Chamber supports TCC extending its Annual Plan decision making timeline as long as practically possible to reconsider its initial COVID19 response plan for the next 12-months. The current draft annual plan was created before COVID19 had impacted the global economy. Just as many businesses and community entities are re-evaluating our post-COVID19 response plans, TCC needs time to re-assess its approach. The business community will want councils to demonstrate that they have done all that they can to recognise the impacts of COVID19. Councils should be looking to sell non-strategic assets, prioritise spending, and begin developing financing tools with government, community wealth entities (e.g. TECT, Baytrust, Quayside), and the private sector to execute large infrastructure projects (to be a priority topic for the point raised in 3.2 below).

**Relief Sought: Extend the Annual Plan 2020/21 decision-making timeline as long as practically possible to ensure considered and informed decisions are made on the Annual Plan 2020/21.**

- 3.2. The Chamber supports TCC to prioritise resources to ensure it starts its Long Term Plan (LTP) as soon as possible. The 2021-2031 LTP will be TCC's most important LTP since 2009 (post-GFC response LTP). The Chamber believes that the next LTP should be TCC's most important strategic priority over the next 12-months as it will action the city's long-term COVID19 economic recovery plan. TCC should be using the next 6-9 months to consider innovative funding and financial tools to assist with its treasury constraints, reprioritise internal resource allocation, prioritise capex projects, and consider the lessons learnt from the execution of the 2009 LTP, particularly in association with its recovery of development

contributions. The next LTP will not be a status quo exercise. The Chamber would like to register its offer to support TCC in developing the LTP in ways that TCC sees appropriate.

**Relief Sought: Ensure appropriate resourcing and priority is given to start TCCs 2021-2031 LTP to achieve robust outcomes for the wider Tauranga community in response to COVID19.**

#### 4. Commercial Rates and UAGCs

- 4.1. As part of its decisions to extend the Annual Plan timeline (3.1), TCC needs to re-consider the exponential impact of adjusting both the UAGC and the commercial general rate differential simultaneously on commercial rateable units. Even before COVID19, changing both variables resulted in a proportionately higher degree of rates increase (in real dollar terms) on commercial ratepayers. If the majority of TCC elected members believe commercial ratepayers should pay proportionately more rates than they currently do now, the Chamber urges that TCC brings commercial ratepayers along the journey to make the adjustments gradually and sustainably. This needs to be discussed more robustly during the LTP (see 3.2) as it needs to coincide with a clear plan so commercial ratepayers understand the value-proposition for the rate increases.
- 4.2. Only a few months ago, the business community was facing other challenges, such as traffic congestion and the availability of the developable land. If TCC develops a robust plan, and businesses have faith that the councils will implement the plan, then businesses may be more open to sustainable rates increase. But at this stage, TCC does not have a plan and there is little faith that TCC could implement that plan. Any additional revenue from commercial rates should be focused towards speeding up growth related infrastructure projects that benefit the business sector (such as reducing traffic congestion).
- 4.3. There is currently a lot of public commentary on the need for commercial landlords to offer rent relief for their tenants as non-essential tenants face significant cashflow issues following the COVID19 lockdown. The dust is yet to settle on how many tenants will survive through the lockdown period, and any future phases, such as when the Government's wage subsidy ends on 30 June 2020. Other business challenges include the minimum wage increasing from 1 April, non-essential supply chains are rebooting following the lockdown, and most businesses are operating at sub-optimal productivity levels due to Government's requirements for physical distancing, cleaning, PPE shortages and contract tracing. Many businesses are considering a hybrid model allowing staff to work remotely as well as at the office. In summary, we are experiencing a seismic change in the commercial tenancy sector and now is not the time to execute the planned commercial rates increases (based on pre-COVID19 ideals) and without a robust plan that outlines the value proposition.

**Relief Sought: TCC to reconsider the compounding impact on commercial ratepayers of adjusting both the UACG and the general rate commercial differential simultaneously, and especially following the economic impact of COVID19.**

#### 5. Rates Generally

- 5.1. Councils play a critical role in encouraging cash to move throughout the local economy during an economic recession. TCC contracts to a number of local businesses to keep lawns mowed, graffiti removed, and pipes and roads maintained. It also invests in enabling infrastructure. A rates freeze now will create issues for future year's rates as the economy recovers. It would also limit TCCs ability to execute its COVID19 Response Plan. However, a

rate rise as currently proposed in the draft Annual Plan is misaligned with the general sentiments of business community post-COVID19 lockdown. The Chamber supports rates increases in align with inflation, with a view for TCC to look at selling non-strategic assets, reprioritise spending, and develop innovative financing tools with government, community wealth entities (e.g. TECT, Baytrust, Quayside), and the private sector (refer to point 3.2).

**Relief Sought: TCC to adopt an annual plan 2020/21, keeping rates increases to CPI, while also communicating a clear and user friendly rates hardship support package (point 2.2)**

## **6. Mainstreets and Landlord Coordination**

- 6.1. Retailers and hospitality on the city's mainstreets pay some of the highest tenancy lease rates in the region per square metre. They are also included in the most impacted sectors by the Government's COVID19 lockdown restrictions. The city's mainstreets form a big part of the city's heart and soul. The mainstreets are facing a double impact after COVID19 as NZ's borders remain closed to tourists indefinitely and commercial office tenants are considering developing hybrid models where staff can work from home more often. This will particularly impact retailers and hospitality businesses in the CBD as most of the >20,000 people traveling into the CBD each workday are office workers in 1<sup>st</sup> floor and above tenancies. A new collaborative approach is required amongst landlords and tenants to limit the impact of COVID19 on the mainstreets. A robust plan needs to be developed to help reduce the short-term damage to mainstreets, particularly the CBD.

**Relief Sought: TCC to work with the Chamber, Priority One and mainstreet organisations to ensure an appropriate response plan is developed to limit the impact on vacancy rates of commercial tenancies on the city's mainstreets.**

## **7. CAPEX programme**

- 7.1. Given the uncertainty around Government's post-COVID19 funding of local government shovel ready infrastructure, it is difficult for the Chamber to comment as information will likely change over the coming weeks. The Chamber supports TCC's application to Government.
- 7.2. **Relief Sought: No Change.**

**The Chamber would appreciate the opportunity to speak to this submission.**

### **Contact details:**

Matt Cowley

CEO | Tauranga Chamber of Commerce

[REDACTED]

[REDACTED]

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 216

**Full Name:** Craig Batchelar

**Organisation:** Catholic Diocese of Hamilton

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Comment:**

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**Comment:**

---

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**Comment:**

---

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**Comment:**

---

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**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

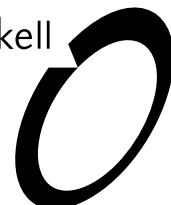
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**Attachment:** Yes

3 May 2020

Marty Grenfell  
Tauranga City Council  
Private Bag  
Tauranga

Boffa Miskell



Dear Marty

**Catholic Diocese of Hamilton - Submission on the Tauranga City Council (TCC)  
Draft 2019 - 2020 Development Contributions Policy**

This submission is made on behalf of the Catholic Diocese of Hamilton. The Diocese manages the network of state integrated primary and secondary schools across the Waikato and Bay of Plenty.

The Catholic Diocese is in the process of establishing a new state integrated Catholic Primary School at Golden Sands, Papamoa. The 3 hectare site was acquired for this purpose in 2014 at the early stages of development of the Wairakei Urban Growth Area. The site has a mix of commercial and residential zoning.

The long term plan for the site is to establish a school with approximately 600 primary aged children, an early childhood centre, and church and parish community hub. All facilities will be designed for general community use including access to open space outside school operating hours.

Resource consent for the first stage of the primary school (250 children), hall, library and administration buildings was granted by the Council in April 2020. A building consent application is currently being prepared to construct approximately half of this consented activity to be ready for a January 2021 opening date.

A request was recently made for an assessment of the development contributions payable on the first stage of development. Although the granted resource consent enables development of only 1.8ha (60%) of the site, and the building consent application is for only half of that consented development, the Council is currently seeking payment of Local Development Contributions for the entire 3ha site (\$994,701.84 plus GST). This level of payment is unreasonable, unfair and unaffordable and has the potential to result in the project being cancelled or deferred.

The Diocese will shortly be requesting that Council consider a proportionate payment of contributions for the current stage, consistent with the development contribution principles in Section 197AB of the Local Government Act 2002 which includes:

*“development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity”*

While a policy change may not expedite outcomes for the current stage of building development, the Diocese is mindful of future stages of development which may span 10-20 years. Certainty is needed to manage funding processes.

The initial response from Council indicates that the current policy lacks appropriate guidance to ensure a fair and reasonable charging approach is taken for staged non-residential development that complies with the Local Government Act. Suggested amendments to the policy to address this issue are appended to this letter.

The Diocese have also reviewed the Draft 2019 - 2020 Development Contributions Policy and identified that a very significant increase in Local Development Contributions is proposed for Wairakei. The financial impact of this increase on the school site will be approximately \$107,000 plus GST.

As a community organisation with limited financial resources, the Diocese is understandably concerned about this level of increase. This concern is heightened by the likely impacts of COVID 19 on the community and affordability over the foreseeable future.

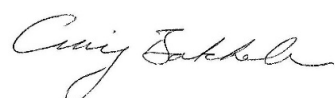
The summary of changes identifies that this increase is primarily driven by increases for several planned wastewater projects. These costs appear to be increasing by over 300% which is extraordinary given that the DC asset schedules are reviewed annually to minimise such volatility and provide certainty and confidence in development contributions year on year. Insufficient detail is provided in the summary of amendments to properly understand the reasons for such a large increase and whether they are justified.

The Diocese requests that the detailed review information referred to in the summary of amendments be shared and further feedback sought before any changes to the projects costs and contributions are confirmed by the Council.

If this large increase is found to be soundly based and justifiable, the Diocese then requests that the increase be deferred or staged over the medium term (3-5 years).

Yours faithfully

**BOFFA MISKELL LTD**



Craig Batchelar  
Planner, Partner

Attachments: Schedule of suggested amendments.

cc: Graeme Roil, Schools Manager



Page	Reference	Title	Submission/Comment	Decision Sought	Reasons
18	Policy 2.3.1	Local Development Contributions	The policy does not provide appropriately for circumstances where large scale non-residential land uses are delivered in a staged manner through land use consents or multiple building consents.	Amend policy 2.3.1 (n) as follows.  In the West Bethlehem or Wairakei Urban Growth Areas where Local Development Contributions are calculated on a site area basis, if a multi-unit residential development or <u>non-residential development</u> is delivered in a staged manner through <u>land use consents</u> or multiple building consents, the allocation of the total amount of Local Development Contributions payable for the development to each building consent can be dealt with on a case-by-case basis.	The policy amendment is required to the development contribution principles in Section 197AB of the Local Government Act 2002 and to meet the criterion in Policy 2.1.1. that a development proposal will generate a demand for reserves, network infrastructure or community infrastructure.
19	Policy 2.3.2 (c)	Local Development Contributions Non-residential	The policy does not provide appropriately for circumstances where large scale non-residential land uses are delivered in a	Amend Policy 2.3.2(c) by adding the following:  <u>(iii) Where non-residential development is delivered in a</u>	The policy amendment is required to the development contribution principles in Section 197AB of the Local Government Act 2002 and to

Page	Reference	Title	Submission/Comment	Decision Sought	Reasons
		development where local development contributions have not been required on subdivision.	staged manner through land use consents or multiple building consents.	<u>staged manner through land use consents or multiple building consents, the Local Development Contributions can be payable on a proportionate basis assessed for each case.</u>	meet the criterion in Policy 2.1.1. that a development proposal will generate a demand for reserves, network infrastructure or community infrastructure. The existing policy meets the LGA principle and DC criterion for multi-unit residential development only.
20	Policy 2.3.2 (d)	Local Development Contributions Non-residential development outside commercial industrial zones.	The policy does not provide appropriately for circumstances where large scale non-residential land uses are delivered in a staged manner through land use consents or multiple building consents. The policy states that the Local Development Contribution payable is the amount of Local Development Contributions that would be expected to be paid if residential development took place on	Amend Policy 2.3.2(d) by adding the following:  <u>iv) Where non-residential development is delivered in a staged manner through land use consents or multiple building consents, the Local Development Contributions can be payable on a proportionate basis assessed for each case.</u>	The policy amendment is required to the development contribution principles in Section 197AB of the Local Government Act 2002 and to meet the criterion in Policy 2.1.1. that a development proposal will generate a demand for reserves, network infrastructure or community infrastructure. The existing policy meets the LGA principle and DC criterion for multi-unit residential development only.

Page	Reference	Title	Submission/Comment	Decision Sought	Reasons
			the site. The policy should expressly recognise that non-residential development can occur in stages, as can residential development.		

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 217

**Full Name:** Trevor Kamins

**Organisation:**

**Suburb:** Mount Maunganui

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

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**Comment:**

---

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**Comment:**

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**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

Tauranga Council,

It is with interest that I have been following the current elected members desire and intentions to maintain and develop this wonderful city.

On reviewing the Funding Impact Statement for the proposed rates for the 2020-2021 year my first reaction was of surprise and almost disbelief that the TC can expect to take an extra \$14.4 million (excluding water charges) from rate payers compared to the prior year given the current circumstance that we all find ourselves in. An increase of 8.4%.

On the General Rates for residential properties the increase over prior year is \$21.5 million (31.6%) and for commercial properties \$5.9 million (38.3%). Total increase of \$27.4 million.

The reduction of the UAGC to 10% is \$16.4 million - which in part offsets some of the \$27.4 million increase above. BUT as the council discloses "This reduces the total rates bill for lower-value properties but will increase the cost for higher value properties". (As you have reported the reduction of the UAGC to 10% is not in line with the TC Long term plan – 2018-2028 in which a reduction to 15% was recorded.)

The numbers referenced above are exclusive of GST. Residential owners obtain no relief for GST paid – I estimate that the GST on the increased rates will take in excess of a further \$1.0 million from residential rate payers – all going back to central government.

This proposed rates take and reallocation represent a significant increase in the rates take from the core / backbone of the TCC drivers of the community- businesses, commercial property owners and occupiers together with the significant number of business people that operate at and or from their residential properties.

I draw your attention to the TC Draft Annual Plan Summary – **In A Nutshell**. Headline – **We are entering a time of great economic and social uncertainty**. "COVID-19 changed all that, and we've changed our plans significantly to recognise the financial pressure the pandemic lockdown is having on ratepayers."

As a former consultant to Manukau City Council and self proclaimed Rate Rebel of the early 2000's, I recognise, understand and respect the objectives and revised plans you are proposing.

BUT we are currently at a place where we have never been before... Numerous businesses are currently not even able to plan to re-open. Many simply will not. Your statements with regard to creating platforms now for considerable future growth, indicate you are out of touch with the reality of what may be before us as a community.

It is appropriate (and a formal requirement) that you ask the community the question 2.4 in the submission form *"If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?"*

The responses to this question are likely to vary substantially depending on people's personal agendas and requirements.

I don't think that the elected and executive leaders of Tauranga Council really need to be advised on where changes to the budget should be made. Get back to basics. For example – the "resilience funding risks and requirements and details are only known by the skilled and experienced people of the Council. Will the water supply be at risk in the next 1-2 years. What are the expert ratings and risk assessments on failure and relevant outcomes at the different scenarios?

As for funding growth in new residential, commercial or industrial land for additional people to come to the area – **User Pay**. If it costs \$xxx per section to develop a residential section charge that in development levies. Don't charge existing property owners for this so we can subsidise cheap properties for others.

We are in a Crisis situation. Its time to work out plan C.

Take a look at what the various other City Councils of New Zealand have already announced - they are either acting on or evaluating in order to adjust their annual plans to reduce further or eliminate rate increases. (extracted from Stuff)

## **AUCKLAND**

*The council is cutting many of up to [1100 temporary or contract staff](#) and consultants, with 450 having already gone.*

*Executives across the council and its agencies, along with mayor Phil Goff have agreed six month pay cuts of 20 per cent for chief executives and 10 per cent for the second tier.*

*The chairs of the CCO boards and directors will take 20 and 10 per cent cuts respectively. Four of the five CCOs have frozen recruitment and are reviewing spending.*

## **CHRISTCHURCH**

*The city council is looking for savings from "every part of the organisation", said Baxendale, who will have a 10 per cent salary cut next financial year. A planned rates rise looks likely to be scrapped, while [some ratepayers can receive an extra six months to pay their bills](#). Spending will be reviewed, and the public will be consulted on significant changes to levels of service.*

*Some council-controlled organisations are reviewing costs. Christchurch City Holdings' board and chief executive, along with Christchurch NZ's board and chief executive, have taken pay cuts of 20 per cent for six months. Christchurch Airport's 200 full-time staff have agreed an 18-month pay freeze, there is a pause on recruitment and "senior remuneration, capability retention and talent strategies" will be reviewed.*

*Red Bus is carrying out a full business review, while Lyttelton Port has this week reviewed pay for senior staff.*

The magnitude of the social changes and health concerns are yet to be fully experienced.

Will people use public transport more or less going forward - recognising concerns for social spacing and concern for health issues in closed public spaces?

Everything requires review. Again. Comparing Plan B rates increase to Plan A of a 12.5% increase has no relevance!

The questions in the Submission document 2.1, 2.2 and 2.3 reference changes of 1.5% to 3.9% across specific rates classifications are misleading given the magnitude of the total increases proposed.

TAURANGA COUNCIL RATES PROPOSAL FOR 2020 - 2021						
			GST EXCLUSIVE			
CITY WIDE GENERAL RATES	CATEGORY	FACTOR	2019 - 2020 rates \$000's	2020 - 2021 rates \$000's	Increase / (Decrease) \$000's	Increase / (Decrease) %
General Rate (residential)	All residential property	Capital Value	68,024	89,509	21,485	31.58%
General Rate (commercial)	All Commercial Property)	Capital Value	15,409	21,315	5,906	38.33%
<b>Total increase to be incurred by commercial and higher value residential</b>					27,391	32.83%
Uniform Annual General Charge	All rateable property	Fixed amount per SUIP (Separately Used or inhabited Part)	33,820	17,431	-16,389	-48.46%
			GST INCLUSIVE			
			2019 - 2020 rates \$000's	2020 - 2021 rates \$000's	Increase / (Decrease) \$000's	Increase / (Decrease) %
General Rate (residential)	All residential property	Capital Value				
General Rate (commercial)	All Commercial Property)	Capital Value	78,228	102,935	24,708	31.58%
<b>Total increase to be incurred by commercial and higher value residential</b>						
			17,720	24,512	6,792	38.33%
					31,500	32.83%
Uniform Annual General Charge	All rateable property	Fixed amount per SUIP (Separately Used or inhabited Part)	38,893	20,046	-18,847	-48.46%



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 218

**Full Name:** Ian Stevenson

**Organisation:**

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

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**Comment:**

---

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**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment


---


**Attachment:** Yes


# We want to hear from you Tauranga City Council annual plan


Have  
your say

Send us your feedback on the draft Annual Plan 2020/21 proposals set out in this consultation document and the statements of proposals on policies and user fees.

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First name	Ian		
Last name	Stevenson		
Name of organisation (if submitting on behalf of)	Self		
Street	[Redacted]	Suburb	Tga Central
City	Tauranga	Postcode	3100
Phone (daytime)	[Redacted]	Email	[Redacted]

Do you wish to speak to Council in support of your submission

☒ yes ☐ no

If so, please indicate whether you

☒ daytime ☒ evening ?

We will contact you to arrange a speaking time. Each speaker is allocated 10

---

**1. Which infrastructure investments are most important to you, and why?**

Infrastructure means: - Roads, Water, Storm water and Waste water, these alone are the FOUR essential function/s of TCC, nothing else is to be included here.

As a result of the Covid-19 issues currently present in NZ/world, it is obvious that any planned spending on TCC operating costs or CAPEX whatsoever must be reduced or preferably eliminated for the foreseeable future.

Everything and anything else should and must be placed on hold or cancelled permanently as there is absolutely no economic certainty or need. Prudence dictates a "cooling off period" to see what the economic consequences are before embarking on MASSIVE and COSTLY CAPEX's funding by new debt when the future need is at best uncertain.

**2. What is your view on the proposed rates increase for 2020/21?**

At best, rates should remain the same i.e. ZERO-% change

In light of the current economics, all efforts should be focused on rationalising TCC itself, that would be the right thing for Councillors to do in the next 1-2 year period with a clear view of: -

- (a) TCC being seen to comply with the Local Government Act S10, which required Council to be "Cost effective and efficient"
- (b) The TCC organisation needs to undergo and have applied the same criteria as all other sectors: - eliminate surplus staff, reduce payroll costs and eliminate non-essential services...

**2.1. What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

Object - see above at 2, it will only impose hardship on many ratepayers.

**2.2. What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

Object - see above at 2, it will only impose hardship on many ratepayers.

**2.3. What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

In all respects, TCC has failed miserably in recent years, TCC needs to complete a thorough review, correction of path and operations at all levels to ensure first that the past is not repeated.

Then and only then look to "planning", for the record, that also requires full transparency and accountability to Councillors and the community before any part of any project conceived possibly starts.

Object - see above at 2, it will only impose hardship on many ratepayers.

**2.4. If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

Can not find the list, TCC staff when asked have not been able to provide either the 2020-2021 CAPEX spending or the 2018-2028 CAPEX spend list. That would indicate that TCC itself has not idea or the only other alternative, it does not want to reveal the nature, extent etc of the CAPEX that TCC desires.

From recent times (BOP Times 18/4/2020) TCC is seeking to borrow \$158 million ex Government - a 10 year interest free loan. There is a list of some \$650 million in CAPEX but no explanation of where the balance of \$500 million is to be paid for from? All of these should be placed on hold or cancelled.

The Memorial Park spend on a site clearance and rebuild of: - large pool complex, second sports arena (perhaps like ASB arena) and assorted other facilities appears to have gone from \$45 million a few years ago, to \$75 million a couple of weeks ago, to \$100 million last week.

This escalation in cost is outrageous as TCC is purporting to Government that "its ready to go". This plan is flawed for these reasons: -

- (a) The public consultation is virtually 0%, and
- (b) This is just a rehash and significant increase in scale of the Wellness Centre proposal at the Mount Hot Pools that TCC lost via an RMA hearing. Appealed then withdrew, outcome - TCC lost and had to pay out the objectors, cost to TCC ratepayers was millions.
- (c) There is no 'real' budget or business plan that is independently verified as to the need, viability or sustainability
- (d) The location proposed is questionable as essentially a mud/estuary site.

**3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties.**

It is unfair and inequitable to many ratepayers

Object - see above at 2, it will only impose hardship on many ratepayers.

**4. What is your view on the commercial differential increasing to 1:1.2?**

This will put up the cost to business and so increase the prices to all consumers with a margin added.

In the current economics this would: -

- a) Harm businesses who will be struggling anyway
- b) Make local businesses less competitive
- c) Put at risk jobs
- d) Simply hide the fact of it that TCC rates are too high, unsustainable and these proposals are not addressing any core issue/s that are the cause of escalating rates well above regions in NZ with higher growth.

Object - see above at 2, it will only impose hardship on many ratepayers.

**5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

### Development Contributions - this should be: -

- (a) Based on being fully funding by developers.
- (b) All BIF's should be eliminated from the building consent fees payable by homeowners
- (c) SIF's and BIF's should be combined and payable at the time of development
- (d) In-fill housing should be encouraged by receiving a discounted consent/levy concession i.e. as beneficial to the city.
- (e) All development contributions should include the full funding costs.
- (f) Significantly increase and broaden the rates rebate, suggest \$1,500.00/pa or 50% or annual rates, which ever is the lesser. Available to the party paying the rates irrespective of who the owner is e.g. family trust. Make available to low income businesses.

### Revenue and Finance Policy: -

This must include a plan to repay the existing TCC debt within a generation.

It is unconscionable to create and increase debt so leaving it for future generations to grapple with.

TCC must cease all activities where in competition with private enterprise.

Bay Venues Ltd - needs overhauling and rationalising, the cost to TCC ratepayers is enormous and significantly more than reported by BVL.

### User fees

In light of the current economics and outlook (to be worse than the 2008 GFC) then TCC should look to reduce or eliminate all user fees and so on. There are so many charges imposed by TCC, primarily on business, these need rationalising and reducing. Examples are: -

- 1 No parking fees, fines only to apply
- 2 No bus fares, the significantly increased spend has not resulted in an increase in patronage. Revamp the timetable to be user friendly to users.
- 3 All other fees need to be reduced re COVID-19 issues present now and the consequences of it to impact on all corners of the economy.

### Submission guidelines:

Should you wish to speak to Council at the hearings you must still provide a written submission outlining your main points.

If you are hand-writing your submission, please use a dark-coloured pen and write as neatly as possible.

### Need more room?

You can attach extra pages – just make sure they're A4 and that you include your name and contact information.

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 219

**Full Name:** Ian Stevenson

**Organisation:** Stevenson Accounting Ltd

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

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First name	Ian		
Last name	Stevenson		
Name of organisation (if submitting on behalf of)	Stevenson Accounting Ltd		
Street	[REDACTED]	Suburb	Tauranga SH
City	Tauranga	Postcode	3100
Phone (daytime)	[REDACTED]	Email	[REDACTED]

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☒ daytime ☒ evening

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In all respects, TCC has failed miserably in recent years, TCC needs to complete a thorough review, correction of path and operations at all levels to ensure first that the past is not repeated.

Then and only then look to "planning", for the record, that also requires full transparency and accountability to Councillors and the community before any part of any project conceived possibly starts.

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This escalation in cost is outrageous as TCC is purporting to Government that "its ready to go". This plan is flawed for these reasons: -

- (a) The public consultation is virtually 0%, and
- (b) This is just a rehash and significant increase in scale of the Wellness Centre proposal at the Mount Hot Pools that TCC lost via an RMA hearing. Appealed then withdrew, outcome - TCC lost and had to pay out the objectors, cost to TCC ratepayers was millions.
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**3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties.**

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It is unfair and inequitable to many ratepayers

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**4. What is your view on the commercial differential increasing to 1:1.2?**

---

~~This will put up the cost to business and so increase the prices to all consumers with a margin added.~~

---

In the current economics this would: -

- a) Harm businesses who will be struggling anyway
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- c) Put at risk jobs
- d) Simply hide the fact of it that TCC rates are to high, unsustainable and these proposals are not addressing any core issue/s that are the cause of escalating rates well above regions in NZ with higher growth.

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**5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**



---

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### **Revenue and Finance Policy: -**

This must include a plan to repay the existing TCC debt within a generation.

It is unconscionable to create and increase debt so leaving it for future generations to grapple with.

TCC must cease all activities where in competition with private enterprise.

Bay Venues Ltd - needs overhauling and rationalising, the cost to TCC ratepayers is enormous and significantly more than reported by BVL.

### **User fees**

In light of the current economics and outlook (to be worse than the 2008 GFC) then TCC should look to reduce or eliminate all user fees and so on. There are so many charges imposed by TCC, primarily on business, these need rationalising and reducing. Examples are: -

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- 3 All other fees need to be reduced re COVID-19 issues present now and the consequences of it to impact on all corners of the economy.

### **Submission guidelines:**

- Should you wish to speak to Council at the hearings you must still provide a written submission outlining your main points.
- If you are hand-writing your submission, please use a dark-coloured pen and write as neatly as possible.

### **Need more room?**

You can attach extra pages – just make sure they're A4 and that you include your name and contact information.

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 220

**Full Name:** Ian Stevenson

**Organisation:** Bodyzone 2016 Ltd

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Comment:**

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**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---





**Attachment:** Yes

# We want to hear from you

## Tauranga City Council annual plan

Have  
your say

Send us your feedback on the draft Annual Plan 2020/21 proposals set out in this consultation document and the statements of proposals on policies and user fees.

-  **Online:** use the online submission form available at [www.tauranga.govt.nz/annualplan2020](http://www.tauranga.govt.nz/annualplan2020)
-  **In person:** drop ou your submission form at our 91 Willow Street service centre or at your local library if New Zealand's COVID-19 lockdown has ended
-  **Post:** place your completed form in an envelope and send it to this address (no stamp required): Freepost Authority Number 370 annual Plan 2020/21, Tauranga City Council Private Bag 12022, Tauranga 3143
-  **Email:** it to [submissions@tauranga.govt.nz](mailto:submissions@tauranga.govt.nz). You can also email us directly with your feedback, without needing to complete a submission form

**Submissions close Sunday, 3 May 2020 at 5pm**

Once the Annual Plan 2020/21 is adopted submitters will be sent a summary of key decisions. We will

*Written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters agree to any personal information (including names and contact details) in their submission being made available to the public as part of the consultation and decision-making process. All information collected will be held by Tauranga City Council, Council Administration Building, 91 Willow Street, Tauranga. Submitters have the right to access and correct personal information.*

First name	Ian		
Last name	Stevenson		
Name of organisation (if submitting on behalf of)	Bodyzone 2018 Ltd		
Street	[REDACTED]	Suburb	Tauranga Sth
City	Tauranga	Postcode	3100
Phone (daytime)	[REDACTED]	Email	[REDACTED]

Do you wish to speak to Council in support of your submission

☒ Yes ☐ No

If so, please indicate whether you

☒ daytime ☒ evening

We will contact you to arrange a speaking time. Each speaker is allocated 10

??

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## 1. Which infrastructure investments are most important to you, and why?

Infrastructure means: - Roads, Water, Storm water and Waste water, these alone are the FOUR essential function/s of TCC, nothing else is to be included here.

As a result of the Covid-19 issues currently present in NZ/world, it is obvious that any planned spending on TCC operating costs or CAPEX whatsoever must be reduced or preferably eliminated for the foreseeable future.

Everything and anything else should and must be placed on hold or cancelled permanently as there is absolutely no economic certainty or need. Prudence dictates a "cooling off period" to see what the economic consequences are before embarking on MASSIVE and COSTLY CAPEX's funding by new debt when the future need is at best uncertain.

## 2. What is your view on the proposed rates increase for 2020/21?

At best, rates should remain the same i.e. ZERO-% change

In light of the current economics, all efforts should be focused on rationalising TCC itself, that would be the right thing for Councillors to do in the next 1-2 year period with a clear view of: -

- (a) TCC being seen to comply with the Local Government Act S10, which required Council to be "Cost effective and efficient"
- (b) The TCC organisation needs to undergo and have applied the same criteria as all other sectors: - eliminate surplus staff, reduce payroll costs and eliminate non-essential services...

### 2.1. What is your view on the 3.9% increase to overall general rates relating to business as usual activities?

Object - see above at 2, it will only impose hardship on many ratepayers.

### 2.2. What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?

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### **Need more room?**

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**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 221

**Full Name:** Sophie Rapson

**Organisation:** Merivale Community Centre

**Suburb:** Merivale

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Comment:**

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**Comment:** See Attachment

---

**Attachment:** Yes

1 May 2020

Annual Plan 2020/21  
Tauranga City Council  
Private Bag 12022  
Tauranga 3143

Email: [submissions@tauranga.govt.nz](mailto:submissions@tauranga.govt.nz)

Tēnā koe,

Please find attached Merivale Community Centre's submission to the Tauranga City Council Annual Plan 2020/21.

We have provided answers to the questions posed by TCC in your submission form and have also included our own proposal for Council to consider.

Our proposal is in response to the current pandemic and its effects on communities like Merivale.

Merivale Community Centre is keen to work with Council to deliver the social infrastructure that Tauranga needs going forward to address our current context as well as the ongoing effects of inequality.


Please do not hesitate to get in touch should you have any questions.

We're happy to speak in support of our submission if required.

Nga mihi,



Sophie Rapson  
General Manager



## Questions

### 1 Which infrastructure investments are most important to you, and why?

The infrastructure investments that are most important to us are projects that promote community wellbeing, environmental quality and providing choices for travel.

The Community well-being projects outlined as well as the redevelopment of Merivale Community Centre needs to be a priority to TCC.

Councils are for more than roads, rubbish and pipes. The Local Government Act 2002 gives you a broad ambit to create a city where people thrive in.

#### 3 Purpose

The purpose of this Act is to provide for democratic and effective local government that recognises the diversity of New Zealand communities; and, to that end, this Act—

- (a) states the purpose of local government; and
- (b) provides a framework and powers for local authorities to decide which activities they undertake and the manner in which they will undertake them; and
- (c) promotes the accountability of local authorities to their communities; and
- (d) **provides for local authorities to play a broad role in promoting the social, economic, environmental, and cultural well-being of their communities, taking a sustainable development approach.**

### 2 What is your view on the proposed rates increase for 2020/21?

We agree with the increase. Rates in Tauranga have been too low to support the city's infrastructure across the Board. If we want to be a modern and attractive city we need to invest, and that's going to cost, rate payers need to support this.

TCC also needs to borrow money for large horizontal infrastructure. Future generations not just current rate payers need to help fund the infrastructure that they will be using in the future.

We also need to stop the urban sprawl which costs significantly to supply infrastructure across the city. We hope TCC continue its work on medium to high density in current neighbourhoods and look at making the CBD an attractive place to live.

#### 2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities

We agree with the increase.

#### 2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?

We agree with the increase.

- 2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?

We agree with the increase.

- 2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?

- 3 What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties.

We agree with this change.

- 4 What is your view on the commercial differential increasing to 1:1.2?

We agree with the differential increasing.

- 5 Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?

Please see attached proposal.

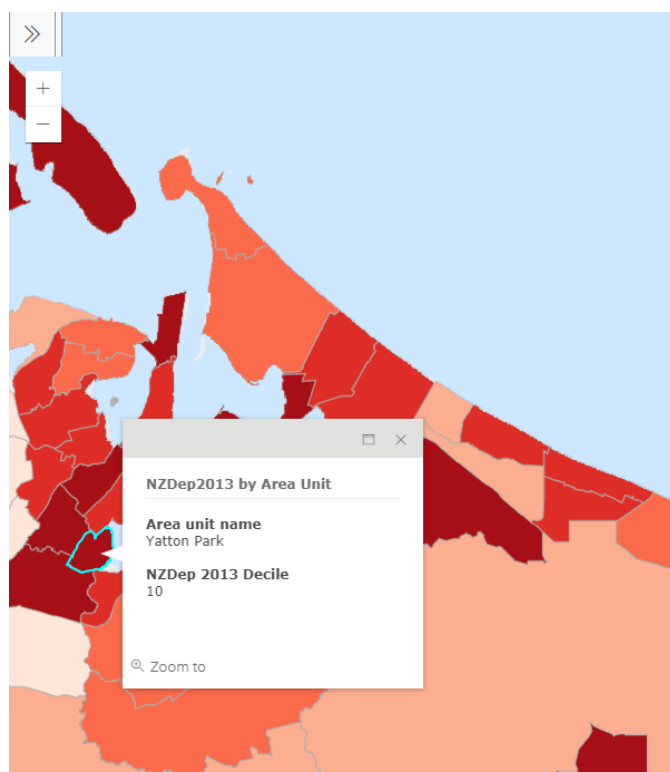
## Merivale Community Centre Proposal to Annual Plan 2020/21

### Context

#### Merivale Community Snapshot

- 41.2% of the community is Māori, 13% Pasifika
- Below average incomes, education attainment
- High levels of social housing, insecure housing and homelessness
- Limited access to transport, internet and computers
- Exposure to gang violence, police involvement and drug and alcohol abuse

Merivale is a decile 1 community or 10 on the deprivation scale, supporting the only decile 1 school in Tauranga.



#### What this means

Whānau under constant stress, fighting to retain the basics – food, shelter, healthcare.

Whānau need support navigating the complex maze of government assistance.

Whānau need non-judgmental, committed and reliable social workers and youth workers to support their whānau and rangatahi.

A community that is not reaching its potential, on an individual, whānau or community level.

COVID-19 has magnified the deprivation of communities like Merivale. Family violence, insecurity of essentials like food and health care are more so now. Reliance on drugs and alcohol to escape reality continues, but with the added problem of not being able to escape home.

It's been predicted that we're likely to see 20% unemployment and with that comes a range of effects on whānau. Merivale sits below the Tauranga City average across all socio-economic indicators,<sup>1</sup> this is likely to get worse under the current economic context we find ourselves in. But we do have an opportunity to make some change, if our response meets the needs of the community. We need to build long-term resiliency and front-load social services with capacity to walk alongside whānau and create a generational shift and weather this pandemic.

<sup>1</sup> <https://www.stats.govt.nz/tools/2018-census-place-summaries/yatton-park>



### Response required

If Tauranga City Council are committed to fulfilling the four well beings established by the Local Government Act and is committed to meeting it's Treaty of Waitangi obligations and building meaningful partnerships with mana whenua then a holistic approach is required.

What sets cities apart is:

1. The expression of culture through recognition of mana whenua, the arts and creativity of its residents
2. The protection and enhancement of the local environment for us and visitors to enjoy
3. Investment in the social infrastructure – social services and facilities that support our vulnerable and connect our communities to make them safe, healthy and happy.

If their economies invest in the above you will create a balanced, healthy and connected city.

### Our Plan

Merivale Community Centre would like to play its role in supporting the city through this pandemic.

We want to provide practical, relevant, and needs-based support to Merivale. We have identified three streams of mahi our community needs:

1. **Welfare Checks** – door to door assessments, to establish what needs exist for whānau and how to meet them with non-judgemental social and youth worker support.

#### *Why*

To support the well-being of the community, meet the basic needs to keep whānau afloat during the pandemic, and establish or strengthen a long-term relationship with Merivale Community Centre to get assistance when needed in the future.

#### *How*

Employ fixed term social workers and youth workers to assess the communities needs and resource whānau to get through the pandemic. Have a fund available to address immediate needs of whānau – food, gas, access to GPs and prescription, heaters and warm clothing during winter.

#### *Outcomes*

- Reduction in whānau distress
- Reduce family violence
- Supporting mental health and resiliency across the community
- Reduction in notifications to NZ Police, Oranga Tamariki and WINZ. Be the ambulance at the top of the cliff.

2. **Hauora programme** – well-being programmes that meet the community's physical, mental, whānau, and spiritual health
  - a. Activities for whānau
  - b. Activities for tamariki and rangatahi

#### *Why*

41.2% of people that live in Merivale are Māori, traditional models of practice of working with Māori is holistic – Te Whare Tapa Whā. But what is great about this model is that it works for non-māori as well. If we provide a service that meets physical, mental, whānau,

and spiritual health of our community then we will have a safer, healthier and happier community.

#### *How*

Our team will pull together practical activities for whānau, tamariki and rangatahi to complete together or individually that foster connection and self-expression. Eg, arts activities, board games, cooking activities etc.

#### *Outcomes*

- Improved hauora
- Stronger and more resilient whanau - reduction in whānau distress
- Hands on (non-online) forms of play
- Learning and growth
- Ability to self-express emotions in safe and constructive ways
- Reduce family violence
- Reduction in notifications to NZ Police, Oranga Tamariki and WINZ. Be the ambulance at the top of the cliff.

### **3. Improving digital access of Merivale residents**

- a. Wifi
- b. Devices

#### *Why*

This pandemic has highlighted the digital gap. Households with no wifi or a device at home hamper tamariki to learn from home or for the wider whanau to work from home. It also restricts access to key information and services that we consider essential.

#### *How*

Provide communities like Merivale with free wifi. Wellington City Council installed free wifi across the CBD in 2011<sup>2</sup> to make the city more connected and support visitors to the city. The infrastructure at the time cost \$50,000 to install and with sponsorship cost \$216,000 to run annually. Merivale is a smaller area than the Wellington CBD so the infrastructure and operational costs will not be as significant.

#### *Outcomes*

- Reduces isolation – connects our communities and those that are most vulnerable
- Enables learning and working from home
- Increases access to information and services

### **What we need from you**

#### **Budget**

We propose a multi-year funding arrangement. This will reduce administrative burden on both Tauranga City Council and Merivale Community Inc. It will also allow for medium to long term planning financially and programmatically.

Break downs of year one to three are provided below.

---

<sup>2</sup> <http://www.stuff.co.nz/dominion-post/5545149/Free-wi-fi-starts-today-in-Wellington-CBD>

## Year 1

Item	Estimated cost
<b>Merivale Community Centre Services</b>	
2x Social Workers Employment Annual Cost (\$25 p/h @ 40hrs)	\$107,120.00
2x Youth Workers Employment Annual Cost (\$23.30 p/h @ 40hrs)	\$97,219.84
Welfare checks and whānau support costs Food, funds for gas, GP visits & prescriptions, heating, clothing etc.	\$108,800.00
Hauora programmes costs Activities for whānau, tamariki and rangatahi	\$50,000.00
Administration and operational overhead	\$7,500.00
<b>Our request to Tauranga City Council</b>	<b>\$370,639.84</b>
<b>Digital access funded by TCC and/or partners</b>	
Wifi infrastructure (equivalent area to Wellington CBD and 2011 pricing) <sup>3</sup>	\$50,000.00
Yearly operational costs (equivalent area to Wellington CBD and 2011 pricing) <sup>4</sup>	\$216,000.00
Devices (Computer/laptop/tablet – device that home learning or working from home can be used for) 600 devices @ \$600.00	\$360,000.00
<b>Total</b>	<b>\$626,000.00</b>

## Year 2

Item	Estimated cost
<b>Merivale Community Centre Services</b>	
Social Worker Employment Annual Cost (\$25 p/h @ 40hrs)	\$53,560.00
Youth Worker Employment Annual Cost (\$23.30 p/h @ 40hrs)	\$48,609.92

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Welfare checks and whānau support costs Food, funds for gas, GP visits & prescriptions, heating, clothing etc.	\$54,400.00
Hauora programmes costs Activities for whānau, tamariki and rangatahi	\$25,000.00
Administration and operational overhead	\$7,500.00
<b>Our request to Tauranga City Council</b>	<b>\$189,069.92</b>
<b>Digital access funded by TCC and/or partners</b>	
Yearly operational costs (equivalent area to Wellington CBD and 2011 pricing) <sup>5</sup>	\$216,000.00
Devices (Computer/laptop/tablet – device that home learning or working from home can be used for) 300 devices @ \$600.00	\$180,000.00
<b>Total</b>	<b>\$369,000.00</b>

## Year 3

Item	Estimated cost
<b>Merivale Community Centre Services</b>	
Social Worker Employment Annual Cost (\$25 p/h @ 40hrs)	\$53,560.00
Youth Worker Employment Annual Cost (\$23.30 p/h @ 40hrs)	\$48,609.92
Welfare checks and whānau support costs Food, funds for gas, GP visits & prescriptions, heating, clothing etc.	\$27,200.00
Hauora programmes costs Activities for whānau, tamariki and rangatahi	\$10,000.00
Administration and operational overhead	\$7,500.00
<b>Our request to Tauranga City Council</b>	<b>\$139,369.92</b>
<b>Digital access funded by TCC and/or partners</b>	
Yearly operational costs (equivalent area to Wellington CBD	\$216,000.00

<sup>5</sup> <http://www.stuff.co.nz/dominion-post/5545149/Free-wi-fi-starts-today-in-Wellington-CBD>

and 2011 pricing) <sup>6</sup>	
<b>Total</b>	<b>\$216,000.00</b>

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<sup>6</sup> <http://www.stuff.co.nz/dominion-post/5545149/Free-wi-fi-starts-today-in-Wellington-CBD>

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 222

**Full Name:** Grant Downing

**Organisation:** Element IMF Ltd

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes



# We want to hear from you

Tauranga City Council annual plan submission form

Have  
your say

Send us your feedback on the draft Annual Plan 2020/21 proposals set out in this consultation document and the statements of proposals on policies and user fees.



## Online:

use the online submission form available at  
[www.tauranga.govt.nz/annualplan2020](http://www.tauranga.govt.nz/annualplan2020)



## In person:

drop off your submission form at our 91 Willow Street service centre or at your local library if New Zealand's COVID-19 lockdown has ended



## Email:

email it to [submissions@tauranga.govt.nz](mailto:submissions@tauranga.govt.nz). You can also email us directly with your feedback, without needing to complete a submission form



## Post:

place your completed form in an envelope and send it to this address (no stamp required):

Freepost Authority Number 370  
Annual Plan 2020/21  
Tauranga City Council  
Private Bag 12022  
Tauranga 3143

# see attachments

Submissions close Sunday, 3 May 2020 at 5pm

Once the Annual Plan 2020/21 is adopted submitters will be sent a summary of key decisions. We will not be providing individual responses to submissions.

*Written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters agree to any personal information (including names and contact details) in their submission being made available to the public as part of the consultation and decision-making process. All information collected will be held by Tauranga City Council, Council Administration Building, 91 Willow Street, Tauranga. Submitters have the right to access and correct personal information.*

First name

GRANT

Last name

DOWLING

Name of organisation (if submitting on behalf of)

ELEMENT INF LTD

Street

[REDACTED]

Suburb

CITY

City

TAURANGA

Postcode

3110

Phone (daytime)

[REDACTED]

Email

[REDACTED]

Do you wish to speak to Council in support of your submission (the COVID-19 pandemic may affect the way we hear submissions)? ☒ yes ☐ no

If so, please indicate whether you would prefer: ☒ daytime ☐ evening

We will contact you to arrange a speaking time. Each speaker is allocated 10 minutes.



**DRAFT ANNUAL PLAN 2020/2021**  
**DRAFT DEVELOPMENT CONTRIBUTIONS POLICY**

Section Heading	Page No.	Comment	Submission
General		<p>Growth infrastructure is vital for Tauranga City to meet residential and industrial land supply targets. TCC must continue to build and fund growth infrastructure projects across the City to maintain supply of land and facilitate economic development. In particular the Western Corridor including Tauriko West and the Tauriko Business Estate require continued investment to deliver those growth areas in conjunction with the project stakeholders including landowners and NZTA.</p> <p>TCC have announced that they are under financial pressure across the board and is considering its options. It is not a time to defer growth infrastructure spend however as from GFC experience the infrastructure was not in place when it was needed. Central Government has vehicles for funding local infrastructure that TCC needs to access.</p>	TCC continue to fund growth infrastructure and explore off balance sheet options with central government.
Local Infrastructure	153	Tauriko Structure Plan 14 needs updating. Element IMF can supply latest CAD design for TCC to use to align with actual designs.	TCC to update SP14.
Local Infrastructure	Various	<p>Tauriko UGA forecasted timing of development contributions revenue and costs is not available in the document. A draft spreadsheet with timing details was provided around the time of the notification of the submission period but was unclear if this information was final. Subject to clarification/receipt of the final information and its review – changes to timing may be required. Timing impacts cost of capital and inflation calculations.</p>	That Council provide the final draft Tauriko UGA revenue and cost model for review and changes are made as appropriate.

Section Heading	Page No.	Comment	Submission
Local Infrastructure	Various	Tauriko schedule items attached contain changes in quantity, remaining work or require additional items now that detailed design is done. We request to meet staff and work through the identified items and that changes are made where appropriate. Also, unit rates need to be checked for consistency with base rates.	That Council make changes to the identified scheduled items where required following meetings and explanation with the submitter.
Local Infrastructure	Various	Actual costs have been submitted for a number of Tauriko LDC items over the past year. It is unclear how some costs have been carried through. All actual costs should be identified and brought into the project schedules. Element IMF can assist staff to identify items requiring amendment.	That Council show all actual costs in the project schedules and update as a result of recently supplied actual costs.
Local Infrastructure	147 - 152	Element IMF will construct LDC funded works in Stage 3A of the Tauriko Business Estate. The works serve other TBE landowners as well as IMF. Element IMF seeks reimbursement for these works in staged portions and will work with TCC staff to agree those logical portions.	That Council make construction payments in FY2021 in staged portions for Stage 3A.
Local Infrastructure	148	LIPS 1519 has been rescheduled by TCC to account for the NEW item for Stage 1A Western Wastewater. Funding arrangements are yet to be finalised. These items should be updated to the agreed funding solution once determined.	That Council update LIPS 1519 and NEW item for Stage 1A Western Wastewater once funding apportionment is agreed.
Local Infrastructure	152	LDC policy items LIPS 1172.1 and 1405 are associated with the southern connection of the TBE to Belk Road and SH29. With the recent inception of the Ring Road these items need to be investigated as to how they relate to new roading connections. Combined value of these items is \$10m.	That Council investigate and assess the appropriateness of LIPS items 1172.1 & 1405 having regard to the impact of the Ring Road in this location.
Local Infrastructure	147	It seems highly likely that Tauriko West will be served to some degree by the SP14 Tauriko Business Estate High Level Water Supply (LIPS 1165, 1860 & 1620). This should be reflected in the "DC Funding Other Catchments" column in the DC Policy and a percentage allocated in	That Councils DC Policy be amended for LIPS items 1165, 1860 & 1620 to reflect shared services by ascribing a percentage to Tauriko West in the "DC Funding Other Catchments".

Section Heading	Page No.	Comment	Submission
		accordance with the Tauriko West Structure Planning. Tauriko West technical reports provide options for water supply at Tauriko West and a preliminary allocation could be made based on this.	
Local Infrastructure	Various	Reimbursement for a number of LDC project items is sought for works constructed by TBE 2 Ltd and TCC. The items are <b>attached as a schedule</b> . The values scheduled are preliminary assessments. Final/actual costs are to be submitted prior to reimbursement/progress payments or offsets of LDC payments.	That Council make provision for reimbursement of LDC items constructed by TBE 2 and TCC in accordance with the attached schedule with final costs to be confirmed.
N/A TCC Ring Road	N/A	TBE 2 Ltd has made provision for Council's new Ring Road in its designs for the Tauriko Business Estate. TBE 2 will construct around 1,700m of this road during FY20 and FY21 and is to be reimbursed by TCC for land and construction costs over and above a standard industrial road. Provision for these extra over costs are to be made in TCC's annual plan and updated upon receipt of estimates following detailed design. Reimbursements should be made via progress payments as staged portions complete. These extra over costs are not costs to be borne by the Tauriko Urban Growth Area as they are associated with a wider TCC roading project.	That Council make provision for reimbursement of the Ring Road Land and Construction items in accordance with the TBE 2 Ltd construction programme. Reimbursement should be timed to occur in progress payments as staged portions are completed.

Reimbursements for Tauriko FY20 (from Draft 2020/21 DC Policy)								
Proj ID	Item	Project Name	Cost Basis	Quantity	Unit	Unit Rate	Item Cost	Budget Status
		<b>Water</b>						
1835		Tauriko - Catchment D Ringmain to Kennedy						
		250mm dia	Standard	1600	m	297.00	\$ 475,200.00	Carry Forward any balance at 30 June 2020
1835		Tauriko - Catchment D Ringmain to Kennedy						
		250mm dia	Standard	780	m	297.00	\$ 231,660.00	Carry Forward any balance at 30 June 2020
1834		Tauriko - Gargan Rd to Roundabout closest to Belk Rd						
		250mm dia	Standard	1330	m	297.00	\$ 395,010.00	Construction in 2020/21
		<b>Wastewater</b>						
1519		Catchment C Pump Station &						
		Reticulation - Spine Rd from Gargan to Pond C						Design underway. Construction 2020/21
	1 & 2	Gravity 225 & 150 dia					\$ 440,177.00	
	3	Pump Station					\$ 1,099,080.00	
	4	Storage					\$ 447,000.00	
	5	Rising Main					\$ 647,950.00	
	6	Vehicle Access					\$ 56,150.00	

Reimbursements for Tauriko FY20 (from Draft 2020/21 DC Policy)								
Proj ID	Item	Project Name	Cost Basis	Quantity	Unit	Unit Rate	Item Cost	Budget Status
		<b>Stormwater</b>						
2398		Tauriko - Gargan Plateau to Pond D1						
		750mm dia Type 3 Conditions	Standard		m		\$ 59,015.00	Carry Forward any balance at 30 June 2020
1613		Tauriko - Floodway Catchment D					\$ 793,201.00	Carry Forward any balance at 30 June 2020
1611		Tauriko - Floodway Catchment B					\$ 295,045.00	Construction in 2020/21
1616		Tauriko Walkways/Cycleways						
		From Access D to Kennedy Rd Extension	No Standard	940	m	60.00	\$ 56,400.00	Construction in 2020/21
1605		Reticulation - Spine Rd from Gargan to Pond C						
		Initial Stage 3A1					\$ 2,896,034.00	Construction in 2020/21

Reimbursements for Tauriko FY20 (from Draft 2020/21 DC Policy)								
Proj ID	Item	Project Name	Cost Basis	Quantity	Unit	Unit Rate	Item Cost	Budget Status
		<b>Transport</b>						
70		Construct to 12mwide Carriageway with Island 1048m - 3672m (8% only reimbursed)	Non standard		m		\$ 15,000.00	Carry Forward any balance at 30 June 2020
		Construct to 12mwide Carriageway with Island 1048m - 3672m (8% only reimbursed)	Non standard	900	m	2,803.00	\$ 201,816.00	Construction in 2020/21
68		Tauriko Business Park Land Costs						
		Land Purchase - 22m to 27m: 5m x 3262m	Standard	0.0081	ha	1,610,000.00	\$ 13,041.00	Carry Forward any balance at 30 June 2020
		Land purchase splays for roundabouts	Standard	0.0098	ha	1,610,000.00	\$ 15,778.00	Carry Forward any balance at 30 June 2020
		Land Purchase - 22m to 27m: 5m x 3262m	Standard	0.45	ha	1,610,000.00	\$ 724,500.00	Construction in 2020/21
		Land purchase splays for roundabouts	Standard	0.3	ha	1,610,000.00	\$ 483,000.00	Construction in 2020/21
75		Gargan Rd Widening Land Purchase						
		Road Widening Land Purchase - 2m x 330m	Standard	0.0081	ha	1,610,000.00	\$ 13,041.00	Carry Forward any balance at 30 June 2020
76		Gargan Road Widening						
		Reconstruct from 5.8m Rural Standard to 13m wide ind	Non Standard	25	m	2,822.00	\$ 70,550.00	Carry Forward any balance at 30 June 2020
		Earthworks (Gargan Rd Cutting) Taurikura Dr to Gargan Rd	Non Standard	8143	m3	7.00	\$ 57,001.00	Carry Forward any balance at 30 June 2020
		Land Loss - Gargan Road Cut Batters	Non Standard	0.0555	ha	1,610,000.00	\$ 89,355.00	Carry Forward any balance at 30 June 2020
Not SP14		East/West Ring Road						
		Extra Over Construction Costs					\$	Construction in 2020/21. Estimates to update.
		Land Acquisition					\$	Construction in 2020/21. Estimates to update.
	#	Note: Actual values to be finalised for all items.						

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 223

**Full Name:** Michael McLennan

**Organisation:**

**Suburb:** Bellevue

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes



# We want to hear from you

## Tauranga City Council annual plan submission form

Have  
your say

Send us your feedback on the draft Annual Plan 2020/21 proposals set out in this consultation document and the statements of proposals on policies and user fees.



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place your completed form in an envelope and send it to this address (no stamp required):

Freepost Authority Number 370  
Annual Plan 2020/21  
Tauranga City Council  
Private Bag 12022  
Tauranga 3143

Submissions close Sunday, 3 May 2020 at 5pm

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First name		Michael	
Last name		McLennan	
Name of organisation (if submitting on behalf of)			
Street		Suburb	Bellevue
City	Tauranga		Postcode 3110
Phone (daytime)		Email	

Do you wish to speak to Council in support of your submission  
(the COVID-19 pandemic may affect the way we hear submissions)? ☒ yes ☐ no

If so, please indicate whether you would prefer: ☒ daytime ☐ evening

We will contact you to arrange a speaking time. Each speaker is allocated 10 minutes.

# Questions

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1. Which infrastructure investments are most important to you, and why?

Traffic. in Bellevue and along Hull Road.

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2. What is your view on the proposed rates increase for 2020/21?

N/A

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2.1. What is your view on the 3.9% increase to overall general rates relating to business as usual activities?

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2.2. What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?

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2.3. What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?

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2.4. If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?

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## Questions

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3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties.

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4. What is your view on the commercial differential increasing to 1:1.2?

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5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?

See attached request to include the investigation and implementation of small Roundabouts along Windsor Road, Bellevue to reduce Traffic Speeds, and increase safety at these heavily congested intersections; especially in winter when it is raining. The Three combined Schools have a roll of over 3,100 students and this only going to increase with additional infill housing in the future and Government re-development of Otumoetai College.

### Submission guidelines:

- Should you wish to speak to Council at the hearings you must still provide a written submission outlining your main points.
- If you are hand-writing your submission, please use a dark-coloured pen and write as neatly as possible.

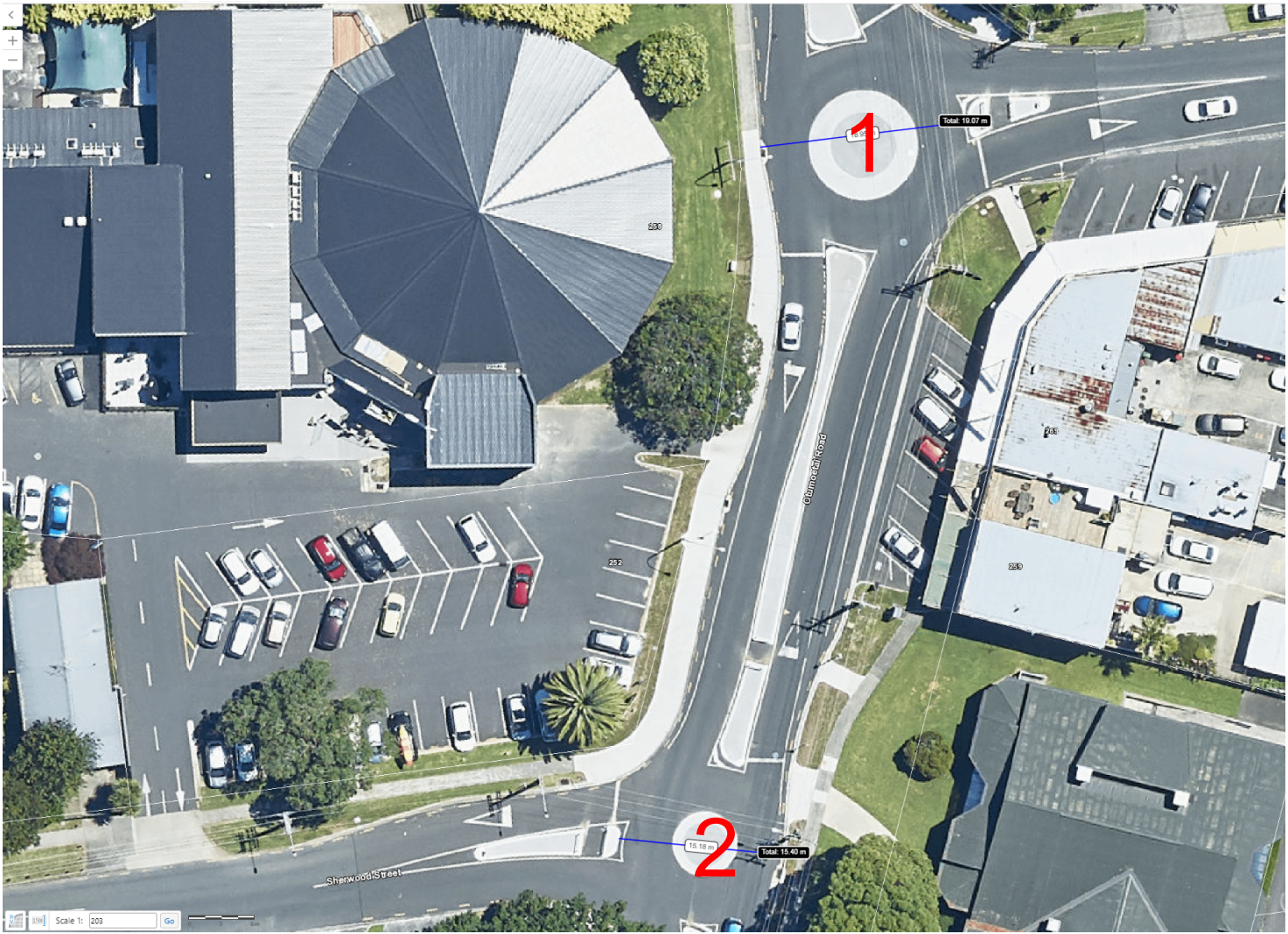
### Need more room?

You can attach extra pages – just make sure they're A4 and that you include your name and contact information.









## BELLEVUE ROADING CONGESTION AND SAFETY

Two small roundabouts have been installed on the intersections of Otumoetai Road and Grange Road shown as 1. Roundabout 1 is approximately 19m across.

The Second Roundabout is located on Otumoetai Road and Sherwood Street; shown as 2.

2. Roundabout 2 is approximately 15m across.

These small roundabouts have not required additional land to be bought to create the roundabouts.

These two roundabouts have been successful in slowing down traffic around Otumoetai Primary School, and providing better traffic management in the area, day and night.

This application seeks to replicate these roundabouts in the much busier neighboring suburb of Bellevue; where 3x Schools are located with a total roll of over 3,100 students<sup>15</sup>





## BELLEVUE ROADING CONGESTION AND SAFETY

Charles Street is a very Busy Street in peak hours, with both Otumoetai College and Otumoetai Intermediate having primary access to Matua, Pillans Point, the CBD and links to Eastern Tauranga.

It is requested a small Roundabout is installed on the Charles Road / Queen Round intersection. A small Roundabout similar to Otumoetai Road / Sherwood Street would fit in this location.

The benefits of this Roundabout would be:

Vehicle and Pedestrian Safety

General Traffic calming and reducing speed.







## BELLEVUE ROADING CONGESTION AND SAFETY

Windsor Road is a very Busy Street in peak hours, with Otumoetai College, Otumoetai Intermediate and Bellevue Road School all connecting at the following intersections:

B: Princess Road / Queen Road.

This is the crucial intersection and quite a dangerous one. It links Ngatai Road traffic from the East, it is the main entrance to Bellevue School and is a 4 Way X intersection.

It is requested a small Roundabout is installed on this intersection. A small Roundabout similar to Otumoetai Road / Grange Road would fit in this location.

The benefits of this Roundabout would be:

Vehicle and Pedestrian Safety

General Traffic calming and reducing speed.

Reduction in accidents.

C: Princess Road / Windsor Road.

This is the crucial intersection and quite a dangerous one. It links Bellevue Road traffic from the West, with the Eastern Traffic from Ngatai Road. 90% of the traffic in this area must go through this intersection.

It is requested a small Roundabout is installed on this intersection. A small Roundabout similar to Otumoetai Road / Sherwood Street would fit in this location.

The benefits of this Roundabout would be:

Vehicle and Pedestrian Safety

General Traffic calming and reducing speed.

Reduction in accidents.





## BELLEVUE ROADING CONGESTION AND SAFETY

E: Sherwood Street / Windsor Road.

This is the dangerous intersection. Traffic is often backed up here and it is difficult to turn right. Cars go very fast around the Bellevue Road / Windsor Road Corner (f) and turning often involves waiting for a car to turn left heading south and racing into the traffic. This is dangerous on wet days. A Roundabout here would act as traffic calming device and allow traffic to flow easier and safer.

It is requested a small Roundabout is installed on this intersection. A small Roundabout similar to Otumoetai Road / Sherwood Street would fit in this location.

The benefits of this Roundabout would be:

Vehicle and Pedestrian Safety

General Traffic calming and reducing speed.

Reduction in accidents.

## BELLEVUE ROADING CONGESTION AND SAFETY

F: Bellevue Road / Windsor Road.

This is the dangerous corner / intersection.

Traffic comes fast down the hill from Brookfield and doesn't slow down, taking the right hand bend over the speed limit. The small traffic calming device further along Bellevue Road does nothing, and is a racing chicain.

There are often late at night crashes into fences as vehicles have taken the corner too fast. We request TCC review the crash data at this location as part of their decision making process.

There has been at lease one fatality at this corner in the last 2 years.

It is requested a small Roundabout is installed on this intersection. A small Roundabout similar to Otumoetai Road / Grange Road would fit in this location. This would act to slow traffic down, prior to taking the corner and ensure a more orderly traffic flow in the area.

The benefits of this Roundabout would be:  
Significant Traffic calming and reducing speed.  
Reduction in accidents; including fatalities.  
Vehicle and Pedestrian Safety

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 224

**Full Name:** Fran Meikleham

**Organisation:** Arataki Art Group

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** We are a small group of artists which was established over 35 years ago.

We are all retired and on fixed incomes and the average is about 74.

Some of our members are widows or widowers and this is their high light of the week

It is a very happy group and we all look forward to our Friday mornings painting and chat.

We left our previous rooms as the rent suddenly went up by 70%

The group moved to the centre in mid 2012 and was one of the earlier groups to join the centre. The rent for 2013 was \$1156.20. For this year it was \$1565.10. This was an increase of 7% average per year.

Looking at your proposed fees for next year our rent would increase by 60% which is a massive jump and prohibitive to the group.

We could possibly be able to function with a 10% rise.

We always pay for the whole year in advance which must be of benefit to you, and have been helpful and supportive members of the Community centre

We are a non profit organization and feel that we would not be able to meet this large increase in cost.

I would ask you to reconsider your proposal.

I feel that we are making a contribution to the well being of the local community.

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 225

**Full Name:** Skye Carson-Wilson

**Organisation:** Incubator

**Suburb:** Omanu

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

From: Magic Form Builder [REDACTED]  
Sent: Sunday, 3 May 2020 5:50 PM  
To: [REDACTED]  
Subject: Annual plan submission 2020

## Annual plan submission 2020

3rd of May, 17:50

IP:

Submitters name	Skye Carson-Wilson
E-mail address	[REDACTED]
Phone Number	[REDACTED]
Address	[REDACTED]
Would you like to speak on behalf of your submission? Please note that the COVID-19 pandemic may affect the way we hear submissions.	No
If you wish to speak on behalf, please select.	N/A
The purpose of this submission is to:	Support the importance of arts and culture as a major contributor to a healthy, vibrant and resilient city.
Art & Culture plays an integral part of a community because..	It brings many different people and cultures together over a common ground and projects.
The risks of undervaluing the power of arts 'Post-Covid-19' could..	Cause a lot of people to have no creative outlet and distractions from their day to day problems and pressure from everyday life
My thoughts on the crucial role of arts & culture sector to play an essential role in recovery of our city	Arts and culture are the center of any city. It connects our people and creates an open platform for people to express who they are and what we have available to others in our community. We need to be able to have some other things to focus on that are positive and fun and being people together again on a common ground. People have been isolated for over a month and arts and culture will give people an excuse to be able to make those connections again.

I'm submitting in support of the Incubator Creative Hub submission .	Yes
The strategy this submission aligns to is :	Toi Moana - Arts & Culture strategy

Thank You for Using Magic Form Builder!

Please do not reply to this email.  
If you wish to unsubscribe please turn off "Receive Submissions" from your [application settings](#).



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 226

**Full Name:** Sandi Cutts

**Organisation:** Incubator

**Suburb:** Papamoa

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

From: Magic Form Builder [REDACTED]  
Sent: Sunday, 3 May 2020 6:13 PM  
To: [REDACTED]  
Subject: Annual plan submission 2020

## Annual plan submission 2020

3rd of May, 18:12

IP:

Submitters name	Sandi Cutts
E-mail address	[REDACTED]
Phone Number	[REDACTED]
Address	[REDACTED]
Would you like to speak on behalf of your submission? Please note that the COVID-19 pandemic may affect the way we hear submissions.	No
If you wish to speak on behalf, please select.	N/A
The purpose of this submission is to:	Support the importance of arts and culture as a major contributor to a healthy, vibrant and resilient city.
Art & Culture plays an integral part of a community because..	Earth without are is E...h
The risks of undervaluing the power of arts 'Post-Covid-19' could..	Devistating
My thoughts on the crucial role of arts & culture sector to play an essential role in recovery of our city	Art brings out the best in poeple it brings vibrancy and fun it lifts the spirit its a step out of the ordinary.
I'm submitting in support of the Incubator Creative Hub submission .	Yes
The strategy this submission aligns to is :	Toi Moana - Arts & Culture strategy

Thank You for Using Magic Form Builder!

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 227

**Full Name:** Ciska Vogelzang

**Organisation:** Incubator

**Suburb:** Bureta

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes

From: Magic Form Builder [REDACTED]  
Sent: Sunday, 3 May 2020 7:53 PM  
To: [REDACTED]  
Subject: Annual plan submission 2020

## Annual plan submission 2020

3rd of May, 19:52

IP:

Submitters name	Ciska Vogelzang
E-mail address	[REDACTED]
Phone Number	[REDACTED]
Address	[REDACTED]
Would you like to speak on behalf of your submission? Please note that the COVID-19 pandemic may affect the way we hear submissions.	No
If you wish to speak on behalf, please select.	N/A
The purpose of this submission is to:	Support the importance of arts and culture as a major contributor to a healthy, vibrant and resilient city.
Art & Culture plays an integral part of a community because..	it broadens our horizons
The risks of undervaluing the power of arts 'Post-Covid-19' could..	Not lock in the gains made in connecting people to our city
My thoughts on the crucial role of arts & culture sector to play an essential role in recovery of our city	support healthy communities
I'm submitting in support of the Incubator Creative Hub submission .	Yes
The strategy this submission aligns to is :	Toi Moana - Arts & Culture strategy

Thank You for Using Magic Form Builder!

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 228

**Full Name:** Kathryn Lellman

**Organisation:** Tauranga Arts Festival Trust

**Suburb:** Otumoetai

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes



I am writing on behalf of the Tauranga Arts Festival Trust to urge the elected members to support and acknowledge the importance of arts and culture when making their deliberations on the Annual Plan.

The changes wrought by COVID-19 have resulted in radical changes for the arts and entertainment industry and are challenging the resiliency of artists and arts organisations. Simultaneously, the arts are giving people much-needed respite from the current coronavirus craziness—thanks to music, books, visual arts, and live and recorded shows online.

We know it will likely be months until we can come together again as audiences or performers, at the theatre, marae or in our art galleries. However, arts organisations and practitioners, including the Tauranga Arts Festival, are already leading the way by bringing arts into homes and hearts in these unprecedented times.

Arts and culture will be also be critical in bringing our community together again and into our city and spaces when we are safely able to do so. It is vital that you continue your support of the sector while we navigate our way through the tough times ahead. Collaboration will be the key and we encourage elected members and council staff to engage with local arts leaders, venue managers and practitioners to better understand their circumstances and to plan for how we can work together for the benefit of the community.

Active engagement, access, participation, interaction and experiences through different channels all form part of what leadership of a city should provide. Investment in arts and culture demonstrates that you recognise the value and part arts and culture plays in creating a vibrant city. Success measures and value are not just economic but are found in the creation of cohesive, rejuvenated communities and the collective community health and well-being which comes from sharing stories, connections & experiences. We urge you to continue to invest in that.

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 229

**Full Name:** Jay Tihema

**Organisation:** Incubator

**Suburb:** Otumoetai

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

From: Magic Form Builder [REDACTED]  
Sent: Sunday, 3 May 2020 9:24 PM  
To: [REDACTED]  
Subject: Annual plan submission 2020

## Annual plan submission 2020

3rd of May, 21:23

IP:

Submitters name	Jay Tihema
E-mail address	[REDACTED]
Phone Number	[REDACTED]
Address	[REDACTED]
Would you like to speak on behalf of your submission? Please note that the COVID-19 pandemic may affect the way we hear submissions.	No
If you wish to speak on behalf, please select.	N/A
The purpose of this submission is to:	Support the importance of arts and culture as a major contributor to a healthy, vibrant and resilient city.
Art & Culture plays an integral part of a community because..	Arts and culture have proven integral to the well-being and development of the Tauranga community, particularly in recent years. The surge of various events, workshops, initiatives, media coverage and widespread positive public response to creative growth in Tauranga have helped to make numerous improvements to social, health, economic, educational and business sectors. The arts have been instrumental in carving our unique local identity and in ways, gradually establishing ourselves as a cultural leader across the nation. Continuing this trend will be essential to sustaining and building upon our mana in an uncertain future as we look to eventually re-integrate ourselves into it as a community.
The risks of undervaluing the power of arts 'Post-Covid-19' could..	We are in an era where the growing concern for technological advancement and its inevitable impact on the employment sector is becoming increasingly evident in our society. Despite the numerous

	<p>positives these changes may bring to our way of life, the rapidity of automation continues to threaten not only our economy, but the very fabric of our social interaction. The need for people to develop and hone their creative and imaginative capacity in response to this shift is key to our future. We have already witnessed globally the need to be adaptive and innovative in how we bridge the aforementioned gaps; continually seeking ways to manage our collective circumstances necessary for our general well-being and in serious cases, survival. The arts sector should be recognised as foundational for us to adapt accordingly.</p>
<p>My thoughts on the crucial role of arts &amp; culture sector to play an essential role in recovery of our city</p>	<p>The arts have long-proven their ability to heal, inspire, unite and enlighten our people, and their place in post-Covid Tauranga will be no different. The sector will be pivotal in re-connecting our fractured social structure and helping to transition our people into an age that emphasises expression, identity, aroha and community while offering authentic and tangible value across so many fundamental aspects of our lives. With due respect, in a largely commerce-centric culture it is disappointing the validity of arts in rebuilding our community is even in question. Although we as a city have made considerable headway in this space, I am confident we have yet to even scratch the surface of our growth potential in the best interests of Tauranga Moana.</p>
<p>I'm submitting in support of the Incubator Creative Hub submission .</p>	<p>Yes</p>
<p>The strategy this submission aligns to is :</p>	<p>Toi Moana - Arts &amp; Culture strategy</p>

Thank You for Using Magic Form Builder!

Please do not reply to this email.  
If you wish to unsubscribe please turn off "Receive Submissions" from your [application settings](#).

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 230

**Full Name:** Jeanette Mindham

**Organisation:** Tauranga Underwater Hockey Club

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

Michelle Wood

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From: Tauranga Underwater Hockey [REDACTED]  
Sent: Sunday, 3 May 2020 9:27 PM  
To: .submissions  
Subject: Tauranga City Council's draft Annual Plan 2020/21 submission re:draft user fees and charges proposed for Bay Venues Limited.

Tauranga Underwater Hockey Club would like to make the following submission to Tauranga City Council's draft Annual Plan 2020/21, to note our concerns about the draft user fees and charges proposed for Bay Venues Limited.

Tauranga Underwater Hockey is a relatively small club who are getting some exceptional results at a national level. Last year we had 7 players representing New Zealand at the 2019 CMAS World Age Group Championships held in Sheffield England. Our U19 and U23 Women and U19 Men players won Gold and our U23 Male Representative won Bronze.

For the last few years our club operates on a Sunday evening in Baywave in what was considered an off peak time. As a club we would much prefer to have a weeknight slot in what was considered peak time. Immediately after Baywave first opened we had such a slot and our membership increased dramatically. Unfortunately through no fault of our club we were asked to no longer play at Baywave. When eventually we managed to negotiate our return to Baywave the only time slot available was Sunday evening. We have found that this time is not an ideal time as it is not as popular as a weeknight slot, however we have benefited financially due to the off peak charges.

In the Draft Plan the off peak rates are being abolished and all users will now be charged at peak rate. This will increase our lane hire costs by 112.5% and we end up paying the premium price for a less than ideal time slot.

We acknowledge that child squad entry fees are being reduced by 27% however unfortunately our club will not see the benefit of this as our players pay this at the desk when they enter, and we also have adult players too.

We find the proposed Bay venues Draft user fees and charges in the Tauranga City Council's draft annual plan for 2020/21 as being very detrimental and unfair to our club given that we are going to have to pay peak rates for a Sunday night, and we ask that you reconsider your policy in regard to this.

Ideally we would like the off peak rates to be reinstated. If this is not going to happen then we ask that we are given an opportunity to move to a week night slot in order to attract more players. We would also like clarity on how going forward it is proposed that club bookings will be decided and prioritised by Bay Venues.

We look forward to your response.

Jeanette Mindham

--

on behalf of  
Tauranga Underwater Hockey Committee  
[TUWH Facebook](#)



Virus-free. [www.avast.com](http://www.avast.com)



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 231

**Full Name:** Hilary Burrows

**Organisation:**

**Suburb:** Papamoa

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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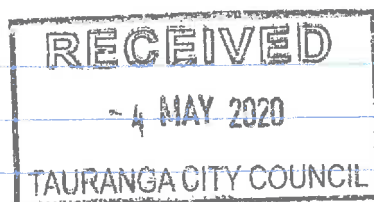
**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

1



24- APRIL 2020

SUBMISSION TAURANGA CITY COUNCIL ANNUAL PLAN 2020/21  
 HILARY A. BURROWS, MEDIUM HOUSE RATES OF \$2821-00 PLUS PRIVATE  
 CONTRACTOR COSTS FOR WASTE PUTS THE COSTS UP TO \$3000-00 PLUS  
 THE TAURANGA COUNCILS ARE REQUIRED BY CONSUMER LAWS  
 TO FULLY INFORM ALL RATE PAYERS BY SENDING THEM  
 THE COUNCILS FULL KEY TOPICS PAPERS AND SUBMISSION FORMS  
 THESE ARE ONLY AVAILABLE TO PEOPLE WHO HAVE ONLINE AND  
 EMAIL THERE FOR PEOPLE WHO DO NOT HAVE THEM AND ONLY  
 HAVE LAND LINES ARE NOT ABLE TO BE FULLY INFORMED AND  
 CONSULTED PROPERLY BEFORE THEY DO A SUBMISSION ON THE  
 ANNUAL PLAN. BY CONSUMER LAWS THE COUNCIL HAS A LEGAL  
 RESPONSIBILITY TO INFORM ALL RATE PAYERS OF THEIR  
 KEY TOPICS PAPERS BY SENDING THEM OUT IN THE PAST WITH  
 SUBMISSION FORMS THIS HAS NOT BEEN DONE THIS IS A BREACH  
 OF RULE AND DUTY TO FULLY INFORM ALL RATE PAYERS.

TAURANGA CITY COUNCIL NOW HAS THE HIGHEST RATES IN NEW  
 ZEALAND AND IS UNAFFORDABLE FOR THOUSANDS OF RATE PAYERS  
 THE COUNCIL HAS A RESPONSIBILITY TO CONSIDER HOW THAT IMPACTS  
 ON RATE PAYERS AND WHAT EFFECT IT HAS ON OUR COMMUNITY  
 AS TAURANGA RENTS ARE HIGH AND BUYING A HOUSE IS EXPENSIVE  
 AND MORTGAGES ARE HIGH. TAURANGA WORKERS ARE NOT PAID  
 AS MUCH AS AUCKLAND WORKERS ARE. COVID 19 HAS CAUSED  
 DRASTIC PROBLEMS FOR THOUSANDS OF HOME OWNERS AND PEOPLE  
 WHO RENT AS THOUSANDS WILL BE OUT OF WORK AND SOME  
 WILL BE FOR A LONG TIME THEY WILL NOT BE ABLE TO PAY  
 THEIR RATES AND MORTGAGES THERE FOR THERE SHOULD NOT  
 BE ANY INCREASE OF RATES FOR 2020-2021

WE THE TAX PAYERS WILL HAVE TO PAY A HIGHER GOVERNMENT  
 ACCOMODATION PAYMENTS FOR RENTERS AND HOME OWNERS  
 IF THEY ARE OUT OF WORK. PLUS COUNCIL RATES \$2821-00  
 PLUS PRIVATE CONTRACTORS WASTE COLLECTION IS \$3000-00 PLUS

2

BECAUSE THE GOVERNMENT WILL BE PAYING FOR ALOT OF THE URBAN GROWTH TRANSFORMATIONAL PROJECTS AND ALOT OF INFRASTRUCTURE PROJECTS THE COUNCIL WILL NOT NEED TO INCREASE RATES.

TAURANGA CITY PARKING IS A DISGRACE AS THERE IS NOT ENOUGH FREE ALL DAY PARKING FOR FULL TIME WORKERS MOST OF THESE WORKERS ARE NOT HIGH PAYED WORKERS AND CAN NOT AFFORD PARKING FEES AND ALOT OF PEOPLE I KNOW WILL NO LONGER GO TO THE INNER CITY TO SHOP OR RESTAURANTS BECAUSE OF THE PARKING COSTS AND NOT ENOUGH PARKING FREE SPACES THIS IS CAUSING PEOPLE TO STAY AWAY FROM THE INNER CITY, PEOPLE ARE NOW GOING TO THE TAURANGA CROSSING BECAUSE OF FREE PARKING AND BUS SERVICES OTHER TAURANGA SHOPPING AREAS HAVE GOOD FREE PARKING AREAS.

ALL DAIRY'S WITH OTHER BUSINESSES AROUND THEM SHOULD HAVE 3 BINS FOR WASTE 1 FOR GLASS AND TINS 1 FOR PLASTIC FOOD CONTAINERS AND 1 FOR OTHER WASTE. THIS WOULD HELP TO RECYCLE MORE.

DOG OWNERS HAVE A RESPONSIBILITY UNDER DOG LAWS TO LOOK AFTER THEIR DOGS BEHAVIOUR AND ARE RESPONSIBLE TO PROVIDE DOG POO BAGS THIS IS NOT BEING DONE I HAVE 4 DOG POO BAGS ON THE GRASS VERG OUTSIDE ON THE COUNCIL LAND. OTHER RATEPAYERS SHOULD NOT BE PAYING ANY COSTS FOR THE DOG BAGS THEY DO NOT OWN THE DOGS. THE COUNCIL SHOULD CHARGE OWNERS FOR THE BAGS SENDING OUT A INVOICE FOR THEM AS THEY ARE AVAILABLE NEAR THE BEACHES FROM A DISPENSER. DOG OWNERS SHOULD ONLY HAVE ONE DOG PER HOUSE, DOGS AND THE BAGS CAUSE ALOT OF WASTE

AS THERE HAS BEEN ALOT OF DISCORD BETWEEN THE MAYOR AND SOME COUNCILLORS. THE MAYOR TENBY POWELL AND 5 COUNCILLORS VOTED FOR A 12.6% PER CENT RATES INCREASE THIS SHOWS THEY ARE OUT OF TOUCH WITH REALITY THAT MOST TAURANGA WORKERS ARE NOT HIGH PAYED AND CAN NOT AFFORD HIGH RATE INCREASES THIS IS ALSO ADDED ON TO HIGH RENTS. BECAUSE THE COUNCIL HAS A LARGE DEBT TO PAY I WANT THE OMBUDSMAN'S HELP TO SORT OUT THE PROBLEMS THAT EXIST AT THE TAURANGA CITY COUNCIL SO IT DOES NOT CONTINUE



3

## INFRASTRUCTURE PROJECTS

THE GOVERNMENT WILL DECIDE WHICH URBAN GROWTH TRANSFORMATION PROJECTS AND INFRASTRUCTURE PROJECTS WILL BE PAID BY THE GOVERNMENT FROM THE TAURANGA PLANS SENT TO THE GOVERNMENT. NO RATE INCREASE IS NEEDED BECAUSE OF GOVERNMENT'S LONG TERM FUNDING PROJECTS

RATE INCREASES NO. ZERO INCREASE ARE NEEDED BECAUSE OF COVID 19 THE ONLY RATE INCREASE THE COUNCIL NEEDS ARE FOR HIGHER VALUE PROPERTIES. LOWER VALUE PROPERTIES SHOULD NOT HAVE ANY RATE INCREASE FOR 2020 AND 2021.

THERE WILL NOT BE ANY BUSINESS AS USUAL. MANY WILL FAIL. COVID 19 HAS CAUSED IT. NO 3-990 RATE INCREASE IS NOT WANTED AT THIS TIME LONG TERM.

WATER RATES SHOULD NOT BE INCREASED FOR 2 YEARS. THE COUNCIL NEEDS TO UNDERSTAND THE WORLD IS HEATING UP AND COSTS ARE HIGH FOR GROWERS ALL OVER NZ LAND. DROUGHT IS ALL OVER N.Z. MORE EDUCATION IS NEEDED TO TELL PEOPLE NOT TO WASTE WATER.

KIWI RAIL USE SHOULD BE THE FIRST TRANSPORT PLAN. MORE USE OF RAIL IS NEEDED. IT'S CHEAPER TO MOVE PRODUCTS AND LOGS ON RAIL AND TOURISTS. LESS GREENHOUSE GASES, LESS TRAFFIC CONGESTION AND LOWER ROAD MAINTENANCE COSTS. OFF ROAD SAFE CYCLE-WAYS FOR CHILDREN TO RIDE TO SCHOOL. PEOPLE TO RIDE TO WORK. TOURIST TO. GREENHOUSE GAS LEVELS HAVE TO REDUCE.

THE ONLY MAIN PROJECT THAT IS SERIOUSLY NEEDED AT THIS TIME IS THE WESTERN CORRIDOR (TAURIKO) 19 MILLION AND FINISH THE BAYFAIR ROADING. THE COUNCIL NEEDS TO WAIT UNTIL THE GOVERNMENT DECIDES WHAT TAURANGA PROJECTS THEY ARE GOING TO PAY FOR.

I AGREE WITH REDUCING THE UNIFORM GENERAL CHARGE

4

TO 10% FOR LOWER VALUE PROPERTIES. HIGHER-VALUE PROPERTIES IN MOST ALL AREAS AROUND N.Z HAVE ALWAYS PAID HIGHER RATES. LOWER VALUE PROPERTY OWNERS HAVE BEEN TREATED BADLY BY TAURANGA COUNCIL FOR MANY YEARS. SILLY BEHAVIOUR.

THE COMMERCIAL DIFFERENTIAL INCREASING TO 11.27 OTHER COUNCILS AROUND N.Z ALWAYS CHARGE HIGHER RATES I AGREE THE COUNCIL SHOULD DO IT. THAT IS WHY LOWER VALUED HOMES AND MEDIAN AND HOUSES VALUED UNDER A MILLION DOLLARS SHOULD NOT BE HAVING A RATE RISE AS THEY HAVE BEEN CHARGED HIGHER RATES WHEN THEY SHOULD NOT HAVE BEEN

THE WORKERS WHO WORK FULL TIME IN TAURANGA'S INNER CITY SHOULD HAVE FREE PARKING. MOST WORKERS ARE LOWER PAID AND CAN NOT AFFORD PARKING FEES. A LOT OF PEOPLE NO LONGER SHOP THERE OR DINE THERE THEY GO TO TAURANGA CROSSING BY CAR OR BUS BECAUSE OF FREE PARKING. SOME GO TO BAY FAIR WHERE THERE IS A LOT OF FOOD EATERIES.

Hilary R. Burrows

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 232

**Full Name:** Shane Burrows

**Organisation:**

**Suburb:** Papamoa

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

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**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes



# We want to hear from you

## Tauranga City Council annual plan submission form

Have  
your say

Send us your feedback on the draft Annual Plan 2020/21 proposals set out in this consultation document and the statements of proposals on policies and user fees.



### Online:

use the online submission form available at  
[www.tauranga.govt.nz/annualplan2020](http://www.tauranga.govt.nz/annualplan2020)



### In person:

drop off your submission form at our 91 Willow Street service centre or at your local library if New Zealand's COVID-19 lockdown has ended



### Email:

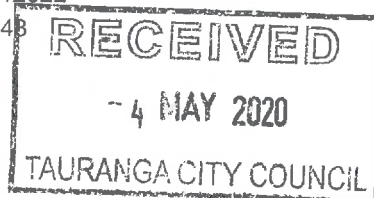
email it to [submissions@tauranga.govt.nz](mailto:submissions@tauranga.govt.nz). You can also email us directly with your feedback, without needing to complete a submission form



### Post:

place your completed form in an envelope and send it to this address (no stamp required):

Freepost Authority Number 370  
Annual Plan 2020/21  
Tauranga City Council  
Private Bag 12022  
Tauranga 3148



Submissions close Sunday, 3 May 2020 at 5pm

Once the Annual Plan 2020/21 is adopted submitters will be sent a summary of key decisions. We will not be providing individual responses to submissions.

*Written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters agree to any personal information (including names and contact details) in their submission being made available to the public as part of the consultation and decision-making process. All information collected will be held by Tauranga City Council, Council Administration Building, 91 Willow Street, Tauranga. Submitters have the right to access and correct personal information.*

First name **SHANE T. BURROWS**

Last name **BURROWS**

Name of organisation (if submitting on behalf of)

Street

Suburb

**PAPAMOA**

City

**TAURANGA**

Postcode

**3118**

Phone (daytime)

Email

Do you wish to speak to Council in support of your submission  
(the COVID-19 pandemic may affect the way we hear submissions)? ☐ yes ☒ no

If so, please indicate whether you would prefer: ☐ daytime ☐ evening

We will contact you to arrange a speaking time. Each speaker is allocated 10 minutes.

# 2020/21 Development Contributions Policy

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A copy of the draft 2020/21 Development Contributions Policy is available at [www.tauranga.govt.nz/annualplan2020](http://www.tauranga.govt.nz/annualplan2020)

The most significant change to the policy compared with the current policy are updates to the capital expenditure budgets and consequentially to the fees that apply to development.

Significant proposed increases are:

- citywide development contributions: +16%
- local development contributions:
  - Tauriko: +6%
  - Wairakei: +10%
  - West Bethlehem: +5%

For more information, see the statement of proposal at [www.tauranga.govt.nz/annualplan2020](http://www.tauranga.govt.nz/annualplan2020)

The new policy and fees will apply to all consents lodged from 1 July 2020.

Please use the annual plan submission form to send us any feedback on the draft 2020/21 Development Contributions Policy.

---

## Note on future Development Contributions Policy

The citywide development contributions fee (which is paid on building consents) is likely to increase significantly in the 2021/22 financial year, when we start collecting development contributions to fund the new Waiāri water supply scheme.

An early estimate is that this increase could be \$5,000 to \$9,000 for each new residential dwelling. The exact amount will be known once the costs of all projects

funded by citywide development contributions (including the Waiāri project) are finalised.

This amount will be included in the draft 2021/22 Development Contributions Policy for consultation.

See Section 1.4 of the draft 2020/21 policy for more information on this and how to keep updated on this topic.

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## Long-term Plan 2021-31 – future discussions

This annual plan does not provide all the solutions to the challenges discussed earlier.

Instead, it identifies the short-term responses that need to be considered to address our immediate issues. Our challenges will be discussed in a broader context next year, through the preparation of the Long-term Plan 2021-31 (LTP).

It's likely we'll want to discuss with you:

- continuing the budgeting actions started through this annual plan

- our engagement with regional and national partners on alternative funding and financing approaches to helping the city prosper
- consideration of funding and service delivery options, such as asset sales or amending service levels
- engagement with the community on the future of the city and the financial and delivery tools that will be needed
- the impact of COVID-19 on our community.

We look forward to engaging with you about these matters towards the end of this year.

## Questions

3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties.

I AGREE WITH REDUCING THE UNIFORM ANNUAL GENERAL CHARGE TO 10% FOR LOWER-VALUE PROPERTIES HIGHER-VALUE PROPERTIES IN ALL MOST EVERY PART OF NEW ZEALAND HAVE ALWAYS CHARGED COST FOR HIGHER VALUE PROPERTIES. LOWER VALUE PROPERTIES OWNERS HAVE BEEN TREATED VERY BADLY BY TAURANGA COUNCIL FOR MANY YEARS REAN SINNY

4. What is your view on the commercial differential increasing to 1:1.2?

I AGREE WITH IT ALL OTHER MAIN CENTRES HAVE ALWAYS CHARGED COMMERCIAL BUSINESSES HIGHER RATES THAN TAURANGA COUNCIL HAS. POOR COUNCIL MANAGEMENT HAS ALLOWED IT TO HAPPEN. THAT IS WHY RATES FOR LOWEST VALUED HOMES AND MEDIAN AND UPPER QUARTILE VALUED HOUSES SHOULD HAVE ZERIO RATE INCREASES

5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?

THE WORKERS WHO WORK FULL TIME IN TAURANGA INNER CITY CBD SHOULD HAVE FREE PARKING MOST WORKERS ARE LOWER PAYED AND CAN NOT AFFORD PARKING FEES. A LOT OF PEOPLE NO LONGER GO TO THAT AREA TO DINE THEY GO TO TAURANGA CROSSING FREE PARKING OR OVER TO BAYFARMS FOOD COURTS & OF THEM

### Submission guidelines:

- Should you wish to speak to Council at the hearings you must still provide a written submission outlining your main points.
- If you are hand-writing your submission, please use a dark-coloured pen and write as neatly as possible.

### Need more room?

You can attach extra pages – just make sure they're A4 and that you include your name and contact information.



## Questions

1. Which infrastructure investments are most important to you, and why?

THE GOVERNMENT WILL DECIDE WHICH URBAN GROWTH TRANSFORMATION PROJECT AND WHAT INFRASTRUCTURE PROJECTS WILL BE PAID BY THE GOVERNMENT FROM THE TAURANGA PLANS SENT TO THE GOVERNMENT NO RATE INCREASE IS NEEDED BECAUSE OF THE GOVERNMENT FUNDING PROJECTS

2. What is your view on the proposed rates increase for 2020/21?

STUPID. COVID 19 HAS CAUSED DRASTIC PROBLEMS THOUSANDS WILL NOT BE ABLE TO PAY THEIR RATES AND HIGH MORTGAGE COSTS, RENTS WILL RISE ZERO RATES INCREASES ARE NEEDED FOR 2020 AND 2021 UNTIL OUR ECONOMY RECOVERS MEDIUM HOUSE RATE \$2821.00 PLUS PRIVATE

2.1. What is your view on the 3.9% increase to overall general rates relating to business as usual activities? <sup>COLLECTOR</sup>

THERE WILL NOT BE A LOT OF BUSINESS AS USUAL <sup>OF WASTE OVER \$3000.00</sup> BECAUSE OF COVID-19 NO 3-9% OF RATE INCREASE IS NEEDED FOR A LONG TIME <sup>3 THOUSAND</sup>

2.2. What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?

NO PUT THEM ON A 2 YEAR HOLD NO WATER RATES RISE MORE EDUCATION ON HOW TO NOT WASTE WATER IS NEEDED ALSO THE COUNCIL SHOULD BE ENCOURAGING PEOPLE TO PUT SMALL TANKS IN TO COLLECT WATER TO CLEAN CARS AND WATER PLANTS

2.3. What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?

KIWI RAIL USE SHOULD BE THE FIRST TRANSPORT PLAN THE COUNCIL NEEDS TO DO. MORE USE OF RAIL IS NEEDED MORE THAN OTHER PROJECTS CHEAPER TO USE LESS GREENHOUSE GASES LESS TRAFFIC CONGESTION. WE NEED SAFE OFF ROAD CYCLE-WAY FOR CHILDREN TO BIKE TO SCHOOL AND PEOPLE TO BIKE TO WORK CLIMATE CHANGE LAWS/RULES

2.4. If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?

THE ONLY MAIN PROJECT THAT IS SERIOUSLY NEEDED AT THIS TIME BECAUSE OF BUSINESSES SHUTTING DOWN AND A DRASTIC REDUCTION OF WORKERS IS THE WESTERN CORRIDOR (TAURIKO) \$19 MILLION THE COUNCIL NEEDS TO WAIT UNTIL THE GOVERNMENT RECEIVES WHAT TAURANGA PROJECTS THEY ARE GOING TO PAY FOR

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 233

**Full Name:** Jo Everett

**Organisation:**

**Suburb:** Papamoa

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** There should not be a rates increase at this present time, or at least a minimal increase. Too many families are already struggling to pay their bills.

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Myself and my family are extremely concerned about ANY INCREASE to user fee charges that Bay Venues is asking Tauranga City Council to propose. Our family have paid for access to a range of venues over a number of years, and our children are frequent users of Bay Venues sporting venues such as Baywave.

With our children having played and still playing a range of sports such as futsal, volleyball, waterpolo and squad swimming, we have paid substantial amounts for entry into Bay Venues locations over the years.

Particularly in this current economic climate, any fee increase for these venues would provide even more challenges for many families, including ours. We would like Tauranga City Council to consider NOT making changes to the user fee charges across all sport and recreation facilities in Tauranga. It is very likely that increases to user fees would flow onto families like ours and therefore make sports even more inaccessible for children.

My understanding is that we, as rate payers already fund Bay Venues and now, more than ever, they need to perform as a self-sufficient organisation. Surely now is the time for them to stand on their own two feet and make sensible decisions about their expenditure!

---

**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 234

**Full Name:** Kristen Goodwin

**Organisation:**

**Suburb:** Omanu

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Not Wharf street I can tell you! What an [REDACTED] this was and now you want to spend more money on fixing an eyesore that no one visits.

Our cycle trail is awesome - finish that!

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** This is horrific! In light of the current Pandemic and lockdown we have faced, many homeowners who have taken up the mortgage holidays will perhaps not be able to pay the extra rates increase. Get real Tauranga city Council!!!

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Awful - see above reasons! You guys need to get Witt the programme!

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Awful - not needed as don't we already pay enough!

---

#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** If it meant we saw quick builds and improvements to raiding and infrastructure I would support this - but everything takes so long. Let's be a council that gets shit down!

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Wharf street upgrade!

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** No

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Not sure

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Be change makers!

We are in so much debt as a council - do something awesome that makes your voters like you and believe in you as a council.

---

**Attachment:**



## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 235

**Full Name:** Carol Young

**Organisation:** Nil

**Suburb:** Otumoetai

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** local halls and meeting places will be most useful for residence in hard times . the rates for hiring these facilities need to be drastically reduced!!! so educators in physical and mental health recreations may use them

.these facilities will need to be promoted by council as possible venues for many different activities that will help enrich those in strife in the next year or so eg. budgeting, teaching skills of many sorts.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** fine

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** wise spending with money left in the purse to pay off debt

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** I believe these necessary underground less attractive but never the less essential facilities have been neglected world wide . we are no different.

---

#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** we have had of such rapid growth money needs to be saved for the roading may be we can put up with this inconvenience in the mean time while money may be needed in other areas of needy residence ( this decision needs to be well explained to locals0

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** If there is strong resistance to the increase council needs to act accordingly and reduce any frills in the mean time

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** ok

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** no opinion

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** no ,

I endorse the new mayors view when he suggests council doesn't need to be in central city

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 236

**Full Name:** Alastair Whiteford

**Organisation:**

**Suburb:** Tauranga

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Water, sewage, roading, public transport. Only the core things that are needed everyday.

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** No more rate increases! Cancel something else if you can't afford it. You've got a budget and that's all you have.

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** No more rate increases! Stop putting businesses out of business, the town centre is already a ghost town.

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** No more rate increases! Re allocate the money from somewhere else.

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** No more rate increases increases! Why does there have to be an increase does someone not plan already?

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Street lighting, the LEDs are crap. If the lights aren't broken why do they need fixed?

Kerbside waste collection, the rubbish already gets collected.

Cycleways, it's a nice to have thing which we can't afford right now.

Electric car chargers.

Mount visitor Centre, it won't be needed for a couple of years.

If you want more ask me I'll go through the list again.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** I would love my rates to be cheaper but why do richer people have to pay more. Probably best just to leave it alone

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** You could probably decrease some councilors and senior management wages.

I'm sure if people actually did there jobs millions could be saved.

There is so much money wasted!

---

**Attachment:**

**Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 237

**Full Name:** Lucy Hill

**Organisation:** TCC Youth Advisory Group

**Suburb:**

**Wish to speak to submission:** Yes

**Time Preference:**

---

**Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response:

Further Comment:

---

**Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response:

Further Comment:

---

**Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	
Cut \$100,000 from council-organised events budget	
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	
Cut \$45,000 from the Emergency Management community education budget	
Cut \$50,000 from the budget to reduce harbour encroachments	
Cut \$45,000 from the Waterline education programme budget.	

Further Comment:

---

**Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	

Further Comment:

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	
Keep \$61,000 to maintain tropical display house in Robbins Park	
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	

Further Comment:

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	

Further Comment:

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response:

Further Comment:

---

**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment:

**Revenue and Finance Policy**

Further Comment:

**2020/21 Development Contributions Policy**

Further Comment:

---

**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment: See Attachment

---

**Attachment:**

Michelle Wood

---

From: Jake Hoffart [REDACTED]  
Sent: Friday, 19 June 2020 3:13 PM  
To: .submissions  
Cc: Lucy Hill; Lisa MacKinnon  
Subject: Fw: Annual Plan 2020/21 - Update RE: Submission #237

CAUTION: External Email.

Dear TCC submissions team,

I am writing to request that our initial submission is withdrawn and replaced with the below.

Could the "owner" of the submission also be changed to Lucy Hill (CC'd) as she will be speaking to the submission and so it would be great for her to get the updates and speaking slot notifications directly.

"Dear Councillors,

We are writing to you on behalf of the TCC Youth Advisory Group, a diverse cohort of 16-24-year olds that aim to represent and advocate for the voices of Tauranga's youth. We are seeking to make an oral submission to council regarding the creation of partnerships and pathways in local companies to retain skilled and driven young people.

In Tauranga, careers are short-lived for youth. Opportunities for growth are scarce and thus, young talent leaves the city too early. Those who are lucky enough to stay, have a relatively unstable social life and difficulty forming long term relationships. The amenities in Tauranga too do not entice youth to remain or come to Tauranga and reside long term.

Clear and defined career pathways in leading Tauranga companies (such as the Trustpower Apollo Graduate Programme) help to retain talent that often otherwise leaves our city to pursue corporate careers in other parts of New Zealand (such as Wellington and Auckland).

Through support from council to create industry partnerships and collaboration with existing partners (such as Priority One), and investments into facilities designed for youth would not only encourage those to stay in Tauranga, but it will also attract those from further afield to take advantage of the clear pathways and outstanding career progression options this prosperous city could be offering.

Tauranga is a thriving export centre with quality businesses that need and want innovative young people. We just need a coordinated and systematic approach to make the most of what this city already has to offer.

The addition of designated spaces and facilities for youth to spend their social time would too help the migration of youth to Tauranga.

Organically, this will aid a revitalisation of our CBD, refresh our ageing demographic, and increase economic prosperity by attracting driven, educated leaders of tomorrow.

Thank you for considering our application for oral submission.

Regards,

TCC Youth Advisory Group

Many thanks,

Jake

----- Forwarded message -----

From: "Michelle Wood" [REDACTED]



Date: Fri, Jun 12, 2020 at 11:09 AM +1200  
Subject: Annual Plan 2020/21 - Update  
To: [REDACTED]

**Annual Plan 2020/21 – Submission ID # 237**

Dear Jake Hoffart

This is a courtesy email to provide you with an update on your submission to the Annual Plan 2020/21.

Please find above the identification number we have assigned to your submission.

As previously advised, we postponed hearings and deliberations due to the lack of certainty about Covid-19 alert levels and the likelihood we would need to re-consult on a revised annual plan.

On 28 May, Council resolved that a new round of consultation would take place for a revised draft annual plan. A new consultation document will be presented to Council at its meeting on Tuesday 16 June.

Consultation is expected to take place from 17 June to 1 July.

We publish meeting agendas on our [Council meetings page](#) at least two days before meetings occur. You can find this page on our website under Council – About your council – Council meetings.

As you submitted on the initial draft annual plan, we are now contacting you to find out what action you would like us to take with your original submission.

Please take some time to review our new documentation which will be available from 17 June on our website at [www.tauranga.govt.nz/annualplan2020](http://www.tauranga.govt.nz/annualplan2020)

Once you have had a chance to look at the new draft, we ask that you please contact us at [submissions@tauranga.govt.nz](mailto:submissions@tauranga.govt.nz) (please be sure to include your submission ID number) to inform us which of the following three options you would like to take with your submission:

1. Retain your original submission
2. Add to your original submission (please provide your additional information when you reply) with further information relevant to the revised proposal that Council is consulting on, or
3. Retract your original submission and provide a brand-new submission in response to the revised proposal.

Please advise us of your preference by 1 July. If we do not hear from you, we will assume you wish to retain your original submission.

Hearings have been rescheduled for 2-7 July. If you indicated in your earlier submission that you wished to speak at a hearing, we will contact you separately to schedule a time.

The mayor and councillors will deliberate on the revised draft Annual Plan on 15-17 July.

The meeting for adopting the Annual Plan for 2019/20 is scheduled for 30 July.

You are welcome to attend the hearings and deliberations, which will be held in the Council chambers at 91 Willow Street, Tauranga.

Alternatively, you may wish to view the meeting online. Council and committee meetings are streamed through [www.tauranga.govt.nz/livestream](http://www.tauranga.govt.nz/livestream) and our Youtube channel.

We look forward to hearing from you soon.

Tauranga City Council

07 577 7000

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**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 238

**Full Name:** Igor Cvjetkovic

**Organisation:** Tauranga City Basketball

**Suburb:** Judea

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Sporting facilities such as arenas that can cater multiple sporting codes.

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I, Igor Cvjetkovic , am a member of Tauranga City Basketball Association and I would like TCC to consider not making changes to the user fee charges across all sport and recreation facilities.

In this challenging time Sport is important to me because it is a way of living for myself as well as many others. It provides a peaceful environment, away from all the problems which are constantly surrounding us at these times, however cost always is a challenge. It is very likely that Increases to user fees would flow onto individuals like me and therefore make sport less accessible.

---

**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 239

**Full Name:** Sue Farrell

**Organisation:**

**Suburb:** Tauranga

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Roads - to accommodate future needs, not just our current needs - so many people coming into the city and will continue to do so.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Of course I don't want the rates to increase. Lol. The wages that are paid in Tauranga are very low in comparison to other cities, even towns like Rotorua pay better wages than Tauranga (pre COVID-19).

Yes, there are a lot of retired people here who can afford high rates but we are also trying to attract families and other lower income and other normal people to Tauranga and it is hard to accommodate the financial reduction.

Also COVID-19 will be a struggle for the majority for years to come. If you must increase the rates, how about postponing it to 2025.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Sorry, I don't know much about this proposal so best I don't comment.

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Normally I would think this is a good idea - because it promotes sustainability and we humans can be sometimes lazy about saving and making better use of the water we have in more sustainable ways.

Probably my comments about COVID-19 impact are more appropriate in this instance.

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** I don't believe the general population should pay for this. This should be a government expenditure.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** I don't recommend any reduction in services.

Council would do well to focus more on doing things differently and looking outside the square for cost cuts and savings.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** I am not a fan of higher income people being charged more just because they earn more money.

You could reduce the Uniform Annual General Charge to 10% anyway and call it 'COVID-19 respite package'

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** I don't know what this is.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Not at this stage.

---

**Attachment:**

---

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 240

**Full Name:** Neil Pollett

**Organisation:**

**Suburb:** Otumoetai

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Essential investments that cover water, waste, transport

A back to basics approach in tough times is what we need to focus on

Save the luxuries for post recovery

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** I propose a zero rates increase.

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Peoples incomes are declining so how can you justify any increases in the current environment. If you proposed expenditure is greater than income you need to delete some non essential work.

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** No

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** No

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** 1. Don't spend \$4 million on a new I Site at the Mount that will cater only to a cruise ship market that is now dead in the water and will be for some time to come.

Domestic tourists can use the new I Site on the strand if they need one.

It's time to rethink how to best promote to domestic tourists as tourists not home stay guests. There are over 1 million people in Auckland 2.5 hours away by car (and other important NZ cities) who have money to spend if we can determine what they want and how to best deliver it. This should be the new focus of Tourism BOP not servicing a cruise ship business which is for now a non event. TCC fund most of Tourism BOP so should be asking for their plan on how to repurpose itself to benefit local business.

<https://www.rnz.co.nz/programmes/the-detail/story/2018738620/is-covid-19-the-iceberg-that-will-sink-the-cruise-ship-industry>

2. Don't spend \$10 million fixing a problem at the Harington St Transport Hub. The council pay professionals to build this and someone made mistakes. If it was not the council then as the last Mayor said publicly when it happened..

The problems which have brought construction of the \$27 million plus Harington street 'transport hub', or carpark, to a standstill, will not fall back on ratepayers.

There needs to be some transparency about who is at fault for this and why ratepayers are the default option to fork out for someone else's mistakes

<https://www.sunlive.co.nz/news/218736-transport-hub-issues-will-not-fall-on-ratepayers.html>

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** No change

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** No comment

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** No

---

**Attachment:**



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 241

**Full Name:** Mike Cunningham

**Organisation:**

**Suburb:** Papamoa

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Rates should be kept the same this year due to the effect of COVID 19 on peoples finances

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Rates should be kept the same this year due to the effect of COVID 19 on peoples finances

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** general Rates should be kept the same this year due to the effect of COVID 19 on peoples finances

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Delay rise for one year

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** All large projects should be delayed by one year to allow recovery and council debt reduction

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Council pool entry and membership charges should be kept the same for seniors and children- we should be encouraging our elder folk to exercise not deterring them

---

**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 242

**Full Name:** Jim McMaster

**Organisation:**

**Suburb:** Matua

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Given that those deemed to be "essential core infrastructure" may not be fully understood or appreciated, or ratepayers may not even be aware of them, those are best left to Council to rank them in order of importance. Not necessarily by retaining ALL of these projects, but with the gravity of Council's indebtedness being accepted, together with cognisance of the effects of Covid 19 on the economy of the entire country being recognised. Perhaps those ranked as having a low priority need to be deferred until the situation of the Country, and how we in Tauranga will be affected is better understood.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Given the all but unknown effect Covid 19, and Central Government's massive "spend-up" to mitigate against its effects will have on our economy, the issue of ANY rates increase should be carefully examined. When a 12.6% figure was roundly condemned, I found it disturbing that Council could so rapidly produce a 5% reduction to just 7.6%. One might be forgiven for asking cynically if this 5% reduction was plucked from the sky to appease [REDACTED] or had Council gone through their significantly large "Projects List" very diligently to establish just which could be relegated to a "Wish List Only" status until the economy of the country is better understood, and Tauranga's indebtedness is brought under better control.

I would contend that there are adequate grounds for Council to accept the gravity of our Country's situation with resultant tightening of their fiscal belts by adopting a zero increase in rates over our last instalment.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** I have no comment to make on this point

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** I have no comment to make on this point

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** I have no comment to make on this point

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** I have not viewed this list which I assume to be huge, and in many cases, without the local knowledge to comment, I would find it difficult in the extreme to venture an opinion.

That said, I can only think locally and pass comment on one project that seems to me less than inspiring in confidence that Council is spending scarce funds wisely.

I live in Bay Street in Matua where for more than 6 years now, Council has employed contractors to "produce" an "Ecological Restoration" of a 300 metre long length of swamp. This swamp, inhabited by Banded Rail & Fern Birds, both "under threat" according to Forest & Bird & the Department of Conservation, has been sprayed unmercifully with all manner of seriously strong herbicides with little apparently being achieved, apart from a significant reduction in the numbers of Rail & Fern Birds being sighted. Given that the swamp is inundated twice daily by the tide, in effect therefore, those herbicides could be viewed as having been sprayed INTO the Harbour, this so called "restoration", which is in reality a step towards constructing yet another walkway---this one "to nowhere"!---should not be deferred, or just removed from the 20/21 Annual Plan but removed totally. It would be interesting were it possible to be granted an ACCURATE figure of just what TOTAL costs have been incurred by this exercise in futility for so many years and with what possible justification.

I would not be at all surprised to find that this flight of staff fancy is not an isolated example but is just one of many which collectively must not just soak up enormous sums of scarce monies, but consume much staff time without any significant benefit to either ratepayers or our City.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Is this proposal democratically sound one must ask?

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** I have no comment to make on this point.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I have no further comment to make in this submission

---

**Attachment:**

**Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 242

**Full Name:** Jim McMaster

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response:

Further Comment:

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**Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response:

Further Comment:

---

**Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	
Cut \$100,000 from council-organised events budget	
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	
Cut \$45,000 from the Emergency Management community education budget	
Cut \$50,000 from the budget to reduce harbour encroachments	
Cut \$45,000 from the Waterline education programme budget.	

Further Comment:

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**Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	

Further Comment:

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**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	
Keep \$61,000 to maintain tropical display house in Robbins Park	
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	

Further Comment:

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**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	

Further Comment:

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**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	

Further Comment:

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**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response:

Further Comment:

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**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment:

**Revenue and Finance Policy**

Further Comment:

**2020/21 Development Contributions Policy**

Further Comment:

---

**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment: See Attachment

---

**Attachment:**



Michelle Wood

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From: JR McMaster [REDACTED]  
Sent: Tuesday, 16 June 2020 3:36 PM  
To: .submissions  
Subject: Re Submission, ID 242

CAUTION: External Email.

Having just received advice from a neighbour——after he was forced to invoke the LGOIMA, which in itself is an indictment of ANY perception that this Council acts in an "open & transparent manner"——It seems that a Walkway/Cycleway through the 300 metre long swamp area between Bay street and Elmes Reserve has not only had drawings compiled, but has a budget of more than \$210,000, plus unstated but still related costs of a further \$110,000 for the Elmes Reserve.

The fact that the drawings are dated nearly 18 months ago, and given that this has always been an extremely contentious proposal, for those details only having been divulged post a request under the LGOIMA is extremely poor, hence my seeking an addition to my previous comment, ID 242, to the Annual Plan.

Under the guise of producing an "Ecological Restoration", TCC has employed contractors for MANY years—more than 6, possibly as many as 10—who have sprayed untold amounts of seriously strong herbicides into this area—a swamp which connects to the Harbour and is inundated twice daily by the tide. Resident birds such as Banded Rails and Fern-birds, species referred to as "under threat" by both DOC & Forest & Bird, will be displaced—if they haven't already succumbed to the poisons being inflicted on their habitat.

Given TCC's appalling record of cost-over-runs, the budget figure can only be viewed with cynicism. Even accepting a "modest" cost over-run, @ say \$300,000, am I to believe that in these really difficult times, Council intend spending \$1000/metre on a Walkway through a swamp which already has a significant growth of native Raupo present, much of which will have to be destroyed?, and for what cost/benefit? Surely not!

This proposed walkway is a "road to nowhere". It will not be used by children currently cycling through the wetlands given that returning to Matua they will be faced with the prospect of the Bay Street hill. Similarly, cyclists exercising will be faced with the same issue so why should Council spend such sums on a Walkway/Cycleway which may only be used occasionally? Currently, there is a solid concrete access-way from Elmes Reserve to the end of Sunny Bay Road so why spend such precious dollars on duplication. If we cannot afford from our rates to fund the Hanging Baskets in Red Square, how on earth can this proposal be justified?

Yours faithfully

Jim McMaster  
[REDACTED]

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 243

**Full Name:** Erika Harvey

**Organisation:** Marine Precinct Advisory Group

**Suburb:** Mount Maunganui

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** See attachment

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** We understand these are currently being reviewed again due to Covid-19 and will wait to see what the outcome is.

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** We don't believe the price of our home price should dictate a higher percentage of rates especially with the affect Covid-19 is having on all businesses.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** See attachment

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See attachment

---

**Attachment:** Yes

## SUBMISSION FROM TAURANGA'S MARINE PRECINCT ADVISORY GROUP TO TAURANGA CITY COUNCIL'S DRAFT 2020-2021 ANNUAL PLAN

### FOR REFERENCE:

- \* MPAG → Marine Precinct Advisory Group
- \* TCC → Tauranga City Council
- \* IBF → Independent Black Fleet (Work boats)
- \* IWF → Independent White Fleet (Luxury boats)

**BACKGROUND:** IBF vessels in our industry are water-based small businesses which have contributed significantly to our local economy. (See Diagram 2.1) Historically, TCC had closed a number of unloading wharves around the city and by 2014, new closures sparked fear causing a significant overflow and safety implications due to the shortage of unloading facilities. TCC addressed these issues with a solution of a Marine Precinct.

During the planning, designing and execution of Tauranga's Marine Precinct, there was a lack of engagement with stakeholders and as concerns were raised, they were ignored. This has led to Tauranga's Marine Precinct to be fraught with a number of issues and has caused significant financial implications not only for rate payers \$11.4M investment, but also for small businesses that invested into the Precinct and the External Marine-Related Businesses that are paid users of the precinct. In the Marine Industry, the ability to get a truck to a boat is critical to the operation of your business and we are still waiting for the below to come to fruition.

### EXTERNAL MARINE-RELATED BUSINESSES

The Marine Precinct will provide facilities for loading ice and unloading fresh fish, to meet the needs of the local fishing fleet. The precinct will also provide dedicated areas to allow truck access to the water's edge for unloading or servicing of these fishing vessels.

The hardstand will be accessible to any vessel requiring refit work, either commercial or recreational. Access to, and use of, the hardstand area and other facilities will be subject to terms and charges specified by Vessel Works.



On the 16<sup>th</sup> of July 2019, Max Pedersen Consulting completed a review on the \$11.4M investment of public funds into the Marine Precinct and discovered that an advisory group was provisioned in the initial agreement between TCC and Wardale consulting. Had an advisory group been formed during the planning of this development, we would not be here today. One of the key recommendations coming from Max Pedersen's report was to instigate a Marine Precinct Advisory Group (MPAG) to provide the forum needed for open communication and stakeholder input on the operations of the Marine Precinct. This would allow improvements that are needed to be made now and have input for the future of our Industry.

**WHO WE ARE:** MPAG advocates for all businesses in the Marine Industry who need to utilise facilities based in Tauranga's CBD and ensure that all stakeholders are being fairly represented. MPAG is making the following submission to Tauranga City Council's DRAFT 2020-2021 Annual plan specifically relating to developments and activities that impact or relate to Tauranga's Marine Industry. MPAG is led by Erika Harvey (RED Line Fishing Ltd) who represents water-based businesses (IBF) and Sean Kelly (Pacific 7 Ltd) who represents land-based businesses within Tauranga's Marine Precinct.

**SUBMISSION:** Tauranga is facing exponential change with a number of aspirational strategies in place to help shape our city now and into the future.

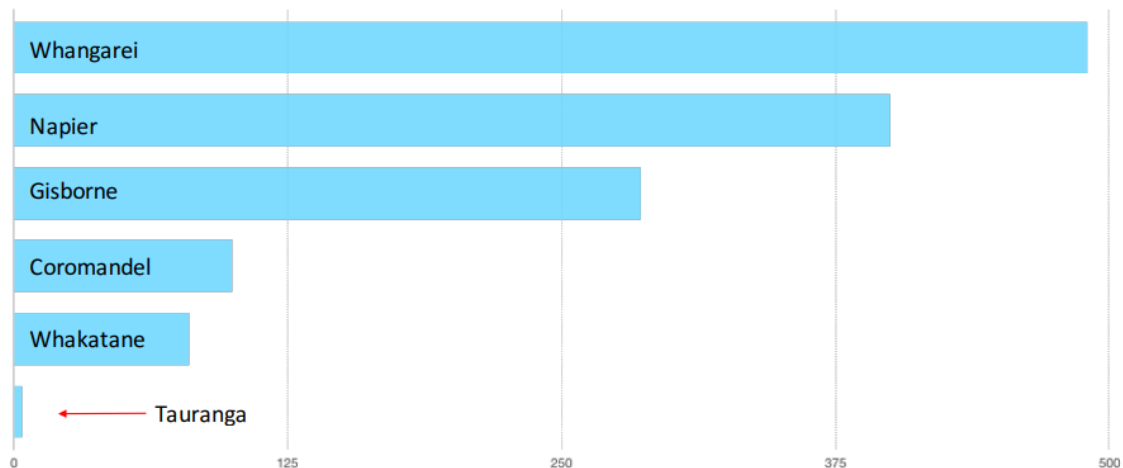
Tauranga's CBD is uniquely positioned as a seaside city. As such, we need to change our mindset of how we view the marine industry and shift focus, seeing it as an essential part of a vibrant waterfront, popular with locals and tourists alike.



Often where problems are found, there are opportunities. Currently, there is no strategy for the Marine Industry, and we see an opportunity to bring our industry in as a key player to aid in the revitalization of Tauranga's CBD. The above photos would be part of the long-term strategy, but to get there we need to fix the issues currently being faced, to bring businesses back to our city. Imagine creating a place that encourages people to seek authentic and memorable experiences, home to several restaurants and areas offering fresh local seafood, fine dining options and a starting point for water-based tourism activities.

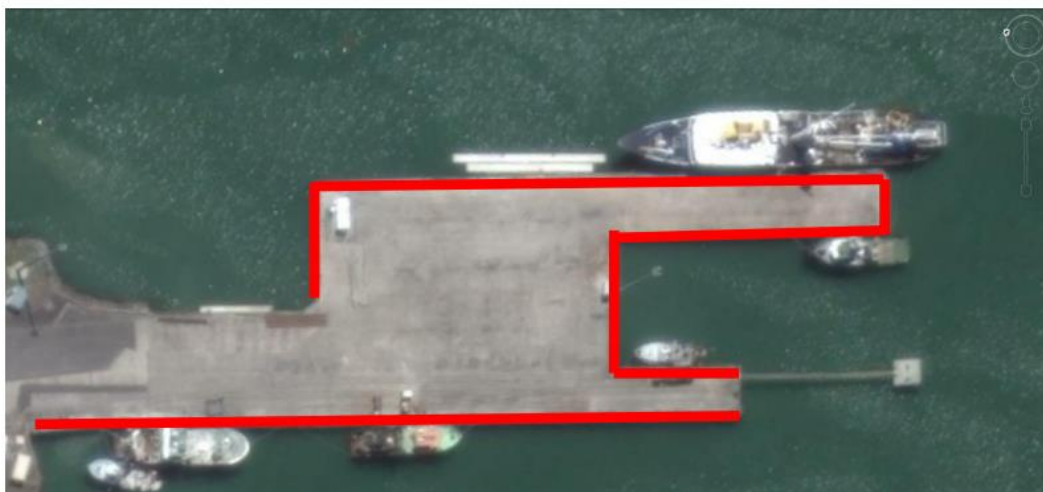
Before we can get there though, we need to fix the issues currently being faced within Tauranga's Marine Precinct. Unloading areas are critical for our industry. Without adequate unloading facilities businesses are unable to get a truck to a boat to lift heavy gear out, put heavy gear on, get diesel, put on ice, unload fresh seafood etc... In this report we'd like to highlight the facilities available in other cities and what has been delivered here.

## Unloading Comparisons (by city)



## Whangarei

- 490m of truck-to-boat space





## Napier

- 400m of truck-to-boat space
- Harbourmaster said at least 16 boats can unload simultaneously



## Gisborne

- 286m of truck-to boat space according to harbourmaster



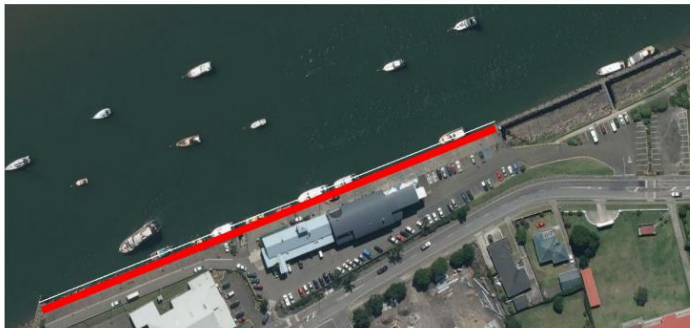
## Coromandel

- 100m of truck-to-boat space



## Whakatane

- 80m of truck-to-boat space, plus 230m of vehicle-to-boat space



## Tauranga

- 4m of truck-to-boat space



**This is the current unloading facility and capability for ALL businesses to use within Tauranga's world class Marine Precinct.**



**Phase 1 Wharf Extension:** This extension is essential to give a basic level of functioning to the Marine Precinct.



This wharf extension would be jointly funded with an allocation of \$2M placed into Tauranga City Council’s draft budget of 2020-21. This wharf extension is essential to provide a basic level of functioning to the Marine Precinct so we can start to move forward. Prior to Tauranga losing most of its wharf facilities, many vessels from all over the country would come to our CBD to unload and do maintenance.

*“Tauranga City Council had taken millions of dollars over the years but failed to reinvest it back in to wharf infrastructure for commercial vessels. Once, Tauranga was the biggest port for landing tuna which significantly contributed to our local economy, now it is the smallest.”*

*Simon Marshall (Owner, Maui Ocean Products)*

Your investment towards correcting the issues in the \$11.4M Tauranga Marine Precinct will help drive economic growth and make it viable for businesses to continue operating here.

**Diagram 2.1**

## Independent Black Fleet

### Business Figures in Average

dated, 3<sup>rd</sup> August 2018

Cost to Operate	1 Boat per month	5 Boats per month	7 Boats per month	10 Boats per month	1 Boat per year	5 Boats per year	7 Boats per year	10 Boats per year	20 Boats per year
Consumables	8,000	40,000	56,000	80,000	96,000	480,000	672,000	960,000	1,920,000
Boat Fees – landing etc	2,000	10,000	14,000	20,000	24,000	120,000	168,000	240,000	480,000
Diesel/Oil	6,000	30,000	42,000	60,000	72,000	360,000	504,000	720,000	1,440,000
Ice	4,400	22,000	30,800	44,000	52,800	264,000	369,600	528,000	1,056,000
TAX, GST, PAYE, ACC etc	30,000	150,000	210,000	300,000	360,000	1,800,000	2,520,000	3,600,000	7,200,000
Transport from/to boat	1,000	5,000	7,000	10,000	12,000	60,000	84,000	120,000	240,000
Service/Maintenance/Repair/Upgrade	10,000	50,000	70,000	100,000	120,000	600,000	840,000	1,200,000	2,400,000
Wages/Salaries/Bonus	25,000	125,000	175,000	250,000	300,000	1,500,000	2,100,000	3,000,000	6,000,000
Other Cost	3,000	15,000	21,000	30,000	36,000	180,000	252,000	360,000	720,000
<b>Total Expenses</b>	<b>89,400</b>	<b>447,000</b>	<b>625,800</b>	<b>894,000</b>	<b>1,072,800</b>	<b>5,364,000</b>	<b>7,509,600</b>	<b>10,728,000</b>	<b>21,456,000</b>
<b>Turnover</b>	<b>120,000</b>	<b>600,000</b>	<b>840,000</b>	<b>1,200,000</b>	<b>1,440,000</b>	<b>7,200,000</b>	<b>10,080,000</b>	<b>14,400,000</b>	<b>28,800,000</b>
Jobs / Employed Staff	8	40	56	80	8	40	56	80	160
Dependents – partner/family/children	30	150	210	300	30	150	210	300	600

**Phase 2** will need to be part of a long-term strategy for the Marine Industry. This phase will ensure that those who purchased land can continue to grow, and allow the Marine Precinct Advisory Group (MPAG) to work directly with Tauranga City Council to collaborate with Central Government, iwi, local businesses and investors to help aid in the revitalization of our CBD and drive additional revenue to kickstart our local economy.

**IN CONCLUSION:** As we continue forward, we'd like to be considered as part of a bigger solution. Your investment into this wharf extension will help alleviate the issues caused by TCC closing all other public wharves. The financial implications of designing the current precinct without proper community engagement are significant. We encourage Councillors to be bold and demonstrate how forward thinking this council can be. We look forward to continuing these collaborative discussions and are excited to see how much stronger we can be as a city, when we truly work together.

Erika Harvey (representing water-based businesses in the Marine Precinct) and Sean Kelly (representing land-based businesses in the Marine Precinct) would like the opportunity to speak to this submission on behalf of Tauranga's Marine Advisory Group.

Erika Harvey

[Redacted signature]

Sean Kelly

[Redacted signature]

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 244

**Full Name:** Sue Galpin

**Organisation:**

**Suburb:** Otumoetai

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Too high given the current economic environment.

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Kerbside Waste Collection - currently have a competitive environment not a standard rate which adversely effects small households and those recycling.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Not the time to increase Aquatic entry fees by 25%. This should be an essential service for children to learn to swim as we live on an island by water, as well as a health and wellbeing service for adults and elderly. Not the time given most workers have reduced pay by 20% or some job loss.

---

**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 245

**Full Name:** Sheryl McLay

**Organisation:** Team Shorebreak Inc

**Suburb:** Mount Maunganui

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** As an Aquatic Sport Club our focus is on aquatic facilities. We do, however, believe that the approach we take to our views on those are applicable to other sport and recreation facilities.

It is our belief that facilities provided by TCC (and we are place aquatic facilities in that category, TCC has a social obligation in a water bound location to its children, youth and adults) should be located in and as community assets ahead of the provision of purely destination facilities. Tauranga has an interesting and unique geography, where it is a series of peninsula each with its own access corridor. We are strongly of the opinion that no resident, especially children should have to travel to the other side of town. TCC needs to up its game and start collaborative efforts with schools, subdivision developers, retail and commercial area developers to ensure that the social needs of the communities are met.

Tauranga needs at least 4 more swimming pool facilities (basic provision not the bells and whistles variety) in the next 20 years. It is now 16 years (nearly 20 years and almost 2 generations of school kids) since Baywave was developed. In that time the population of the city has all but doubled. There are 1000's of school kids alone missing out on swimming as a necessary life skills every year, and no publicly available plan to change that in the next 20 years. Tauranga cannot continue to grow with out addressing this. The same rationale applies to court space, playing fields (as opposed to casual green spaces,) libraries, halls, community centres.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** We do understand that without increased income TCC activity will mark time or worse. Any support for increased rates, fees, charges is dependent upon the efforts made to rationalise cost structures, review and take action on ineffective administration structures and efforts to ensure that the community gets the best value for each dollar spent. At this time we don't see evidence that TCC is moving in this direction.

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Why is TCC (a TLA) financially supporting the Adams High Performance Centre, which is mostly used by people supported by NSO's and RSO's and SportNZ. Surely they should be the providers?

In this time of total uncertainty this is crazy.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Over the last 3-4 years we/I have provided significant input into at least 2 processes purporting to be investigating the facility needs in Tauranga. One conducted by outside consultants and the other internally by TCC staff. We are yet to see the outcomes of either of those. Why are the papers and recommendations provided publicly available? Or are we once again using consultation as a smoke screen or as a tick the box exercise?

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 246

**Full Name:** Mervyn Sayers

**Organisation:** home

**Suburb:** Papamoa

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Treatment Plant & Western Corridor are Key Infrastructures. Although a rider on this they are not critical to finish in 20-21 as its planning for the future. From my understanding of reading they are building this for the future so the urgency of finishing it one financial year shouldn't be a show stopper.

Papamoa East Interchange I believe will be a waste of money if a Toll goes on. The money should be spent on opening up Te Okura drive as most will still use Papamoa Beach Road & what they can of Te Okura Drive as if you are a commuter driving every day this will cost less.

This observation is based on when the harbour bridge had tolls on it at midnight the toll booth was closed. If you went to go over at 11:45 there was a que of traffic lined up waiting for the toll booth to close people will spend a lot of money so they don't have to pay for something.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Although we Need to get the economy moving we also need to be able to live within our means. Tauranga has to survive & prosper to give all rate payers a chance of enjoying what the district has to offer.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Live within our means if its nice to have then it needs to be deferred. Then planned thoroughly for the future.

I see a lot of good ideas but couldn't find any good plans

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Under the Health Safety & Environmental requirements of today it would be necessary to be able to meet the requirements.

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** No Comment

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** We have according to the last Statics I have looked at 60 percent of the people are over 50 years old in Tauranga.

This leaves me to question why we are spending so much money on making cycle tracks this year considering we are short on capital.

It would be fair to say most of the 50 plus people would not be using it every day which leaves the rest of the population from babies up to 50 using the cycle and walking tracks.

My observation is even the ones that are open & running are completely under utilised.

So putting this off is going to effect the minimum of people.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** I believe it is unfair to the retired people. For example I brought my property in Tauranga about 25 years with the long term view of one day retiring here. Which I did 3 years ago.

Over the years as I have had money available I have upgraded it so I did not have any maintenance issues as I got older, now the rates are going up so fast it puts the plans in jeopardy.

Over the years there have been no improvements to my services except I moved from a Septic tank to sewerage system the road hasn't changed its straight & narrow. The usage has come from about 8 cars an hour to continuous flow of cars & trucks.

The rates have increased over 300 percent. Outside my gate nothing has changed except the traffic volume. The major subdivisions down the road grew without any thought of how to handle the traffic.

If a major emergency event was to hit there would be no way to support Papamoa East that I can see. There is an enormous amount of people living in these subdivisions now & really only one viable way in and out .

I cannot say I am happy with this.

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** No comment

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I sorry I cannot be more specific but all the plans I see are not that far advanced in the planning stage,from my point of view so I can only generalise.

This money belongs to all ratepayers so it needs to be spent on essentials not nice to haves or to feed someone's ego or pet project.

I see efficiency & good project planning the way forward with proper consultation with some of the more complicated projects to have a well run Hazop done on them, to save some of the debacles' that have cost the ratepayers a lot of excess money in the past.

Note: As Larry Ellison once said at an interview with the press the most Dangerous person on earth was Bill Gates. Asked to elaborate he said he has no ego he only uses the best ideas doesn't care if he didn't think of them.

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 247

**Full Name:** Mark Finch

**Organisation:**

**Suburb:** Mount Maunganui

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Roading and infrastructure, as we are woefully underequipped for our rising population.

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Any rise would be disgusting and an insult to the ratepayers. Tcc needs a lesson on living within its means starting with top level job and salary cuts to help fund what is essential.

The recycling cost should be optional as many people don't use the service.

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Nope. A total no rate rise across the board. Salary and job cuts are needed as would be done in any struggling company.

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Nope. As above.

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Nope. As above.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** All non essential projects should be put on hold until the tcc can manage itself better.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Nope. It is not my fault i worked hard to get what I wanted. So why should I be penalized because I bought my house in my preferred location.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** As long as it doesn't affect the business ability to operate, survive and succeed.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** No extra fees ,charges, rates or whatever for the ratepayers until tcc has got its finances under control and can manage its operations successfully, on time and within budget.

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 248

**Full Name:** Mary Dillon

**Organisation:** ENVIROHUB BAY OF PLENTY

**Suburb:** Maungatapu

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** The investments that develop our sustainability as a growing city and improve our environment. so I would support the development of a compact city as a priority. The Te Papa project is a real opportunity to show what can be achieved by working with each community to develop a compact vision that they are engaged with and support

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### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Acceptable. it is less than was envisaged in the 10 year plan

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Acceptable but you may need to reprioritise b.a.u activities

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Acceptable

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#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Acceptable. Prioritise walkways and cycleways and public transport. Whilst Covid19 has captured attention the urgent issue of TCC's response to Climate Change is vital. We would like to speak to this along with the Carbon Reduction Group. We also strongly recommend that TCC's funding of the Sustainable Business Network (SBN) is continued. For a long time this group was the only national organisation advocating for sustainable practices especially within SME's, Their work will be invaluable as we drive towards a Circular Economy and sustainable use of our environmental capital.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** This is a very difficult year for TCC made considerably worse by the Covid19 epidemic. There will be significant variations, mostly negative, in the Council's revenue so reducing the rates any further may not be wise. Councillors will be in an uneasy voting position as we all know what is happening with our communities and access to work that will provide an adequate income for the rest of this year at least. I also think that Covid19 provides us with an unexpected opportunity to be really bold and innovative about choosing how to spend our rating dollars. Choose as priorities projects that fulfil a range of objectives especially improved environmental outcomes and reducing carbon emissions and that can use small local businesses to do the work.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** I do not support this because the work does not appear to have been done to justify the change. For instance how many low value houses are now rental?. How many people who live in higher value houses are on fixed incomes with no future income earning capacity? I am not really interested in what other cities have done as their positions are usually historical For many years our UAGC was set at 30%. I think that it is fair and equitable to have a base charge at 30% that every property holder pays. If you own property and you are on a low income income you are entitled to the rates rebate from Central Government. A smarter way would be to advocate to Central Government that the rates rebate level is increased say to \$1000.00 as this is income tested.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** I would support this or an even higher differential provided the research has been done to prove the nexus for the additional charges. Again I am unaware of this research being completed. The last time that such research was carried out were the Fraser Thomas Report and a subsequent (Fraser) report in the 1990's. Additional charges can be subject to judicial review so there needs to be evidence that the charges are justified.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Envirohub would like to build on the pilot project that we have been involved in in Te Puke and funded by WBoPDC called Sustainable Neighbourhoods. The Te Puke street has really come together, got to know each other, and worked and supported each other across a range of sustainable practices including waste, gardening and community development. This street, at its own initiative now wishes to assist in planting and restoring an adjoining reserve. This neighbourhood by neighbourhood approach has been highlighted by our recent lockdown . As our communities have walked intensively their own immediate area they will have become more aware of their local environment and probably seen more of their own residents. This is a really good opportunity to

initiate one of these projects as a response to environmental improvement and local level climate change actions. The cost of such an initiative is around \$7-10.000 dollars depending on the size of the street. We would like to start with a street in one of our lower income areas and invite TCC to become a funder of this initiative.

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**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 249

**Full Name:** Audri Abbot

**Organisation:** Tauranga City Basketball Assn

**Suburb:** Whakatane

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Community Venue's, Hall hire for basketball kids it'll be nice to have more community halls available for such a growing sport. School Stadiums are not always available and their flexibility is unreliable.

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** No

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** No

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** No

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** No

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** I understand the increase in inflation but I do not believe the quality of roads or water rates increase or recycling methods justify your ideas on the increases in the first place there has to be a balance.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** This is already happening isn't it regardless of 10% reduction. LVP paying less than the HVP...

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** No

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I am a member of the Tauranga City Basketball Association and I would like TCC to consider not making changes to the user fee charges across all sport and recreation facilities.

In this challenging time Sport is important to me because the sport is growing fast, the demand for community stadiums and cost always is a challenge. It is very likely that Increases to user fees would flow onto individuals like me and therefore make the sport less accessible.

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**Attachment:**



## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 250

**Full Name:** Lincoln Taylor

**Organisation:**

**Suburb:** Matua

**Wish to speak to submission:** Yes

**Time Preference:** evening

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Waters (drinking, storm and waste)

Parks and reserves

Roading

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Council occupy a unique and privileged position in our society in that they lawfully charge whatever rates they deem required, and the property owner must pay. The 19.2% increase (yes it really is 19.2%) proposed for us is unreasonable price gouging by Council, the services provided do not fairly represent the cost demanded, and the percentage increase is astonishing.

The plan proposes to increase the operating budget to \$284 million, which is an 18% increase above 2018/19. This is a large increase in two years, and with no satisfactory explanation provided nor any comment called for. No other non-government industry can increase operational costs by 9% per year and at the same time reduce output, and survive. This proposed budget is disrespectful to those who must pay these costs.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Yes rates are too high, but I recommend that few projects are eliminated nor any services reduced, as you have rather strangely suggested as being the only alternatives. The very wording of this question is telling of the uncompetitive monopoly in which council operates. Council only ever considers doing the same, or less, for more cost and has succeeded at this year after year so that now the cumulative result is apparent. As a comparison since 1984 all private industries have made year on year improvements or have perished, yet in the same period Council's productivity has gone backwards year after year. I suggest that Council implements a plan for improving their productivity, there are plenty of well paid managers on staff to make this happen and to get on with achieving much more for less.

I imagine this is an uncomfortable concept for you to consider, and one you will be immediately inclined to suggest is impossible. Having watched the Rogernomic reforms play out in private industry over the long term I can assure you that substantially increasing Council productivity is only limited by your reluctance to seriously try.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

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**Attachment:**

**Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 250

**Full Name:** Lincoln Taylor

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response:

Further Comment:

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**Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response:

Further Comment:

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**Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	
Cut \$100,000 from council-organised events budget	
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	
Cut \$45,000 from the Emergency Management community education budget	
Cut \$50,000 from the budget to reduce harbour encroachments	
Cut \$45,000 from the Waterline education programme budget.	

Further Comment:

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**Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	

Further Comment:

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**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	
Keep \$61,000 to maintain tropical display house in Robbins Park	
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	

Further Comment:

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**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	

Further Comment:

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**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	

Further Comment:

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**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response:

Further Comment:

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**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment:

**Revenue and Finance Policy**

Further Comment:

**2020/21 Development Contributions Policy**

Further Comment:

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment: See Attachment

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**Attachment:**

Michelle Wood

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From: Lincoln Taylor [REDACTED]  
Sent: Saturday, 20 June 2020 10:29 AM  
To: .submissions  
Subject: Submission 250 Annual Plan 2020/21

Categories: Red Category

CAUTION: External Email.

Hi

Further to Michelle Wood's message of 12 June, I wish to modify my submission to have it match the modified TCC plan proposal as follows:-

Section 2., against the question "What is your view on the proposed rates increase for 2020/21?", my comment to be replaced with :-

*Council occupy a unique and privileged position in our society in that they lawfully charge whatever rates they deem required, and the property owner must pay. The 14.7% increase proposed for us is unreasonable price gouging by Council, the services provided do not fairly represent the cost demanded, and the percentage increase is astonishing.*

*The plan proposes to increase the operating budget to \$273 million, which is a 13% increase above 2018/19. This is a large increase in two years, and with no satisfactory explanation provided nor any comment called for. No other non-government industry can increase operational costs by 6.5% per year and at the same time reduce output, and survive. This proposed budget is disrespectful to those who must pay these costs.*

Thanks

Lincoln T

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 251

**Full Name:** Briar Stewart

**Organisation:**

**Suburb:** Papamoa Beach, Tauranga

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Roading - I would like to see Bus lanes opened up for use by commercial vehicles such as trucks and tradies to keep our businesses working at a pace to support our fast growth. Our port is so important and the traffic there and away needs to be fast-tracked. The number of jobs a tradie or courier can get to could be significantly increased per day if our bus lanes were shared.

Public Transport Vision - I think we should have a vision/ plan to have light rail running along the Wairakei waterway through to Mount Maunganui; across Matapihi to Tauranga City centre and through to Greerton. Park and ride transitions could utilise Baypark carpark, the Racecourse car park and Gordon Spratt Reserve carpark. I think the rail could partner with NZ Rail to use the existing track from Baypark to the Strand and develop our own Tauranga rail from there. Cameron Rd would handle light rail as in Gold Coast Australia. - I haven't thought of a solution to connect the airport to this but it needs to be part of the plan. It could be we use Hewletts Rd rather than Matapihi Rail bridge of course.

Bike Lanes and tracks - keep on with the development of these we use them from Golden Sands to Pacific View Rd, Matapihi, Matua and out to the Lakes - they are awesome thank you.

Sustain a vision for Tauranga and Papamoa being well- known as well serviced with open tree lined parks and spaces for our future generations. NO developments on any spaces we have now and continue with spaces like the Waterways in Papamoa.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** I think we need to bite the bullet and go for the big increase. Our city needs stuff done and urgently planned for.

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Yes

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Yes

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Yes

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** I support the proposed Rates increase. Work needs to be done and we need to pay for it. I love our city. I don't like how small peoples sections are in new developments but I realise loads of the young people buying them don't know how to mow a lawn - or don't want to have the upkeep of a lawn in their new home, and older people prefer a small-sized lawn - the world is changing and we need to keep up, hence Parks and open space must be a priority for a life with hauora/ well being at our doorsteps.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** I support this. Higher valued property owners benefit when land and house prices rise by exponential amounts. I know they may have bought the property 40 years ago, but I also know it was expensive then and not any joe blogs could afford it then - I was here then.

We need to support our folks in our community who make up home-owners, working really hard to keep that roof over them and their family independently without council or state intervention. We need to look after all of our community.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** I don't understand this adequately and I trust the council will make a decision that keeps our business people in business as best we can, so they can provide a quality service for us all.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Any tree planting should be of native trees and flowering plants for the bees.



We could consider every new house has to have a white roof to reflect the sun's heat and do our bit to protect Antarctica as we are building and growing really fast - every change helps. A city in USA has done this and it works.

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 252

**Full Name:** Donald Munro

**Organisation:**

**Suburb:** Welcome Bay

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** The entire world is going to carry the cost of Covid-19 (and is more severe than the Great Depression and Global Financial Crisis). To prevent further economic harm, keep the next three terms to minimal essential expenditure only (core infrastructure and not fanciful projects and wasteful roading restructure works we have seen).

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Stop walkways and cycletracks in fragile estuary environments using poisonous tanalised timber when sea levels are rising.

Stop building walkways and cycletracks built in the estuary habitat of native birds including Banded Rail and Royal Spoonbills (both endangered species). It's their habitat, not ours!

Stop building infrastructure being built in estuary environment and wetlands without proper and fair consultation.

Stop walkways and cycleways being placed on beaches and estuary ecologies where there is access already.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Wait until the effects of Covid-19 economic crash have passed and slowly increase in line with every other Council.

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

---

**Attachment:**

## **Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 252

**Full Name:** Donald Munro

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Strongly agree

Further Comment: Other Councils have taken pay cuts, perhaps you could do the same and have a 0% rate increase.

---

### **Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Strongly disagree

Further Comment: AIMS and the Jazz Festival brings income into the region.

Take a lead and make fireworks noiseless.

---

### **Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Disagree
Cut \$100,000 from council-organised events budget	Disagree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Agree
Cut \$45,000 from the Emergency Management community education budget	Agree
Cut \$50,000 from the budget to reduce harbour encroachments	Agree
Cut \$45,000 from the Waterline education programme budget.	Agree

Further Comment:

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### **Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	

Further Comment:

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**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	Agree
Keep \$61,000 to maintain tropical display house in Robbins Park	Disagree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Disagree

Further Comment:

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Agree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Agree

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Agree

Further Comment: With so few countries committing to reversing Climate Change effects, wait at least 10 years on this unnecessary project before wasting more money without knowing what sea level trends are going to be.

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response: Neither agree nor disagree

Further Comment: Spend Council money on improving existing infrastructure to an acceptable level and with sensible layouts instead of constant fiascos with whatever you touch and re-design without any apparent improvement.

---

**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment:

**Revenue and Finance Policy**

Further Comment:

**2020/21 Development Contributions Policy**

Further Comment:

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment:

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**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 253

**Full Name:** Micheal Stoodley

**Organisation:** Otumoetai Intermediate School

**Suburb:** Tauranga

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Sports venues and roads

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** The timing isn't great.

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** I don't know, perhaps the community needs to be surveyed, to find out what they value.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Lower is good.

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I Micheal Stoodley am a member of Tauranga City Basketball Association, and teacher (so aware the need for children to have affordable access to sports) and I would like TCC to consider not making changes to the user fee charges across all sport and recreation facilities. In fact, please make it cheaper for children's sports. Get kids involved in sports, by contributing to bringing down the cost.

In this challenging time Sport is important to me because exercise, social connection and competition is good for the soul, and cost always is a challenge. It is very likely that Increases to user fees would flow onto individuals, I worry for kids and those on lower incomes. The cost of participation in sport is already high, so an increase will make sport less accessible.

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**Attachment:**



## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 254

**Full Name:** Robyn McCormick

**Organisation:**

**Suburb:** Papamoa

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Keeping families in their homes with food on their tables & their bills paid.

We need to consolidate not take more from our communities right now.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** NO RATES INCREASE - Families are struggling enough as it is.

We've wasted enough money on ridiculous things like a concrete waste of space in the Mt instead of a green space.

If you need more money then take a pay cut. To put rates up now & to increase by 25% the cost of using Bay Park, Bay Wave & many other community venues means our kids are not going to be using them for sports & as a community we'll be looking at more health problems because kids are going to be fatter, unfitter & unmotivated because parents cannot fund sports - let alone their winter power bill.

Don't be so out of touch with what this community are going through.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** No rates increase.

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** No rates increase.

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#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** No rates increase.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Leave it all alone - the council, like it's constituents will have to take a hit as a result of COVID-19.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** No changes in 2020

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** No changes in 2020

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** NO RATES INCREASE - Families are struggling enough as it is.

We've wasted enough money on ridiculous things like a concrete waste of space in the Mt instead of a green space.

If you need more money then take a pay cut. To put rates up now & to increase by 25% the cost of using Bay Park, Bay Wave & many other community venues means our kids are not going to be using them for sports & as a community we'll be looking at more health problems because kids are going to be fatter, unfitter & unmotivated because parents cannot fund sports - let alone their winter power bill.

Don't be so out of touch with what this community are going through.

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 255

**Full Name:** Mark Rogers

**Organisation:** Tauranga City Basketball

**Suburb:** Mt Maunganui

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** High Performance Centre

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Support

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Too low

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Please see attached

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**Attachment:** Yes

## **SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020/21 TAURANGA CITY BASKETBALL ASSOCIATION**

### **Introduction**

Tauranga City Basketball Association (TCBA) has operated in the City since the 1950's. Total current membership is over 4500. TCBA operates weekly competitions for players, runs holiday, developmental and skill programmes, provides a pathway to elite competitions and hosts various National, Regional and local tournaments and events. TCBA utilise all indoor sports facilities provided by Tauranga City Council (Trustpower Arena, QEYC, Memorial Hall, Mount Sports Centre, Merivale Action Centre, Aquinas College) as well as school facilities able to be accessed.

**The Covid-19 pandemic has had a major influence on New Zealand and has changed the entire way of life for New Zealanders. Recovering to a new normal is going to be a huge challenge for all. Some sectors of our Country such as Tourism, Hospitality, and Sport and Recreation will be fundamentally different.**

**Councils have a duty to lead that recovery from the Pandemic to a new normal in their Districts. That leadership will need to be responsible, responsive and based on sound logic and economic parameters that Ratepayers and Residents can accept and manage.**

**The months ahead will require restraint and are not times for expansionist projects. Already many Sporting codes have signalled major contractions in activities over the coming period e.g. Rugby and Council needs to factor these projections into Annual Plan considerations.**

### **Summary of the Submission**

TCBA would like Council to

- Adopt Option 1c of BVL proposed Capital Plan.
- Capital Expenditure on Projects that increase capacity based on uncertain future outcomes should not be approved as part of the 2020/21 Annual Plan
- Reject Options 2a and 2b and 2c proposing the increase of user fee charges at (Trustpower Arena, QEYC, Memorial Hall, Mount Sports Centre, Merivale Action Centre, Aquinas College)
  - Users will be faced with funding constraints and adding to these is not appropriate or warranted.
  - BVL will in all probability have lessened demand for facilities and this should flow into lesser operating costs. BVL should be asked to investigate and quantify likely changes
- Consider the impact on the affordability and accessibility of sport to community users and make sure this is factored into decisions that propose significant increases in costs at this time
- Consider the lack of class 4 funding to sport

### **Further Explanation –**

**Rejecting the increase of user fee charges at (Trustpower Arena, QEYC, Memorial Hall, Mount Sports Centre, Merivale Action Centre, Aquinas College)**

Grassroots sport is an integral part of a vibrant and inclusive community. In these extra ordinary times, sport will be an important part of reconnecting and bringing our communities back together. Due to the change in financial circumstances for TCBA an increase in costs for indoor sports facilities will need to be passed on to the local community who participate. Any financial increase at a time of great stress will force people to stop participating due to a lack of affordability.

We note that in the Council report, File number A11167519 that Bay Venues have proposed an increase to the investment in High Performance Sports facilities by Council. This would seem to be at odds with current Information from National Sporting Organisations and Sport New Zealand, who advocate a focus on grassroots sport.

We also note council do not currently require outdoor grass-based sports to contribute over 30% of the cost of maintaining and managing these community facilities. (see point 36 of report A11167519) We recommend Council adopt a uniform % based charge for all community sports facility users, which covers all sports facilities (indoor and outdoor). This would place all sport on a fair and even level and should increase income for maintaining the entire Council sports network.

Tauranga City Basketball oppose any increased investment in High Performance sport at the present time especially whilst the cost for Grassroots community sport are increasing.

#### **Impact on the accessibility of sport to community users**

The cost to participate in local sport is a major barrier to our community. Cost increases mean that those wanting to participate in sport are often unable to and thus they are also denied the many benefits that sports provide. Any increase in user fees for council facilities has a negative impact on our community and particularly our children/youth. Sport not only gets our local community members active; it also has many important social benefits which will be very important post the Lockdown period.

A lack of indoor sports facilities creates a barrier to our community accessing these sports. We note no increase in indoor sports facilities has happened within the City since 2011, and that no increase is currently planned in the long-term plan (to 2030).

Given the increase in population in the City and the growth of indoor sports, we recommend indoor sports facilities be given priority for development by Council.

#### **Lack of class 4 funding to sport**

The Covid 19 Lockdown has stopped all class 4 funding into our community. The reduction in this funding will place sports organisations under further pressure to increase costs to participants. Any facility user fee increases will compound this increased cost to participants and drive people from sport and the benefits it provides to our community.

TCBA would appreciate being able to speak to this submission.

Thank you.

Yours sincerely

Mark Rogers  
General Manager  
Tauranga City Basketball.

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 256

**Full Name:** Mark Rogers

**Organisation:** BVL Indoor User Collective

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Adams High Performance Centre

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** support

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Please see attached.

---

**Attachment:** Yes



1 May, 2020

Tauranga City Council

91 Willow Street

Tauranga, 3110

**RE: SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020**

**Introduction to collective submission of Bay Venues indoor sport users**

This is a collective submission by the indoor sport users of Bay Venues facilities for council to consider making NO INCREASE to user fees and charges.

Bay of Plenty Badminton, Tauranga City Basketball, Volleyball Bay of Plenty and the Bay of Plenty Table Tennis Association represent thousands of local users of these facilities who will no doubt bear the cost of any increase to user charges and fees. In a time, such as this, forced upon us by the Covid-19 pandemic we believe community sport should be encouraged rather than discouraged by cost. Whilst we acknowledge the costs to maintain and run facilities needs to be considered we do not believe this is the time or the best means to do so. We believe and know that sport will form a large part of people's ability to return to normal and reconnect with each other. This will strengthen our communities and foster positive well-being for our city. We are ready for the challenge that is the re-build and we are ready provide quality sporting experiences for the people of Tauranga Moana to we just need council to consider not making this challenge harder than it needs to.

We would also like to acknowledge the work of the Tauranga City Council and Bay Venues; and thank you for the time and effort your various employees put into our sector. We understand that without these efforts much of what we offer our communities would be difficult.

We would, finally, like to thank you for the time to view these submissions and look forward to hearing from you in due course. All parties look forward to the opportunity to talk to this submission as well.

Your sincerely,

Bay of Plenty Badminton, Tauranga City Basketball, Volleyball Bay of Plenty & The Bay of Plenty Table Tennis Association

## **SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020/21**

### **TAURANGA CITY BASKETBALL ASSOCIATION**

#### **Introduction**

Tauranga City Basketball Association (TCBA) has operated in the City since the 1950's. Total current membership is over 4500. TCBA operates weekly competitions for players, runs holiday, developmental and skill programmes, provides a pathway to elite competitions and hosts various National, Regional and local tournaments and events. TCBA utilise all indoor sports facilities provided by Tauranga City Council (Trustpower Arena, QEYC, Memorial Hall, Mount Sports Centre, Merivale Action Centre, Aquinas College) as well as school facilities able to be accessed.

The Covid-19 pandemic has had a major influence on New Zealand and has changed the entire way of life for New Zealanders. Recovering to a new normal is going to be a huge challenge for all. Some sectors of our Country such as Tourism, Hospitality, and Sport and Recreation will be fundamentally different.

Councils have a duty to lead that recovery from the Pandemic to a new normal in their Districts. That leadership will need to be responsible, responsive and based on sound logic and economic parameters that Ratepayers and Residents can accept and manage.

The months ahead will require restraint and are not times for expansionist projects. Already many Sporting codes have signalled major contractions in activities over the coming period e.g. Rugby and Council needs to factor these projections into Annual Plan considerations.

#### **Summary of the Submission**

TCBA would like Council to:

- Adopt Option 1c of BVL proposed Capital Plan.
- Capital Expenditure on Projects that increase capacity based on uncertain future outcomes should not be approved as part of the 2020/21 Annual Plan
- Reject Options 2a and 2b and 2c proposing the increase of user fee charges at (Trustpower Arena, QEYC, Memorial Hall, Mount Sports Centre, Merivale Action Centre, Aquinas College)
  - Users will be faced with funding constraints and adding to these is not appropriate or warranted.
  - BVL will in all probability have lessened demand for facilities and this should flow into lesser operating costs. BVL should be asked to investigate and quantify likely changes

- Consider the impact on the affordability and accessibility of sport to community users and make sure this is factored into decisions that propose significant increases in costs at this time
- Consider the lack of class 4 funding to sport

#### **Further Explanation:**

Rejecting the increase of user fee charges at (Trustpower Arena, QEYC, Memorial Hall, Mount Sports Centre, Merivale Action Centre, Aquinas College)

Grassroots sport is an integral part of a vibrant and inclusive community. In these extraordinary times, sport will be an important part of beginning to get our community back together. Any increase in costs for indoor sports facilities will be passed on to the local community who participate. Any increase at a time of great stress will force people to stop participating due to a lack of affordability.

We note that in the Council report, File number A11167519 that Bay Venues have proposed an increase to the investment in High Performance Sports facilities by Council. This would seem to be at odds with current Information from National Sporting Organisations and Sport New Zealand, who advocate a focus on grassroots sport.

We also note council do not currently require outdoor grass-based sports to contribute over 30% of the cost of maintaining and managing these community facilities. (see point 36 of report A11167519) We recommend Council adopt a uniform % based charge for all community sports facility users, which covers all sports facilities (indoor and outdoor). This would place all sport on a fair and even level and should increase income for maintaining the entire Council sports network.

Tauranga City Basketball oppose any increased investment in High Performance sport while costs for Grassroots community sport are increasing.

#### **Impact on the accessibility of sport to community users**

The cost to participate in local sport is a major barrier to our community. Any increase costs force more people out of sport and away from the many benefits sport provides. Any increase user fees for council facilities has a negative impact on our community and particularly our youth. Sport not only gets our local community members active; it also has many important social benefits which will be very important post the Lockdown period.

A lack of indoor sports facilities creates a barrier to our community accessing these sports. We note no increase in indoor sports facilities has happened within the City since 2011, and that no increase is currently planned in the long-term plan (to 2030).

Given the increase in population in the City and the growth of indoor sports, we recommend indoor sports facilities be given priority for development by Council.

**Lack of class 4 funding to sport**

The Covid 19 Lockdown has stopped all class 4 funding into our community. The reduction in this funding will place sports organisations under further pressure to increase costs to participants. Any facility user fee increases will compound this increased cost to participants and drive people from sport and the benefits it provides to our community.

TCBA would like to speak to this submission.

Yours sincerely,

Mark Rogers

General Manager

Tauranga City Basketball.

**SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020/21**  
**BAY OF PLENTY BADMINTON ASSOCIATION INCORPORATED (BOPBA)**

**Introduction**

Badminton is the second largest participation sport in the world, in the top five participation sports in New Zealand and is in the top ten sports played at Secondary School level. Badminton is an indoor sport, affordable and can be played by people of all ages and abilities making it accessible to a large number of participants.

The BOPBA was established in 1948 and covers the area from Katikati to Opotiki including Rotorua, Taupo and Turangi. BOPBA has experienced significant growth in recent years and currently has approximately 950 affiliated players and 14 representative teams involving 116 players ranging from 9 years old to 70 years old, along with significant numbers of casual players also.

There are currently nine Badminton Clubs operating in Tauranga with a combined membership of 500+. In the past three years badminton has experienced a 20% growth in membership. The clubs currently utilise the Mount Sports Stadium, the Aquinas College Events Centre, Tauranga Boys College, Otumoetai College, Bethlehem College, QEYC and Memorial Hall.

BOPBA also hires a number of the facilities above for training and coaching purposes at different times on a weekly basis. We also hire QEYC for school events, BOP Interclub and other regional and national tournaments.

As you know, BOPBA is seeking approval in principle from Tauranga City Council for the use of Reserve land for the purpose of building a facility for Badminton, Parafed & Table Tennis. We are still very focused on this project and appreciate the time and effort TCC are taking in working with us on this.

**Summary of the Submission**

We would like Council to consider the following:

- Rejecting the increase of user fee charges in particular for QEYC/Memorial Hall & Mount Sports Stadium

In this challenging time Sport is extremely important to our members. We have a large number of local community users and we will be an important link to the wellbeing and re-connection of people post Covid-19. But for many (even more so now than before), the cost

will be a challenge. It is very likely that Increases to user fees would flow onto individuals and therefore make sport less affordable/accessible across the community.

- Revoke 'Sinking Lid' Policy - Lack of class 4 funding to not just Badminton but to all sports/community groups

Consistent messaging from the Hospitality sector is they think 25-30% of businesses will not survive due to the Covid-19 lock-down, this includes those operators who currently have pokie machines in their premises.

With regards to the sinking lid policy that TCC put in place (as businesses close, those pokie machines are lost to the community and that no new pokie machines are allowed to be introduced), we would ask that this 'Sinking Lid' policy be revoked.

Sport cannot survive without Class 4 Gaming. The impact that the 'Sinking Lid' policy has on the community is extremely significant, especially in this current climate.

- Support for other Indoor Users submissions

We would like to show our support to the following submissions, who like us, face similar challenges; Tauranga City Basketball, Volleyball Tauranga, Parafed BOP, Table Tennis BOP & other potential recreational users.

- Request for better information & consultation as a key user of these facilities

I would also like to ask/know when the last external audit of Bay Venues Limited (BVL) was done? What is behind the request for increases in user fees?

Perhaps if BVL was more transparent about their operations and costs, then the community may feel more inclined to the proposed venue hire increases.

- Request to talk to this submission

Yours sincerely,

Name: Delwyn Cooper  
Position: Sport Development / Admin Officer  
Club: Bay of Plenty Badminton Assn Inc.

## **SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020/21**

### **Volleyball Bay of Plenty**

#### **Introduction**

We are the regional association for volleyball in the BOP, covering the area from Katikati-Taupo-Opotiki. We are primarily responsible for being the regions voice within Volleyball NZ (NSO) and work with them to both administer and relay regional information relating to national events at secondary school, club and regional representative levels. We run two major tournaments each year (6 days each) for secondary school level indoor teams. We also run two representative seasons for athletes aged between 14 and older which requires use of BVL venues for trials and trainings. We have approximately 1,000 members across indoor and beach teams, at competitive and social leagues, catering for both adults and secondary school athletes.

#### **Summary of the Submission**

We would like Council to consider the following with regard to proposed increased user charges:

- Pay to play;
- Effect on non-profit organisations;
- Accessibility of community sport programs to promote a healthy lifestyle.

#### **Pay to play**

- Our sport runs on a pay to play basis, as we're sure many others do too. Raising venue prices raises the cost of playing for all our members, as costs are inevitably (and with necessity) required to be covered by our members. Volleyball is already a very costly sport for participants with high travel costs for teams to participate in the few regional or national tournaments held each season.

#### **Effect on non-profit organisations**

- We are a non-profit organisation - we rarely make money on our events with all income being put straight back into enabling our community to participate in sport. Raising venue hire prices puts an unnecessary burden on us to recover greater costs when running our community events.

#### **Accessibility of community sport programs to promote a healthy lifestyle.**

- Organised sport has long been a cornerstone of New Zealand's active and healthy lifestyle. Participation numbers in sport are already decreasing and increased venue hire prices will only add to this decline by making community sport less affordable for people. In line with promoting healthy and active lifestyles, the council should consider the adverse effect

raising venue prices will have on the affordability and accessibility of community sport for the public at all ages and stages.

Yours Sincerely,

Tracey Braddock

Coach Force Officer

Volleyball Bay of Plenty



**SUBMISSION TO TAURANGA CITY COUNCIL DRAFT ANNUAL PLAN 2020/21**

**Bay of Plenty Table Tennis Association**

30th April 2020

Dear Sir/Madam

I am Secretary of Bay of Plenty Table Tennis Association and ask TCC to consider not making changes to the user fee charges across all sport and recreation facilities. In this challenging time sport is important to myself and my fellow table tennis enthusiasts because we must all stay active for our wellbeing, and there are enough obstacles in getting people active already. With our large number of older members, who may be more vulnerable to Covid-19, we face challenges in having them participate to the same degree. There are also additional challenges now for those who run sessions for groups of younger players.

It may be a significant challenge to cover existing venue hire charges with reduced numbers, and any significant price increase forced by higher user charges may further discourage people, many with less disposable income.

Can you please consider these implications for our sport and others before implementing the proposed increases. The changing circumstances that we all face demand further consideration of the options available to you in respect to venue hire fees.

Yours faithfully

John Lea

Secretary, Bay of Plenty Table Tennis Association

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 257

**Full Name:** Harry Dunn

**Organisation:**

**Suburb:** Tauranga

**Wish to speak to submission:** No

**Time Preference:** evening

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Anything youth and health related. Schools, sporting, hospitals etc.

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Don't you get enough already? We pay for our own bins and water already, many places don't....

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** More money for politicians right?

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Oohh water, we might run out....

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** WHY? Aren't you trying to support using public transport etc?

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Why does it have to come out of something? Money goes towards road workers who sit around and do nothing. Pay less for the same. Its called a recession for a reason.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** so you're going to punish people for being successful? Tax already does that.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** no idea

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** NOPE.

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**Attachment:**

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**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 258

**Full Name:** Roger Rimmer

**Organisation:**

**Suburb:** Welcome Bay

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** I want no rates increase

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** City centre streetscape

kirbside collection

accessible street tga cycle plan

eastern corridor

Papamoa east interchange

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Do not agree

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** I agree to leave it as it at the moment but increase later when business conditions improve.

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 259

**Full Name:** Gregory Brownless

**Organisation:**

**Suburb:** Otumoetai

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** The side-effects of Covid 19 have led to pressure on many parts of society and in the worst cases has led to people losing much of their income and even all or part of their jobs. Our utmost concern and action must be reserved for them. I fully realise that means Council will have to make difficult decisions in terms of its priorities and I wish Council well in that process.

But we don't live by bread alone and there are a number of groups and organisations that brighten up our lives that will also be struggling and will need to receive assistance at an appropriate level in order to keep functioning. I will restrict my submission to speak about arts groups, whether they be visual, musical or dramatic.

In many cases our arts groups have lost a significant part of their income due to necessary closures. Some of these have been part of Tauranga for over half a century. All do wonderful work and are dependent on patronage, volunteers and in some cases a few paid staff.

The groups include but are not limited to:

The Incubator

Tauranga Musical Theatre

Tauranga Repertory Society

Detour Theatre Company Charitable Trust

Stage Right Trust

It is my submission that a sum to be determined by Council be allocated to assist such organisations.

Rather than determining the funding per organisation in this Annual Plan process, a subcommittee of Council should take and assess applications. I make this point because many have been self-reliant, are unaware of assistance from Council being available and therefore have not submitted to the Plan.

#### **SUMMARY**

Allocate an appropriate bulk fund to arts organisations including the aforementioned, the amount to be decided based on the many other issues Council must take into account.

Clearly state the criteria on which funding decisions will be made.

Receive applications and determine the allocation.

---

**Attachment:**



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 260

**Full Name:** Helen Coatsworth

**Organisation:** NZMCA-SIG BAY OF PLENTY GOOD NEWS VANNERS

**Suburb:** OMOKOROA

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** The Bay of Plenty Good News Vanners, a Special Interest Group of the New Zealand Motor Caravan Association, wish to add our support to the Recommendation made by the New Zealand Motor Caravan Association in #5 on The Tauranga City Annual Draft Plan 2020/21. The installation of two new dump stations in the Tauranga City area would be welcomed by our members. Good facilities would give the members assurance that they can dispose of waste water from their motorcaravans in a sanitary and environmentally sustainable manner.

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 261

**Full Name:** Ben Friskney

**Organisation:**

**Suburb:** Maungatapu

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** As such, I enjoy our city how it is and so there is no additional infrastructure that is important to me. Maintain our existing infrastructure. Infrastructure development related to increasing population should be paid for by Developers fees and contributions. I oppose infrastructure development having any impact on existing property rates or charges.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** I oppose the proposed rates increase. My income has been reduced so I have had to reduce my operating and capital spending accordingly. Council works for me and as such, they should follow my example and reduce their spending – not propose to increase spending.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** I oppose the proposed rates increase. My income has been reduced so I have had to reduce my operating and capital spending accordingly. Council works for me and as such, they should follow my example and reduce their spending – not propose to increase spending.

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** I oppose the proposed rates increase. My income has been reduced so I have had to reduce my operating and capital spending accordingly. Council works for me and as such, they should follow my example and reduce their spending – not propose to increase spending. The maximum justifiable increase would be limited by official inflation rate.

---

#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** I oppose the proposed rates increase.

Council current growth and transport planning budget should not change. Further, the costs for growth should be entirely covered by development related charges, levies, contributions etc. They should not be paid for by current property owner rate payers.

The transport issues are caused by increased housing and land use so charge the Developers.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** [PS I can not find the Capital Expenditure List you have asked us to choose from so I will guess projects that I do not support]

I oppose walkways and cycletracks on seabed or foreshore beaches. The consultant reports that show little or no cultural or heritage value for the estuary shoreline are not justification to destroy our inner city beaches with boardwalk timber piledriving and reclaim walkways.

If the shore is needed for transport corridor, use the Public Works Act to acquire the foreshore from the current owner. Build roads on land – not on the beaches and seabed.

I cant find your project list, but please avoid future projects which destroy our current assets to allow better ones to be built– those to date have been an appalling waste for very little gain . Example projects to avoid are: Greerton mainstreet, Phoenix carpark, Eat Street, Elizabeth Street, Wharf St carpark, QEII demolition, Central Library, Museum, Reducing CBD street parking, repainting existing road lane markings

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** I oppose changing UAGC. We are a democratic moderate society without socialist agenda. We should allow people to pay their own way where they can and not manipulate rich to pay for middle class.

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Savings can be made by not destroying council assets in order to build a new asset.

I value our city's heritage. City assets like all trees [including exotic], older buildings, quaint walkways, old steps and handrails, old seawalls have a charm that makes a city special. Stop

demolishing assets only to replace them with similar but new assets. Remember, the Eiffel tower was once considered new and of no cultural value. Give our heritage a chance to get old. .

Tauranga residents despair that council staff have no consideration for our financial limitations and have shown that they ignore our submissions and referendum results. I cant see why this will change.

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 262

**Full Name:** Chris Wood

**Organisation:**

**Suburb:** Pyes Pa

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** 1 Greerton Pool rejuvenation. As annual ticket holders we appreciate having the facility but the changing rooms are way out of date; the entrance area is cramped (and cold in winter for the staff especially); a hot tub or a steam room would be good.

2 Street Light LED Upgrade. The new lights in our area are great and will be saving the council lots of money - please extend to Lakes Boulevard and everywhere else ASAP to help cut light pollution.

3 Kerbside waste proposals: Time for Tauranga to take responsibility for waste and all recycling including grass etc and stop creating profit opportunities for third parties which currently include off-shored multi-nationals at least one of which is ultimately domiciled in the Cayman Islands, a recognised tax haven. Private profiteering on essential services such as waste/recycling increases the cost to ratepayers with no obvious advantages.

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### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Could be cut by ditching/delaying non-essentials.

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Just have to put up with it, but it is the worst value for money we've come across. Would be good if the extra rate we pay at The Lakes actually got some work done. The state of the reserves varies a lot; the main grass gets a tractor fairly often but our street is rarely touched; most of the footpaths are overgrown and/or have broken edges; there's a lot of gorse about. And why can't they mow both sides of Kennedy Road at the same time?

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Should get landowners who benefit the most from development to stump up for some of these costs - a windfall tax should do it.

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Should get landowners who benefit the most from development to stump up for some of these costs - a windfall tax should do it.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** 1 Adams Centre Expansion - this is under the heading of "Community Wellbeing" but is the exact opposite; it's subsidising individuals who could or should be out getting sponsorship from other individuals or companies who are interested in what they do.

2 Wharf Street streetscape - should have been done 10 years ago, not necessary now.

3 Mount Visitor Info Centre - not necessary now. Just re-open the original cottage, it was fine.

4 Almost everything under the headings of "minor upgrades" until someone can make them come in on budget. And especially the TV tower at the domain, why should we pay for a private company's facility? No one else can use it or benefit from it.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Good idea.

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Good idea. Increase it again next year.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** User Fees and Charges:

Regarding the proposed swimming prices, some increases are totally out of proportion with each other.

For example, looking at your Statement of Proposal, ID: A11348130: Why does a single swim fee at Baywave increase only 10 cents but at Greerton it goes up a whole dollar (20 per cent)? And the junior/senior price goes up only 30 cents at Baywave but also a full dollar at Greerton, in this case 40 per cent?

Turning to the eye-watering proposals on annual memberships: None of them stack up with the reason given on Page 9 that the council failed to implement 7 per cent increases for the last four years (and whose fault was that?).

While we appreciate the introduction of a junior/senior annual fee, even though that is about \$40 higher than your reasoning would suggest it should be, what can possibly justify the adult annual increase of almost 100 per cent at Baywave and close to 150 per cent at three other pools?

And then, looking at the full Draft User Fees and Charges document, there appears to be a misprint on Page 40: "Sports Fields User Charges - NO CHARGE". Didn't the mayor suggest that "we're all in this together"? Or doesn't that apply to people who play ball games?

Entirely unrelated, but I noticed in the first section of the charges document, under the heading Airport: Landing charges, Helicopters - \$11.50. Car parking, 1 day - \$15. Seriously?

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**Attachment:**



## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 263

**Full Name:** Marshall Hollister-Jones

**Organisation:**

**Suburb:** Bethlehem

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** The basics - water, waste-water and roading.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** The proposed increase total increase does not reflect the reality of a economy that is imploding. Council need to cut its cloth according the the means of its community. we cannot afford ANY rates increase. Council needs to urgently reducing staffing and services, find efficiencies and reduce overheads.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Unacceptable. I can't put up my prices by that much, why should the Council be able to?

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** New infrastructure needs to be paid by those who profit from new developments, ie the developers, not those who have lived here many years and already paid for existing infrastructure.

---

#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** See above

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** This is a major transition in a short space of time and creates an unacceptable burden on the business community and those with higher valuation properties. It is wealth transfer by stealth. I've worked hard to own the property that I do. You are now asking my to subsidise the less well off. This should not be Council's role.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** You talk percentages but the dollar value increases are huge when calculated. The business community cannot afford this when many businesses are struggling to stay afloat. May commercial landlords have tenants defaulting or paying reduced amounts of rent. How are then now supposed to collect thousands of dollars more in rates?

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

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**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 264

**Full Name:** Jan Beets

**Organisation:**

**Suburb:** Tauranga

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** The Arts because the creation, re-creation and appreciation of the Arts is what makes us human.

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Not just after Covid.

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** The organisations which bring the theatrical Arts into our lives have on going costs which are usually meet by productions staged throughout the year However, most of our Theatre companies have cancelled one, if not two of their productions for this year. They will need financial assistance in order to keep ahead of their day to day costs whilst deferring capital repairs and maintenance,

Companies include

Tauranga Musical Theatre

Tauranga Repertory Society

Detour Theatre Company Charitable Trust

Stage Right Trust

and others

It is my submission that Council should allocate a sum to assist such organisations.

Perhaps a subcommittee within Council could be responsible for collecting applications and using a set of predetermined criteria allocate funds.

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 265

**Full Name:** Richard Prince

**Organisation:**

**Suburb:** Welcome Bay

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Essential services. Water, roading, sewage and stormwater, rubbish collection. Vanity projects and staff job creation schemes need to be abandoned.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Unacceptable. Zero increase or even a decrease is needed to recognise the hardship that many will suffer in the recession to come. To suggest that "if we all work together", and then believe that a 7.6% increase (in my case 11%) is acceptable is tomfoolery as its worst. Council need to understand that they are there to serve the ratepayers not the other way around. Attempting to make it look less by breaking it down to weekly is sophistry at its finest. Why not go for daily it may look even better! It makes you look like a life insurance salesman.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Unacceptable. Is the aim of Council to push those businesses, already badly affected by COVID19, over the edge and create more unemployment? Zero increase required.

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Unacceptable. Zero increase required.

---

#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Unacceptable. Zero increase required.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Cycleways. Ill used, expensive and cyclists as cyclists make no contribution to costs.

The proposed Forrester Drive walkway/cycleway is a good example. It seems to be an idea driven by staff. It involves a lack of consultation with property owners, a failure to reply to phone calls and emails, and worst of all no plan or budget assessment and no cost benefit analysis.

Money does not need to be wasted on such things as the Phoenix park, upgrade of Wharf St. Durham St and any idea of spending money to enhance the outlook from the new Farmers Building in Elizabeth St needs to be shelved permanently.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** This is based on the fallacy that people living in more valuable properties have more income to pay and vice-versa. If there is a need to provide rate concessions then use the Rates Welfare Fund, in this way it is targeted to the need.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Unacceptable. Leave the the same. Most businesses are going to have enough difficulties coming through the Covid19 recession without the Council getting their hand deeper into businesses pockets.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** All fees, charges need to fully justified. These are going to be hard times and the Council should not be making life even harder for its ratepayers.

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 266

**Full Name:** Taran Busby

**Organisation:**

**Suburb:** Papamoa Beach

**Wish to speak to submission:** Yes

**Time Preference:** evening

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Public recreational facilities - parks, pools and gyms. If they aren't owned by the council then unfortunately the land and facilities will just be used for individual profit rather than community profit.

Water and wastewater. Without it we can't expand the city for all the new people coming in and have growth. We are already having water shortages each summer.

Rubbish and Recycling. It needs to be simplified and reinvested in the facilities rather than being a private service and taking the money out of the system as individual profits.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** A very poor decision to further delay the centralised rubbish and recycling service to have a lower rate change this year. Go with the higher rates increase and implement everything that was planned pre Covid.

Further with all the pay cuts occurring, are the councillors taking a pay cut like central government? Do this as your way of helping out with the Covid response rather than cutting back on the services that ratepayers have asked for.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Necessary to help fund the new treatment plant we need.

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Good. This was a necessary change, that makes greater sense to balance the overall rates paid vs their economic ability to do so.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** It should have been increased to the 1:1.3 that was originally planned pre Covid.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I find it a very poor decision to further delay the centralised rubbish and recycling service to have a lower rate change this year, and also being given no option to have the rubbish and recycling service back in the consultation process.

I would think with the changes, most households could take the large rates rise to have the centralised rubbish and recycling service implemented this year as this money would come from what they are currently paying their private provider instead.

With all the pay cuts occurring, are the councillors taking a pay cut like central government? Do this as your way of helping out with the Covid response rather than cutting back on the services that ratepayers have asked for.

---

Another point I would like to raise is the poor handling of the planned price increases for Bay Venues facilities. A month was provided to respond as part of this consultation process, however Bay Venues only sent an email on Thursday to only some (not all) of the facility members, four days before this consultation is due to close. The email lightly passes over the fact there were to be price changes, and not pointing out the very massive 99%+ price increase to their annual memberships.

Given that everyone is locked in at home for the Covid response, I find that these price increases are being slyly passed through. If everyone were still operating normally as like last year, there would have been a greater opportunity to have passed the information on to all the other users at the



facilities about the price increases and therefore you would have had many more submissions about these changes.

There has been absolutely no time to spread the word to everyone who wanted to know. Therefore I seek that you delay these price increases for Bay Venues facilities and have the consultation on it in at least another 4-6 months once we have gotten through Covid and people have truly had a chance to have their say.

If you will not delay the price increases and consultation for the Bay Venues facilities then take into account that if the large price increases go through many people will stop their memberships and the use of the facilities. And with people losing their incomes with Covid it will become much harder for them to afford it too!

—  
Let us take a closer look at the charges around the Bay Venues Pools and their membership cost increases.

AQUATICS MEMBERSHIPS	New	Old	Adult – Baywave	\$832	\$418	99%	Child / Senior –
Baywave	\$572	\$418	36%	Adult – Greerton / Memorial / Otumoetai	\$624	\$253	146%
Senior - Greerton / Memorial / Otumoetai	\$364	\$253	44%				

That's one way to stop people from going to the public pools on a regular basis... a massive price increase of up to 146% to the Annual memberships.

What is the goal of the Tauranga City Council? Is it to get people out and active and using their public facilities? Or is it to be penny pinching with very few people using the facilities? Currently having these memberships at good value encourages people to get out as many times as they can to maximise their Annual memberships. Once they start they have signed for a year so they keep going! Fit and healthy ratepayers out enjoying the public facilities they are already paying for! Brilliant!

A quick bit of research shows that the Auckland City Council operated pools have annual rates that are comparable to these new rates... BUT also do not charge extra for the spa, sauna and steam room on Casuals. Children are also free admission. I would consider the Manurewa pools comparable to Greerton, Memorial and Otumoetai pools, and WestWave pool somewhat comparable to BayWave.

<https://aucklandleisure.co.nz/prices-and-membership/>

Another good comparable with BayWave would be the privately operated wave pools of Mount Albert Aquatics Centre

<https://www.mountalbertaquatics.co.nz/venue/entry-fees>

I will provide you with two options I can come up with in such a short amount of time.

#### Option 1

Go with a maximum of 20% price increases.

This would not be such a shock to people when they go to use their local public facilities from July 2020 onwards. I would also consider this a much fairer price increase.

#### Option 2

Go with your proposed new Annual membership prices.

STOP charging \$4.90 extra for the spa and sauna on every admission.

Do NOT increase prices on Casual and 10 visit passes.

This would bring it far more in line with the Auckland Council operated pools and the privately operated Mount Albert Aquatics Centre.

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 267

**Full Name:** Jaine Kirtley

**Organisation:**

**Suburb:** Jude

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** New residential housing and services to help set up maintain and build housing. we have no excuse for homelessness in NZ.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** There should not a rise in rates.

The council should cut costs as other businesses are and operate mostly from home rather than in expensive new buildings or any big office buildings.

The council needes to work remotely LONG TERM and in the future.

This is the way of the future.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** No business is business as usual we are all affected by COVID-19 and the stand health and economic losses.

The council should cut costs as other businesses are and operate mostly from home rather than in expensive new buildings or any big office buildings.

The council needes to work remotely LONG TERM and in the future.

This is the way of the future.

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Yes ok spend on water and wastewater

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Electrical buses are a good idea.

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Council decrease office use must happen. New office use and continued use of office space is unacceptable when most businesses have to have staff working remotely either completely or partially long term and for the future.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** See above

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Support for the Arts in Tauranga. Theatre and Film especially. COVID 19 meant there was no income at all.

Financially Community Theatre run by volunteers has been especially affected by COVID 19 restrictions and are likely to be in the future.

Tauranga Repertory Theater (16th Avenue Theatre) has been running for over 80 years in Tauranga it needs Council support as does other theatre to continue.

Local theatre and and film functions to support emerging talent of all ages acting, directing and producing. As well as helping grow writing talent.

It is an essential part of the fabric of our society to help us to feel connected, to reflect on our society past present and future, and to share our emotions and joy!

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**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 268

**Full Name:** Pascale Hyboud-Peron

**Organisation:** Venture Centre

**Suburb:** Tauranga Central

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

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**Attachment:** Yes

Venture Centre  
c/- Basestation,  
[REDACTED]

Tauranga

1 May 2020

**Nurturing a next normal that will be better than what it replaced will be a long-term test of all our institutions, global and local, public and private. It will be critical to reconstruct for the future and not solve for the problems of the past.**

McKinsey & Co.

Dear Councillors,

As you have recognised in the background material to your 2020 Annual Plan, we are living in unprecedented times, and the social and economic stimulus packages that are adopted and supported by Council are going to be an important part of any recovery.

Just like you, we believe that new ways of thinking, fresh ideas and paradigm shifts will become the new currency, and we are heartened that Tauranga City Council is supporting/encouraging the community to think differently.

Critically at this juncture, we would ask Council to choose specialised change-agent delivery partners (and to thereafter really get in behind them), so that they in turn, can facilitate, encourage and grow this new thinking. It is our view that Council is better to have a narrow band of proven partners who can work together to provide a continuum of care, rather than ask too much of any one partner, and thus dilute impact as a result.

At Venture Centre, we believe we are well-positioned to be Council's key delivery partner for the **ideation/start up entrepreneurial phase**, which is when people (often as novices) need the most coaching, mentoring, assistance and support (many have never considered going into business or starting an entity before). We have expertise and networks in this space, a proven history of performance, and we know the needs of this community better than others (i.e. these people are taking their first tentative steps, which makes them too early for the next chapter being the Chamber or Priority One who are important to our community, but better suited to serving established 'stay up' businesses). With Covid-19, we know that demand for our service is only going to grow and so it's important that we are here to support people as they push their own boundaries and try out new ideas, many for the first time.

This submission outlines why we would like to partner with Council, and our request for your support:

#### Our Background

- At Venture Centre, we have six years of experience, knowledge and networks already in place, having opened in 2014 after a body of work undertaken by UoW and local Enterprise Angels put the spotlight on Tauranga Moana's need for a supportive ecosystem for grassroots entrepreneurs (be they social impact pioneers or for-profit entrepreneurs or a hybrid of both).

- Following six years of year-on-year growth in user numbers, in 2020, Venture Centre became a charitable organisation, with a pro-bono Advisory Council that includes the following experienced mentors and advisors:
  - Daryl French, (Chair), Professional Director
  - Marcus Wilkins, Partner Mackenzie Elvin Law
  - Maria King, Director D-TXGroup
  - Steven Vincent, Technologywise Director
  - Tim O'Brien, CEO Ngamanawa Trust
  - Liam Dickson, 3D Capital Director, Doing Good Director
  - Jodie Robertson, TCC Community Development Advisor: Community Capacity
  - Julie Carlson, Independent Director
- Our rationale and timing for moving to charitable status was to gain access to alternative funding streams via grant makers and applications such as this one (in short, over the past six years, the community's demand for our services outstripped our ability to bootstrap the service from co-working space revenues, programme-specific grants and contracts, and small user pays contributions, and thus we recognised the need for a wider opex funding base to sustain our work).
- In terms of our timing to move to charitable status, Covid-19 has contributed to an even stronger burning platform, with increased numbers of people looking to act on their ideas for change (either to change *their* world or change *the* world). Those now abruptly unemployed, and/or frustrated at the status quo and/or with a belief in a 'new normal' mean our user numbers will swell further (and already the phone and email enquiries are increasing).

### Our Pillars

- At Venture Centre, everything we do for our grassroots entrepreneurs sits within four pillars being: **mentoring, programmes, events and networking**.
- To ensure that we remain relevant, we are constantly looking at what is delivered under each pillar, monitoring needs and evolving our offering to support our community as its requirements change. We will often draw down national or international content/programmes and then tailor them for Tauranga's needs, before delivering them.
- Examples of initiatives we have led or contributed to are:
  - Co-starter programme
  - Mash-up
  - Powering-On programme
  - Startup Weekend
  - We are the regional supplier/partner for the Young Enterprise Scheme (YES) in-school entrepreneurial programme (and one of our founders Pascale is on the national advisory group for this).



- We have also supported Groundswell and STEMfest as key community initiatives and the DIA's Impact Initiative on the national scale.

#### Our Vision, Mission and Values

- **Vision** - "It is a fundamental right for anyone who has a big idea to be able to bring it to life." *Ewing Marion Kauffman, world leading Entrepreneurial Ecosystem Thought Leader.*
- **Mission** - to contribute to a better Tauranga and a better world.
- **Core Value: To fail is to succeed, as long as you have a go.** We see our service as a social service as well as an entrepreneurial advisory/support service. Just because an idea fails, it doesn't mean that the person behind it has failed. This is integral to our kaupapa. Some people will make it (and some will make it big), others won't, and (in many cases) they will come back and try again. Even if they do not return, we know we have contributed to their wellbeing, with new skills and networks to improve their employment opportunities, and to enhance the contribution they can make to our community and city.
- **Core Value: To give is to receive.** Another element of our kaupapa is the personal and professional satisfaction that is derived by our network of mentors and experts when they help newbies, and also the satisfaction that comes when our previous users come back and help others. This provides a circularity to what we do, and means we have a growing resilience in our community, and people who are helping other community members, which creates a greater ripple effect for our work.

#### Who we deliver services to:

- Our core audiences are **youth, owners of small businesses (SMEs) and founders**, but we welcome anyone from Tauranga Moana who is a go-getter, self-starter or an ideas person so that they might find the answers they need, the confidence they seek, and the networks that can help them grow.

#### Who we work with:

- Locally we partner with others including: Priority One and the business sector, Creative Bay of Plenty and the arts/culture sector, Sport Bay of Plenty and the sport & leisure sector, Tourism Bay of Plenty and the hospitality and tourism sector and SocialLink and the social sector. We also work with local Iwi. On this, there is increasing activity and noise in the marketplace regarding social/impact enterprise (and there are pros, cons and pitfalls for those considering this space) and so all of these organisations can use our services to help their 'ideas' people to flesh out their thinking and put their idea (and themselves) through a self-audit, and a resilience and re-invention programme. The work we do assists decision-making at critical 'go/no go' gates and also ensures that the person (or organisation) is ready for the next step before they take it.
- We are also responsive to the needs of new partners. Last week we received a call from Downtown Tauranga to assist with the delivering of ideation services for its retailers so that they could explore other ways to 'do business' and get back on their feet. This work is currently being done pro bono to support our retailers, but obviously this is unsustainable in the medium to longer term without community/funding support.

- Venture Centre is networked into the other 22 early-entrepreneur community-led support initiatives in NZ, plus we are connected to the many thousands worldwide. Because of our longevity and passion for this work, we are held in high regard in New Zealand as ground breakers and leaders. Many of the other 22 receive community/council funding, but to date and because of our previous limited liability status, we have not sought this.

#### A continuum of 'care'

- We are fortunate that when people move on from our network, there are many others in the ecosystem that they can align with (i.e. Chamber, Priority 1, Impact Advisors for Stay-ups, Callaghan, NZTE etc), and ultimately they can be introduced to Purpose Capital and Enterprise Angels depending on their scaling ability. This creates a continuum of care, so that people feel supported and understood at every step of their entrepreneurial journey.

#### Our Submission:

Based on current demand and our budget, and in anticipation of certain growth, we would like to request annual funding of \$40,000 as part of this year's Annual Plan. We will then report back on our performance and look at further requests via future Annual Plans and the City's Long Term Plan.

#### How Funding would be used:

Funding will be used as contribution toward our Operating Expenses (of \$448,000) and used to help us deliver programmes, workshops, resources, networking events and online seminars for our community. We have a full calendar planned for FY21 and specific examples of activities include:

##### Youth

- YES programme
- Codebrite
- Codeclub
- HourOfCode
- Mashup
- Mentor Mash

##### 'Always open-door' services:

- Office hours (experts, every week/month)
- Angel Drop In Clinic
- Entrepreneurs Everywhere (meetups)
- Community events (Funders forum, HackTheCrisis etc.)
- Refocus – programme
- Co.Starters – programme
- Instigator (was LIFT) – programme
- Venture Navigator
- Digital Navigator

In closing, we love that entrepreneurship and new thinking in Tauranga is starting to grow and get embedded, funded, and supported as a concept, and we see this as further endorsement for the work that we have done at the grassroots level since 2014. This level is where the numbers are the highest and the individual needs the greatest, and the need is only going to be compounded as a result of Covid-19.

In terms of impact for your investment in us, we are excited to cast our net further and see what ideas are out there in our community and to help people explore these in a 'safe harbour'. There is no reason that locals can't ideate to solve local problems, contribute to national outcomes, and help overcome global challenges too.

Thank you for considering our application. We look forward to speaking to this submission.

Regards

Pascale Hyboud-Peron and Jo Allum  
Co-founders

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 269

**Full Name:** Vera Prince

**Organisation:** Tauranga Repertory Society (Inc)

**Suburb:** Tauranga South

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** N/A

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Unacceptable.

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Unacceptable.

As a Community Theatre, our income is dependent on attendance at shows. In the Covid-19 situation we have had to cancel our current show. Any shows in the foreseeable future may be still dependent on social distancing. As a high percentage of our audiences are in the 'at risk' category, ticketing will be at an all time low if at all.

Due to social distancing seating will may be reduced to 30% attendance. Entertainment is a luxury and dependent on disposable dollars. For these reasons our income is likely to be severely crimped, while still having to pay our normal overheads.

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Unacceptable.

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Unacceptable.

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Council need to func essential services, but services that fall into the 'nice-to-haves' must be abandoned.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Unacceptable.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 270

**Full Name:** Glen Crowther

**Organisation:**

**Suburb:** Brookfield

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Those investments that support a more sustainable city, which means a low carbon city, a circular economy with minimised waste, well paid and meaningful work, and a place that takes care of those in need.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** It seems about right, allowing for the coronavirus impacts on one hand and the need for critical investments on the other hand. You are in an unenviable position, so I encourage you to look at all options and assess all your planned projects through a sustainability lens.

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** I think the main thing to consider is the context. This is a smaller increase than proposed in the LTP and the fact that BOPRC has adopted a "nil rates increase", which will make any TCC rates increase easier for people to bear. It's still not ideal at the present time, so the obvious question is what "business as usual" activities can be cut? The worst thing would be to cut costs and end up creating a less sustainable city and/or to cause job cuts in our community at this crucial time. I actually propose you spend MORE on some things, such as a sustainable procurement policy that benefits local jobs and businesses.

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** I have to rely on TCC to determine the optimal level, as I don't know the details. However I think current spending needs to be limited to essential capex and not to more optional "growth infrastructure" projects at this time.

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Again, hard to give specific advice, except to say that many many Tauranga residents do not want to fund more "growth infrastructure" and more urban sprawl. They (and I) want TCC to focus on addressing key transport infrastructure deficits that are currently impacting the city, including safe cycleways (AKA the proposed Cycle Plan) and better public transport infrastructure - both of which will also benefit motorists.

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Turning this around, I think you should invest in priority projects that meet a range of objectives, in the same way that central government is assessing CIP applications. i.e. Focus on projects that improve environmental outcomes, reduce waste and carbon emissions, that create jobs and support local businesses, and that address issues that our community has said are important to them (e.g. improving the natural environment and addressing transport challenges). Then look at cutting some of the other projects, including investing into growth areas that are not supported by our communities or central government.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** I cautiously support this, but would like to see evidence that this is the optimal policy setting to best support low income residents, taking account of the impacts of UAGC settings on rental properties in the city.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** I strong support this increase and encourage council to look at further increasing the differential at a more appropriate time, to move closer to other NZ metros. However any further increase should be based on clear research into the best options and the impacts on our communities.

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I would like TCC to fast-track investment this coming year into ten bus shelters in the Western/Otumoetai suburbs, based on the fact that these shelters have been discussed for many years and still not been actioned -even in the current round of shelter funding. I have previously submitted to TCC on this matter, in the wider context that Brookfield and neighbouring suburbs have twice been subjected by TCC to problematic, expensive roading projects in the past decade that have not met our community's transport needs. Therefore, I believe this community should be listened to carefully when communicating some of our desires in this area.

The following list was sent to BOPRC last year as bus shelter priorities based on my conversations with local bus users and residents:

Windsor Rd opposite Bellevue Park

Queen Rd between Princess and Margaret

Milton Rd near Grange

Grange Rd near Parkvale

Bellevue Rd near The Drive

Ngatai Rd opposite Carlton reserve

Bellevue Rd near Regent

Goods Rd near Pillans

Otumoetai Rd opposite Otumoetai Primary

Grange Rd near Hillcrest

In case it is not obvious, the bus shelters not only provide protection from rain and wind, but also much-needed shelter from hot summer sun, on roadside areas where there are no trees that offer alternative protection.

I am concerned and somewhat dismayed that a list of over \$1 billion of infrastructure projects was submitted to CIP, and over \$3.5 billion of such projects was submitted to MHUD, yet TCC couldn't find anywhere on those lists or in your Draft Annual Plan for these much-needed community facilities that have been repeatedly requested. I am told their total cost is under \$100,000, possibly significantly less if you get shelters with advertising (not sure about NZTA co-funding). They could all be build over the next few months, support local workers and particularly benefit the older people in our western suburbs communities.

I strongly urge you to focus on these types of investments in our communities in this Annual Plan, rather than just the big, 'glitzy' multi-billion dollar projects that make the headlines. I am happy to offer some of my own time to help facilitate engagement with residents if that will help Council to make the decision to proceed.

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**Attachment:**



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 271

**Full Name:** Michael Pugh

**Organisation:**

**Suburb:** Welcome Bay

**Wish to speak to submission:** Yes

**Time Preference:** evening

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Responding as a heavy user (myself and family of 6) as well as Chair of EVO Aquatics Tauranga (800members using Greerton, Otumoetai and Memorial pools).

The proposed price increased will likely decimate our membership.

Squad entry from \$1-40 to \$3 becomes restrictive...remember some swimmers are doing 10 swims per week (\$14 become \$30). This is \$120 per month on top of covering lane hire and coaching fees. This means a swimmer of that calibre is paying up to \$400 per month to swim. Many families have 2-3 swimmers (I have 6).

the membership increase of well north of 100% will be unbearable. Currently I perceive great value at \$253 and a small increase could be acceptable (however Covid-19 may put paid to that). These facilities are sub-standard and nowhere near worth the exorbitant price hikes.

Even Baywave is not even close to a world class facility and \$800 per year is dreaming.

Remember we are not just in a Covid-19 pandemic but an Obesity epidemic. This kind of fanciful price increases will completely discourage those that need exercise the most from taking part.

\$6 to enter Otumotai with grotty changing rooms, no private showers etc is extremely optimistic and in my mind greedy.

I submit that the pools should not be profit making entities but part of the public good that we as ratepayers support.

Thanks for listening and I look forward to the chance to submit in person.

Regards

Michael Pugh

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 272

**Full Name:** Judy Wilson

**Organisation:**

**Suburb:** Papamoa

**Wish to speak to submission:** Yes

**Time Preference:** evening

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Rubbish and recycling collections - we need more investment in the service rather than profits being taken out of the service by private companies.

Pools - community wellbeing

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### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** I'd prefer to have rubbish and recycling this year if it means we need the originally proposed 12% rates increase rather than this lowered 9% increase. My rubbish collection bill will be paid regardless this year, it's just whether the money goes to you or to those private companies.

What will the rate increase be next year if we don't end up implementing the rubbish and recycling collections this year?

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Seems a good idea

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** I think it's fair

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I don't think there's been enough time for people to have their say on the proposed price increases at the public pools. I'm a member of bay wave but didn't get an email notifying me of the increases, I found out through other sources two days before this consultation closed.

The 99% increase in annual swim membership is exorbitant.

What's the point of having a swimming pool if the public can't afford to use it ?

I think you should delay any changes, this would give people a chance to respond. There should be another consultation later on when everything is more normal.

Under Covid 19 everyone will also be feeling the financial pinch.

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**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 273

**Full Name:** Nick Wilson

**Organisation:**

**Suburb:** Central

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** We oppose council proposal to build any form of cycle/walkway on the beach between Memorial Park and the railway bridge.

Beach destruction and blocking off 19 landowners' riparian rights should have no place in the council plans for this year or any year in the future.

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### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** There should be no rates rise for 2020/21 given the grim financial prospects for Tauranga and NZ for the year ahead.

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

---

**Attachment:**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 274

**Full Name:** Richard Prince

**Organisation:**

**Suburb:** Welcome Bay

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Essential services such as roading, water, sewerage, stormwater and rubbish collections.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Unacceptable. With the Covid-19 crisis, people are going to lose work and certainly have their incomes reduced. This is not a time for a 7.6% increase in rates - (in my case 11%). What is required is a zero rate increase or preferably a decrease. This is not a time for Council to be making life more difficult for rate-payers. Showing the rate increases on a weekly basis is sophistry at its finest. Why not show it daily - it might look even better? It makes the Council look like a life insurance salesman.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Unacceptable. Businesses are going to have difficulty paying and retaining staff without the Council making demands on them that will only affect the viability of businesses and their ability to retain staff. Council should not be seen to be a party to creating unemployment.

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Unacceptable. Zero rate increase required.

---

#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Unacceptable. Zero rate increase required.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Staff driven and vanity projects. Cycleways and walkways are both expensive and ill used and cyclists as cyclists make no contribution to the costs. A good example is the staff driven proposal for a walkway/cycleway on Forrester Drive waterfront. There has been a lack of consultation with property owners and a failure by Council staff to reply to emails and phone calls. There is no plan, no budgetary costings or cost benefit analysis.

Wasteful projects such as Phoenix Park, Wharf Street, Durham Street are not acceptable in these times. The plan to upgrade Elizabeth Street to improve the view from the Farmers Development needs to be abandoned permanently

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** This is based on the fallacy that the owners of more valuable properties have a greater income to be able to pay the rates and also vice-versa. If there is a need to provide rating abatement then the Rates Welfare Fund should be used as this targets those in need.

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Leave as it is. Council should not be making life more difficult for businesses in the Covid-19 recession by putting their hand deeper into businesses pockets.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** All non-essential expenditure needs to be justified with the "nice-to-have" weeded out. Council must be seen to be supporting rate-payers. Councils are there for the benefit of their Rate-Payers.

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**Attachment:**



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 275

**Full Name:** Carole Gordon

**Organisation:**

**Suburb:** Matua

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

---

**Attachment:** Yes

SUBMISSION  
TO  
**TAURANGA CITY ANNUAL PLAN 2020**

FROM  
**CAROLE GORDON MNZM**

---

This annual plan process is taking place amid the convergence of a sub-regional rethink of spatial planning for future outcomes, and a very present need for focus on strategies to enable a post pandemic recovery. Both demand a high level of principled decision making that ensures a maximization of well being outcomes for people and the planet.

There will be many suggestions for Council to consider. Most importantly, people living in our City will be mindful of how their lives will change, given influences outside their control. They will be considering the changes they can, and to need to make. They will trust that the City Council acts prudently to progress liveable community environments where they may continue to thrive.

The focus of this submission is to highlight the importance of improving community 'ownership' of city progress. As an educator and social scientist, I wish to express my value for developing co-design project planning processes as we move forward with UFTI outcomes and post Covid change. The time has come when the City can no longer afford to risk political processes that fail to consolidate a strategic approach to sustainable development where 'growth' also means for many citizens - hungry, homeless and invisible old.

This is a year for mighty decisions that will redevelop plans for a City with a vital future.

It is time to:

- Engage City citizens in community based discussion on enriching lifetime neighborhoods to become an age-friendly city.
- Not divest City land – seek to develop new partnerships to maximise elder housing typologies
- Respect the views of the many people who contribute their time and wisdom to community planning processes.

**We can no longer afford to deny the impact of an ageing population.**

**We can no longer afford to deny our carbon footprint, and that we plant few trees or gardens.**

**We can no longer afford to deny becoming a Smart City to harness global innovation**

**We can no longer afford to deny active and diverse participation of City residents.**

The efforts to date to engage people in current process under the Covid restrictions are fully acknowledged. The City faces challenges which cannot be encapsulated in the term "growth." For many this is a term that means little in their understanding of the life they lead. Please let go these outmoded terms and embrace a language that give real place to the diversity of our citizenship and contributions.

Recommendation:

Adopt the Treasury Living Standards Framework to guide the way forward.

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 276

**Full Name:** Jan Meijer

**Organisation:**

**Suburb:** Bethelhem

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Normal roading and its repair, plus timely followup on reparations where contractors have clearly provided sub-standard or over-priced infrastructure.

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### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** With the ongoing implications of man-made Covid 19 and the big likelihood of a second bout already hinted to by our Globalist enemies as Covid 20 it is timely to cancel any discussion on rate increases. The proposed increase from 12.5% to 17.5% is too onerous on many citizens especially retirees in the Tauranga and Papamoa regions.

---

#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** With the ongoing implications of "man-made" Covid 19 and the big likelihood of a second bout already hinted to by our Globalist enemies as Covid 20 it is timely to cancel any discussion on business rate increases. Our small businesses will be decimated by this treachery instigated by global elitist "Deep State" players such as George Soros (who has lived in South Island) and Dr. Fauci. This "plan-demic" scenario has played out to the full now exactly to the letter as highlighted on The Rockefeller Foundation 2010 document on a pandemic scenario.

---

#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Not required. We have ample springs and water supplies, especially now that the drought is about to pass. Further, the new sewage system under Matapihi is working well.

---

#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** OK, if truly required then go ahead.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Stop the relentless push for cycle paths and the constraining of village roads with traffic islands as has occurred recently in Greerton without proper pupil consultation.

Just because it is on Council's website does not count as public consultation because many people do not have time or access to this medium.

Cancel the Museum Project.

Shame on previous Council members for this blatant abuse of their power at the behest of a marginally elected Liberal Government.

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** I do not agree. Everyone should pay the share proportionally. This is just another Socialist Liberal dictate required from abroad.

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Not required. Our small commercial premises have enough constraints now with Covid 19.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** No, just try to hinder the Globalist's "Totalitarian Tip Toe" experiments.

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**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 277

**Full Name:** Trevor Kamins

**Organisation:**

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** Refer comments in attached file

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** Refer comments in attached file

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Refer comments in attached file

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Refer comments in attached file

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Refer comments in attached fil

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Refer comments in attached file

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Refer comments in attached file

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** Refer comments in attached file

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** Refer comments in attached file

---

**Attachment:** Yes

Tauranga Council,

It is with interest that I have been following the current elected members desire and intentions to maintain and develop this wonderful city.

On reviewing the Funding Impact Statement for the proposed rates for the 2020-2021 year my first reaction was of surprise and almost disbelief that the TC can expect to take an extra \$14.4 million (excluding water charges) from rate payers compared to the prior year given the current circumstance that we all find ourselves in. An increase of 8.4%.

On the General Rates for residential properties the increase over prior year is \$21.5 million (31.6%) and for commercial properties \$5.9 million (38.3%). Total increase of \$27.4 million.

The reduction of the UAGC to 10% is \$16.4 million - which in part offsets some of the \$27.4 million increase above. BUT as the council discloses "This reduces the total rates bill for lower-value properties but will increase the cost for higher value properties". (As you have reported the reduction of the UAGC to 10% is not in line with the TC Long term plan – 2018-2028 in which a reduction to 15% was recorded.)

The numbers referenced above are exclusive of GST. Residential owners obtain no relief for GST paid – I estimate that the GST on the increased rates will take in excess of a further \$1.0 million from residential rate payers – all going back to central government.

This proposed rates take and reallocation represent a significant increase in the rates take from the core / backbone of the TCC drivers of the community- businesses, commercial property owners and occupiers together with the significant number of business people that operate at and or from their residential properties.

I draw your attention to the TC Draft Annual Plan Summary – **In A Nutshell**. Headline – **We are entering a time of great economic and social uncertainty**. "COVID-19 changed all that, and we've changed our plans significantly to recognise the financial pressure the pandemic lockdown is having on ratepayers."

As a former consultant to Manukau City Council and self proclaimed Rate Rebel of the early 2000's, I recognise, understand and respect the objectives and revised plans you are proposing.

BUT we are currently at a place where we have never been before... Numerous businesses are currently not even able to plan to re-open. Many simply will not. Your statements with regard to creating platforms now for considerable future growth, indicate you are out of touch with the reality of what may be before us as a community.

It is appropriate (and a formal requirement) that you ask the community the question 2.4 in the submission form "*If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?*"

The responses to this question are likely to vary substantially depending on people's personal agendas and requirements.

I don't think that the elected and executive leaders of Tauranga Council really need to be advised on where changes to the budget should be made. Get back to basics. For example – the "resilience funding risks and requirements and details are only known by the skilled and experienced people of the Council. Will the water supply be at risk in the next 1-2 years. What are the expert ratings and risk assessments on failure and relevant outcomes at the different scenarios?

As for funding growth in new residential, commercial or industrial land for additional people to come to the area – **User Pay**. If it costs \$xxx per section to develop a residential section charge that in development levies. Don't charge existing property owners for this so we can subsidise cheap properties for others.

We are in a Crisis situation. Its time to work out plan C.



Take a look at what the various other City Councils of New Zealand have already announced - they are either acting on or evaluating in order to adjust their annual plans to reduce further or eliminate rate increases. (extracted from Stuff)

## **AUCKLAND**

*The council is cutting many of up to [1100 temporary or contract staff](#) and consultants, with 450 having already gone.*

*Executives across the council and its agencies, along with mayor Phil Goff have agreed six month pay cuts of 20 per cent for chief executives and 10 per cent for the second tier.*

*The chairs of the CCO boards and directors will take 20 and 10 per cent cuts respectively. Four of the five CCOs have frozen recruitment and are reviewing spending.*

## **CHRISTCHURCH**

*The city council is looking for savings from "every part of the organisation", said Baxendale, who will have a 10 per cent salary cut next financial year. A planned rates rise looks likely to be scrapped, while [some ratepayers can receive an extra six months to pay their bills](#). Spending will be reviewed, and the public will be consulted on significant changes to levels of service.*

*Some council-controlled organisations are reviewing costs. Christchurch City Holdings' board and chief executive, along with Christchurch NZ's board and chief executive, have taken pay cuts of 20 per cent for six months. Christchurch Airport's 200 full-time staff have agreed an 18-month pay freeze, there is a pause on recruitment and "senior remuneration, capability retention and talent strategies" will be reviewed.*

*Red Bus is carrying out a full business review, while Lyttelton Port has this week reviewed pay for senior staff.*

The magnitude of the social changes and health concerns are yet to be fully experienced.

Will people use public transport more or less going forward - recognising concerns for social spacing and concern for health issues in closed public spaces?

Everything requires review. Again. Comparing Plan B rates increase to Plan A of a 12.5% increase has no relevance!

The questions in the Submission document 2.1, 2.2 and 2.3 reference changes of 1.5% to 3.9% across specific rates classifications are misleading given the magnitude of the total increases proposed.

TAURANGA COUNCIL RATES PROPOSAL FOR 2020 - 2021						
			GST EXCLUSIVE			
CITY WIDE GENERAL RATES	CATEGORY	FACTOR	2019 - 2020 rates \$000's	2020 - 2021 rates \$000's	Increase / (Decrease) \$000's	Increase / (Decrease) %
General Rate (residential)	All residential property	Capital Value	68,024	89,509	21,485	31.58%
General Rate (commercial)	All Commercial Property)	Capital Value	15,409	21,315	5,906	38.33%
<b>Total increase to be incurred by commercial and higher value residential</b>					27,391	32.83%
Uniform Annual General Charge	All rateable property	Fixed amount per SUIP (Separately Used or inhabited Part)	33,820	17,431	-16,389	-48.46%
			GST INCLUSIVE			
			2019 - 2020 rates \$000's	2020 - 2021 rates \$000's	Increase / (Decrease) \$000's	Increase / (Decrease) %
General Rate (residential)	All residential property	Capital Value				
General Rate (commercial)	All Commercial Property)	Capital Value	78,228	102,935	24,708	31.58%
<b>Total increase to be incurred by commercial and higher value residential</b>						
			17,720	24,512	6,792	38.33%
					31,500	32.83%
Uniform Annual General Charge	All rateable property	Fixed amount per SUIP (Separately Used or inhabited Part)	38,893	20,046	-18,847	-48.46%

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 278

**Full Name:** Robyn Clark

**Organisation:**

**Suburb:** Matua

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** We do not need an increase. You already have an increase from increased houses being built and lived in. You should be getting plenty.

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** Not needed

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** Get your act together. Increasing houses should mean a better infrastructure. Something that should be sorted BEFORE increasing housing.

If people are paying rates and paying for water then provide all that is needed. Provide a better service.

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** Again not needed. Sort out the raiding system that is more efficient.

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** Stop being so miserly. You are backing people into a corner. " If you don't accept a rate increase then we'll get you another way!" Is that how you want to treat people?

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** Unfair! You own a house pay a standard rate or base it on property size.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** No view on this.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 279

**Full Name:** Terry Molloy

**Organisation:**

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** Daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** See attachment

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** See attachment

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** see attachment

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** see attachment

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** see attachment

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** see attachment

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** see attachment

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** see attachment

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** see attachment

---

**Attachment:** Yes



# We want to hear from you

Tauranga City Council annual plan submission form

Have  
your say

Send us your feedback on the draft Annual Plan 2020/21 proposals set out in this consultation document and the statements of proposals on policies and user fees.



## Online:

use the online submission form available at  
[www.tauranga.govt.nz/annualplan2020](http://www.tauranga.govt.nz/annualplan2020)



## In person:

drop off your submission form at our 91 Willow Street service centre or at your local library if New Zealand's COVID-19 lockdown has ended



## Email:

email it to [submissions@tauranga.govt.nz](mailto:submissions@tauranga.govt.nz). You can also email us directly with your feedback, without needing to complete a submission form



## Post:

place your completed form in an envelope and send it to this address (no stamp required):

Freepost Authority Number 370  
Annual Plan 2020/21  
Tauranga City Council  
Private Bag 12022  
Tauranga 3143

Submissions close Sunday, 3 May 2020 at 5pm

Once the Annual Plan 2020/21 is adopted submitters will be sent a summary of key decisions. We will not be providing individual responses to submissions.

*Written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters agree to any personal information (including names and contact details) in their submission being made available to the public as part of the consultation and decision-making process. All information collected will be held by Tauranga City Council, Council Administration Building, 91 Willow Street, Tauranga. Submitters have the right to access and correct personal information.*

First name	Terry			
Last name	Molloy			
Name of organisation (if submitting on behalf of)				
Street			Suburb	CBD
City	Tauranga		Postcode	3110
Phone (daytime)			Email	

Do you wish to speak to Council in support of your submission (the COVID-19 pandemic may affect the way we hear submissions)? ☒ yes ☐ no

If so, please indicate whether you would prefer: ☒ daytime ☐ evening

*We will contact you to arrange a speaking time. Each speaker is allocated 10 minutes.*



Community . Businesses. Investors. Developers can plan when they know the future shape of the city when they can see a plan and know it will be completed.

To the best of my knowledge we still don't know what is going to happen to the city administration block. ( How many years ) ???

The chambers. Staff offices. Library. Entertainment centre. District plan change. Hotel. Memorial park development. Memorial park walk way. Bus interchange.

CBD was supposed to be the Civic Cultural and business centre of the Bay of Plenty. I don't see that clearly articulated.

Many good things have happened. The university. Farmers. The marine precinct. We have potentially one of the most attractive waterfront Citys in New Zealand. We need that plan we need that vision.



Question 1

Water / wastewater / Roading. To allow growth to continue both green field and intensification. Any investment that allows intensification needs strong support.

Question 2    2.1 2.2 2.3 2.4

Covid 19 has created major problems for everyone many small business will not survive. Central and local government need to find a way through the next twelve months without any significant increase in tax or rates.

Having said that the City to keep moving forward a small rates increase may be necessary.

Question 3 & 4

Not a good time to be changing the rating regime lets get through the next twelve months first.

Question 5

We need to get through this year and plan for a path way forward. We don't need to get everything done tomorrow but the community need confidence you have a plan for the future.

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 280

**Full Name:** Kevin Haua

**Organisation:** Mangatawa Papamoa Blocks Inc

**Suburb:** Mangatawa

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

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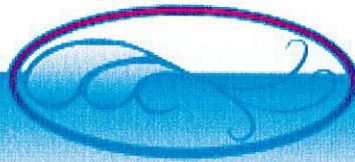
**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

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**Attachment:** Yes





## **Mangatawa Papamoa Blocks Inc**

**Tauranga City Council  
Private Bag 12022  
Willow St  
Tauranga 3143**

**Attention- Annual Plan Submissions Co-ordinator**

4 May 2020

Kia ora /to Whom it Concerns,

I write on behalf of the Mangatawa Papamoa Blks. Inc., 'Committee of Management' with regard to the Tauranga City Council Annual Draft Plan -Contribution Policy.

As you know Mangatawa have been building 'papakainga' for several years. We build Kaumatua & Family homes and units and are about to build another 9 more, thus contributing to the current housing shortage in Tauranga. What is there in councils 'Annual Plan 2020' 'policy for 'papakainga' like ours in the future?

The 'committee of Management, have been building houses/units for our whanau/share-holders over the last few years. To date we have built 12 x2 bedroom Kaumatua units, 4 x1 bedroom kaumatua units, 12 x 4-bedroom rental houses and allowed 'x6 x3 & 4-bedroom 'License to Occupy' homes. This has assisted our people to come home and live on their Tupuna whenua in safe affordable housing and to learn their 'Tikana and Kawa of our Marae.

Our question is, does the 'council have a specific policy on 'papakainga housing going forward with regards water reticulation, storm water, waste water and especially developments costs.

As you know these houses are being built for our whanau/shareholders and are not for profit. These houses are all pre-costed and we are concerned that any extra costs that could be incurred may affect our future housing development.

We further impress upon 'council the value of papakainga housing as part of the Government's plans to address housing issues and shortages across the 'country and that we are also strong supporters in ensuring that our environment is protected and approved infrastructure is installed to assist with this.

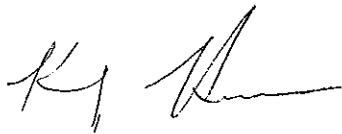
As a Treaty of Waitangi partner, the rights to use our own land for future proofing is part of Article 2.

As a Treaty of Waitangi partner, the rights to use our own land for future proofing is part of Article 2.

The Committee of Management are aware of **the Ranginui 12 Trust 'submission** to the Tauranga City Council Annual Plan 2020 and as their share-holders are also share-holders in the Mangatawa Papamoa Blks. Inc. we support their 'submission.

Kind regards

Noho Ora Mai  
na

A handwritten signature in black ink, appearing to read 'K. Haua', with a stylized flourish at the end.

**Kevin J Haua**  
**Chairman**

## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 281

**Full Name:** Michelle Frank

**Organisation:**

**Suburb:** Mount Maunganui

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** To whom it may concern. My child(ren) play netball and basketball. I would like Tauranga City Council to consider NOT making changes to the user fee

charges across all sport and recreation facilities in Tauranga.

In this challenging time sport is important for our family because it keeps my children out of trouble and keeps them active in things they enjoy. They are also very talented at these sports and the cost for my children to participate is always very challenging.

It is very likely that increases to user fees would flow onto individuals like myself and therefore make sports less accessible.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

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#### **Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

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#### **Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

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#### **Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 282

**Full Name:** Patricia Begley

**Organisation:** Tauranga City Basketball Association

**Suburb:** Omanu

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**



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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** I Patricia Begley am a member of Tauranga City Basketball Association and I would like TCC to consider not making changes to the user fee charges across all sport and recreation facilities.

In this challenging time Sport is important to me because it is a great stress relief for both myself and my family, basketball is my sport of choice and we cannot play the sport without access to the Council owned courts and and cost always is a challenge. It is very likely that Increases to user fees would flow onto individuals like me and therefore make sport less accessible.

---

**Attachment:**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 283

**Full Name:** Phil Green

**Organisation:** H. G. Rose Architecture

**Suburb:** Tauranga South

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

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**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:**

---

**Attachment:** Yes

# **Tauranga City Annual Plan**

## **Discussion Points - City Transformers**

1. Chief Manager of Mobility Innovation ( urgently required)
  - a. Inter-link suburbs directly
  - b. Major hub only links
  - c. Water hub links
  - d. Reserves to be for general public not commuter parking ( see Memorial Park as one site affected)
  - e. Layout of Council generated disabled car parks around the city do not generally comply with Code
  - f. General Road markings not suitable or legible and sometimes misleading
2. Forward Plan Infrastructure
  - a. Stop knee jerk reaction and start actually forward thinking
  - b. Look to raise Rates as part of the answer ( stop keeping them so low so that you get re-elected in three years )
3. Maintenance Contracts
  - a. Definitely not working
  - b. Lack of Management / Time / Resources to keep the City the way it should be
  - c. Lack of City Departmental checking and quality control
  - d. Road works planning and implementation a shambles and issues with safety controls
  - e. Street cleaning a priority ( has to be better than it is which is non-existent )
4. CBD Parks and Reserves
  - a. Start planting trees for shade ( make space inviting ) Especially the waterfront area.
  - b. Remove car parks from Masonic Park ( park !!!!! ) Plant grass / trees and extend diagonal footpath through to Willow Street ( keep public facilities ) remove back wall of bus shelter and add another row of seats facing into the Park
  - c. Close off Wharf Street completely to vehicles apart from access to small back of retail owner car park ( although this could be linked into retailers car park behind Robert Harris )
  - d. Remove car parking from waterfront now NO JUST DO IT
  - e. Re-work RED SQUARE so that it is sheltered from wind at one end and really inviting and people oriented by adding street furniture that is comfortable, add lighting and plant "real trees" Looks desolate and has done for some years
  - f. Upgrade footpaths and Tiled Art Works in CBD
  - g. Innovative trials / close off whole streets
  - h. Activate existing Laneways add music bands and lighting and props  
Laneway to the car parking building from Grey Street already has specialised lighting installed for such an occasion
5. Infrastructure Contributions
  - a. Council system of charging at odds with written City Plan
6. Roading / Upgrade Contracts
  - a. Stop nonsense of last minute / end of financial year sealing works Leads to shoddy work which starts breaking up within a month ( see upper Willow Street and Harrington Street examples ) See also 3 above

- b. All roads within the city to be hot-mixed to lower road noise ( as city gets larger with more vehicles road noise rises exponentially this noise affects everyone across our city due to it topography
  - c. Control use of large delivery trucks within the CBD
  - d. Upgrade kerb and channels as some of the cities areas are still from 1960's and failing ( see Avenues )
7. City Intensification ( medium / high density )
- a. Taking too long and Te Papa Isthmus study being carried out at the moment will be implemented in 5 years but will be 15 years late
  - b. Small and large Developers / property owners need beter help from Council Planners and Development Engineers now to stop the 9 to 12 month R.C. period
  - c. Council needs to talk to all participants in the game not just high roller Developers or Consultants from "out of town" Local TAG Group represents across the board consultants working / living / paying rates in this city they call home so have a very real stake in the game
  - d. City Plan needs to be more flexible and a "living document" to cope with all the above

Phil Green

20-02-2020

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 284

**Full Name:** Shae Crossan

**Organisation:** Stratum Consultants Ltd on behalf of the Ranginui 12 Trust

**Suburb:** Tauranga

**Wish to speak to submission:** Yes

**Time Preference:** daytime

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:** NA

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:** NA

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:** NA

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:** NA

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:** NA

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:** NA

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:** NA

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:** NA

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See attached submission relating to specific Development Contributions in Relation to Papakainga Housing

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**Attachment:** Yes

638553-M-P-C200

1 May 2020

Tauranga City Council  
Private Bag 12022  
**Tauranga 3143**

Attention: Annual Plan Submissions Coordinator

Dear Sir/Madam,

**Submission on Tauranga City Council Annual Plan - Draft Development  
Contribution Policy  
Ranginui 12 Trust  
Papakainga Development**  
[REDACTED]

## **1. Introduction**

Stratum Consultants Ltd have been engaged by the Ranginui 12 Trust ("The Trust") to provide Planning, Surveying & Engineering services to support a Papakainga Development of 9 houses at 128 Ranginui Road, Welcome Bay.

Resource consent (RC27003) for the Papakainga Development was approved by Tauranga City Council ("Council") on 28 June 2019. Building consent was approved in February 2020 (BC191755).

The Ranginui 12 Trust wishes to make a submission on the Annual Plan, specifically in relation to the Draft Development Contributions policy and its lack of recognition for Papakainga Housing/Development.

The relevant background of the Ranginui 12 Trust project is set out below:

## **2. Background - Services**

There are currently no Council reticulated stormwater, sanitary sewer or water services located within Ranginui Road at the frontage to the subject site.

Initial investigations were undertaken by The Trust to ascertain the feasibility of onsite wastewater disposal and water supply.

In terms of onsite wastewater disposal, whilst this could be practically achieved, it would result in the removal of the majority of the existing Avocado orchard or a large area of developed Kiwifruit orchard, which is a substantial source of income for The Trust. This factor coupled with installation and maintenance costs, was not considered a feasible option by the Trust.



In relation to potable water supply, roof collected supply or bore supply is commonly accepted in rural areas. With regards to the development itself, due to the limited space available for the dwellings on the hillslope, individual water supply tanks were not feasible due to space/area restrictions. The bore option was investigated, but also discounted based on the cost to drill and install the bore, pump costs and treatment of the ground water.

Stormwater is to be disposed of onsite as there is no feasible option to reticulate.

The closest available sanitary sewer and water reticulation is some 100m to the south east in Ranginui Road.

As part of the resource consent application, it was sought to install a private sanitary sewer pump station on the property and extend wastewater and water reticulation to serve the subject site. Through the resource consent application process, it was advised by Council Staff that the sewer pump station would need to be vested along with the extended wastewater and water within Ranginui Road. This requirement led to a substantial upgrade in the capacity and specification of the required pump station and size of the reticulated water infrastructure, which needed to be upgraded so that it could be connected to by other properties in future.

At the time, it was advised that there as no funding/budget available for the infrastructure extension, however it was discussed that should The Trust install infrastructure that served more than their development requirements, compensation or reimbursement for the works or a portion thereof, could be appropriate in future.

The Trust acknowledge that once the infrastructure is vested and installed that they do not have further maintenance obligations or requirements for the vested infrastructure, however the cost to install the public infrastructure components described above including electricity supply are significantly greater than private infrastructure, which is a significant cost given the housing is for members of the trust and not a subdivision where there is financial gain from the on sale of sections.

### **3. Development Contributions**

The Trust have received notice from Council that Development Contributions ("DC's") will be payable on the Development. The DC's are split into Local & Citywide Contributions to a total sum of \$107,446.85.

Application has been made by The Trust and approved by Council, to have the above DC's deferred. The application and deferral was made on the basis that as per Council staff advice, Council staff would be working on specific Papakainga provisions for DC's as part of this process which would then provide for further discussion and a final DC sum to be agreed.

The draft DC's policy as notified does not give any regard to specific Papakainga matters as previously advised. It has been advised by Council staff that this has mainly been due to timing pressures to complete a large body of work and Maori land development and Papakainga policy requiring a wider approach.

The Trust acknowledge that Transportation, Reserves & Community Infrastructure contributions should be payable given potential occupants of the Papakainga could utilise these facilities.

The Trust also acknowledge that should water and sanitary sewer services exist at the frontage of the property and the development connect to these facilities, then relevant DCs would also be appropriate. However, the Trust are aggrieved that they are being required to extend water and wastewater infrastructure, vest this with Council and pay DC's in addition to this.

For comparison purposes, in the case of a residential subdivision, a developer would be required to construct and vest infrastructure and then pay DC's in addition to this in accordance with the DC's Policy. This is appropriate whereby the developer will obtain a commercial gain from the sale of the allotments in the subdivision, but is substantially different to a Papakainga scenario whereby the houses remain on one title, provide housing for the owners of the land and are not freehold sections that can be on-sold for financial gain.

#### **4. Summary**

In summary, The Trust seeks that Council include specific policy relating to Papakainga development in the wider Tauranga City Council District into the Annual, Plan and Development Contributions Policy and allow for reductions and or methods for calculating reductions where appropriate.

It is important to note that Western Bay of Plenty District Council have developed specific policy relating to financial contributions for Papakainga Developments and as such it is considered Tauranga City Council should follow suit to provide consistency across the Western Bay sub region.

The development of Papakainga on Maori land has a wide range of benefits including:

- Modern, quality housing for the landowner's
- Unlocking/freeing up current housing supply in urban areas where future residents currently reside, providing additional housing stock in urban areas
- Provision of additional housing stock on currently underutilised land
- Providing cultural connections to the land (whenua)

The Trust wish to be heard in support of their submission.

If you have any further queries, please do not hesitate to contact the writer on [REDACTED]

Yours faithfully,

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

Shae Crossan  
*Associate Principal*  
**Stratum Consultants Ltd**

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 285

**Full Name:** Jane Budge

**Organisation:** NZ Chinese Language Week Trust

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes



Tauranga City Council,  
Private Bag 12022,  
Tauranga 3143

4<sup>th</sup> May 2020

Dear Mayor Tenby Powell and Councillors,

Annual Plan Submission 2020/21

I am writing regarding an annual plan submission and budget bid for \$5,000 to assist with delivery of the New Zealand Chinese Language Week (NZCLW) being held across New Zealand 20-26<sup>th</sup> September 2020. We acknowledge this may be a late submission and appreciate your consideration of our request.

#### Background

The New Zealand Chinese Language Week Charitable Trust was established in 2015 to enhance New Zealanders' understanding of Chinese language and culture. Since then New Zealand Chinese Language Week has grown in reach and exposure year-on-year and had strong support from current and previous governments, as well as many Councils, schools and businesses.

Building linguistic and cultural skills of New Zealanders not only provides a crucial underpinning of our educational and social strength as a country and community, but will increasingly be a necessary foundation for New Zealand business, government and society to engage with China. Such skills will be needed to rebuild our tourism industry, to support local governments and their sister city initiatives, and to promote trade and investment.

As acknowledged already through Sister City relationships and the China New Zealand Mayoral Forum the relationship with China is an important one. Many local businesses have found the support of their council has helped them to do business in China. Supporting NZCLW is another practical way to get more local businesses and communities exposed to Chinese language and culture leading to more trade and exchanges. The week is growing in popularity and becoming an annual fixture on the calendar, however we require sponsorship and partnerships to deliver the initiative – hence we are asking for your financial support.

#### NZCLW 2020

This week NZCLW will build on its past successes engaging schools; government and local government; local communities and commercial enterprises. We do this through supporting the delivery of a range of fun and practical activities – exposing Kiwis to Chinese culture and encouraging Kiwis to “give Chinese a go”. Planned activities include:

- Events to promote Chinese learning in schools, including activities with schools in China
- Publishing a trilingual children's book for distribution to schools and libraries across NZ
- Community-based activities including National Dumpling Day
- Challenges to promote basic Chinese skills in business and the community, with supporting printed material
- High level promotion of the importance of building Chinese language capacity – from the Prime Minister, Mayors, Ministers and business leaders
- Media promotion
- Ongoing engagement and activities via social media

In terms of council involvement, previously many Mayors have taken up the #5Days 5 Phrases Challenge; libraries have held a range of activities including book readings in Mandarin, China themed displays and dances, calligraphy demonstrations and other events.

We believe supporting New Zealand Chinese Language Week is an investment in New Zealand's future and its prosperity. It is a means of acknowledging our multi-cultural character and the contribution made by New Zealanders of Chinese ethnicity to our business and society. As we emerge from Covid-19 having a society that has enhanced linguistic and cultural capability to engage with China will become ever more important. All parts of our community – government and business in particular – need to build knowledge and understanding of China and its language and culture.

For more information don't hesitate to visit the NZCLW website: [www.nzclw.com](http://www.nzclw.com)

Thank-you for considering our Annual Plan 2020/21 late submission. If you have any further queries or information please do not hesitate to contact Jane Budge, NZCLW Project Manager, on email [REDACTED] or phone ([REDACTED])

Warmest regards,

*Jo Coughlan*

Jo Coughlan  
Chair  
New Zealand Chinese Language Week Trust



**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 286

**Full Name:** Ella Shirley

**Organisation:** Incubator

**Suburb:** Tauranga

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

**Comment:**

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

**Comment:**

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

**Comment:**

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

**Comment:**

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

**Comment:**

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

**Comment:**



---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

**Comment:**

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

**Comment:**

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

**Comment:** See Attachment

---

**Attachment:** Yes

From: Magic Form Builder [REDACTED]  
Sent: Tuesday, 5 May 2020 3:54 PM  
To: [REDACTED]  
Subject: Annual plan submission 2020

## Annual plan submission 2020

5th of May, 15:53

IP:

Submitters name	Ella Shirley
E-mail address	[REDACTED]
Phone Number	[REDACTED]
Address	[REDACTED]
Would you like to speak on behalf of your submission? Please note that the COVID-19 pandemic may affect the way we hear submissions.	No
If you wish to speak on behalf, please select.	N/A
The purpose of this submission is to:	Support the importance of arts and culture as a major contributor to a healthy, vibrant and resilient city.
Art & Culture plays an integral part of a community because..	In times of crisis and uncertainty there can be a misguided tendency to side-line arts as a 'nice-to-have' rather than a critical and essential element to well being.
The risks of undervaluing the power of arts 'Post-Covid-19' could..	Arts and Culture organisations play an essential service to our community and Tauranga's creative sector will play a central role in the post COVID-19 recovery for our city.
My thoughts on the crucial role of arts & culture sector to play an essential role in recovery of our city	It's taken many years to elevate the importance of arts and culture and it's needed now more than ever. We've come a long way and no one wants the power of arts & culture to lose traction.
I'm submitting in support of the Incubator Creative Hub submission .	Yes

The strategy this submission aligns to is : Toi Moana - Arts & Culture strategy

Thank You for Using Magic Form Builder!

Please do not reply to this email.

If you wish to unsubscribe please turn off "Receive Submissions" from your [application settings](#).

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 0287

**Full Name:** Graeme Howard

**Organisation:** BOPRC

**Suburb:**

**Wish to speak to submission:** N

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

Comment: See Attachment

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

Comment:

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

Comment:

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

Comment:

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

Comment:

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

Comment:

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

Comment:

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

Comment:

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

Comment: See Attachment

---

**Attachment:** Yes

6 May 2020

Draft Annual Plan 2020/21 Submission  
Tauranga City Council

Dear Mayor and Councillors

**Bay of Plenty Regional Council's submission to the Tauranga City Council - Draft Annual Plan 2020/21.**

Thank you for the opportunity to comment on Tauranga City Council's (TCC) Annual Plan 2020/21. The Bay of Plenty Regional Council (BOPRC) does not wish to be heard on this submission.

For matters relating to this submission, please contact Graeme Howard at [REDACTED]

**Submission on TCC Annual Plan 2020/21**

We acknowledge the unique operating environment in which Councils across the Bay of Plenty are currently working in, the challenging decisions which Councils are faced with and the impact this may have on the setting of Annual Plans for 2020/21.

The challenges resulting from the impact of COVID-19, both immediate and in the months to come will impact significantly on our community. As our region recovers from the impact of COVID-19, there is an opportunity for the Bay of Plenty to not only recover well, supported by the collaborative efforts of central and local government, but to ensure our communities thrive.

Regional Council is committed to multimodal solutions to getting people moving and reducing traffic congestion. As a result we strongly support Tauranga City Council's funding and delivery of Public Transport infrastructure needed for a high performing Public Transport network. The Urban Form and Transport Initiative and therefore the Western Bay of Plenty Transport System Plan builds on the Public Transport Blueprint which assumes supporting infrastructure is in place. In order for this to occur substantial investment is urgently needed for transfer facilities particularly in Arataki and CBD, priority bus lanes and measures, along with the review of parking costs. We support the investment highlighted in Appendix 1 in multimodal activities, infrastructure in particular the Arataki bus interchange and request CBD infrastructure investment is retained.

Our submission focuses on the Passenger Transport elements laid out in the Tauranga City Council Annual Plan Consultation Document (CD) and supporting documents.

The CD identified a capital programme for 2020/21 totalling \$244 million, including a number of transport focused projects. The CD also indicates that delivery of the full programme may not be possible at the rates level TCC are proposing and that TCC may need to defer some Capital projects, potentially up to \$44m (note: this is prior to consideration of potential funding from central Government as part of the COVID-19 related Crown Infrastructure Projects initiative).

Our comments, attached as Appendix 1, relate to the Transport infrastructure projects and the projects in the draft TCC capital programme for 2020/21 we see as having the highest priority to

support community wellbeing through the delivery of integrated transport planning and public transport services.

In addition, there is a need for additional transport focused infrastructure beyond what is included in the draft TCC capital programme, including additional interchange/facilities and bus shelters. We encourage TCC to explore further options to bring forward additional public transport focused infrastructure, including funding options with central and local government partners.

While this submission focuses on public transport, we would like to affirm that BOPRC will continue to be an active partner with TCC in a number of areas where our work intersects, including SmartGrowth and the Urban Form Transport Initiative.

Please find our comments attached. We trust you find them constructive.

## **Our Organisation**

The Bay of Plenty Regional Council is responsible for the sustainable management of natural resources within the Bay of Plenty region. Our role is determined by Central Government through statutes such as the Local Government Act and the Resource Management Act, and is different from that of territorial authorities (district and city councils).

As a regional council we are responsible for land, air and water, as well as public transport and economic development. We want to make sure our region grows and develops in a way that keeps its values safe for future generations.

At the Bay of Plenty Regional Council, our work guides and supports the region's sustainable development. This is focused around four outcomes we're working towards for the community;

**A healthy environment** - We will maintain and enhance our air, land, freshwater, geothermal, coastal resources and biodiversity for all those who live, work and play within our region. We support others to do the same.

**Freshwater for life** - Our water and land management practices maintain and improve the quality and quantity of the region's freshwater resources.

**Safe and resilient communities** - Our planning and infrastructure supports resilience to natural hazards so that our communities' safety is maintained and improved.

**A vibrant region** - We work with our partners and communities to achieve integrated planning and good decision-making including the delivery of transportation planning and public transport services across the region. We support economic development, understanding the Bay of Plenty region and how we can best add value.

Thank you for the opportunity to comment on TCC's Annual Plan 2020/21 and we look forward to continuing to work collaboratively to support the wellbeing of the community in the Bay of Plenty.

Yours sincerely



Fiona McTavish  
**Chief Executive**

Objective ID A3519278

**Appendix 1: Bay of Plenty Regional Council comments on prioritisation of TCC Transport infrastructure projects**

#	Programme	Project Name	Total	Project Brief/ Consequences	BOPRC Priority (High/Med/Low/No view)	Comment
<b>Outcome: Transportation and Travel Choice</b>						
1		Harington Street Carpark	\$10,000,000	Remedial budget to fix structural issues to the carpark building	No view	
2	<b>Accessible Streets (Tauranga Cycle Plan) and multimodal</b>					
		Arataki Multi-modal Stage 1	\$1,400,000	Continuation of work in the area for separated cycleway and bus lane on Grenada Street, cycleway through Arataki and intersection upgrades.	High	Improves opportunities for mode shift and better public transport outcomes.
		Chapel Street Esplanade Walkway/Cycleway	\$600,000	This pathway agreed with iwi and central government needs to be progressed when the Mobil service station upgrade is constructed.	No view	
		Cycle Plan (Accessible streets)	\$3,700,000	The work planned in financial year 2021 delivers the following activities and is essential for NZTA to endorse and fund the Cycle Plan implementation <ul style="list-style-type: none"> <li>Development of two business cases for full implementation of the cycle network two priority route options areas <ul style="list-style-type: none"> <li>Area A: Mount/Pāpāmoa/Arataki to City via Harbour Bridge</li> <li>Area B: Bellevue/Otumoetai/Brookfield to City-N and City-SW</li> </ul> </li> <li>Scheme design and consultation/engagement for segments of Area A and Area B. <ul style="list-style-type: none"> <li>Area A: connection between Otumoetai Roundabout and City Centre (connecting Ngatai Road)</li> <li>Area B: Either a connection between Bayfair and the Mount or Bayfair to Pāpāmoa (Evans Road)</li> </ul> </li> <li>Professional Services to develop scheme designs for Low Cost Low Risk projects for the financial year 2022</li> </ul>	Medium	Improves opportunities for mode shift through safer cycle networks.
3		Cameron Rd Corridor Public Transport and Multimodal	\$1,500,000	Project to improve traffic management along this key route	High	Improves opportunities for mode shift and better public transport outcomes. Links to Te Papa spatial work to intensify urban development along the Cameron Road spine. Support the delivery of dedicated bus lanes and priority intersection measures.
4	<b>Local Roads Pedestrian Improvements</b>					
		Maleme St Cameron Rd Signalised Intersection	\$400,000	Provide for improvement safety and efficiency for pedestrian and vehicle traffic from Maleme Street industrial area	No view	
		Traffic Signal Installation	\$30,000	Improve network efficiency at congested intersections	No view	
		- Fraser St/Courtney Rd Baycroft Ave			No view	
		Walkways Bethlehem	\$242,424	Pedestrian safety will be improved and provide better accessibility	No view	
	<b>Bus Infrastructure</b>					
		Bus Shelter Installation	\$75,000	Maintain agreed levels of service for public transport	Medium	Contributes to improving user experiences of bus services, and encourage use of public transport.
		Upgrade bus infrastructure at key Public Transport locations	\$75,000	Maintain agreed levels of service for public transport	Medium	Contributes to improving user experiences of bus services, and encourage use of public transport.



5	Arataki Bus Interchange	\$800,000	Project to encourage modal shift to public transport	High	Critical to improve bus service operations and user experiences in the area. Preferred site is within and/or adjoining Bayfair.
	Realtime bus information	\$200,000	Information to passengers improved	High	Has significant opportunity to improve user experiences of bus services, and encourage use of public transport.
6	Domain Rd Upgrading	\$1,340,651	Continuation of the work to upgrade the Road	No view	
7	Traffic Signalisations	\$500,000	Signals to improve access from Cameron Road to the new car park building in Harington Street	No view	
8	Tauranga Transport Operations Centre Projects	\$235,000	Meet public expectation of accessibility and safety in public spaces	No view	
9	Pyes Pa Rd_Aquinas to Joyce Rd	\$50,000	Pedestrian safety will be improved on a busy road near the school areas	No view	
10	<b>Local Roads Upgrades and Improvements</b>				
	Elizabeth Street/Takitimu Drive/Glasgow Street Intersection Improvements	\$100,000	Improve network efficiency at congested intersections	No view	
	Fraser Street / Chadwick Road intersection upgrade	\$150,000	Improve network efficiency at congested intersections	No view	
	Improved pedestrian connections for School hopper and Public Transport Blueprint	\$350,000	Provide for planned connections and increase modal shift initiatives	High	Contributes to improving user experiences of bus services, and encourage use of public transport.
	Maunganui Road Safety Improvements	\$1,650,000	Provide for improvement safety and efficiency for pedestrian and vehicle traffic	No view	
	Minor Improvements	\$1,500,000	Opportunities to make targeted improvements to current levels of service	No view	
	Tweed Street Maunganui Road intersection upgrade	\$750,000	Improve network efficiency at congested intersections	No view	
	Upgrading of Welcome Bay Road (Rural section)	\$517,489	Improve level of service to the rural road	No view	
11	Western Corridor - Ring Rd	\$3,082,000	Enables development of 190 ha of industrial land and around 3000 lots in Tauriko West.	High	Necessary to provide for access to required industrial land and greenfield area.
12	Western Corridor Tauriko Business Estate	\$662,874	Developer reimbursement for approved works for roading (Belk road, Taurikura Dr)	No view	
13	<b>Western Corridor Pyes Pa West Growth Area</b>				
	Pyes Pa Rd, Joyce to Kennedy	\$50,000	Widening the road and installing kerb and channel on Pyes Pa Road and right turn at Kennedy Road intersection	No view	
14	Transportation Model	\$955,000	Critical project to inform transportation planning and delivery	Medium	Contributes to transport planning and delivery.
15	Parking Infrastructure	\$708,630	The programme includes \$50k of renewals and \$40k for Electric Vehicles chargers to meet community demand	No view	
<b>Outcome: Business Effectiveness and Maintaining Existing Assets</b>					
16	Local Roads Renewals	\$8,115,516	Transport renewal programme consistent with audited asset management plans	No view	

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 288

**Full Name:** Aaron Collier

**Organisation:** Classic Group

**Suburb:**

**Wish to speak to submission:** N

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

Comment:

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**Q2. What is your view on the proposed rates increase for 2020/21?**

Comment:

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

Comment:

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

Comment:

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

Comment:

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

Comment:

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

Comment:

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

Comment:

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

Comment: See Attachment

---

**Attachment:** Yes



**COLLIER CONSULTANTS LTD**

TAURANGA 3143

3 April 2020

Chief Executive  
Tauranga City Council  
Private Bag 12022  
Tauranga

Dear Sir,

**Development Contributions Submission – Classic Group**

Please find enclosed a submission on behalf of Classic Group with respect to the Councils 2020-2021 Development Contributions Policy.

Classic Group have a number of residential developments which are affected by changes to the Citywide Development contributions in particular.

The basis of our submission is to ensure that the funding of infrastructure necessary to service the development is appropriate based on the current business environment taking into account the impact of COVID 19 on the City and the Councils application to the CIP Fund.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Aaron Collier', is written over a light blue horizontal line.

**Aaron Collier**  
Director/Planner

Enc: Classic Group Submission

## ANNUAL PLAN 2020/2021 – SUBMISSION FROM CLASSIC GROUP

NO	PROJECT ID	PROJECT DESCRIPTION	SUBMISSION	THE DECISION WE SEEK IS:
	General	Citywide Development Contributions	<p>The Council is proposing an increase in Citywide Development Contributions (DCs) largely for stormwater and wastewater. This increase is significant as it results in a 16% increase in the contributions payable per household. These DCs will increase from \$8538 to \$9946. This is an increase of \$1408 per household unit.</p> <p>The reasons provided in the assessment for the increase do not appear to relate to small changes to the cost of capital or an inflation allowance. Rather the changes are estimated cost increases which are based at the time of producing the assessment on market cost increases including increases in other similar project costs as a result of increased contractor margins and updated costing knowledge.</p>	<p>We seek that the Council take into account the following in its decision making:</p> <ol style="list-style-type: none"> <li>1. Covid 19 is likely to result in a more competitive marketplace and significant cost savings for projects as a result. Based on this these, assumptions made at the time of the Draft DC policy preparation are no longer considered to be realistic and likely. The assumptions relating to contractor margins and market cost increases need to be revisited.</li> <li>2. It is understood that wastewater and water supply projects which are the primary cause of the 16% increase are subject to an application by the Council to the CIP Fund. Should the Councils application for infrastructure funding be successful then this will have a likely impact on the cost of providing such infrastructure.</li> </ol> <p>Classic Group seek that Council reassesses the increased Citywide Development contribution increase based on 1 and 2 above, and provides further specific justification for the cost increases relating to Citywide DCs. The reason for this is that unless these projected costs are justified and real, the 16% increase will act to further stall residential development (in particular intensification projects) throughout the City.</p>
1	1564 Pg 138	Pond 25	<p>Classic Group are currently developing a 350 lot and associated dwellings at Kennedy road in the SP13 Area. The project cost for pond 25 increased from \$325,000 in 2016 to 731,671 in 2017. Currently the project costs for construction of the pond sit at \$3m. These significant increases in costs over a 4 year period have not been justified and need to be reassessed.</p>	<p>Council reassess the cost of this pond. Alternatives and value engineering need to be considered. The entire project requires a value engineering and process audit.</p>

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 289

**Full Name:** Dale Koerner

**Organisation:** Mt Maunganui Community Menz Shed Trust

**Suburb:** Mt Maunganui

**Wish to speak to submission:** Y

**Time Preference:** Daytime

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**Q1. Which infrastructure investments are most important to you, and why?**

Comment:

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**Q2. What is your view on the proposed rates increase for 2020/21?**

Comment:

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**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

Comment:

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**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

Comment:

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**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

Comment:

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**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

Comment:

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**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

Comment:

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**Q4. What is your view on the commercial differential increasing to 1:1.2?**

Comment:

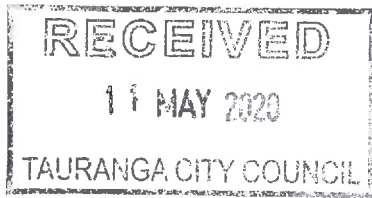
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**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

Comment: See Attachment

---

**Attachment:** Yes



## Mount Maunganui Community Menz Shed Trust

New Zealand. Charities

1<sup>st</sup> May 2020

To the Mayor and Councillors of Tauranga City

Re: Menz Shed Submission, Cherokee Reserve

Dear All,

The Mount Maunganui Community Menz Shed Trust would like to lease a part of the Cherokee Reserve at number 19 Hewlett's Road to establish a new "shed" there.

In August 2018 we were approached by Council regarding the possibility of us establishing a shed at the Tatua Reserve, inviting us to make a submission as to what we might have proposed for that site. This was done towards the end of that year and then in the following weeks and months there were several meetings and phone conversations which have now dwindled out and it would appear that there would be little prospect of any progress on that site in the near future .

And so we are turning our eyes back to the Cherokee Reserve , as we had around 6 years ago, and we feel this would be a far better option now; it offers excellent parking and visibility, easy accessibility and it is a level site - "shovel ready" as they say!

Six years ago, when we first looked at the site, we didn't have the confidence to commit to such a project and so we leased a small shed ,which we have now totally outgrown. Blokes come to join but usually walk away when they see how cramped the space is. There is a direct relationship between membership numbers and the size of a shed, and of course the more members we have, the more we can do for our community.



In our 2018 submission we stated that we envisaged a 500 sq. metre, 2 level, concrete floored building, along with a community vegetable garden. There seemed to be no problem with that, and the only issue was the difficulty of also allocating space for a Badminton facility on the same site.

So, we now propose a similar sized building there on Hewlett's Road, and we are attaching a transcription of the 2018 submission which talks about our track record, the service we are providing to the community, men's health etc. and should be read in conjunction with this, and also photographs of a model of what the shed could look like, and letters of support from the National Secretary of Menz Sheds N.Z. and from a previous Tauranga Mayor, Mr. Stewart Crosby.

We would certainly like the opportunity of speaking to the proposal or replying to any questions that may arise.

We eagerly await your response.

Yours sincerely

Dale Koerner

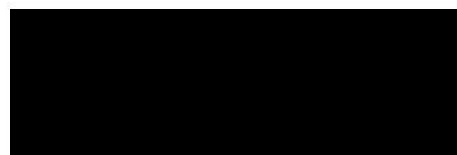


Secretary

Mount Maunganui Community Menz Shed Trust.



Chairman	Keith Dickson
Secretary	Dale Koerner
Treasurer	Warren Taylor



# 2018 SUBMISSION

Good afternoon I am Keith Dickson, Chairman of the Mount Maunganui Menz Shed Trust. I have with me our secretary /treasurer Warren Taylor and trustees Warwick Jackson and David Hone thank you for the opportunity to make this submission.

We rent a small shed on Aviation Ave which we opened 2 1/2 years ago, and we have around 40 members. Sheds are usually open to older men and mostly involve woodwork ,they will be fairly well equipped with tools and machinery and the members will occupy themselves in a variety of projects either for their communities, themselves, or for raising funds for the shed. Menz Sheds provide a safe and convivial place for the men to gather and to enjoy each other's company, share skills and stories .To a large degree it's about men's health, we are aware that in the absence of social interaction or a feeling of worth and becoming lonely bored and depressed sometimes not looking after themselves properly, eating poorly or maybe turning to alcohol and their general well-being goes into decline and sadly this will often end with premature death either with ill health or by suicide .

there are around 100 sheds in New Zealand with maybe 5000 men involved .

The movement was initiated in Australia as a result of a conference concerning men's health and has now spread to many parts of the world. we have completed projects for a variety of community clients including ;

Surf lifesaving New Zealand

Mount Maunganui college and other schools and kindergartens

House of science

Salvation Army

Mount Maunganui RSA

Tauranga Art Gallery

Bay Of Plenty District Council

Classic Flyers

and disabled citizens

we have also attended to other smaller projects such as repairing a widows fence ,fitting grab rails to a crippled persons home ,repairing an elderly persons reclining chair and building community fruit and veggie stands and so on .

Now, we didn't really know what we were in for and opted for a small shed and we didn't realize how much our success it was going to be and the work poured in and all sorts of guys joined up as members we have an architect a bank manager an optician electricians and farmers and so on ,also one guy with Alzheimer's coming in for therapeutic recreation and another with a spinal injury needing a bit of industry to help him recover ,both having been referred by health professionals .people gave us tools and machinery timber paint and hardware left right and center and we have been gifted many thousands of dollars .

So today we are totally swamped with members machinery and projects the shed is bursting at the seams quite often new chaps come along to join but turn away once they see how cramped the workspace is .And now we need a much bigger sheet but there's no way we could ever pay

commercial rates for a shed that is big enough as it is we are simply slaves to the landlord and to be able to do cheap or free work for our community we have to find a suitable facility hopefully like many other men's sheds in NZ free of charge or for a pepper corn rental and we therefore support the development of Tātua Reserve for community buildings and see ourselves as being one of the council tenants there. The fact that there is a kindy proposed for the for a portion of the site presents itself as a good fit. We do a lot of work for Kindys and senior people enjoying seeing little kids at play and the kids love to see the chaps at work and we would of course ensure their safety is always maintained, Another possibility could be a shared garden area that could also be a good fit. The shed we would like would ideally be around 500 square meters with all the usual features, if it were to be 2 storage then an elevator would be required and as we would be setting up an engineering shop a concrete floor would be necessary so as to accommodate heavy machinery and to allow for hot work such as a forge, a foundry and welding.

It is our understanding that Mt. Maunganui has single elderly men overrepresented in its population statistics and accordingly we see this as an excellent opportunity for the Tauranga City Council to provide a much needed facility for this group of aging citizens

thank you

24 April 2020

**LETTER OF SUPPORT FOR MT. MAUNGANUI COMMUNITY MENZSHED**

To whom it may concern:

This letter is prepared in support of the shed's submission to build and occupy a community men's shed on reserve land at Mt. Maunganui.



Men's sheds are well established throughout New Zealand - the national body has records of 119 operational sheds and another 20 start-ups. Sheds are also operating in Australia, the UK and Ireland and gathering momentum in North America. Men's sheds are universally recognised as an essential part of society, especially in areas with a predominance of retirees. They cater for the interests of mainly older men, with their health and well being a primary purpose. Some sheds cater for younger men and women too.

The Mt Maunganui shed has been a financial member of MENZSHED NZ Inc since 2015 and is noted as being a Charitable Trust and registered with Charities Services. One of the shedders serves on the national executive, supporting sheds throughout the middle of the North Island.

Some sheds have the advantage of 'peppercorn' rentals, especially in areas where there are surplus buildings. Apparently this is not the case at the Mount. We support the shed's bid for a site on community land and funding required for a build.



*Roger Bowman*

Roger Bowman  
Secretary

12 May 2016



**Tauranga City**



Office of the Mayor

**To Whom It May Concern**

**Mount Maunganui Menz Shed**

It is without hesitation that I provide this letter of support for the Mount Maunganui Menz Shed who are seeking funding for the establishment of a Menz Shed at Mount Maunganui.

The Menz Shed will provide a safe and well equipped workshop space where men will be able to gather to share each other's company, work on various personal and community projects. The Focus of the Menz Shed is on men's health.

The Menz Shed is also looking for donations of tools, machinery, timber and hardware.

I urge you to support the Mount Maunganui Menz Shed in their fundraising. If you require further information please do not hesitate to contact the writer.

Yours faithfully

Stuart Crosby  
Mayor of Tauranga



# Cherokee Reserve

Write a description for your map.

S.H.W.2 Flyover

Hewlett's Road

Sign Creations

Site of  
proposed  
mens shed

John Olds Panelbeater

Cherokee Reserve

## Legend

Feature 1

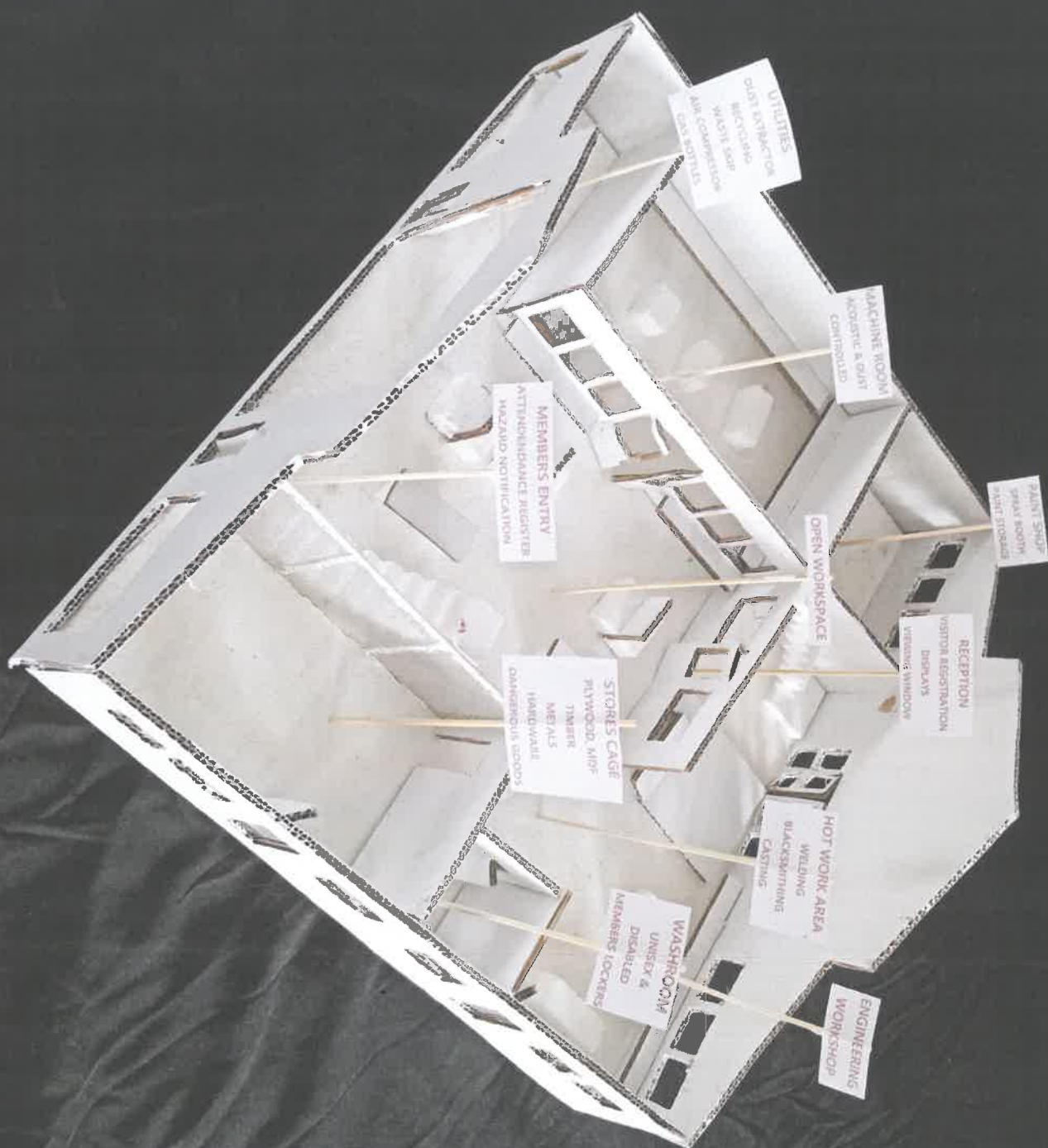
Hewletts Road - Fronting No. 19 (outside Sportcraft)













## **Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 290

**Full Name:** Neil Alton

**Organisation:** Bay of Plenty Rugby Union

**Suburb:** Mt Maunganui

**Wish to speak to submission:** N

**Time Preference:**

---

### **Q1. Which infrastructure investments are most important to you, and why?**

Comment: Bay of Plenty Rugby Union thanks Tauranga City Council for the opportunity to provide feedback on the 2020 Annual Plan. We understand the Covid-19 situation will have made the development of the plan difficult. We acknowledge the downgrading of the rates increase will provide a small relief to ratepayers and this is an important contribution and message TCC is sending to our community that you care.

We acknowledge the TCC support to further develop the UoW Adams Centre to enable this to become a world class performance centre which will not only better provide for existing tenants and programmes but also attract more regional and national sports to base their programmes at the Mount complex.

There is a strong likelihood that Steamers games will NOT be able to be held at Tauranga Domain in 2020. This is due to the existing grandstand being unable to have a camera platform constructed on the roof for Sky TV cameras. We are in the position where all 5 of our home Steamers games will have to be held at Rotorua International Stadium. Bay of Plenty Rugby submit that this situation is unacceptable considering the size of our city and the popularity of Rugby in Tauranga and the region. We seek urgent support from TCC to remedy this situation for 2020.

Bay of Plenty Rugby would like to see further work done on the development of a multi use stadium for Tauranga. As TCC are looking at significant population growth towards 2050 the demand for a quality stadium is also increasing. Our organisation has shown to be a willing partner in this development as local funders have also shown interest. We strongly urge this project to be given priority by TCC and for this to become a marquee infrastructure project in the next annual planning process.

---

### **Q2. What is your view on the proposed rates increase for 2020/21?**

Comment: Difficult times call for difficult decisions and the wellbeing of our ratepayers has quickly become a priority in this years annual plan. Bay of Plenty Rugby support the downgrading of a rates increase.

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

Comment: This provides for 50% of the rates increase. Bay of Plenty Rugby submit that in these difficult times under Covid-19 that TCC business as usual costs should not increase and instead the focus should be infrastructure improvements that can assist in the economic recovery of the city.

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

Comment: Agree

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

Comment: Agree

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

Comment: Bay of Plenty Rugby agree with the rates increase.

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

Comment: Bay of Plenty Rugby agree.

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

Comment: Bay of Plenty Rugby agree.

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

Comment: Bay of Plenty Rugby note the 30% increase in daily fees for use of Parks for events. Bay of Plenty Rugby submit that any increases in fees for minor event organisers has a negative impact on the organiser as these costs have to be passed onto the public which in turn discourages the purchase of tickets. Many of these events do make profit even though there is a gate charge and is essence a cost recovery exercise. Bay of Plenty Rugby contend that minimising the cost on event

organisers should be a priority for TCC. These events will be crucial for community resilience over the next 12-18 mths as the region recovers from Covid-19.

---

**Attachment:** No

**Tauranga City Council – Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 291

**Full Name:** Matire Duncan (Chair)

**Organisation:** Te Rangapū Mana Whenua o Tauranga Moana

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. Which infrastructure investments are most important to you, and why?**

Comment:

---

**Q2. What is your view on the proposed rates increase for 2020/21?**

Comment:

---

**Q2.1 What is your view on the 3.9% increase to overall general rates relating to business as usual activities?**

Comment:

---

**Q2.2 What is your view on the 2.1% increase to overall general rates relating to water and wastewater infrastructure?**

Comment:

---

**Q2.3 What is your view on the 1.5% increase to overall general rates relating to growth and transport planning?**

Comment:

---

**Q2.4 If you consider the rates increases are too high, what projects (from the capital expenditure list in the supporting documents) or services do you recommend reducing to lessen the rates increase?**

Comment:

---

**Q3. What is your view on reducing the Uniform Annual General Charge to 10%? This reduces the total rates bill for lower-value properties, but will increase the cost for higher-value properties?**

Comment:

---

**Q4. What is your view on the commercial differential increasing to 1:1.2?**

Comment:

---

**Q5. Is there anything else you would like to tell us about this annual plan (including Development Contributions Policy, Revenue and Finance Policy and User Fees and Charges)?**

Comment: See attached

---

**Attachment:** Yes

# TE RANGAPŪ MANA WHENUA O TAURANGA MOANA

## Submissions to Tauranga City Council Annual Plan 2020-2021

**Submitters full name:** Matire Duncan (Chair)  
**On behalf of Organisation:** Te Rangapū Mana Whenua o Tauranga Moana  
**Address:** Tauranga  
**Phone:** [REDACTED]  
**Email:** [REDACTED]

Tēna rā koutou katoa,  
Kei aku nui, kei aku rahi, kei aku rangatira puta noa i te Moana o Tauranga, e mihi atu ana ki a koutou.

- **Te Papa Spatial Plan**

- Te Rangapu are encouraged the Council recognises mana whenua as partners on this project.
- There should be more emphasis regarding the proposed outcomes achievement statements as it does not reflect the breadth of mana whenua aspirations, rights, and interests.
- Council and mana whenua should work together to further identify aspirational cultural needs and objectives under outcomes 1-4.
- Council should consider budgeting significant resource to achieve desired outcomes for Maori communities, i.e. Draft Revenue and Finance Policy pg. 6 - Funding needs analysis table - Arts and Heritage, the assessment does not reflect incentives to seek further financial resource to achieve outcomes in the Te Papa Plan.

- **Naming Policy**

- The recommendations made by the Mana whenua at subsequent workshops to include locally significant names, Maori names with a view to increase the visibility of mana whenua connections to Tauranga was tabled and discussed at the recent Council meeting held 5 May '20.
- Deleted from the list of recommendations was "allowing mana whenua from the Tauranga City Council area to request changes to street names for cultural reasons."
- In context clause 5.3.3 of the policy will now read "Council will consider applications to amend street names where there are strong reasons for dual naming or renaming of existing streets." The elected members deemed fit to provide if of a better wording as anyone can request changes to street names for cultural reasons ie: another culture.
- Council and mana whenua should work together to co-create a street naming work project to enhance cultural heritage protection and recognition.



- **Papakainga Housing.**

- Mana whenua wish to address issues around affordable housing for tangata whenua with focus on the papakainga concept and process of streamlining processes for the development of Maori owned land including Maori owned general land.
- The Smartgrowth partnerships and Councils have failed to provide an affordable housing package applicable to low income families and Maori socio-economic status.
- Price point of affordability, needs to reflect low income ability to purchase, not housing market pricing.
- Mana whenua want to work with Council to create a work programme to achieve a co-designed, credible, affordable housing package that can be incorporated into residential/infill housing options and Papakainga Housing.
- Support should be given to enable new legislated options in the Te Ture Whenua Act and Rating on Maori land amendments.
- There is a need to review the Papakainga Toolkit and advance Papakainga Workshops.
- Council should support and collaborate with Mana Whenua to establish a Maori Housing Advisory Group external to Council.

- **Rating and Valuation of Maori Land**

- Mana whenua have requested a review of rating and valuation of Maori land and believe that this matter has not been responded adequately.
- The Rangapū would like to see funding go into engaging an independent contractor to develop a report for council and mana whenua to address key issues around rating and valuation on Maori land.
- The current valuation process and policy has not served the community well.
- The Rangapu supports, adopts, and enables new and amended rating legislation providing further options for the enablement of developing on Maori owned land including Maori owned general land.

- **Iwi/hapū Management Plans**

- The Rangapu supports a joint workplan of Hapu/iwi and TCC staff eg. Takawaenga personnel to review current IMP's.
- The review of Iwi/hapu management plans will consider cultural mapping and impacts of planning and urban development e.g. housing, UFTI, infrastructure and the environment
- Te Rangapu support the continuation of IMP funding.

- **Takawaenga Maori Unit**

- Mana whenua continues to support the current structure of the TCC Takawaenga Maori Unit.
- Mana whenua supports the development of scoping options to establish an external consultancy to work alongside Local Government Agencies, inclusive of Tauranga City Council.

- **RFR Update (Draft Acquisition and Disposal Policy)**
  - Te Rangapu support the continued working relationship with TCC on the RFR (Draft Acquisition and Disposal Policy).
- **Development Contribution Policy**
  - Engage with an external consultant to work alongside Policy team following the approval of an external consultant to develop the Maori Housing paper, inclusive of this policy.
  - To ensure that, when applying the policy multiple owned Maori land, TCC fully recognise that Tangata Whenua have contributed enough to the development of this city over the years. And especially when applied to rural land we do not have many of the infrastructure and services provided
  - Development contributions policy and its mechanisms must reflect the historical and ongoing contribution made by Maori that has enabled the development of the District. Council has a liability to ensure charges, fees and contributions are fairly adjudicated and targeted.
  - Council should work with mana whenua to co-construct a policy and implementation design.
- **Shovel Ready approach**
  - We must ensure new fast-tracking legislation does not impede the Treaty Principals of engagement.
  - Develop a partnership approach with Te Rangapu for shovel ready projects that create employment and economic stability. i.e. Museum.
- **Plan Change 27 – Flooding from intense rainfall events**
  - Significant issues around Maori owned lands highlighted a wider cultural assessment of impacts. Funding should be set aside to produce such a CIA.
  - Adequate and relevant information prepared for meaningful engagement with mana whenua should include cultural overlay, information relevance to Maori land and landowners and impacts through a Maori lens.
  - Council has a duty to mitigate the effects of natural hazards on Maori owned land, sights of significance and culturally sensitive areas.
- **Plan Change 26 – Housing choice**
  - Whilst this plan does not address rural areas of Maori owned land there will be impacts on future demand for infrastructure project.
  - Again, adequate, and relevant information prepared for meaningful engagement with mana whenua should include cultural overlay, information relevance to Maori land and landowners and impacts through a Maori lens.

- Again, the Rangapu supports, adopts, and enables new and amended rating legislation providing further options for the enablement of developing on Maori owned land including Maori owned general land.
  - Again, mana whenua wants to work with Council to create a work programme to achieve a co-designed, credible, affordable housing package that can be incorporated into residential/infill housing options and Papakainga Housing.
- **Western Corridor Wastewater Study**
    - Concerns there will be increase impacts on current wastewater systems at Te Maunga and Chapel St.
    - Te Rangapu support the ongoing work programme of the Wastewater Management Review committee.
- **External representative's remuneration policy 2010 amendment**
    - Te Rangapu supports the increase of rates for consultation with Iwi/hapu and should be reviewed to take into consideration increasing the existing rate from \$170 per meeting to an hourly rate and cultural monitoring be increased from 45 – 65p/h
    - This policy needs to align with other local government bodies and to account for inflation and Cultural liability in the new quantum.
- **Consultation with Tangata Whenua on Resource Consent Applications Policy 2006**
    - Te Rangapu supports a review of this policy in association with the External representative's remuneration policy 2010 amendment.
    - Given the Covid situation and governments proposal to increase and fast track resource consent applications.
    - Revisit the original proposal by the 3 councils jointly (TCC, WBOPDC and BOPRC) 3-4 years ago.
    - Te Rangapu proposes that there be a generic policy covering all 3 councils which ensures: -
      - That there is a consistent, consultation process when dealing with Tangata whenua for resource consent applications.
      - That all RC applications demonstrate that formal consultation has taken place with the appropriate tangata whenua.
- **New Strategic Plan – 2021 -2026; POST COVID19**
    - The Rangapu desire is to work alongside Council to establish a Post Covid-19 rebuilding our city strategic plan.

## **Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 292

**Full Name:** Michael Allis

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Somewhat disagree

Further Comment: If other TCC incomes are expected to drop, why voluntarily decrease the rates take as well? it only pushes the rates burden into the future. Keep it as 7.6%.

---

### **Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Somewhat disagree

Further Comment: These proposed budget cuts/keeps are small fish compared to the wider issues with the council finances. On a per-ratepayer basis these have a negligible cost but provide some of the best community/environment outcomes for ratepayers.

---

### **Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Disagree
Cut \$100,000 from council-organised events budget	Disagree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Disagree
Cut \$45,000 from the Emergency Management community education budget	Disagree
Cut \$50,000 from the budget to reduce harbour encroachments	Disagree
Cut \$45,000 from the Waterline education programme budget.	Disagree

Further Comment:

---

### **Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Disagree

Further Comment: Its a great space and needs support. Cutting this feels like giving up on the plan to revitalise the CBD.

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

Change	Response
Keep \$444,000 budget for New Year's Eve event funding	Agree
Keep \$61,000 to maintain tropical display house in Robbins Park	Disagree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Agree

Further Comment: \$61k for tropical flowers! how does this compare on a per sqm basis to the rest of the parks/reserves maintenance.

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

Change	Response
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Disagree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Agree

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

Change	Response
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Disagree

Further Comment: This path will be a great addition. Deferring expenditure means pushing the burden to future generations. 200k is small on a ratepayer basis.

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response: Somewhat agree

Further Comment:

---

**Q4. Do you have any comments on  
Fees and Charges**

Further Comment: No

### **Revenue and Finance Policy**

Further Comment: No

### **2020/21 Development Contributions Policy**

Further Comment: No

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#### **Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment: I would like to see more discussion on whether the council should develop more in-house expertise (e.g. engineering design, planning etc) rather than a bank of consultants doing their work. Is it more cost effective over the long run?

---

**Attachment:**

**Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 293

**Full Name:** Adam Fox

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Strongly disagree

Further Comment:

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**Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Strongly disagree

Further Comment:

---

**Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Agree
Cut \$100,000 from council-organised events budget	Agree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Agree
Cut \$45,000 from the Emergency Management community education budget	Agree
Cut \$50,000 from the budget to reduce harbour encroachments	Agree
Cut \$45,000 from the Waterline education programme budget.	Agree

Further Comment:

---

**Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Agree

Further Comment:

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	Disagree
Keep \$61,000 to maintain tropical display house in Robbins Park	Disagree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Disagree

Further Comment:

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Disagree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Disagree

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Agree

Further Comment:

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response: Strongly disagree

Further Comment:

---

**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment: No



**Revenue and Finance Policy**

Further Comment: No

**2020/21 Development Contributions Policy**

Further Comment: No

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment:

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**Attachment:**

**Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 294

**Full Name:** Monique Lens

**Organisation:**

**Suburb:** Papamoa

**Wish to speak to submission:** No

**Time Preference:**

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**Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Strongly agree

Further Comment:

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**Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Strongly agree

Further Comment:

---

**Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Agree
Cut \$100,000 from council-organised events budget	Agree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Agree
Cut \$45,000 from the Emergency Management community education budget	Disagree
Cut \$50,000 from the budget to reduce harbour encroachments	Agree
Cut \$45,000 from the Waterline education programme budget.	Agree

Further Comment:

---

**Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Agree

Further Comment:

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	Disagree
Keep \$61,000 to maintain tropical display house in Robbins Park	Agree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Disagree

Further Comment:

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Agree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Disagree

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Agree

Further Comment:

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response: Strongly disagree

Further Comment:

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**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment:

**Revenue and Finance Policy**

Further Comment:

**2020/21 Development Contributions Policy**

Further Comment:

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment:

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**Attachment:**

## **Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 295

**Full Name:** Willem Schuts

**Organisation:**

**Suburb:** Mount Maunganui

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Strongly agree

Further Comment: More borrowing needed to advance critical infrastructure.

---

### **Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Somewhat agree

Further Comment: Spending on all fireworks should cease completely. What a waste for polluting non essential, animal scaring and outdated spectacle.

---

### **Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Agree
Cut \$100,000 from council-organised events budget	Agree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Agree
Cut \$45,000 from the Emergency Management community education budget	Agree
Cut \$50,000 from the budget to reduce harbour encroachments	Agree
Cut \$45,000 from the Waterline education programme budget.	Agree

Further Comment: Cut all expenses listed for 2020 and review in 2021

---

### **Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Agree

Further Comment:

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	Disagree
Keep \$61,000 to maintain tropical display house in Robbins Park	Agree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Disagree

Further Comment: A waste of time putting lipstick on a pig. Use that money to replace revenue from parking meters/fees for CBD parking which should be removed permanently. Much more important than flower baskets.....

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Disagree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Agree

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Disagree

Further Comment: This community facility should be advanced to enhance Tauranga Central area, which has limited appeal currently.

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response: Somewhat agree

Further Comment:

---

**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment: No

**Revenue and Finance Policy**

Further Comment: No

**2020/21 Development Contributions Policy**

Further Comment: No

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment:

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**Attachment:**

## **Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 296

**Full Name:** Ange Holmes

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Strongly disagree

Further Comment: Should be raising rates, not dropping them! We need more cool stuff in the city, it's time to raise rates and build the city residents and youth deserve.

---

### **Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Strongly disagree

Further Comment: We need events to create a vibrant city

---

### **Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Disagree
Cut \$100,000 from council-organised events budget	Disagree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Disagree
Cut \$45,000 from the Emergency Management community education budget	Agree
Cut \$50,000 from the budget to reduce harbour encroachments	Disagree
Cut \$45,000 from the Waterline education programme budget.	Agree

Further Comment:

---

### **Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Disagree

Further Comment: This is the only reason I ever visit downtown Tauranga on weekends.  
Would be better to see it running cost effectively for vendors - lower rent to raise occupancy.



Move food containers around the table area and retail to where food is located. Possibly relocate to the waterfront by the strand?

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

Change	Response
Keep \$444,000 budget for New Year's Eve event funding	Agree
Keep \$61,000 to maintain tropical display house in Robbins Park	Disagree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Agree

Further Comment: \$500k is a lot for the NYE event - surely this can be reduced? However I do think having a family friendly event is fundamental for sense of community and youth safety.

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

Change	Response
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Agree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Agree

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

Change	Response
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Disagree

Further Comment: This should be a top priority, we need to revitalise the city center and encourage multi-modal transport - give us a reason to want to go downtown Tauranga!

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response:

Further Comment:

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**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment: No

**Revenue and Finance Policy**

Further Comment: No

**2020/21 Development Contributions Policy**

Further Comment: No

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment: Just make downtown better - we need something that we can be proud of and that reflects that we are the 4th largest city in the country. Free limited time parking downtown, incentives and lower costs for businesses in the city, more engaging fun stuff like food / dining halls etc.

---

**Attachment:**

## **Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 297

**Full Name:** Carol Malone

**Organisation:**

**Suburb:** TAURANGA

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Strongly agree

Further Comment: I am a single person paying a mortgage on my own & if you keep putting the rates up exorbitant percentages I'll end up losing my house. We seem to be paying for monumental cock ups that keep being made by the Council.

---

### **Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Neither agree nor disagree

Further Comment:

---

### **Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	
Cut \$100,000 from council-organised events budget	
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Disagree
Cut \$45,000 from the Emergency Management community education budget	
Cut \$50,000 from the budget to reduce harbour encroachments	
Cut \$45,000 from the Waterline education programme budget.	

Further Comment:

---

### **Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Disagree

Further Comment:

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	
Keep \$61,000 to maintain tropical display house in Robbins Park	
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Disagree

Further Comment: Noone even goes downtown ... I suspect the leases are high... still charging parking. Why would they when they can go to The Lakes, Bayfair etc.

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Agree

Further Comment:

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response:

Further Comment:

---

**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment: No

**Revenue and Finance Policy**

Further Comment:

**2020/21 Development Contributions Policy**

Further Comment:

---

**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment: I'm glad the refuse plan didn't go ahead. Adding \$\$s to the rates for all these bins ... ridiculous. I compost my food waste, I have a recycling bin & a normal bin plus the glass bin. I live by myself & don't even fill my bins fortnightly - I would wholeheartedly disagree with having to pay more in my rates for extra bins... not to mention elderly folk having the same issue as me ... plus having to cart all these bins down the driveway.

---

**Attachment:**

## **Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 298

**Full Name:** Colin Graham

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

---

### **Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Somewhat disagree

Further Comment: There should be an increase in the overall rates to help the city grow

---

### **Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Somewhat disagree

Further Comment: Event funding should not be cut. Events help bring the community together and make the city what it is

---

### **Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Disagree
Cut \$100,000 from council-organised events budget	Disagree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Disagree
Cut \$45,000 from the Emergency Management community education budget	Disagree
Cut \$50,000 from the budget to reduce harbour encroachments	Disagree
Cut \$45,000 from the Waterline education programme budget.	Disagree

Further Comment:

---

### **Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Agree

Further Comment: As good as it is, the businesses need to be able to stand on their own 2 feet

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	Agree
Keep \$61,000 to maintain tropical display house in Robbins Park	Agree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Agree

Further Comment:

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Agree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Agree

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Agree

Further Comment:

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response: Strongly agree

Further Comment:

---

**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment: No

**Revenue and Finance Policy**

Further Comment: No

**2020/21 Development Contributions Policy**

Further Comment: No

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment:

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**Attachment:**



## **Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 299

**Full Name:** Wally III

**Organisation:**

**Suburb:**

**Wish to speak to submission:** No

**Time Preference:**

---

**Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Strongly disagree

Further Comment: Families are struggling now, this will put more strain on them.

---

**Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Strongly agree

Further Comment:

---

**Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Agree
Cut \$100,000 from council-organised events budget	Agree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Disagree
Cut \$45,000 from the Emergency Management community education budget	Agree
Cut \$50,000 from the budget to reduce harbour encroachments	Agree
Cut \$45,000 from the Waterline education programme budget.	Agree

Further Comment:

---

**Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Disagree

Further Comment: The city will die even more, our place has brought vibrancy and life.

---

**Do you agree or disagree with keeping the following permanent costs in the budget?**

<b>Change</b>	<b>Response</b>
Keep \$444,000 budget for New Year's Eve event funding	Disagree
Keep \$61,000 to maintain tropical display house in Robbins Park	Disagree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Disagree

Further Comment: Hanging baskets are not a necessity for life, they may look good but not good enough for \$89,000! Robbins park can still be enjoyed without the tropical display. And as we head in to winter who will be visiting it? New years budget is rather larger for fireworks that last about 15 minutes - money would be better spent on food packs and living packs/ workshops - give a man a fish and he will eat for a day but teach him to fish and .....

---

**Do you agree or disagree with adding the following permanent costs to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Disagree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Agree

Further Comment:

---

**Do you agree or disagree with not adding this cost to the budget?**

<b>Change</b>	<b>Response</b>
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Agree

Further Comment:

---

**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response: Neither agree nor disagree

Further Comment:

---

**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment: Yes

**Revenue and Finance Policy**

Further Comment: No

**2020/21 Development Contributions Policy**

Further Comment: No

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment:

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**Attachment:**

## **Tauranga City Council – Revised Draft Annual Plan 2020/21 Submission**

**Submitter Number:** 300

**Full Name:** Clare Robertson

**Organisation:**

**Suburb:** Tauranga

**Wish to speak to submission:** No

**Time Preference:**

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### **Q1. How strongly do you agree or disagree with an overall rates rise of 4.7%?**

Response: Neither agree nor disagree

Further Comment:

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### **Q2. How strongly do you agree or disagree with the proposed changes to operational budget?**

Response: Strongly disagree

Further Comment: Tauranga is my home town and coming back recently from 5 years living overseas it is so disappointing to see how half of the shops in this area sit empty. Our Place is literally the only thing that breathes life into an otherwise completely dead city centre. There is so much potential for Tauranga city centre to become a hub of sustainability, community, culture and creativity and closing Our Place would be a huge step backwards in any chance of reviving this area.

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### **Do you agree or disagree with the following temporary changes to reduce costs?**

<b>Change</b>	<b>Response</b>
Cut \$200,000 from events framework funding budget	Disagree
Cut \$100,000 from council-organised events budget	Disagree
Cut \$40,000 from the Historic Village functions and events budget. (note non-rates funded)	Disagree
Cut \$45,000 from the Emergency Management community education budget	Disagree
Cut \$50,000 from the budget to reduce harbour encroachments	Disagree
Cut \$45,000 from the Waterline education programme budget.	Disagree

Further Comment:

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### **Do you agree or disagree with the following permanent change to reduce costs?**

<b>Change</b>	<b>Response</b>
Closure of the Our Place site (city centre container village)	Disagree

Further Comment: Our Place is literally the only thing that breathes life into an otherwise completely dead city centre. Closing Our Place would be a huge step backwards in any chance of reviving this area.

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**Do you agree or disagree with keeping the following permanent costs in the budget?**

Change	Response
Keep \$444,000 budget for New Year's Eve event funding	Disagree
Keep \$61,000 to maintain tropical display house in Robbins Park	Agree
Keep the \$89,000 budget to maintain hanging flower baskets in the city centre	Agree

Further Comment: I like the tropical display house and the hanging flower baskets but that budget seems excessive.

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**Do you agree or disagree with adding the following permanent costs to the budget?**

Change	Response
Council proposes to include \$200,000 towards the creation and implementation of a sustainable framework led by an independent sustainability advisory board.	Agree
Council proposes to add an additional \$130,000 for Priority One, to support economic development.	Disagree

Further Comment:

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**Do you agree or disagree with not adding this cost to the budget?**

Change	Response
Council proposes to not add \$200,000 to the Memorial Park to The Strand Coastal Cycle/Walkway Project, so no further work is progressed this year	Disagree

Further Comment: If sustainability is a goal it makes no sense to cut funding for improving sustainable transport such as a cycle/walkway project.

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**Q3. How strongly do you agree or disagree with the proposed list of capital projects for 2020/21?**

Response: Neither agree nor disagree

Further Comment:

**Q4. Do you have any comments on**

**Fees and Charges**

Further Comment: No

**Revenue and Finance Policy**

Further Comment: No

**2020/21 Development Contributions Policy**

Further Comment: No

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**Q5. Do you have any other feedback on the contents of the annual plan?**

Further Comment: I feel very strongly about keeping Our Place open and would like this to be seriously reconsidered. It will be a big mistake to close Our Place.

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**Attachment:**