



AGENDA

Ordinary Council meeting Thursday, 24 March 2022

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Thursday, 24 March 2022

Time: 10am

**Location: Ground Floor - Meeting Room 1
306 Cameron Road
Tauranga**

Please note that this meeting will be livestreamed and the recording will be publicly available on Tauranga City Council's website: www.tauranga.govt.nz.

**Marty Grenfell
Chief Executive**

Terms of reference – Council

Membership

Chairperson	Commission Chair Anne Tolley
Members	Commissioner Shadrach Rolleston Commissioner Stephen Selwood Commissioner Bill Wasley
Quorum	<u>Half</u> of the members physically present, where the number of members (including vacancies) is <u>even</u> ; and a <u>majority</u> of the members physically present, where the number of members (including vacancies) is <u>odd</u> .
Meeting frequency	As required

Role

- To ensure the effective and efficient governance of the City
- To enable leadership of the City including advocacy and facilitation on behalf of the community.

Scope

- Oversee the work of all committees and subcommittees.
- Exercise all non-delegable and non-delegated functions and powers of the Council.
- The powers Council is legally prohibited from delegating include:
 - Power to make a rate.
 - Power to make a bylaw.
 - Power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan.
 - Power to adopt a long-term plan, annual plan, or annual report
 - Power to appoint a chief executive.
 - Power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the long-term plan or developed for the purpose of the local governance statement.
 - All final decisions required to be made by resolution of the territorial authority/Council pursuant to relevant legislation (for example: the approval of the City Plan or City Plan changes as per section 34A Resource Management Act 1991).
- Council has chosen not to delegate the following:
 - Power to compulsorily acquire land under the Public Works Act 1981.
- Make those decisions which are required by legislation to be made by resolution of the local authority.
- Authorise all expenditure not delegated to officers, Committees or other subordinate decision-making bodies of Council.
- Make appointments of members to the CCO Boards of Directors/Trustees and representatives of Council to external organisations.
- Consider any matters referred from any of the Standing or Special Committees, Joint Committees, Chief Executive or General Managers.

Procedural matters

- Delegation of Council powers to Council's committees and other subordinate decision-making bodies.
- Adoption of Standing Orders.
- Receipt of Joint Committee minutes.
- Approval of Special Orders.
- Employment of Chief Executive.
- Other Delegations of Council's powers, duties and responsibilities.

Regulatory matters

Administration, monitoring and enforcement of all regulatory matters that have not otherwise been delegated or that are referred to Council for determination (by a committee, subordinate decision-making body, Chief Executive or relevant General Manager).

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- 1 OPENING KARAKIA**
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- 6 CHANGE TO THE ORDER OF BUSINESS**

7 CONFIRMATION OF MINUTES

7.1 Minutes of the Council meeting held on 8 February 2022

File Number: A13309926

Author: Robyn Garrett, Team Leader: Committee Support

Authoriser: Robyn Garrett, Team Leader: Committee Support

RECOMMENDATIONS

That the Minutes of the Council meeting held on 8 February 2022 be confirmed as a true and correct record.

ATTACHMENTS

1. Minutes of the Council meeting held on 8 February 2022

These minutes are submitted for reconfirmation as several errors were contained in the minutes as confirmed at the Council meeting of 28 February 2022.



MINUTES

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Tuesday, 8 February 2022**

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MINUTES OF TAURANGA CITY COUNCIL

**ORDINARY COUNCIL MEETING
HELD AT THE BAY OF PLENTY REGIONAL COUNCIL CHAMBERS, REGIONAL HOUSE,
1 ELIZABETH STREET, TAURANGA
ON TUESDAY, 8 FEBRUARY 2022 AT 10.30AM**

PRESENT: Commission Chair Anne Tolley, Commissioner Shadrach Rolleston, Commissioner Stephen Selwood, Commissioner Bill Wasley

IN ATTENDANCE: Marty Grenfell (Chief Executive), Paul Davidson (General Manager: Corporate Services), Barbara Dempsey (General Manager: Regulatory & Compliance), Tony Aitken (Acting General Manager: People & Engagement), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy & Growth), Gareth Wallis (General Manager: Community Services), Ross Hudson (Team Leader: Planning), Cheryl Steiner (Consultant: Spaces and Places), Andy Mead (Manager: City & Infrastructure Planning), Angela Martin (Contractor), Paul Dunphy (Director of Spaces & Places), Warren Aitken (Team Leader: Environment), Ana Hancock (Senior Project Manager), Mark Armistead (Principal Urban Forester), Paula Naude (Manager: Emergency Management), Brendan Bisley (Director of Transport), Anne Blakeway (Manager: Community Partnerships), Richard Butler (Funding Specialist), Ceilidh Dunphy (Manager: Community Relations), Coral Hair (Manager: Democracy Services), Sarah Drummond (Committee Advisor), Anahera Dinsdale (Committee Advisor)

1 OPENING KARAKIA

Commissioner Shadrach Rolleston opened the meeting with a karakia.

PRESENTATION – STEPHEN BURTON, 25 YEARS' SERVICE

Commission Chair Anne Tolley, on behalf of the Council, congratulated Stephen Burton on 25 years' service and thanked him for his long service and valued contribution to the city and the community. Stephen joined Tauranga City Council in 1997 and under his leadership, and thanks to the capability and capacity that he had built up within City Waters over the years, Tauranga was recognised as having one of the best council water services in the country.

Commissioner Tolley stated that Stephen's professionalism, leadership, sector experience and in-depth knowledge of the waters industry were reasons why the Department of Internal Affairs shoulder-tapped him to assist with the planning and implementation of the Three Waters Reforms. Stephen was currently on secondment with the Department of Internal Affairs as their Workstream Lead: Operations; and the Commission was pleased that Stephen, along with his wife Debbie, were able to be present at the meeting.

Nic Johansson (General Manager: Infrastructure) presented Stephen with gifts on behalf of the Council, including a signed paddle and framed map which showed how the network had grown over the past 25 years.

Stephen stated that it had been an amazing journey and seeing the network changes over 25 years graphically presented to him highlighted the billion dollars in assets that had been built to service the country's fastest growing city. He thanked the colleagues, contractors, consultants and tangata whenua representatives he had worked with over the years.

2 APOLOGIES

Nil

3 PUBLIC FORUM

3.1 Golf Road Reserve partial reclassification - Submitters Allan Goodhall, Rob Paterson, Margaret Bowditch, Renee McMillan

Allan Goodhall

- Mr Goodhall stated his submission had taken a neutral position on the establishment of the Playcentre as his concerns related to the process .
- Requested that the decision be deferred until a full review of the opportunities and potential other users of the site could be completed. Potential synergies could be made with other users such as a community garden, beach volleyball and others who may have an interest in using the reserve.
- Requested that further investigations also included parking for overnight campers, the rescue centre, and the overflow from the Fairway Lodge.
- Traffic volumes had increased dramatically and the ingress and egress from the reserve was dangerous, particularly turning right onto Oceanbeach Road, and this needed to be considered.
- The delay would provide time to get it right for generations to come. The reserve had been in place since 1952 and the long term leases were in place to 2050.
- Doing this in a piecemeal fashion was not the best way.

Margaret Bowditch

Tabled Item 1.

- Ms Bowditch lived adjacent to the Golf Road Reserve and her concern was that insufficient consideration had been given to the best use of the reserve as a whole following the closure of the bowling club.
- The relocation of the Playcentre appeared to be ad-hoc rather than looking at the site in its entirety, and this appeared to be driven by potential unquantified loss of third-party funding and pressure for alternative use at its existing site.
- Suggested the key new building on the reserve open and its impacts assessed, and determine up front the community demand for the type of recreational space the reserve could provide.
- Once the Playcentre building was there, options would be narrowed.
- The City Plan zoned the Golf Road Reserve as Active Open Space which allowed for buildings potentially five stories high. Ms Bowditch believed this was inappropriate for the site and neighbourhood and was concerned if that type of building could be built in the future.
- The Reserve Management Plan status was Active Reserve which was primarily used for organised sport. This category would have been based on the existence of the bowls and bridge club but that was no longer relevant.
- Consideration should be given to re-designating the Reserve from Active Reserve to Neighbourhood Reserve, which recognised the need for space for casual recreation in increasingly densely populated areas.
- There were too many unanswered questions and Ms Bowditch did not consider the Council had been provided with enough information to make a good decision on the community's behalf.
- Proposed that the Council did not approve reclassification of 1000 m² of Golf Road Reserve and did not agree with proceeding to the detailed design for the Playcentre building.
- Suggested a more comprehensive analysis of the whole site's current and future use to reduce the potential of sub optimal outcomes for Omanu and the wider Mt Maunganui communities.

Renee Smith, Rita Tunstin (Life Member) and Emily Bailey (President) on behalf of Mount Maunganui Playcentre

Tabled Item 2.

- Renee Smith spoke on behalf of the Mount Maunganui Playcentre (Playcentre) and introduced Rita Tunstin, a Life Member, and President Emily Bailey.
- The Playcentre asked the Council to accept the staff recommendations to reclassify a 1000 m² portion of Golf Road Reserve and enter into a long term lease with the Playcentre.
- The Playcentre had been told it needed to relocate from Blake Park and had a long-standing commitment that the Council would relocate the Playcentre to an alternative site.
- After 16 years of grappling to find an alternative site, with no viable options, the Golf Road Reserve had become available. In 2021 the Commissioners approved in principle the reclassification of the Reserve to enable their relocation.
- The support of Council and staff during this reclassification process was acknowledged and the members were grateful for their work to progress the project.
- Golf Road Reserve was an ideal location for the Playcentre as it was located in the heart of the Mount Maunganui community and central to their families. The site was currently vacant; flat with existing services; had existing vehicle access and off-street parking; existing community use. Their proposal would be similar in character, scale and intensity and the Management Plan direction was to consider using part of the site for buildings for community organisations.
- The Playcentre would be an appropriate use of the Reserve and, in 17 years, no other reserve in the Mount had ticked these boxes.
- The Playcentre proposed to build an architecturally designed single storey building behind the Surf Live Saving Club that was currently under construction. The building would be small in scale at 169 m² and would be residential in character. The outdoor area would be landscaped and would include an outdoor play space.
- The Playcentre was confident that their design, hours of operation and nature of the activity would integrate well within the surrounding environment and cause minimal impact on the area.
- The Playcentre was keen to establish relationships with neighbours and other park users and had done so at Blake Park.
- They were aware of the matters raised in submissions, and considered the high level of community support showed there was a wide recognition of the importance of Playcentre to the community.
- The feedback from Ngāti Kuku and Ngāi Tūkairangi was acknowledged.
- The unique nature of Playcentre was outlined; it was fully run by their members who volunteered to take on roles and became a community for their families.
- Their centre was popular and thriving, with over 90 families and 120 children attending.
- If the decision was not made today, they felt strongly that the continued operation of their Playcentre was at risk and external funding of \$560,000 would be lost as it was time restricted. This would be a huge loss for the community.
- The reclassification would ensure the needs of the Mount Maunganui community would be met by enabling a long-standing early childhood education centre and community asset to continue to operate.

In response to questions

In regard to the number of carparks that would be required, the members had been surveyed to determine how many would take vehicles and require car parks - 65% stated they would likely drive to the new centre and 35% would walk or cycle. This translated into 13-14 carparks per session. The maximum capacity was 30 children at any session and the adult/child ratio was 1:5 but the ratio was typically lower.

A copy of the tabled documents for this item can be viewed on Tauranga City Council's website in the Minutes Attachments document for this meeting.

3.2 Poteriwhi/Parau Farms - Submitters Mary Dillon, Greg Brownless

- Ms Dillon stated that the Council's Vital Signs survey indicated that over 70% of respondents wanted to protect greenspaces, waterways, harbours, and beaches and put the environment first. It was within this context that her submission was made.
- All the large reserves in the city were under threat and should be kept for the public to enjoy permanently.
- This was a prime piece of land in Bethlehem and should be kept for the public to enjoy.
- Inevitably housing on the land would privatise the space.
- Parau Farms had a long history, with which Ms Dillon had been involved as a councillor, and her understanding was that the land was sold as the owners believed it would be kept as green space.
- The growth of the city required more recreational space, not just sports fields.
- For the city's sake Ms Dillon urged the Council to keep the open green space and protect the biodiversity of the site for the wellbeing of the people and the environment.

4 ACCEPTANCE OF LATE ITEMS

4.1 Annual Plan 2022/23 – Community Grant Fund

RESOLUTION CO1/22/1

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Bill Wasley

That the late tabled report "Annual Plan 2022/23 – Community Grant Fund" be accepted and considered at this meeting, as the report cannot be delayed until a later meeting as the matter is required to be considered in time to be included in the Draft Annual Plan 2022-23 that will go out for public consultation.

CARRIED

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO THE ORDER OF BUSINESS

Nil

7 CONFIRMATION OF MINUTES

7.1 Minutes of the Council meeting held on 15 November 2021

RESOLUTION CO1/22/2

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

That the minutes of the Council meeting held on 15 November 2021 be confirmed as a true and correct record.

CARRIED

8 DECLARATION OF CONFLICTS OF INTEREST

Nil

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

11 BUSINESS

11.1 Golf Road Reserve - Submissions on Proposed Partial Reclassification

Staff Ross Hudson, Team Leader: Planning

External Cheryl Steiner, Consultant (Spaces and Places)

In response to questions

- Future uses of the bowling club building were being explored; however, the building was not in good condition. There had been some interest expressed in using the building and the sustainability of its use would be part of the considerations.
- There was a process to undertake regarding the alternative uses of the site.
- Carparking was the biggest issue raised by those who strongly disagreed with the proposal. Beca had been engaged to undertake an assessment of the Reserve's on-site parking requirements, access, and traffic impacts generated by the planned and potential land use on the balance of the site. Having this work completed now, rather than waiting until the use of the balance land was determined, would provide advice for on-site design regarding access and parking with the Playcentre and assist with future decision making.
- The Playcentre demand for carparking was most likely to be less than the impacts from activities already on the site. The Beca report would be available within two weeks.
- The timing of the Playcentre activity was complementary to other uses on the site.
- The reserve was classified as an "Active Reserve" under the Reserve Management Plan and the Playcentre use was consistent with the management statements that described the uses under this classification. It was the underlying classification, in the Reserves Act, that was not consistent and did not fit the education facility use.
- The use of the carpark by other users, such as the Fairway Lodge and neighbours, was not formalised, and the carpark was not actively managed. The wider parking strategy would in the future look to have a parking management plan for this area.

Discussion points raised

- The Playcentre was considered a valuable community facility and would provide a complementary use of the reserve.
- The Playcentre had been trying for 17 years to find an alternative site and deserved to be given certainty.

RESOLUTION CO1/22/3

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Receives the *Golf Road Reserve – Submissions on Proposed Partial Reclassification* report and attachments.

- (b) Approves the partial reclassification of 1000m² of Golf Road Reserve from recreation reserve to local purpose (community building) reserve pursuant to section 24 of the Reserves Act 1977 and acknowledges that as a matter of process, a further Council resolution is required to confirm this upon completion of the survey plan.
- (c) Approves for the Mount Maunganui Playcentre to be located at Golf Road Reserve, and to commence detailed design and lease negotiations.
- (d) Requests staff to advance plans for the future use of the remainder of the Golf Road Reserve within three months.

CARRIED

11.2 Pōterīwhi (Parau Farms) - Consultation Outcomes

Staff Andy Mead, Manager: City & Infrastructure Planning
Carlo Ellis, Manager: Strategic Māori Engagement

External Angela Martin, Contractor

Tabled Item 3 – Submission, Rob Paterson.

Key points

- It was recommended that the late submission from Rob Paterson, tabled at the meeting, be accepted.
- The submissions received generally opposed the proposal for Pōterīwhi (Parau Farms) to be used for housing development. Common themes had been identified and responded to in the report.
- Further input from mana whenua was recommended prior to a decision on the proposal being made by Council.

In response to questions

- The land shaded in yellow on page 45 of the agenda was low-lying and flood plain land close to the Wairoa River that was unsuitable for housing development and was not considered for disposal. It had potential to be developed as sports fields, as Bethlehem College had developed sports fields on a similar type of land. Currently it was considered passive reserve and available for stormwater management. The freshwater management reforms also needed to be factored into any development of this land.
- While the potential for sports fields on this land was part of the story, it was not the key aspect of the consultation and may not be fully understood in the community.

Discussion points raised

- Submitters' concerns were valid and did need to be addressed, including transportation access, what the land would look like, and how the proposal would provide for green spaces and reserves.
- Submitters had argued that incremental decisions made without understanding the overall strategy for green space across the City, and within Bethlehem, was not the best approach.
- It was agreed that a greater strategic approach to projects was required, as these impacted on current and future generations.
- Accelerating the Reserves Strategy development would assist with the decision-making process around housing development to meet the critical demand for housing in Tauranga.

A copy of the tabled document for this item can be viewed on Tauranga City Council's website in the Minutes Attachments document for this meeting.

RESOLUTION CO1/22/4

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Receives the submissions lodged during the consultation period 15 November to 15 December 2021 on the proposal to sell Pōteriwahi (Parau Farms).
- (b) Agrees to receive the late submission from Sport Bay of Plenty, lodged on 22 December 2021 and the late submission from Rob Paterson, received on 8 February 2022.
- (c) Notes a further report will be brought to Council seeking a decision on whether the land should be disposed of for housing development once mana whenua feedback and input has been received.

CARRIED

11.3 2023 Annual Plan Issues and Options: Spaces and Places

Staff Paul Dunphy, Director of Spaces & Places
Warren Aitken, Team Leader: Environment
Ana Hancock, Senior Project Manager
Mark Armistead, Principal Urban Forester

In response to questions

- Certainty around the amount of external funding for the Omanawa Falls project was subject to gaining a resource consent. The amount of external funding would be known by the time Council's annual plan was adopted. The full amount of the project was requested to be included in the annual plan at this stage, but would be refined prior to the annual plan being adopted.
- The mulching applied to any area that was actively mowed, which included parks and reserves and streets such as Cameron Road and Maunganui Road.
- The contractors' delays in the Farmers project at Elizabeth Street were impacting on the Council's cost and timeframes. Staff were negotiating with the contractors, and Farmers was also in conversation with the contractors. This involved going through the numbers in detail with quantity surveyors.
- A contingency of 12.5% was calculated on the cost to complete the work. Staff were waiting to hear from Farmers when they anticipated finishing so that Council could begin working in the space they were currently occupying.

Discussion points raised

- Keen to explore how Council could externally fund ongoing operational costs of the Omanawa Falls platforms as well as capital expenditure.
- Delighted to see the increase in the level of service with the mulching around trees.
- The contractors' delays in the Farmers project were costing the ratepayers, which did not seem fair, and was causing further disruption to traffic.

RESOLUTION CO1/22/5

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the report '2023 Annual Plan Issues and Options – Spaces and Places'.

Issue 1: Omanawa Falls

- (b) Approves underwriting an additional \$2.72 million over what is budgeted to fund the full scope of the project.
- (c) Notes that officers are in the process of seeking funding from potential partners, including the potential for revenue from tourism operations, which if successful will reduce the rates impact.

CARRIED**RESOLUTION CO1/22/6**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Stephen Selwood

That the Council:

Issue 2: Destination skate park

- (d) Increases the project budget by \$1.38m, to a total of \$2.05m, to facilitate the desired outcome of delivering a destination skatepark in 2023.

CARRIED**RESOLUTION CO1/22/7**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

Issue 3: Mulching around trees

- (e) Increases the operational budget by \$175,000 in FY 2023, and \$140,000 per annum from FY 2024 onwards, to support a higher level of service for tree mulching.

CARRIED**RESOLUTION CO1/22/8**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

Issue 4: Elizabeth Street Streetscape Upgrade

- (f) Approves increasing the project budget by \$575,000 to ensure there is adequate contingency for the delayed programme.
- (g) Defers \$174,847 to Streetscape budget from FY 2022 to FY 2023.

CARRIED**11.4 Tsunami Sirens**

Staff Paula Naude, Manager: Emergency Management
Barbara Dempsey, General Manager: Regulatory and Compliance

Key points

- A targeted tsunami awareness project was delivered over the December/January period. It sought to educate the community on its own role in preparing for, responding to, and surviving a tsunami.
- The messaging was well received and there was good saturation. A further report was due which would formalise the feedback from the tsunami ambassadors.

- It was concerning that some people thought the Council had sirens in place.
- The Emergency Management team would continue to educate the public and raise public awareness with regards to tsunami preparedness; this would form part of its business as usual.
- Consultation on tsunami sirens would form part of the annual plan.

In response to questions

- A national tsunami working group was looking to provide consistent messaging throughout the country and was modelling base evacuation routes e.g. single blue line. However, until that was up and running, the current yellow, orange and red maps for tsunami zones were still relevant.
- Further work was needed around the safe zones and signage for tsunami evacuation routes, especially in Papamoa East where there had been significant further development since the signage was installed.
- The community working group, established in October 2021, would continue as it had helped identify vulnerable communities.
- It was recommended that consultation with the community on all issues around tsunami sirens formed part of the Annual Plan.
- The over-reliance on tsunami sirens could result in significantly higher fatalities. The most devastating tsunami would be the one closest to New Zealand that could take between 50-60 minutes to arrive after the initial quake. It could take 40-75 minutes to issue an evacuation order. In this scenario the earthquake was still the most reliable warning sign for people to self-evacuate.
- Lessons from the Japan tsunami showed survival rates were higher among communities that self-evacuated rather than those who waited for an official warning to be issued.
- Earthquakes that may not be felt, but could result in a tsunami, would be generated from much further away and this would provide enough time for GNS to issue a warning and for evacuation to occur through the usual channels.
- Emergency mobile alerting (EMA) was a method for government agencies to warn at risk communities of events that threatened people and property. This also triggered the Red Cross hazard app which could still be activated when there was no mobile coverage. These were supported by a range of other alerting systems including radio, TV, social media etc.
- If sirens were introduced, these would be activated at the same time as the EMA.
- Emergency Management Bay of Plenty was initiating a two-year tsunami readiness programme and Emergency Management Tauranga City Council would be collaborating on that project.

Discussion points raised

- Consultation with the community on all issues around tsunami sirens would be undertaken as part of the Annual Plan consultation.
- The community working group was acknowledged and thanked for their work.

RESOLUTION CO1/22/9

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives the report – Tsunami Sirens.
- (b) Supports Emergency Management Tauranga City Council continuing to educate the public and raise public awareness with regards to tsunami preparedness.
- (c) Consults with the community on all issues and resolutions around tsunami sirens as part of the Annual Plan 2022/23.

CARRIED

11.5 Tauranga Public Transport Joint Committee Terms of Reference

Staff Brendan Bisley, Director of Transport

RESOLUTION CO1/22/10

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Receives the report "Tauranga Public Transport Joint Committee Terms of Reference".
- (b) Confirms that the Joint Committee established in December 2021 by Tauranga City Council and the Bay of Plenty Regional Council (to set the strategic and operational direction for an integrated public transport system for Tauranga City) be named the Tauranga Public Transport Joint Committee.
- (c) Adopts the Terms of Reference for the Tauranga Public Transport Joint Committee in Attachment 1 and delegates the role and powers to, and sets the quorum for, the Joint Committee as specified therein.
- (d) Confirms the appointment of Commission Chair Anne Tolley as the Chairperson and Councillor Andrew von Dadelszen as the Deputy Chairperson of the Tauranga Public Transport Joint Committee.
- (e) Notes that these appointments for Chairperson and Deputy Chairperson, along with the associated administrative support, will be rotated between the two partner councils on an annual basis, starting with Tauranga City Council in 2022.

CARRIED

11.6 Traffic & Parking Bylaw update No. 33

Staff Brendan Bisley, Director of Transport

The Commissioners thanked Brendan for his presentation to the Links Avenue community on the trial results.

RESOLUTION CO1/22/11

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives the Traffic and Parking Bylaw 2012 Amendments Report.
- (b) Adopts the proposed amendments to the Traffic and Parking Bylaw 2012 Attachment as per Appendix B, effective from 9 February 2022.

CARRIED

11.7 Annual Plan 2022/2023 – Community Grant Fund

Staff Gareth Wallis, General Manager: Community Services
Anne Blakeway, Manager: Community Partnerships
Richard Butler, Funding Specialist

Key points

- The Long-Term Plan set up a budget of \$1.81 million per annum for community grants and partnership agreements. Over one third of this budget (\$596,000 in 2022-23) was already committed to two established and significant arts and culture partnership agreements (the Incubator and the Elms). This meant that the total amount of funding available and contestable for new partnership arrangements and community grants was approximately \$1.2 million.
- This had created frustration among community organisations that funding was not effectively available.
- To meet the demand for community grants and new partnerships, it was recommended that an additional budget of \$596,000 in 2022-23 be added to the Community Grant Fund.

In response to questions

- The previous funding for partnerships had been on a fixed term basis, and the money in the previous Long-Term Plan had finished and had not been rolled over into the community grant fund.

Discussion points raised

- Preferred to have longer term relationships with organisations that helped the Council drive the issues and outcomes that the Council was seeking.
- Needed to develop parameters around what strategic partnerships were and how they were to be funded.
- Requested a further report on the approach to identifying and funding strategic partnerships and separating this from a community grants process.

RESOLUTION CO1/22/12

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the report “Annual Plan 2022/2023 – Community Grant Fund.

CARRIED

12 DISCUSSION OF LATE ITEMS

Considered as part of business at Item 11.7.

13 PUBLIC EXCLUDED SESSION**RESOLUTION TO EXCLUDE THE PUBLIC****RESOLUTION CO1/22/13**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
13.1 - Public Excluded Minutes of the Council meeting held on 15 November 2021	<p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege</p> <p>s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
13.2 - Exemption to open competition - Te Maunga Upgrade Programme physical Works	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
13.3 - Variation to Contract for Communications Services for Cameron Road Stage 1	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
13.4 - The Sale of Pitau Road village and Hinau Street Village - Disposal Classification	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

14 CLOSING KARAKIA

Commissioner Shadrach Rolleston closed the meeting with a karakia.

The meeting closed at 1:55 pm.

The minutes of this meeting were confirmed as a true and correct record at the Ordinary Council meeting held on 24 March 2022.

.....
CHAIRPERSON

7.2 Minutes of the Council meeting held on 21 February 2022

File Number: A13309964

Author: Robyn Garrett, Team Leader: Committee Support

Authoriser: Robyn Garrett, Team Leader: Committee Support

RECOMMENDATIONS

That the Minutes of the Council meeting held on 21 February 2022 be confirmed as a true and correct record.

ATTACHMENTS

- 1. Minutes of the Council meeting held on 21 February 2022**



MINUTES

**Ordinary Council meeting
Monday, 21 February 2022**

Order of Business

1	Opening karakia	3
2	Apologies	3
3	Public Forum	3
4	Acceptance of late items	3
5	Confidential business to be transferred into the open	3
6	Change to the order of business	4
7	Confirmation of Minutes	4
	Nil	
8	Declaration of conflicts of interest	4
9	Deputations, Presentations, Petitions	4
	Nil	
10	Recommendations from Other Committees	4
	Nil	
11	Business	4
11.1	Draft Annual Plan 2022/2023	4
11.2	2022/2023 - Draft User Fees and Charges	5
11.3	Proposed 2022/23 Development Contributions Policy	6
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11.6	Civic Precinct Options for Long Term Plan 2021-31 Amendment Consultation	10
12	Discussion of Late Items	11
13	Public excluded session	11
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14	Closing karakia	12

MINUTES OF TAURANGA CITY COUNCIL

**ORDINARY COUNCIL MEETING
HELD AT THE BAY OF PLENTY REGIONAL COUNCIL CHAMBERS, REGIONAL HOUSE,
1 ELIZABETH STREET, TAURANGA
ON MONDAY, 21 FEBRUARY 2022 AT 10AM**

PRESENT: Commission Chair Anne Tolley, Commissioner Shadrach Rolleston, Commissioner Stephen Selwood, Commissioner Bill Wasley

IN ATTENDANCE: Marty Grenfell (Chief Executive), Tony Aitken (Acting General Manager: People & Engagement), Paul Davidson (General Manager: Corporate Services), Barbara Dempsey (General Manager: Regulatory & Compliance), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy & Growth), Gareth Wallis (General Manager: Community Services), Jeremy Boase (Manager: Strategy and Corporate Planning), Andrew Mead (Manager: City and Infrastructure Planning), Alastair McNeil (Manager: Legal and Commercial), Ceilidh Dunphy (Community Relations Manager), Tracey Hughes (Financial Insights & Reporting Manager), Kathryn Sharplin (Manager: Finance), Ben Corbett (Team Leader: Growth Funding), Ana Blackwood (Development Contributions Policy Analyst), Malcolm Gibb (Project Manager – Rating Review), Jim Taylor (Transactional Services Manager), Frazer Smith (Manager: Strategic Finance & Growth), Mike Naude (Programme Manager - Civic Redevelopment Projects), Coral Hair (Manager: Democracy Services), Robyn Garrett (Team Leader: Committee Support), Sarah Drummond (Committee Advisor), Anahera Dinsdale (Committee Advisor)

1 OPENING KARAKIA

Commissioner Shad Rolleston opened the meeting with a karakia.

2 APOLOGIES

Nil

3 PUBLIC FORUM

Nil

4 ACCEPTANCE OF LATE ITEMS

Nil

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO THE ORDER OF BUSINESS

The transfer of the Infrastructure Funding and Financing proposals paper from the open to public excluded agenda for the meeting was noted, with the paper to be considered in public excluded session for the reason of ongoing commercial negotiations with Crown partners. The paper would be included in the open session of the next Council meeting.

7 CONFIRMATION OF MINUTES

Nil

8 DECLARATION OF CONFLICTS OF INTEREST

Nil

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

11 BUSINESS

11.1 Draft Annual Plan 2022/2023

Staff Kathryn Sharplin, Manager: Finance

Key points

- The draft budget was previously presented in December. There was a 13% overall rates rise proposed; the 12% rise indicated in the Long-term Plan was based on a 2.9% inflation assumption.
- Subsequent decisions made on items to include in the budget had been taken into account; the deliverability of capital projects had been reviewed and any re-costing required considered.
- Noted the reduced capital programme delivery figure for 2022/23.

In response to questions

- The 76/24 split between the residential and commercial sectors was retained; however, that split would not necessarily be retained for ever. This should be clearly signalled to the commercial sector.
- Very few charges were taking into account the current rate of inflation therefore costs were moving into rates. Water rates had allowed for an increase above the rate of inflation but were still below other metro water charges. If charges did not keep up with inflation, then a gap was created which a future council would need to address with a big jump in fees. Important to keep an overall balance so that fees and charges did not require a top up from general rates.
- \$55m had been moved into the subsequent financial year for capital delivery. The difficulty of forecasting the cash flow for land purchases was noted; it was treated almost like a holding fund which was adjusted as necessary between financial years.
- External funding would be sought for Omanawa Falls development with the budget adjusted as funding was achieved.

RESOLUTION CO3/22/1

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the report 'Draft Annual Plan 2022/2023'.

CARRIED

Report recommendations (b) – (d) were left to lie until the end of meeting to allow the inclusion of any changes made to budget figures during the meeting. The following resolutions were put after consideration of the other meeting business:

RESOLUTION CO3/22/2

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Stephen Selwood

That the Council:

- (b) Approves the 2022/23 capital programme of \$304 million.
- (c) Approves the high-level financials in this report as the baseline for the draft 2022/23 Annual Plan with an overall rate increase of 13% after growth, subject to confirmation of user fees including volumetric water charges.
- (d) Resolutions (b) and (c) be reflected in a draft Annual Plan Consultation Document for approval by Council on 24 March 2022.

CARRIED

11.2 2022/2023 - Draft User Fees and Charges

Staff Kathryn Sharplin, Manager: Finance

Key points

- The rising rate of inflation would put pressure on the cost of activities. The large activities that had most impact had been closely considered with proposed significant fee increases for the airport and car parking activities.
- Factoring in a higher inflation rate assumption e.g. 5% could be considered.

In response to questions

- The marginal increases of Beachside Holiday Park fees were noted; some charges such as the peak time charge for cabins seemed relatively low. Fees would be reconsidered and reported back at a subsequent meeting.
- Building inspections were charged out on a 0.75 hourly rate as the average inspection took 45 minutes.
- An across-the-board review of proposed fees and charges in terms of the current rate of inflation was suggested. Likely only a modest impact on revenue but noted the principle of fees keeping pace with inflation.
- Noted that Tauranga City Council water rates were significantly less than those charged in other cities; given the city's need for water restrictions, a progressive increase in water charges was suggested. Options of rainwater/stormwater collection could be considered but the bottleneck had generally been with provision of treated water back to the city rather than collection of water; however, with the recent decline in source streams, a wider review of water demand and supply was being undertaken jointly with Western Bay of Plenty District Council and Bay of Plenty Regional Council. Water provision needed to be considered in terms of

sustainability as well as from an engineering perspective.

RESOLUTION CO3/22/3

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives the report, 2022/2023 - Draft User Fees and Charges.
- (b) Leaves the approval of the draft user fees and charges (as set out in Attachment 1) for inclusion in the supporting information for consultation on the 2022/23 Annual Plan to lie until the subsequent Council meeting on 28 March 2022.

CARRIED

11.3 Proposed 2022/23 Development Contributions Policy

Staff Andrew Mead, Manager: City and Infrastructure Planning
Ana Blackwood, Development Contributions Policy Analyst

Key points

- The report outlined proposed changes to the Development Contributions Policy; the policy would come back to Council in March for adoption for consultation.
- There were minor changes to local development contributions and more significant changes to citywide development contributions, due to development contributions now being able to be collected for several types of community facility infrastructure.
- A 15% increase in citywide development contributions was proposed; this was significant but slightly less than had been signalled to the development and building sectors.

In response to questions

- The policy aimed to provide equity regarding who paid for what in the city, and to ensure that growth paid for growth as much as possible.
- Risks around the rising cost of projects was being mitigated with increased risk and contingency allowances in the capital project costing model; only foregone costs could not be recovered, as soon as updated project costs were received then development contributions could also be updated. Staff were confident that the project management structure and framework being established was as robust and disciplined as possible; while not a safeguard as such against increased costs it provided a good framework for analysis and review. Any material changes would come back to Council, particularly around cost increases.
- West Bethlehem development contributions were subsidised to provide certainty to the market and to ensure development was enabled; development contributions were a significant barrier for multi-owned Māori land.
- Clarification was provided around Council's ability to collect development contributions on reserves developed due to intensification and upgrading amenity such as trees and green spaces.
- National averages were taken into account when levels of service figures were determined for development of community facilities. Growth should only pay for a portion of growth – the need to be very clear on the apportionment and calculations of level of service to ensure integrity and transparency in collection of appropriate development contributions was noted.
- Clear and comprehensive communication was required with developers, builders and home buyers. A monthly newsletter was sent out by council's planning team to planners and developers which they were encouraged to share with prospective customers. There had been direct communication with some building companies; social media had also been utilised to try to bring possible costs to the attention of people considering building.
- The Annual Plan consultation document would include a section on future changes to the policy.

Discussion points raised

- The commissioners noted the thoroughness and readability of the report.

RESOLUTION CO3/22/4

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives this report; and
- (b) Approves the proposed changes to the operative Development Contributions Policy and incorporate changes into the Draft 2022/23 Development Contribution Policy for public consultation.

CARRIED

11.4 Annual Plan - Rating Policy Proposals

Staff Paul Davidson, General Manager: Corporate Services
Malcolm Gibb, Project Manager – Rating Review
Jim Taylor, Transactional Services Manager
Kathryn Sharplin, Manager: Finance

External Fraser Colegrave, Insight Economics

Tabled Document 1.

Key points

- An increase in commercial rates would be phased in over a two-year period. This was based on the analysis of transportation costs undertaken by Insight Economics, and would bring the rates allocation into line with the 50/50 benefit split of transportation between the commercial and residential sectors.
- The commercial ratepayer group spanned a wide variety of business interests; however, there was not significant enough variation within the commercial category to justify splitting up the rate more than simply between residential and commercial. Noted the need to adjust the balance between commercial and residential to reflect percentage generation of daily and peak hour trips.

In response to questions

- The increase in commercial rates tried to obtain equity between who paid for what benefits in the community and had been signalled strongly to the commercial/business sector during the previous year's Long-Term Plan consultation. Transport was a key driver of costs.
- Trip data used was from the latest publicly available New Zealand dataset.
- Assessment was based on primary trips with diverted trips discounted. Noted that retail trips were often done as part of a trip somewhere else e.g. en route to work and, in that situation, had not generated any additional trips.
- Future changes should also be signalled/discussed in the Annual Plan consultation document.
- Supported the phasing proposal and emphasised the need to be cognisant of the impact of business. There was a need to redress the balance as quickly as possible while recognising the current challenging business environment.

RESOLUTION CO3/22/5

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the report Annual Plan – Rating Policy Proposals; and
 - (i) Approves the recommendation that Option 2 be included in the 2022/23 Draft Annual Plan to initiate the change for the commercial and industrial sector to contribute a higher share of the rate funding for the transportation activity
 - (ii) Approves the recommendation that Option 2 takes full effect by 2023/24 so the commercial and industrial general rate differential moves to 1.9 in 2022/23 and then to 2.13 in 2023/24 and for the transportation targeted rate differential to move to 3.33 in 2022/23 and then 5 in 2023/24.
 - (iii) Acknowledges staff will continue to look at further options for the appropriate rating of the commercial and industrial sectors.

CARRIED

11.5 Long-term Plan Amendment Update

Staff Kathryn Sharplin, Manager: Finance

Key points

- This was an umbrella report that provided a wider context for the Long-term Plan Amendment (LTPA), and related primarily to relevant financial information: reduction of the capital programme in 2022/23; civic precinct decisions; possible impacts of the Infrastructure Funding and Financing work; additional grant funding; asset realisation and the Waka Kotahi subsidy. Draft detailed financials would be reported to Council at the 28 February Council meeting.

In response to questions

- The LTPA covered several significant changes to what was consulted on and included in the previous year's Long-term Plan.
- The proposed rebuild of the civic centre was significant and would provide a focus and heart for the city while recognising the history of the site; however, the proposal was different to what had been consulted on and needed to be put back to the public for consideration.
- The LTPA would signal to the community that Council was having discussions on alternative funding possibilities such as Crown funding, and was also considering selling some council assets e.g. marine precinct, car parking buildings.
- Three Waters reform was included, based on an assumption of ownership of those assets remaining with TCC.
- Cameron Rd costs had increased significantly, with no commitment of Crown funding at this stage. Noted that the benefits of the outcome did not change based on source of funding. The broader benefits to the community of the Cameron Rd works should be considered; in particular, the intensification of Te Papa and the increased growth in Tauriko with the associated vehicle use of SH29. There was a need to convert people out of cars into viable public transportation.

RESOLUTION CO3/22/6

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives the report.
- (b) Agrees that the Long-term Plan Amendment preferred option for consultation will include:
 - (i) The LTPA preferred option for the Civic Precinct (Te Manawataki O Te Papa)
 - (ii) Additional financial options to be finalised in the Council meeting of 28th February including a potential Infrastructure Funding and Financing (IFF) levy for the Transport System Plan (TSP) and Tauriko West
 - (iii) Further work to support sale of the Marine Precinct and Elizabeth Street and Spring Street Carparks, noting that no adjustment has been made to budgets pending further analysis and decisions around user fees.
 - (iv) Grant funding levels as proposed for the Civic Precinct report on this agenda, with additional risk analysis around lower grant funding levels completed
 - (v) NZTA funding assumed at full subsidy for core IFF projects but with some risk analysis around wider TSP programme
 - (vi) Include as a reduction in debt the proposed government grant to councils for better off funding of \$48m proposed as part of three waters reform
 - (vii) The assumption remains within the LTPA that council will retain ownership of three waters infrastructure assets
 - (viii) A review of capital programme delivery timeframes and significant known cost changes.

CARRIED

11.6 Civic Precinct Options for Long Term Plan 2021-31 Amendment Consultation

Staff Marty Grenfell, Chief Executive
Christine Jones, General Manager: Strategy and Growth
Gareth Wallis, General Manager: Community Services
Paul Davidson, General Manager: Corporate Services
Mike Naude, Programme Manager - Civic Redevelopment Projects

Key points

- The civic precinct development was a \$303m project and was the largest programme of capital work that Tauranga would see for city amenities for some time.
- The draft masterplan for the precinct had been adopted by the Commissioners. Further information was provided on funding, financing, delivery and timing of development of the whole civic precinct.
- The background to the development of a city centre strategy was outlined. A museum was a key part of the initial strategy; this strategy had been reflected in ongoing strategic initiatives both sub-regionally and for the city. The civic precinct was a key part of inner-city revitalisation and would create a centre point for the city.
- Tauranga was in community amenity catch-up mode following a history of under-investment. Outlined the function, ideals and purposes of the separate key components on Site A – a civic wharf, library and community hub, museum and exhibition centre, an upgraded and modernised Baycourt, civic plaza spaces including upgrading Masonic Park. Site B, which contained a performing arts centre and a hotel/conference facility, would be privately developed. Site C comprised the waterfront area with a new wharf, an upgraded playground and links with other parts of the city e.g. Memorial Park. Highlighted the importance of the three sites linking and supporting each other in terms of functionality and development.
- The report recommended a single stage phased project, with the bulk of the project delivered within six years, starting with the library and community hub. The expertise of the design and delivery teams would be retained if framed as one phased project, project delivery would be faster and costs and site services would be rationalised.
- The project allowed for \$150m of TCC debt; other funding was expected from government sources, asset realisation and application of three waters funding. Impact on rates was a 0.7% rates increase.

In response to questions

- If external funding was not forthcoming the scope and delivery of the project could be reviewed and reset as necessary. There would be checkpoints along the way which would be a stop or go assessment for each component of the precinct.
- Using a single stage phased project delivery framework would attract developers and contractors that would not necessarily be interested on a project by project basis. Development of the civic precinct would provide wider economic stimulus for the city e.g. attraction of conferences.
- Need to have conversations with the community about the ongoing operational costs as well as the capital costs.

Discussion points raised

- Determination to give the city the heart it deserves and needs, was an enormous opportunity for the city of Tauranga.

RESOLUTION CO3/22/7

Moved: Commissioner Bill Wasley
Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the report 'Civic Precinct Options for Long Term Plan 2021-31 Amendment Consultation'.
- (b) Agrees to consult on the following options regarding the future of the civic precinct, via the Long-Term Plan 2021-31 Amendment consultation process.
 - Option One: Te Manawataki O Te Papa (Civic Precinct) Masterplan (Refreshed 2021) at an estimated capital cost of \$303.4 million.
 - Option Two: Civic precinct projects and services currently included in the LTP 2021-31 (modified status quo option with updated costings) at an estimated capital cost of \$126.8 million.
- (c) Approves Option One 'Te Manawataki O Te Papa (Civic Precinct) Masterplan (Refreshed 2021)' as the preferred option for Long Term Plan 2021-31 Amendment consultation.
- (d) Approves \$600,000 of Te Manawataki O Te Papa operational costs in 2022/2023, to be loan funded over five years, including costs relating to the completion of business cases.
- (e) Notes that, while future external funding is uncertain, it is Council's intention that no more than 50% of the financing for the preferred Option 1 project is via ratepayer-funded loan.
- (f) Notes that staff will report back with a full cost refresh prior to the deliberations on the Long-Term Plan Amendment following the consultation process.

CARRIED

12 DISCUSSION OF LATE ITEMS

Nil

13 PUBLIC EXCLUDED SESSION**RESOLUTION TO EXCLUDE THE PUBLIC****RESOLUTION CO3/22/8**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Stephen Selwood

That the public be excluded from the following parts of the proceedings of this meeting, with the exception of Sean Wynne, Crown Infrastructure Partners.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
13.1 - TCC's Infrastructure Funding and Financing proposals - TSP and Tauriko West	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

14 CLOSING KARAKIA

Commissioner Rolleston closed the meeting with a karakia.

The meeting closed at 1pm.

The minutes of this meeting were confirmed as a true and correct record at the Ordinary Council meeting held on 24 March 2022.

.....
CHAIRPERSON

8 DECLARATION OF CONFLICTS OF INTEREST

9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

10 RECOMMENDATIONS FROM OTHER COMMITTEES

Nil

11 BUSINESS

11.1 Adoption of consultation document and supporting material - Long-term Plan Amendment and Annual Plan 2022/23

File Number: A13289794

Author: Josh Logan, Team Leader: Corporate Planning
Kathryn Sharplin, Manager: Finance

Authoriser: Paul Davidson, General Manager: Corporate Services

PURPOSE OF THE REPORT

1. To present the consultation document for the proposed amendment to the Long-term Plan 2021-2031 and the draft Annual Plan 2022/23 for adoption.

RECOMMENDATIONS

That the Council:

- (a) Receives the report.
- (b) Approves the consultation document for the proposed amendment to the Long-term Plan 2021-2031 and draft Annual Plan 2022/23 (**Attachment 1**).
- (c) Adopts the proposed amendment to the Long-term Plan 2021-2031(**Attachment 2**) to be consulted on through the Long-term Plan Amendment consultation document.
- (d) Adopts the draft Annual Plan 2022/23 supporting financial information (**Attachment 3**).
- (e) Adopts the proposed amendments to the fees and charges schedule and the Statement of Proposal for the draft 2022/23 user fees and charges as the basis for public consultation (**Attachments 4 and 5**).
- (f) Receives the audit opinion on the consultation document for the proposed Long-term Plan Amendment, pursuant to s93D (4) of the Local Government Act 2002.
- (g) Adopts the audited consultation document for public consultation for the proposed Long-term Plan Amendment, using the special consultative procedure pursuant to s93 and s93A of the Local Government Act 2002.
- (h) Authorises the Chief Executive to make minor amendments to the documentation to ensure accuracy and correct minor drafting errors.

EXECUTIVE SUMMARY

2. Council has previously agreed to consult through a Long-term Plan Amendment (LTPA) on additional investment around the Civic Precinct with the objective of being a city which is proud of itself and its heritage and has a vibrant heart.
3. The second consultation item for the LTPA is to look at alternative funding and financing arrangements due to Council's balance sheet constraints, while also ensuring groups within the community pay their fair share.
4. The Infrastructure Funding and Financing arrangements are for investment at Tauriko West new growth area, and on specific transportation projects. These alternative arrangements are under the Infrastructure Funding and Financing Act 2020 (IFF).
5. The consultation document is presented for adoption as **Attachment 1**.

6. Further supporting documentation is included as **Attachment 2** including:
 - (a) Changes from the LTP document,
 - (b) Further explanation of the IFF proposals.
7. Council has previously adopted the draft annual plan budget, user fees and charges schedule, and proposed changes to rating structure to increase the commercial differential.
8. The specific consultation items for the annual plan relate to the ongoing work to ensure different types of ratepayers pay their fair share. As a result, there are proposed changes to the rating structure to increase the commercial differential. A second consultation item is included to not install Tsunami sirens.
9. Further information is provided as supporting documentation in **Attachment 3** including:
 - (a) draft annual plan budgets
 - (b) further information on changes to the rating structure.
10. User fees schedule and statement of proposal are attached as **Attachments 4 and 5**.
11. In addition to this report a further report, Adoption of the Draft 2022/23 Development Contributions Policy, presented at this meeting contains the Draft Development Contributions Policy as well as the Statement of Proposal for the Development Contributions Policy which will require adoption in order to progress to public consultation.

BACKGROUND

12. On 6 December 2021, Council considered two reports on the Civic Precinct Masterplan and the key issues and proposed approach to the Annual Plan 2022/23. As part of the Civic Precinct Masterplan report council approved the preparation of a Long-term Plan Amendment alongside the annual plan.
13. In the second report on the annual plan, in addition to agreeing on the approach and timeline Council, also resolved to:
 - Agree to redirect \$1.1m debt retirement proposed for stormwater debt in 2023 to instead retire \$1.1m of debt associated with existing unfunded liabilities
 - Note that in future Annual Plan processes the portion of stormwater debt retirement above \$1.3m per annum proposed in subsequent years of the LTP could be diverted to retire debt associated with unfunded liabilities until that debt is extinguished.
 - Note that the review of aspects of the rating structure agreed as part of the 2021-31 Long-term Plan deliberations is continuing with a view to implementing changes to the current rating approach in the 2022/23 year.
 - Note that there is increased supply and cost pressures since the 2021-31 Long-term Plan was adopted that will be factored into the upcoming Annual Plan.
14. On 13 December 2021, Council considered the indicative draft budget for the Annual Plan 2022/23. Council endorsed, in principle, the Annual Plan draft budget for capital and operations as summarised in the attachment to the report.
15. In addition, Council
 - Confirmed the funding mix for general rates, stormwater, resilience and community targeted rates between the commercial/industrial sector and the residential sector will at least be maintained at 76%/24% once the property revaluation process on capital values is completed for the 2022/23 financial year
 - Endorsed the principle that the benefits provided by the transport activity be further considered in February 2022, to more fairly allocate rate revenue funding between the commercial/industrial sector and residential sector, for inclusion in the draft 2022/23 draft Annual Plan.

- Consult with the community during the 2022/23 Annual Plan process on how best to transition to a higher differential for the commercial/industrial sector to align with benefits received from council investment to ensure the rate funding mix is better balanced across all its activities.
16. On 8 February 2022, Council was presented with issues and options papers on matters relating to budget decisions for the annual plan. Decisions considered through these were amendments to budgets for capital projects for the Spaces and Places activity and also a decision was made to consult on the Tsunami Sirens project.
17. On 21 February 2022, Council was presented with reports on the following items:
- Draft Annual Plan 2022/2023
 - 2022/2023 - Draft User Fees and Charges
 - Annual Plan - Rating Policy Proposals
 - Long-term Plan Amendment Update
 - Civic Precinct Options for Long Term Plan 2021-31 Amendment Consultation
18. In relation to the Annual Plan for 2022/23, along with receiving the report Council resolved the following:
- (b) Approves the 2022/23 capital programme of \$304 million.
 - (c) Approves the high-level financials in this report as the baseline for the draft 2022/23 Annual Plan with an overall rate increase of 13% after growth, subject to confirmation of user fees including volumetric water charges.
 - (d) Resolutions (b) and (c) be reflected in a draft Annual Plan Consultation Document for approval by Council on 24 March 2022.
19. The 2022/2023 - Draft User Fees and Charges report was left to lie on the table and asked that further work be undertaken to consider a higher rate of inflation (as 2.9% had been used as per what was in the Long-term Plan) and also ensure that those using the services paid their fair share. This work was to be reported back at the next meeting on 28 February 2022.
20. A report on rating policy proposals was then considered and through this Council resolved to:
- (i) Approves the recommendation that Option 2 be included in the 2022/23 Draft Annual Plan to initiate the change for the commercial and industrial sector to contribute a higher share of the rate funding for the transportation activity
 - (ii) Approves the recommendation that Option 2 takes full effect by 2023/24 so the commercial and industrial general rate differential moves to 1.9 in 2022/23 and then to 2.13 in 2023/24 and for the transportation targeted rate differential to move to 3.33 in 2022/23 and then 5 in 2023/24.
 - (iii) Acknowledges staff will continue to look at further options for the appropriate rating of the commercial and industrial sectors.
21. The Long-term Plan amendment update agreed that the Long-term Plan Amendment preferred option for consultation will include:
- (i) The LTPA preferred option for the Civic Precinct (Te Manawataki O Te Papa)
 - (ii) Additional financial options to be finalised in the Council meeting of 28th February including a potential Infrastructure Funding and Financing (IFF) levy for the Transport System Plan (TSP) and Tauriko West
 - (iii) Further work to support sale of the Marine Precinct and Elizabeth Street and Spring Street Carparks, noting that no adjustment has been made to budgets pending further analysis and decisions around user fees
 - (iv) Grant funding levels as proposed for the Civic Precinct report on this agenda, with additional risk analysis around lower grant funding levels completed

- (v) NZTA funding assumed at full subsidy for core IFF projects but with some risk analysis around wider TSP programme
 - (vi) Include as a reduction in debt the proposed government grant to councils for better off funding of \$48m proposed as part of three waters reform
 - (vii) The assumption remains within the LTPA that council will retain ownership of three waters infrastructure assets
 - (viii) A review of capital programme delivery timeframes and significant known cost changes.
22. Finally, the Civic Precinct Options for Long Term Plan 2021-31 Amendment Consultation were considered, and Council resolved to:
- (a) Receive the report 'Civic Precinct Options for Long Term Plan 2021-31 Amendment Consultation'.
 - (b) Agree to consult on the following options regarding the future of the civic precinct, via the Long-Term Plan 2021-31 Amendment consultation process.
 - Option One: Te Manawataki O Te Papa (Civic Precinct) Masterplan (Refreshed 2021) at an estimated capital cost of \$303.4 million.
 - Option Two: Civic precinct projects and services currently included in the LTP 2021-31 (modified status quo option with updated costings) at an estimated capital cost of \$126.8 million.
 - (c) Approve Option One 'Te Manawataki O Te Papa (Civic Precinct) Masterplan (Refreshed 2021)' as the preferred option for Long Term Plan 2021-31 Amendment consultation.
 - (d) Approve \$600,000 of Te Manawataki O Te Papa operational costs in 2022/2023, to be loan funded over five years, including costs relating to the completion of business cases.
 - (e) Note that, while future external funding is uncertain, it is Council's intention that no more than 50% of the financing for the preferred Option 1 project is via ratepayer-funded loan.
 - (f) Note that staff will report back with a full cost refresh prior to the deliberations on the Long-Term Plan Amendment following the consultation process.
23. On 28 February 2022, the final reports prior to the preparation of the consultation material were considered. Included were:
- Long-term Plan Amendment Financials
 - 2022/2023 - Draft User Fees and Charges
24. The first report on the Long-term Plan Amendment Financials considered the effect on Council financials and the financial strategy of the proposed 2021-31 Long-term Plan Amendment for the Civic Precinct and Infrastructure Funding and Financing initiatives. Through this Council:
- (i) Agreed to the proposed updates to the draft financials for the proposed 2021-31 Long-term Plan Amendment,
 - (ii) Agreed to include the proposed Crown Infrastructure Partners Levies within the Long-term Plan amendment with offset adjustments to transportation targeted rates applying from 2025,
25. The updated user fees and charges report was considered again with a higher rate of inflation (5.9%) applied. Council approved the user fees for consultation and also agreed to include in the annual plan an overall rates increase, including water volumetric charging of 13.7%. Noting that excluding water volumetric charging the overall rates increase is 13%.

26. The Long-term Plan Amendment and draft Annual Plan 2022/23 have been produced in line with the above resolutions. In addition further debt retirement has been able to be reduced across other activities as well as transportation as a result of improved balance sheet capacity across early years of the LTPA. This improvement has been enabled by a combination of a rephased capital programme, additional subsidies and grant revenue and IFF off balance sheet arrangements.
27. A consultation document has been produced accordingly which aims to consult with the community regarding Council's preferred approach for Civic Precinct Master Plan, Infrastructure Funding and Financing Act proposals, proposed changes to the commercial differential (within the general rate and transport targeted rate), Tsunami sirens project and the proposed budget for 2022/23.
28. Finally, noting that the above recommendations for 2022/23 have resulted in a median residential rate increase of 9.2% and median commercial rate increase of 24%. Also included in the changes are the changes in the commercial general rate differential to from 1:1.6 to 1:1.9 and the transportation targeted rate differential move from 1:1.6 to 1:3.33 in 2022/23.

Fees and Charges

29. Council was presented with draft user fees and charges in the 28 February 2022 meeting, which were approved for consultation alongside the Long-term Plan Amendment and Annual Plan.
30. However, in final review, a number of slight wording amendments and some price corrections have been made in the document for the following activities:
- Animal Services
 - Dog registration - fees have been removed as these are to be set by Council resolution, in a process separate to the Annual Plan.
 - Microchip fees - new standard fee introduced for all microchipping, regardless of whether dog is impounded or not.
 - Building Services
 - Certificate of Acceptance (COA) site inspection
 - (i) for clarification wording amended to:
Inspection time will be charged in 45min blocks, and will include travel time, time onsite and time spent completing associated inspection documentation.
 - (ii) Certificate of Acceptance (COA) Residential – proposed fee reduced from \$207 to \$201
 - Onsite minor variation (Residential) – proposed fee reduced from \$207 to \$201
 - Sustainability & Waste
 - Additional 140L bin for rubbish collection service - proposed fee increased from \$100 to \$140
 - Garden waste service – four weekly 240L bin - proposed fee increased from \$65 to \$70

STRATEGIC / STATUTORY CONTEXT

31. This report forms part of the requirements under the Local Government Act 2002 in preparing an annual plan and Long-term Plan Amendment for consultation.

OPTIONS ANALYSIS

32. This report brings together for the purposes of consultation prior decisions of Council, so no options are presented as part of this report

FINANCIAL CONSIDERATIONS

33. The annual plan and LTPA set out the financial implications for the Council of the proposals in the consultation document. Further information is provided in supporting documentation which is referenced in the consultation document.
34. Overall, under the LTPA proposals, individually and in combination, Council would remain financially sustainable with debt to revenue ratios maintained within limits and with headroom for unforeseen risks.
35. Under the LTPA rates would be higher than the LTP to support the additional facilities provided as part of the Civic Precinct.
36. However, overall total ratepayer payments (including rates and IFF levy) could be reduced from the LTP levels by amending the debt retirement levels that were set in the LTP.
37. The reason the rates funded debt retirement could be reduced in the next ten years is a combination of lower debt and higher revenue in the LTPA reflecting:
- (a) a rephasing of capital delivery to later years,
 - (b) the higher external grant revenue assumed for the Civic precinct,
 - (c) higher revenue assumed from NZTA as the 51% share of higher costs of roading projects at Tauriko West and Cameron Road,
 - (d) an additional \$260m of funds provided to TCC during the 8-year period to 2031 to fund the costs of IFF-funded capital projects. This brings TCC debt levels down while, under the IFF repayment profile, most of the debt repayment occurs outside the ten years of the LTP. To some extent rates could be brought down using targeted rates instead of IFF by apportioning more of the debt retirement outside the ten years than had been planned in the LTP. However, this would reduce Council's debt headroom compared with the IFF option.

LEGAL IMPLICATIONS / RISKS

38. The Local Government Act 2002 sets the requirements for preparation of the Long-term Plan Amendment and the annual plan.

SIGNIFICANCE

39. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
40. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
41. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the consultation document for the Long-term Plan Amendment and Annual

Plan is of high significance as it has high financial consequences, large consequences for the city and is of high public interest.

ENGAGEMENT

42. Taking into consideration the above assessment, that the Long-term Plan Amendment and Annual Plan are of high significance, the consultation document will go out for public consultation using the special consultative procedure under the LGA. This will be for a period of one month, from 25 March to 26 April 2022.
43. Consultation on the Statement of Proposals for User Fees and Charges, and for the Development Contributions Policy will be held concurrently with the Long-term Plan Amendment and Annual Plan. A formal submission process and hearings will be held in May 2022.

NEXT STEPS

44. The consultation document and supporting documents will be published on 25 March 2022.

ATTACHMENTS

1. **Attachment 1 - Consultation Document - A13309162** [↓](#)
2. **Attachment 2 - LTPA Supporting Information - A13309163** [↓](#)
3. **Attachment 3 - Annual Plan Supporting Information - A13309164** [↓](#)
4. **Attachment 4 - Draft 2022/23 User Fees and Charges - A13275633** [↓](#)
5. **Attachment 5 - Statement of Proposal - Draft 2022/23 User Fees and Charges - A13290789** [↓](#)

Attachment 1

The Long-term Plan Amendment and draft Annual Plan 2022/23 consultation document will be provided separately.

Attachment 2

The Long-term Plan Amendment supporting information will be provided separately.

Attachment 3

The draft Annual Plan 2022/23 supporting financial information will be provided separately.

Will include:

Capex:

Revised capital expenditure proportion by activity (donut or similar)

Revised capital exp vs LTP for 2023 (bar chart or similar)

Significant movements from LTP

Revised capital expenditure by Activity group and programme

Opex:

Prospective statement of operating revenue and expense with variances to LTP

Explanation of significant opex variances to LTP

Prospective financial statements – Statement of Comprehensive Revenue and Expenditure,

Statement of Financial Position, Statement of Movements in Equity

2022/23

Draft user fees and charges



Tauranga City

Schedule of fees and charges

User fees and charges are used to assist the operation and maintenance of a variety of services provided to the community. User fee revenue reduces the rate revenue required to be collected from ratepayers.

Council wants to minimise rate increases wherever possible and has indicated that it will continue to review all user fees and charges on an ongoing basis.

All fees in the following tables are stated inclusive of GST, unless otherwise stated.

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Airport

Summary for 2022/23 proposed changes

- Proposed no increase for fees for 2022/23.
- A regular review of landing fees are carried out every 5 years
- Airport car park charges were increased in December 2018.

	2022/23
LANDING CHARGES FOR NON REGULAR PASSENGER TRANSPORT AIRCRAFT	
Helicopters and all aircraft < 800kgs	\$11.50
All Aircraft 800 - 1,650kgs	\$17.25
All Aircraft 1,650 - 2,500kgs	\$23.00
All Aircraft 2,500 - 4,000kgs	\$28.75
All Aircraft 4,000 - 5,000kgs	\$46.00
All Aircraft 5,000 - 10,000kgs	\$69.00
All Aircraft 10,000 - 15,000kgs	\$127.65
All Aircraft 15,000 - 25,000kgs	\$195.50
All Aircraft > 25,000kgs	\$460.00

LANDING CHARGES FOR REGULAR PASSENGER TRANSPORT AIRCRAFT ABOVE 5,000KG	
Base Terminal Charge (per passenger)	\$4.84
Terminal Development Charge (per passenger) (effective 1 February 2019)	\$2.46

Landing charges will be invoiced to the registered aircraft owner monthly, unless paid on the day of landing.

Weights are based on maximum certified take-off weight (MCTOW) of the aircraft.

All powered aircraft carrying out circuits and local training will be charged for one landing per training session.

These charges are set in accordance with section 9 of the Airport Authorities Act.

	2022/23
AIRPORT CARPARK CHARGES (SHORT TERM)	
Up to 1hr	\$3.00
1-2hr	\$6.00
2-3hr	\$9.00
3-4hr	\$12.00
4-5hr	\$15.00
5-6hr	\$18.00
6-7hr	\$20.00
7-8hr	\$20.00
1 day	\$20.00
2 days	\$40.00
3 days	\$60.00
4 days	\$80.00
5 days	\$100.00
6 days	\$120.00
Maximum	\$160.00
Lost Ticket	\$160.00

Note: Parking for 20 minutes for drop off and pick up of passengers on scheduled flights is free.

Airport

	2022/23
AIRPORT CARPARK CHARGES (LONG TERM)	
Up to 1hr	\$3.00
1-2hr	\$6.00
2-3hr	\$9.00
3-4hr	\$12.00
4-5hr	\$15.00
5-6hr	\$15.00
6-7hr	\$15.00
Over 5h - 1 day	\$20.00
2 days	\$35.00
3 days	\$50.00
4 days	\$65.00
5 days	\$80.00
6 days	\$95.00
Maximum	\$95.00
Lost Ticket	\$95.00

	2022/23
AIRPORT TAXI FEES	
Annual licence per taxi	\$20.00
Per use of rank	\$2.00
Bulk billing arrangements available	

Animal Services

Summary for 2022/23 proposed changes

- Proposed increase to dog registration fees to match operational costs.
- Increase of mileage reimbursement fee to reflect the current rate.

Please note: Dog registrations expire on 30 June each year. After this date, any dog over the age of 3 months that is not registered for the first time, or is not re-registered from the previous year, is deemed to be an 'unregistered dog'. The standard registration fee will apply up to 31 July and any registrations paid after this date will incur the penalty fee.

Please note that Dog Registration fees are set by way of Council resolution, separate to the Annual Plan process.

New standard fee for ALL microchipping, regardless of whether dog impounded or not. This recognises that there should be no difference between the two.

	2022/23	
	Registration Fee (if paid before 1 August)	Penalty Fee
DOG REGISTRATION FEE[^]		
Normal	Still to be set [^]	Still to be set [^]
Dangerous Dogs (classified)	Still to be set [^]	Still to be set [^]
Pro-rata fees apply for dogs that turn three months old on or after 1 July, dogs that are imported into New Zealand or dogs adopted from the SPCA.		
[^] set by Council resolution, separate to Annual Plan process		
PDF Link to pro rata rates		
MICROCHIP FEES*		
Microchip fee - All dogs	\$30.00	N/A
*New standard fee for ALL microchipping, regardless of whether dog impounded or not. This recognises that there should be no difference between the two.		
EXEMPTIONS		
Any certified disability assist dog (s75 Dog Control Act 1955)	Nil fee	Nil fee
Dogs owned by:		
Aviation Security Services	Nil fee	Nil fee
Department of Conservation		
Department of Corrections		
Ministry of Agriculture and forestry		
Ministry of Defence		
Ministry of Fisheries		
New Zealand Customs Service		
New Zealand Defence Force		
New Zealand Police		
Director of Civil Defence and Emergency Management (whilst those dogs are on active duty)		
	Non Registered	Registered
IMPOUNDING		
First impounding	\$92.00	\$62.00
Second impounding	\$133.00	\$133.00
Third impounding	\$191.00	\$191.00
Fourth and subsequent impounding	\$265.00	\$265.00
Sustenance fee (per day or part of)	\$11.00	\$11.00
Dogs released after hours	\$50.00	\$50.00

Animal Services

	2022/23
INFRINGEMENT OFFENCES (AS SET BY LEGISLATION)	
Wilful obstruction of a Dog Control Officer	\$750.00
Failure or refusal to supply information or wilfully providing false particulars	\$750.00
Failure to supply information or wilfully providing false particulars about a dog	\$750.00
Failure to comply with any Dog Control Bylaw	\$300.00
Failure to comply with effects of disqualification	\$750.00
Failure to comply with requirements of dangerous dog classification	\$300.00
Fraudulent sale or transfer of a dangerous dog	\$500.00
Failure to comply with requirements of menacing classification	\$300.00
Failure to implant a microchip transponder in dog	\$300.00
False statement relating to dog registration	\$750.00
Failure to register dog	\$300.00
Fraudulent procurement or attempt to procure replacement dog registration label or disc	\$500.00
Failure to advise change of dog ownership	\$100.00
Failure to advise change of address	\$100.00
Removal, swapping or counterfeiting of registration label/disc	\$500.00
Failure to keep dog controlled or confined on private land	\$200.00
Failure to keep dog under control	\$200.00
Failure to provide proper care and attention, to supply proper or sufficient food, water, shelter, or adequate exercise	\$300.00
Failure to carry leash in public	\$100.00
Failure to undertake dog owner education programme or dog obedience course (or both)	\$300.00
Failure to comply with obligations of probationary owner	\$750.00
Failure to comply with barking dog abatement notice	\$200.00
Failure to advise of muzzle and leashing requirements	\$100.00
Falsely notifying death of dog	\$750.00
Allowing dog known to be dangerous to be at large unmuzzled or unleashed	\$300.00
Releasing dog from custody	\$750.00
OTHER DOG FEES	
Surrender fee	\$60.00
Seizure fee	\$100.00
Replacement Registration Tag	\$10.00
ADOPTION FEES	
Male dogs	\$280.00
Female dogs	\$300.00
STOCK CONTROL FEES	
For every: Horse, cattle, deer, ass, mule or pig	
Impounding	\$58.25
Conveying	Actual cost
Sustenance (per day or part thereof)	Actual cost
SHEEP OR GOAT	
Impounding	\$58.25
Conveying	Actual cost
Sustenance (per day or part thereof)	Actual cost
SERVICE OF NOTICES	
Service of Notices	\$15.00
Insertion of Notice in Newspaper (plus actual cost of insertion)	\$15.00
Call Out Fee	\$135.00
Mileage (kms)	0.79

Asset Protection Bond & Service Connection Fees

Summary for 2022/23 proposed changes

- Proposed increases for Service Connection fees for 2022/23. The increase reflects actual processing costs.
- Inflation and rounding has been applied to all other proposed user fees for 2022/23.

Processing and Inspection Fees for Asset Protection Bond

Notes:

- Asset protection bonds are deposits only
- Where Council incurs additional cost in administering the asset protection bond then additional fees will be charged. Examples of incurring additional cost include undertaking additional inspections over and above those stated below, arranging for sub-standard works or damaged assets/ infrastructure to be brought up to the required standards, re-inspections of work etc.
- Where additional fees are charged, the fees will be charged on a time and cost basis with a minimum fee of 1 hour plus disbursements and deducted from the bond amount prior to refund
- For item 3 above if the value of the additional fees exceeds the value of the bond then Council will invoice the Bond Holder for the balance outstanding.

	2022/23
REFUNDABLE ASSET PROTECTION BOND	
Refundable asset protection bond (where double check value or RPZ not required) - residential	\$1,070.00
Refundable asset protection bond where double check valve or RPZ required - residential	\$2,250.00
Refundable asset protection bond (where double check value or RPZ not required) - commercial	\$2,050.00
Refundable asset protection bond where double check valve or RPZ required - commercial	\$5,100.00
BOND PROCESSING AND INSPECTION FEES	
Bond processing and inspection fee (no vehicle crossing)	\$265.00
Bond processing and inspection fee (with a vehicle crossing)	\$365.50
Water, wastewater and stormwater connection inspection fee	\$155.00
SERVICE CONNECTION FEES	
Service connection application fee	\$243.90
Streetlight relocation fee	\$508.30
Services that may require a Service Connection Approval are: Water / Wastewater / Stormwater Connections; Streetlight Relocation and Vehicle Crossings. All Service Connection Applications require the payment of a refundable Asset Protection Bond.	
OTHER FEES	
Removal and replacement of juvenile street trees - per tree	\$791.60

Baycourt

Summary for 2022/23 proposed changes

- GST inclusive

	2022/23					
	Complex Commercial	Addison Commercial	X Space Commercial	Terrace Room Commercial	Green Room Commercial	Terraces
VENUE RENTAL - COMMERCIAL						
Non-performance e.g. meetings/conferences/private functions	\$4,255.00	\$2,645.00	\$977.50	\$333.50	\$333.50	\$632.50
Performances*	\$4,025.00	\$2,530.00	\$943.00	\$230.00	\$230.00	\$402.50
Exhibitions	\$4,025.00	\$2,530.00	\$632.50	\$230.00	\$230.00	\$402.50
Pre/Post Show Function	N/A	N/A	\$345.00	\$230.00	\$230.00	\$402.50

*or 12% of net box office takings, whichever is greater

SURCHARGES						
Statutory Days						50%
Additional Performance per Day						50%

	Complex Community	Addison Community	X Space Community	Terrace Room Community	Green Room Community	Terraces
VENUE RENTAL - COMMUNITY*						
Non-performance e.g. meetings/conferences/private functions	N/A	N/A	N/A	N/A	N/A	N/A
Performances*	\$2,012.50	\$1,265.00	\$471.50	\$115.00	\$115.00	\$201.25
Exhibitions	\$2,012.50	\$1,265.00	\$316.25	\$115.00	\$115.00	\$201.25
Pre/Post Show Function	N/A	N/A	N/A	N/A	N/A	N/A

*or 12% of net box office takings, whichever is greater

NOTE: COMMUNITY RATE applies to performances and exhibitions only

SURCHARGES						
Statutory Days						50%
Additional Performance per Day						50%

Bay Venues Limited (BVL)

Summary for 2022/23 proposed changes

- Proposed increases are subject to Council/Policy Committee decisions. Note: this is the subject of a report to the Policy Committee

Bay Venues Limited is a Council Controlled Organisation that manages the following: Trustpower Baypark, Aquatic Venues including the Mount Hot Pools and Baywave, Indoor Sports Venues, Community Halls and Centres.

Tauranga City Council's Enduring Statement of Expectations states that fee increases can unilaterally be implemented by BVL unless these fees are increasing by more than inflation.

Information on User Fees is available on www.bayvenues.co.nz

	Incl. GST 2022/23
AQUATICS GENERAL ENTRY	
Baywave	
Adult	\$8.60
Child/Senior	\$5.70
Family	\$23.10
Spectator	\$1.60
Hydroslide	\$5.90
Spa/Sauna - additional to entry fee	\$5.40
Spa/Sauna Only - Adult	\$8.90
Spa/Sauna Only - Senior	\$6.70
Greerton	
Adult	\$5.50
Child/Senior	\$2.60
Family	\$13.10
Spectator	\$0.60
Memorial/Otumoetai	
Adult	\$5.30
Child/Senior	\$2.60
Family	\$12.80
Spectator	\$0.60
AQUATICS LANE HIRE	
Standard Lane Hire - Peak	\$9.30
Standard Lane Hire - Off-Peak	\$4.40
High User Lane Hire - Peak	\$9.30
High User Lane Hire - Off-Peak	\$4.40
Schools (9am - 3pm)	\$4.40
Adult Squad Baywave	\$4.20
Adult Squad Greerton/Memorial/Otumoetai	\$2.50
Child Squad Baywave	\$4.10
Child Squad Greerton/Memorial/Otumoetai	\$1.90
AQUATICS MEMBERSHIPS	
Baywave	\$458.70
Greerton/Memorial/Otumoetai	\$277.70

Bay Venues Limited (BVL)

INDOOR SPORTS

Trustpower Arena

Adult - Standard	\$50.70
Adult - Community Regular	\$40.60
Youth/Senior - Standard	\$32.90
Youth/Senior - Community Regular	\$26.40

QEYC

Adult - Standard	\$35.60
Adult - Community Regular	\$28.40
Youth/Senior - Standard	\$25.20
Youth/Senior - Community Regular	\$20.10

Aquinas

Adult - Standard	\$27.20
Adult - Community Regular	\$23.20
Youth/Senior - Standard	\$18.60
Youth/Senior - Community Regular	\$16.30

Merivale Action Centre

Adult - Standard	\$27.20
Adult - Community Regular	\$23.20
Youth/Senior - Standard	\$18.60
Youth/Senior - Community Regular	\$16.30

Mount Sports Centre

Adult - Standard	\$27.20
Adult - Community Regular	\$23.20
Youth/Senior - Standard	\$18.60
Youth/Senior - Community Regular	\$16.30

Bay Venues Limited (BVL)

COMMUNITY HALLS

Bethlehem

Adult - Standard	\$25.60
Adult - Community Regular	\$20.50
Youth/Senior - Standard	\$19.90
Youth/Senior - Community Regular	\$16.10

Cliff Rd

Adult - Standard	\$12.70
Adult - Community Regular	\$10.30
Youth/Senior - Standard	\$9.00
Youth/Senior - Community Regular	\$7.20

Elizabeth St

Adult - Standard	\$12.70
Adult - Community Regular	\$10.30
Youth/Senior - Standard	\$9.00
Youth/Senior - Community Regular	\$7.20

Greerton

Adult - Standard	\$25.60
Adult - Community Regular	\$20.50
Youth/Senior - Standard	\$19.90
Youth/Senior - Community Regular	\$16.10

Matua

Adult - Standard	\$25.60
Adult - Community Regular	\$20.50
Youth/Senior - Standard	\$19.90
Youth/Senior - Community Regular	\$16.10

Tauriko Settlers Hall

Adult - Standard	\$22.70
Adult - Community Regular	\$15.40
Youth/Senior - Standard	\$17.30
Youth/Senior - Community Regular	\$14.50

Waipuna

Adult - Standard	\$22.70
Adult - Community Regular	\$15.40
Youth/Senior - Standard	\$17.30
Youth/Senior - Community Regular	\$14.50

Welcome Bay

Adult - Standard	\$25.60
Adult - Community Regular	\$20.50
Youth/Senior - Standard	\$19.90
Youth/Senior - Community Regular	\$16.10

Bay Venues Limited (BVL)

COMMUNITY CENTRES

Arataki

XL Room (Heron/Dotterel Combined)

Adult - Standard	\$32.30
Adult - Community Regular	\$25.70
Youth/Senior - Standard	\$28.00
Youth/Senior - Community Regular	\$22.80

Large Room (Heron, Dotterel)

Adult - Standard	\$20.80
Adult - Community Regular	\$16.60
Youth/Senior - Standard	\$16.00
Youth/Senior - Community Regular	\$12.70

Medium Room (Kingfisher, Penguin)

Adult - Standard	\$15.10
Adult - Community Regular	\$12.10
Youth/Senior - Standard	\$13.10
Youth/Senior - Community Regular	\$10.60

Small Room (Sandpiper, Oystercatcher)

Adult - Standard	\$11.60
Adult - Community Regular	\$9.60
Youth/Senior - Standard	\$10.30
Youth/Senior - Community Regular	\$8.30

Papamoa Community Centre

Large Room (Tohora, Aihe)

Standard	\$30.40
Community Regular	\$24.40

Medium Room (Mako)

Standard	\$28.10
Community Regular	\$20.80

Small Room (Tamure, Tarakihi, Patiki, Atrium)

Standard	\$21.90
Community Regular	\$14.70

Papamoa Sport & Recreation Centre

Surfbreaker/Dunes Room combined

Adult - Standard	\$32.30
Adult - Community Regular	\$25.70
Youth/Senior - Standard	\$32.30
Youth/Senior - Community Regular	\$25.70

Large Room (Surfbreaker Dunes, Beachside)

Adult - Standard	\$20.80
Adult - Community Regular	\$16.60
Youth/Senior - Standard	\$16.00
Youth/Senior - Community Regular	\$12.70

Medium Room (Driftwood)

Adult - Standard	\$15.10
Adult - Community Regular	\$12.10
Youth/Senior - Standard	\$13.10
Youth/Senior - Community Regular	\$10.60

Small Room (Seashell, Shoreline)

Adult - Standard	\$11.60
Adult - Community Regular	\$9.60
Youth/Senior - Standard	\$10.30
Youth/Senior - Community Regular	\$8.30

Building Services

Summary for 2022/23 proposed changes

- Solar Heater processing charges have been waived as this area is something we are promoting.
- Levies unchanged as these are set by regulations.
- Inconsistencies between Building Consent, Certificates of Acceptance and Minor Variations fees aligned with Building Consent fees.
- Filing fee for third party reports reduced to cover actual time taken.
- Inflation and rounding has been applied to all other proposed user fees for 2022/23.

General notes on fees

Fees for building services can be paid by clicking the blue hyperlink on your invoice or online at <https://www.tauranga.govt.nz/council/forms-fees-and-payments/payments/pay-sundry-invoice-online>. Payment can also be made in person at our customer service centre, or online through internet banking, debit cards or credit cards. You'll need your invoice number and customer number as shown on your invoice.

Any functions or services that are provided but are not specifically detailed in this schedule will be charged at the relevant officer charge out rate. All charges by Council must be paid as soon as practicable. Applications that are not accepted at the time that they are submitted may incur administration costs.

Where this document refers to Residential 1, 2, 3 or Commercial 1, 2, 3 this is the complexity of work according to the National BCA Competency Assessment System Levels.

	Incl. GST 2022/23
SOLID OR LIQUID FUEL HEATERS	
Solid or liquid fuel heaters (residential pre-approved models only). The fixed fee includes processing, inspections, administration and a Code Compliance Certificate. Additional fees may apply if requests for further information or additional inspections are required.	
Solid or liquid fuel heaters (freestanding one inspection)	\$482.00
Solid or liquid fuel heaters (Inbuilt two inspections)	\$683.00
SOLAR WATER HEATER	
Solar Water Heater - processing costs covered by rates	\$0.00
BUILDING CONSENT FEES	
Staff hourly rates (including GST) fees	
Administration	\$159.00
Code Compliance Auditors	\$206.00
Building Officers	\$248.00
General Specialist Engineer & Consultants	\$250.00
Senior Specialist Engineer & Consultants	\$275.00
Team Leader	\$290.00
Manager/Project Manager/Legal Services	\$299.00
Structural Engineering Processing Fee	\$273.00
Please Note: External Specialists fees are charged out if they exceed the staff hourly rates at actual costs plus TCC admin time.	Actual costs plus TCC admin time.
PROJECT INFORMATION MEMORANDA (PIM) - FIXED FEE	
Residential	\$670.00
Commercial	\$846.00
BUILDING CONSENT EXTENSION OF TIME	
(To commence building work under a building consent).	
Residential	\$159.00
Commercial	\$201.00

Building Services

	2022/23
ONLINE SYSTEM FEE	
Project value up to \$19,999	No Charge
Project value \$20,000 to \$99,999	\$43.00
Project value \$100,000 to \$499,999	\$122.00
Project value \$500,000 to \$999,999	\$390.00
Project value over \$999,999	\$670.00
AMENDED PLANS	
(plus hourly charge as applicable)	
Amended building Consent, Applications –project Value (amendment) up to \$9,999	\$76.00
Amended building Consent, Applications –project Value (amendment) - \$10,000 to \$19,999	\$154.00
Amended building Consent, Applications –project Value (amendment) - \$20,000 to \$99,999	\$221.00
Amended building Consent, Applications –project Value (amendment) - \$100,000 and over	\$389.00
On-site minor variation (Residential)	\$201.00
On-site minor variation (Commercial)	\$244.00
CERTIFICATE OF ACCEPTANCE (COA) APPLICATION	
Current Building Consent fees will also be charged in addition to the application fee	
Residential (Non- refundable COA application acceptance fee, plus normal Building Consent fees). This fee is still payable if the COA application once reviewed is refused.	\$805.00
Commercial (Non- refundable COA application acceptance fee, plus normal Building Consent fees). This fee is still payable if the COA application once reviewed is refused.	\$1,053.00
COA Administration Fee - fixed fee	\$200.00
COA Site Inspection - Residential - per 45min inspection slot. Inspection time will be charged in 45min blocks, and will include travel time, time on site and time spent completing associated inspection documentation.	\$201.00
COA Site Inspection - Commercial - per 45min inspection slot. Inspection time will be charged in 45min blocks, and will include travel time, time on site and time spent completing associated inspection documentation.	\$244.00
BUILDING CONSENT ADMINISTRATION CHARGES & LEVIES	
Building Consent Checking Fee (per hour)	\$232.00
Building Consent Authority Accreditation and Assessment Levy. Charged for meeting the standards and criteria under the Building Accreditation Regulations 2006	\$1.25
Building research levy (\$1 per \$1,000 (or part there-after of building works \$20,000 or more). The Building Act 2004 requires the Council to collect a levy to be paid to the Building Research Association of NZ (BRANZ).	\$1.00
Building levy (\$1.75 per \$1,000 (or part there-after of building works \$20,444 or more). The Building Act 2004 requires Council to collect a levy to be paid to the Ministry Business Innovation and Employment (MBIE).	\$1.75
CODE COMPLIANCE CERTIFICATE (CCC)	
Project value up to \$19,999 - fixed fee, plus hourly charges as applicable	\$157.00
Project value \$20,000 to \$99,999 - fixed fee, plus hourly charges as applicable	\$406.00
Project value \$100,000 to \$499,999 - fixed fee, plus hourly charges as applicable	\$596.00
Project value \$500,000 and over - fixed fee, plus hourly charges as applicable	\$1,090.00
Historic Code Compliance Certificate (older than 5 years old) Drainage, Solid Fuel Heaters, Solar, Retaining Walls - fixed fee, in addition to CCC project value fees, plus hourly charge fees as applicable.	\$406.00
Historic Residential Code Compliance Certificate (older than 5 years old) - fixed fee, in addition to CCC project value fees, plus hourly charge fees as applicable.	\$815.00
Historic Commercial Code Compliance Certificate (older than 5 years old) - fixed fee, in addition to CCC project value fees, plus hourly charge fees as applicable.	\$1,604.00
CCC Reactivation Fee	\$265.00
COMPLIANCE SCHEDULE	
Schedule Application Base Fee - fixed fee, plus fee per feature and hourly charges as applicable	\$137.00
Amendment to Compliance Schedule - fixed fee, plus fee per feature and hourly charges as applicable	\$124.00
Additional Fee per Feature Identified in Schedule	\$33.00
Building Warrant of Fitness Site Audit per hour	\$204.00
Expired BWOF charge - fixed fee	\$204.00
Non-compliance (Notice to fix charge) - fixed fee	\$204.00
Process Building Warrant of Fitness - fixed fee	\$114.00

Building Services

	2022/23
SITE INSPECTIONS	
Residential. Inspection time will be charged in 45min blocks, and will include travel time, time on site and time spent completing associated inspection documentation.	\$201.00
Commercial. Inspection time will be charged in 45min blocks, and will include travel time, time on site and time spent completing associated inspection documentation.	\$244.00
Building Inspections same day cancellation (each) - Residential	\$201.00
Building Inspections same day cancellation (each) - Commercial	\$244.00
OTHER BUILDING CHARGES	
NZ Fire Service Review Unit Charges	Actual Cost
BUILDING REPORTS	
Subscription of Building Consent Approval Information	
Weekly service - fee per week	\$26.50
Monthly service - fee per month	\$53.00
EARTHWORKS MONITORING	
Monitoring Fee	\$240.00
CERTIFICATE OF PUBLIC USE	
Provided that where the cost to process a certificate for public use exceeds the scheduled deposit fee then additional time will be charged at the relevant officer charge out rate.	
Commercial 1 & 2	\$715.00
Commercial 3	\$1,100.00
Certificate of Public Use extension of time	\$320.00
TCC ADMIN FEE FOR BUILDING ACT NOTICE	
Section 72, Section 75, Section 124 notice administration fee - fixed fee, actual time and LINZ registration cost will be charged directly to the applicant by Council's solicitors.	\$229.00
Building Act Section 37 Administration fee	\$232.00
Exemption Fee (application for exemption from the building consent requirements). For project value up to \$19,999 - fixed fee, plus hourly charge fees as applicable.	\$232.00
Exemption Fee (application for exemption from the building consent requirements). For project value \$20,000 to \$499,999 - fixed fee, plus hourly charge fees as applicable.	\$552.00
Exemption Fee (application for exemption from the building consent requirements). For project value \$500,000 and over - fixed fee, plus hourly charge fees as applicable."	\$1,088.00
Filing Fee - for receiving third party specialist commercial building reports or other information to place on the property file at owner's request.	\$248.00
(Note each document placed on Council's property file must have a disclaimer in favour of, acceptable to, & indemnifying Council in all respects, put on the document and signed by the applicant).	
Waiver or Modification of the building code	\$143.00
Notice to Fix	\$455.00
Notice to Fix extension of time	\$186.00
Obtaining a Certificate of Title charge	\$37.00
SWIMMING POOL	
Swimming pool Compliance inspection fee (each inspection)	\$160.00
PRE- APPLICATION ADVICE	
Pre- Application and Project concept development meetings (based on the charge out rates of the officers in attendance)	Refer to hourly charge out rates. First 0.5 hour free, then charge applies
Pre-Application - Commercial Quality Assurance Projects (based on the charge out rates of the officers in attendance)	Refer to hourly charge out rates. First 0.5 hour free, then charge applies

Development Contribution Fees

Summary

No Changes. Refer to Development Contributions Policy.

DEVELOPMENT CONTRIBUTION OBJECTIONS

If a person objects to Council's requirement that a development contribution be made, in accordance with section 199C of the Local Government Act, then Council may recover from the person its actual and reasonable costs in respect of the objection (section 150A of the Local Government Act).

- Costs relating to staff time will be charged at the rates specified for the relevant staff member as set out in the user fees and charges (refer to Planning fees)
- Other costs may include photocopying and printing, actual and administration costs incurred in holding and managing the objection, planning and specialist reports and actual costs incurred for external consultants and/or specialists
- Council may also recover costs incurred in respect of the selection and engagement of the development contributions commissioners

Development Works

Summary for 2022/23 proposed changes

- Proposed increase for Subdivision Reserves, Stormwater Reserves and Streetscape Maintenance Fee due to increased contract rates.
- Inflation and rounding has been applied to all other proposed user fees for 2022/23.

2022/23

DEVELOPMENT WORKS APPROVALS, OBSERVATIONS / TESTING / REINSPECTIONS

The Development Works Approval fee is to be paid at the time of application for Development Works Approval.

The fee is a non-refundable deposit. The costs associated with reviewing the engineering plans, observation/testing and monitoring of the development works will be deducted from the deposit fee. Where the costs incurred exceed the deposit fee the consent holder will be invoiced for the outstanding balance.

Periodic observations will be carried out weekly during construction. A minimum monthly charge will apply for all active Development Works Approval applications.

Minimum monthly charge for active Development Works Approval application	\$209.00
Project value less than \$10,000	\$1,635.00
Project value between \$10,000 and \$100,000	\$1,605.00
Project value greater than \$100,000	\$3,745.00

CCTV INSPECTIONS OF GRAVITY DRAINAGE LINES

CCTV Inspections and/or reinspections	Developer cost
CCTV technical review and data conversion (approximately \$2.40 per metre plus GST)	Actual costs charged
CCTV processing fee	\$96.26

CATEGORY 1 AND 2 GEO-PROFESSIONAL PRE-QUALIFICATION

Application for Category 1 or 2 accreditation	\$1,090.00
Application for renewal - continuance at same level	\$654.00

SUBDIVISION RESERVES, STORMWATER RESERVES AND STREETScape MAINTENANCE FEE (IN LIEU OF DEVELOPER MAINTENANCE) TAURANGA CITY COUNCIL WILL DETERMINE WHICH FEE IS APPROPRIATE FOR THE DEVELOPMENT

Type 7 Mowing - Grass Height 30mm-60mm	\$0.12/m ² /month
Type 8 Mowing - Grass Height 30mm-100mm	\$0.06/m ² /month
G2 Gardens	\$0.58/m ² /month
G3 Gardens	\$0.23/m ² /month
G4 Gardens	\$0.12/m ² /month
H1 Hedges - below 600mm high	\$2.33/LM/month
H2 Hedges - below 1800mm high	\$2.33/LM/month
E1 Reveg - year 0-2	\$0.35/m ² /month
E2 Reveg - year 2-4	\$0.23/m ² /month
E3 Reveg - year 4-6	\$0.06/m ² /month
E4 Reveg - over mature site	\$0.08/m ² /month
Tree Maintenance	\$89.70/tree/year

INCOMPLETE WORKS AND LANDSCAPING BONDS (SEE INFRASTRUCTURE DEVELOPMENT CODE SECTION QA7)

Minimum bond amount is \$5,000.00

Landscape maintenance bond	Plus 25% for engineering supervision/escalation, plus GST
Incomplete works bond	Plus 25% for engineering supervision/escalation, plus GST
Administration fee (non-refundable)	\$540.20

POTENTIALLY REFUNDABLE COMPONENTS

Landscape maintenance bond	Cost plus 25% contingency plus GST
Incomplete works bond	Cost plus 25% contingency plus GST

Development Works

	2022/23
AS-BUILT INFORMATION RECEIVED IN PAPER FORM	
Base Fee	\$219.32
Cost per allotment	\$115.54
Digital Conversion Fee - applied per allotment when a PDF of the as-built information is not provided with the electronic record as-builts	\$65.34
AS-BUILT INFORMATION RECEIVED IN ELECTRONIC FORM*	
Base Fee	\$219.32
Cost per allotment	\$71.69
Digital Conversion Fee - applied per allotment when a PDF of the as-built information is not provided with the electronic record as-builts	\$65.34
*The electronic version must comply with the Infrastructure Development Code (IDC)	
AS-BUILT INFORMATION RECEIVED IN PAPER FORM - 2 LOT SUBDIVISION ONLY	
Fixed fee	\$316.64
INCORRECT AS-BUILT INFORMATION	
When as-built information provided to Council is found to contain incorrect service information (i.e. incorrect service connections, data, dimensions, co-ordinates, references, or does not match what is found or observed out in the field), then Council will charge the Consultant responsible for the costs incurred in following up the incorrect information or co-ordinating the finding of incorrect as-built information.	Actual cost with a minimum charge of one hour plus disbursements. Thereafter on an actual cost basis.
Note: Where incorrect as-built information is found by Council and the consultant concerned does not assist in rectifying the incorrect as-builts or finding the incorrectly shown service connections, then Council will no longer accept as-built information.	

Digital Services

Summary for 2022/23 proposed changes

- Proposed inflation and rounding increase for fees for 2022/23.

	2022/23 Term: 2-4 years	2022/23 Term: > 5 years
DARK FIBRE		
Per pair per month	\$1,080.29	\$861.07
Per core per month	\$754.11	\$534.80
LIT FIBRE		
10 Mb/s per month	\$320.88	\$288.79
100 Mb/s per month	\$754.11	\$679.24
1000 Mb/s per month	\$1,625.78	\$1,299.60
Installation	\$1,604.39	\$1,604.39
RACK LEASE		
1 Rack in Cameron Road Data Centre per month (Local Government/Government)	\$1,604.39	\$1,604.39
1 Rack in Cameron Road Data Centre per month (Commercial)	\$1,925.26	\$1,925.26
1 Rack Unit in Spring Street per month (Local Government/Government)	\$42.78	\$42.78
1 Rack Unit in Spring Street per month (Commercial)	\$48.18	\$48.18

Elder Housing

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to the proposed user fees for 2022/23

	2022/23
ELDER HOUSING	
Single (per week) - contact Council for further clarification	\$152 to \$177
Double (per week) - contact Council for further clarification	\$184 to \$204

Note: Tenants must pay fortnightly in advance. A bond of two weeks rent is required for new tenants.

Enviromental Health and Licensing - Alcohol Fees

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to the proposed user fees for 2022/23

The Sale and Supply of Alcohol Act 2012 sets licensing fees for on, off, and club licences. The default fees vary depending on the 'cost/risk rating' of each premises. The default fees consist of:

- an application fee, which licensees will have to pay when they apply for a new, renewed, or variation to a licence, and
- an annual fee, which must be paid by licensees each year.

A premises' cost/risk rating will be determined by a combination of factors including opening hours, type of premises, and whether they have had any enforcement issues. A framework is available for determining cost/risk rating.

Use the calculator to work out how much you will pay for your alcohol licence:

<https://www.tauranga.govt.nz/business/permits-and-licences/alcohol/alcohol-licences/licensing-fees-and-calculator>

2022/23	
ALCOHOL LICENCING	
Website public notification of liquor application	\$168.00
MISCELLANEOUS	
Extract of any record or register	\$61.00
LIQUOR LICENSING APPLICATIONS (AS SET BY LEGISLATION)	
On Licence <ul style="list-style-type: none">- Variation or Cancellation of Conditions of On Licence- Renewal of On Licence On Licence (BYO) <ul style="list-style-type: none">- Variation or Cancellation of Conditions of On Licence (BYO)- Renewal of On Licence (BYO) Off Licence <ul style="list-style-type: none">- Variation or Cancellation of Conditions of Off Licence- Renewal of Off Licence Off Licence (Caterer or Auctioneers) <ul style="list-style-type: none">- Variation or Cancellation of Conditions of Off Licence (Caterer or Auctioneer)- Renewal of Off Licence (Caterer or Auctioneer) Club Licence <ul style="list-style-type: none">- Variation or Cancellation of Conditions of Club Licence- Renewal of Club Licence Special Licence <ul style="list-style-type: none">- Temporary Authority- Temporary Licence during repairs from other than licenced premises- Manager's Certificates- Renewal of Manager's Certificate	Fees calculated according to the type of application and the premises risk score.
These fees are all set by parliament and will vary depending on the circumstances. Please contact Tauranga City Council's liquor licensing team for further information.	

Enviromental Health and Licensing - Food Fees

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to the proposed user fees for 2022/23.

	2022/23
FEES FOR FUNCTIONS UNDER THE FOOD ACT 2014	
Initial Food Control Plan (Registration fee + Verification Fee)	\$800.00
Registration fee (Food Control Plan & National Programme) (per site)	\$323.00
Verification fee (Food Control Plan and National Programme) up to 3 hrs of staff time	\$477.00
Fee (per hour) for additional verification time exceeding 3 hours (including corrective action)	\$159.00
Registration renewal fee (per site)	\$169.00
Cancelling a verification less than 24 hours of the scheduled date and time/no person available for the verification	\$159.00
Change to Food Control Plan or National Programme	\$164.00
Printing an additional food control plan and diary (per set)	\$58.00
FOOD SAFETY OFFICER COMPLIANCE MONITORING	
Fee (per hour) for Food Safety Officer investigation and powers exercised under the Food Act 2014	\$200.00

Enviromental Health and Licensing - Other Premise Fees

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to the proposed user fees for 2022/23

	2022/23
HAIRDRESSERS	
New	\$265.00
Annual Registration	\$132.00
CAMPING GROUNDS	
Annual Registration	\$349.00
FUNERAL DIRECTORS	
Annual Registration	\$132.00
MORTUARY	
Annual Registration	\$265.00
SWIMMING POOLS	
Bacteriological Test if required - per test	Based on time & cost incurred
OFFENSIVE TRADES	
Annual Registration	\$259.00
INSPECTION AND ENFORCEMENT FEES	
Inspections as a result of non-compliance with any regulations under the Health Act 1956	\$169.00
OTHER	
Transfer of all premises Annual Licences and Registrations	\$58.00
Permit or inspection fee relating to any matter not provided for in this schedule	\$169.00
GAMBLING VENUE CONSENT	
Relocation Application	\$1,112.00

Filming fees - Venues & Events

	2022/23	
	Half day (up to 4hrs)	Full Day
FILMING FACILITATION FEE		
Low impact	\$100.00	\$100.00
Medium impact	\$150.00	\$300.00
High impact	\$300.00	\$600.00
OUTDOOR VENUE HIRE RATES		
	One off	
Audit fee		\$100.00

Historic Village

	2022/23		
	Per Hour	Half Day	Full Day
INDOOR VENUE HIRE RATES			
Proposed rates for Meetings and Workshops			
Village Hall	\$115.00	\$265.00	\$525.00
Village Cinema	\$75.00	\$170.00	\$340.00
Balcony Room	\$130.00	\$585.00	\$585.00
Balcony Room Annex	\$35.00	\$75.00	\$155.00
Schoolhouse	\$40.00	\$90.00	\$180.00
Chapel	\$50.00	\$110.00	\$220.00
Chapel Amphitheatre	\$50.00	\$110.00	\$220.00
Proposed rates for Private Functions			
Village Hall	\$160.00	\$360.00	\$720.00
Village Cinema	\$100.00	\$235.00	\$465.00
Balcony Room	\$175.00	\$405.00	\$810.00
Balcony room Annex	\$45.00	\$100.00	\$205.00
Schoolhouse	\$55.00	\$120.00	\$240.00
Chapel	\$65.00	\$150.00	\$300.00
Chapel Amphitheatre	\$65.00	\$150.00	\$300.00
<i>Community Organisations receive a 20% discount on meetings in all venues</i>			
OUTDOOR VENUE HIRE RATES			
Village Square	\$60.00	\$135.00	\$270.00
Forresters Lawn	\$60.00	\$135.00	\$270.00
Front Lawn	\$60.00	\$135.00	\$270.00
Village Grounds A - Main Street, Market Street, Village Square, Forresters Lawn, Front Lawn	\$180.00	\$410.00	\$820.00
Village Grounds B - Village Green	\$240.00	\$545.00	\$1,090.00
Full Village (A+B)	\$360.00	\$815.00	\$1,640.00
<i>Community Organisations receive a 20% discount on meetings in all venues.</i>			

Land Information Fees

2022/23	
PROPERTY FILES	
Property file request via email/USB picked up from Service Centre	\$64.00
Courier charges within NZ (property files on USB and paper copy LIMs)	\$6.00
As-Built Plan - single plan printed	\$6.00
Code of compliance certificate - single page printed	\$6.00
Resource consent decisions - single decision document printed	\$6.00
RATES AND VALUATION PRODUCTS	
Any request for rating or valuation reports will be considered an official information request and charged on that basis	
RATES AND VALUATION PRODUCTS	
Residential - 10 day email service	\$313.00
Residential - 3 day email service	\$477.00
Commercial and Industrial - 10 day email service	\$583.00
Paper copy of electronic LIM	\$27.00 + cost of electronic LIM

Legal Services

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to the proposed user fees for 2022/23

	2022/23
LEGAL SERVICES FEES	
Legal Services - hourly rate	\$325.22

Libraries

Summary for 2022/23 proposed changes

- Proposed no increase for fees for 2022/23.
- Library user charges were reviewed in the 2016 Library Review. Revenue from charges is higher than comparable authorities.

			2022/23
OTHER LIBRARY FEES			
Item	Term	Renewal	
Majority of items for loan	3 weeks	Renewable twice	Free
Majority of magazines for loan	2 weeks	Renewable twice	Free
Top titles - Books	2 weeks	Renewable twice	\$3.00
- DVDs	2 weeks	Renewable twice	NA
Note: General Manager has discretion to set promotional special pricing from time to time			
Replacement Card - Adult	Permanent		\$5.00
- Child or Teen	Permanent		\$2.00
Reserves (holds) - Adult			Free
- Child or Teen			Free
Overdue items			NA
Unreturned items			Replacement cost + debt recovery charges + overdue charges
Interloan requests	Term as stipulated by lending Library		\$8.00
Extra charges may be incurred for urgent or international interloans			
Research			\$60.00 per hour
Printing from Library PCs	A4 black and white copies		\$0.20 per copy
Learning Centre Classes			
Black and White Photocopies	- A4		\$0.20
	- A3		\$0.40
Colour Photocopies	- A4		\$1.00
	- A3		\$2.00
Room Bookings			
Community Rate Room hire			\$20.00 per hour
Commercial Rate Room hire			\$40.00 per hour
Cancelled or Donated Items			As marked

Marine Facilities

Summary for 2022/23 proposed changes

- Proposed no increase for fees for 2022/23
- Cross Road Boat Park fees have been included as they were removed in error prior year.

All Marine Facility charges are shown as GST Exclusive unless expressly stated.

	2022/23
WHARF LICENCES CHARGES	
All wharf berthage charges are calculated on a per metre of vessel length (overall vessel length not waterline).	
	Daily Rate (or part day)
Fisherman's wharf	\$1.91 per metre
Railway Wharf	\$1.91 per metre
Fees are adjusted from time to time and published on the www.vesselworks.co.nz website.	
CROSS ROAD BOAT PARK INCLUDING GST	
10 metre spaces charges can be paid monthly or annually in advance	\$186.40
9 metre spaces charges can be paid monthly or annually in advance	\$177.90
8 metre spaces charges can be paid monthly or annually in advance	\$167.30
7 metre spaces charges can be paid monthly or annually in advance	\$158.90
Tractor Park	\$10.50
CROSS ROAD BOAT RAMP	
Commercial use of the ramp based upon rates published on the Vessel Works website.	
MARINE PRECINCT SERVICES (VESSEL WORKS)	
The schedule of charges are published on the www.vesselworks.co.nz website and updated from time to time as required.	

Miscellaneous Charges

Summary for 2022/23 proposed changes

- Inflation, growth and rounding has been applied to the proposed Omokoroa wastewater volumetric charge for 2022/23
- Inflation and rounding has been applied to the all to other proposed user fees for 2022/23

	2022/23
CONSULTANCY FEE	
Hourly rate - minimum charge of one hour, then charged per 1/2 hour	\$135.87
STREET NAMING AND NUMBERING SERVICE	
Street Numbering Notification - Annual Subscription	\$498.47
Street Naming Notification - Annual Subscription	\$222.50
GIS PRODUCTS	
A0 per copy	\$54.64
A1 per copy	\$43.95
A2 per copy	\$32.09
Note: Printing and data extraction will incur effort at the list hourly rate. Provision of data is subject to TCC data policy.	
PHOTOCOPYING/PRINTING	
Black and White	
A4 - original - per copy	\$0.32
A3 - original - per copy	\$0.64
Colour	
A4 - original - per copy	\$1.69
A3 - original - per copy	\$2.22
Deposited Plans	\$5.51
Aerial Photographs	\$5.51
STRATEGIC PROPERTY FEES	
Road stopping application - non-refundable deposit	\$545.49
Property - Professional Services Staff Time (per hour)	\$243.57
OMOKOROA WASTEWATER VOLUMETRIC CHARGE	
Conveyance, treatment and disposal fee (per cubic metre)	\$2.30/m ³

Mount Maunganui Beachside Holiday Park

	2022/23			
	Peak*	Shoulder 1	Off Peak	Shoulder 2
CARAVAN AND TENT SITES				
Premium site	\$80.00	N/A	N/A	N/A
Site (standard)	\$74.00	\$61.00	\$51.00	\$56.00
Additional Person - adult	\$29.00	\$26.00	\$26.00	\$26.00
Additional Person - child	\$16.00	\$11.00	\$11.00	\$11.00
Single rate	N/A	\$32.00	\$32.00	\$32.00
Day stay - per person	N/A	\$32.00	\$32.00	\$32.00
Onsite caravans	\$95.00	\$80.00	\$70.00	\$80.00
Cabins - Twin share	\$150.00	\$130.00	\$105.00	\$125.00
Ensulted cabins	\$190.00	\$170.00	\$140.00	\$160.00

*Peak season is between 20 December through to 6 February

	2022/23
OTHER CHARGES	
Washing machine	\$4.00
Dryers	\$4.00
Storage (per day)	\$15.00

DEPOSITS	
For one night stay	\$20.00
For two night stay	\$40.00
For more than two night stay	\$100.00
Maximum Refund	50%

ANNUAL LICENCE TO OCCUPY (PER ANNUM)	
Seaview site	\$7,400.00
Non Seaview Site	\$6,400.00
Premium site	NA

INFORMATION CENTRE FEES	
Brochure Display	\$180.00
Poster Display in Amenity Facilities	
A1	\$582.00
A3	\$371.00
A4	\$212.00
Digital Advertising	
Advertising in the info centre for 3 months	\$635.00
Advertising in the info centre for 6 months	\$953.00
Advertising in the info centre for 12 months	\$1,694.00

Occupation of Council Land

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to the proposed user fees for 2022/23

	2022/23
GROUP 1 - CASUAL OR ONE-OFF COMMUNITY USE	
(a) Community Group using land with no facilities	No charge
(b) Community Group using facility such as carpark	Recovery of costs incurred
GROUP 2 - ON-GOING COMMUNITY USE	
(a) Charitable - Service Focus (earn no income, rely only on donations)	
Occupy TCC owned and maintained (building) - Base annual charge (must meet 100% share of operating expenses excluding maintenance).	\$545.00 pa then \$10.10 pm ² above 150m ² occupied
(b) Non Profit - Service Focus (income earning, profile/services direct to the community)	
Occupy TCC owned and maintained (building) - Base annual charge (must meet 100% share of operating expenses excluding maintenance).	\$872.00 pa then \$10.10 pm ² above 150m ² occupied
(c) Income Earning - Revenue Retained (includes Sports Clubs)	
Occupy TCC owned and maintained (building) - Base annual charge (must meet 100% share of operating expenses plus agreed annual maintenance costs).	\$1,274 pa then \$15 pm ² above 150m ² occupied
Commercial Revenue Fee: All Group 2 (c) organisations or clubs will pay an additional fee based on the previous years audited annual report.	5% of revenue received above \$105,900 pa from identified commercial activities.
Sports Groups - leased playing surfaces subject to policy	No charge
(d) Community group using land on an ongoing basis through a lease or licence. Annual rentals will be determined as follows:	
Base administration fee	\$254.00pa plus GST
A per square metre charge for exclusive use area, per annum:	
0 - 100m ²	\$2.46pa plus GST
101 - 500m ²	\$2.03pa pm ² plus GST
501 - 1000m ²	\$1.44pa pm ² plus GST
1001 - 10000m ²	\$0.95pa pm ² plus GST
10001+m ²	\$0.74pa pm ² plus GST
GROUP 3 - GOLF CLUBS	
	% of revenue from membership and green fees collected (3% to 6% range).

Occupation of Council Land

	2022/23
GROUP 4 - COMMERCIAL USE	
(a) Casual or one-off private or commercial use	Minimum fee \$381.84
Exclusive - no saving benefit to Council - per approved application	
- Market rent based on % of land value. Open to negotiation following consideration of permitted use and expected revenue.	
- Rent can be reduced by 25% - 75% if partial benefit to Council is determined	
Non - Exclusive - as per above	Minimum fee \$163.65
On-going Private or Commercial Use	Minimum fee \$546.56
Exclusive - no saving benefit to Council - per approved application	
- Market rent based on % of land value. Open to negotiation following consideration of permitted use and expected revenue.	
- Rent can be reduced by 25% - 75% if partial benefit to Council is determined	
Non - Exclusive - as per above	Minimum fee \$327.29
Notes:	

These fees and charges do not apply to the Historic Village tenants.

Base charges are an indicative guide only. Final charge may be higher or lower depending on individual circumstances such as permitted use and expected revenue.

Official Information Requests

Summary for 2022/23 proposed changes

- Proposed no increase for fees for 2022/23
- These charges are consistent with the Ministry of Justice Charging Guidelines endorsed by the Office of the Ombudsman.

2022/23	
STAFF TIME	
Time spent by staff searching for relevant material, abstracting, collating, copying, transcribing and supervising access, where the total time involved is in excess of one hour.	\$76.80 per hour for each chargeable hour or part thereof after the first hour.
PHOTOCOPYING	
Copying or printing on standard A4 or foolscap paper where the total number of pages is in excess of 20 pages.	\$0.20 per page after the first 20 pages.
ALL OTHER CHARGES	
Shall be fixed at an amount which recovers the actual cost incurred. This includes:	Actual cost
- the provision of documents on computer disks;	
- the retrieval of information off-site	
- reproducing a film, video or audio recording	
- arranging for the requester to hear or view an audio or visual recording; and	
- providing a copy of any map, plan or other document larger than foolscap size.	

Note: The above charges are consistent with the Ministry of Justice Charging Guidelines endorsed by the Office of the Ombudsman.

Parking Fees

Summary for 2022/23 proposed changes

- Proposed increases for fees for 2022/23
- Parking fees (user fees) are proposed to increase by 20% across all parking fee types (or rounded up to the nearest 50c which may result in larger % increases on a particular parking fee).
- Aim is to pay off working capital balance at end of LTP

	2022/23
PAID PARKING AREA	
Paid Parking Area - Dive Crescent	\$7.50
Paid Parking Area - Cliff Road	\$6.00
Paid Parking Area (Off Street)	\$12.00
Paid Parking Area - per hour (on and off street)	\$3.00
CONTRACTORS ONLY	
Daily permit in paid parking area (*Incremental increase up to \$57.00)	\$14.50
Daily permit in time-restricted parking space	\$7.50
PARKING BUILDINGS - CASUAL	
0-1 hours	\$2.50
1-2 hours	\$4.00
2-3 hours	\$6.00
3-4 hours	\$8.50
4-5 hours	\$11.00
5-6 hours	\$13.50
6-7 hours	\$14.50
7-8 hours	\$17.00
8+ hours	\$17.00
Overnight	\$6.00
Lost ticket	\$24.00
PARKING BUILDINGS - LEASED	
Spring Street Lease - Covered (monthly)	\$276.00
Spring Street Lease - Uncovered (monthly)	\$252.00
Spring Street Lease - Basement (monthly)	\$348.00
Elizabeth Street Lease - Covered (monthly)	\$276.00
Elizabeth Street Lease - Uncovered (monthly)	\$252.00
Harington Street Lease - Covered (monthly)	\$276.00
OFF-STREET LEASED CARPARKS	
TV 3 Lease	\$276.00
Kingsview - Lease	\$276.00
Devonport - Lease	\$252.00
Dive Crescent - Lease	\$154.00

Parking Fees

PRECEDENT CODES (AS SET BY LEGISLATION)		
C101	Failing to display current Warrant of Fitness	\$200.00
C201	No Certificate of Fitness (HMV)	\$600.00
P101	Parked within an intersection	\$60.00
P102	Parked within 6 metres of an intersection	\$60.00
P103	Parked near corner bend rise or intersection	\$40.00
P104	Parked on or near a Pedestrian Crossing	\$60.00
P105	Parked in a Prohibited Area	\$40.00
P106	Parked over time limit	\$12 >*
P107	Parked on a broken yellow line	\$60.00
P108	Parked in area reserved for hire or reward vehicle	\$60.00
P109	Parked within 6 metres of a bus stop sign	\$40.00
P110	Parked obstructing vehicle entrance	\$40.00
P111	Parked within 500mm of fire hydrant	\$40.00
P112	Parked between fire hydrant and road marking	\$40.00
P113	Double parking	\$60.00
P114	Incorrect kerb parking - left hand side of road (R818)	\$40.00
P115	Parked on a footpath or cycle path	\$40.00
P116	Parked a trailer on a road over seven days	\$40.00
P117	Inconsiderate parking	\$60.00
P119	Parked on a loading zone	\$40.00
P120	Incorrect angle parking	\$40.00
P127	Parked on a flush median/traffic island	\$40.00
P128	Parked in a special vehicle lane	\$60.00
P129	Parked on a level crossing	\$150.00
P130	Parked near a level crossing	\$150.00
P132	Left passenger service vehicle unattended in a reserved stopping space	\$60.00
P386	Parked in a Pay Area without paying applicable fee	\$40.00
P212	Parked a vehicle for purposes display or promotion	\$40.00
P385	Parked in a Pay Area longer than paid for	\$12 >*
P344	Parked a heavy motor vehicle in a residential zone for more than 1 hour	\$40.00
P402	Using an unlicensed vehicle	\$200.00
P405	Displayed other than authorised motor vehicle licence	\$200.00
P410	Used vehicle with exemption from continuous licence	\$200.00
P936	Parked displaying a Vehicle for sale	\$40.00
P969	Parked on a mobility park - No card displayed	\$150.00

*Incremental increase up to \$57.00

Parks and Recreation

Summary for 2022/23 proposed changes

- Proposed increases to McLaren Falls hire charges to adequately reflect service provided and align fees with comparable regional parks.
- New fee proposed for McLaren Falls events with over 100 participants.
- New fees proposed for amenities use for events on Parks.
- New fees proposed for markets on public open space for commercial and not for profit organisations.

	2022/23
SPORTS FIELDS	
Sports Fields User Charges	No Charge
Use of Storage facilities	\$73.00
EVENTS ON PARKS	
Commercial, ticket price less than \$50.00 - per day	\$320.00
Commercial, ticket price more than \$50.00 - per day	\$3,700.00
Amenities charge – per site, weekdays, 9.00am to 5.00pm	\$35.00
Amenities charge – per site, after hours, weekends and public holidays	\$70.00
Markets on public open space per market - commercial operator	\$300.00
Markets on public open space per market - not for profit organisation	\$100.00
TAURANGA DOMAIN ATHLETICS TRACK	
Fees for Regular Athletics Club Use	
Junior Athletics Club Use (0-14 years) - Summer season	\$10.50 per person
Regular Junior Athletics Club Use (0-14 years) - Winter season	\$6.50 per person
Regular Senior Athletics Club Use (15+) - Summer season	\$17.00 per person
Regular Senior Athletics Club Use (15+) - Winter season	\$14.00 per person
Fees for Casual, Competition and Events Use	
Casual and Competition Use: Non-Club – Half Day (up to 4 hours)	\$150.00
Casual and Competition Use: Club – Full Day (up to 8 hours)	\$260.00
Hourly rate	\$41.00
<i>Note: 50% discount applies on above rates for Local Club use with seasonal memberships (i.e. club events)</i>	
COMMEMORATIVE TREES	
This reflects the cost to Council to purchase, transport and plant the tree, as well as attending to the on-going maintenance of the tree.	\$580.00
ROAD SIDE SIGNS	
Frame or Site per day (Frames will be allocated first if available)	\$3.00

Parks and Recreation

2022/23	
MCLAREN FALLS	
Hire Charges	
Group Bookings (per night 3pm to 10am)	
Hostel - sleeps 10	\$235.00
Group Bookings (day fee 10am to 3pm)	
Hostel - sleeps 10	\$80.00
Camping (per person per night)	
Adults	\$22.00
Children (aged 5 - 16)	\$10.00
Children under 5	Free
Showers (time limited)	Free
Events - over 100 participants	\$530.00
CAR PARKING FEE FOR MOORING HOLDERS (THE STRAND)	
Annual car parking fee	\$187.20
ELECTRICITY	
The following charges apply to any customer requiring the use of electricity from Council's power distribution boards:	
Domestic (10 amp outlet) - daily charge	\$12.92
Up to and including 32 amp 3 phase supply - daily charge	\$26.79
Any other supply from parks or reserves*	\$0.21 per kWh
*Based on meter reading	

Planning

Notes to Users - Please Read

The fees/deposits you pay for an application depend on the type and scope of the work you're proposing. To work out how much your application might cost, you may first need to talk to a professional and prepare your initial plans. All fees are deposits unless otherwise stated. All fixed fees are non-refundable. Please note that the deposits do not always cover all of the costs of processing an application. Where processing costs exceed the specified deposit, the additional costs will be invoiced separately in accordance with section 36(3) of the RMA. An assessment of total fees will be made based on actual cost (including any specialist reviews by internal staff based on the hourly rates specified etc.), external experts/specialists, commissioners or external consultants (processing). Alternatively, the balance of the deposit will be refunded if it is not required. Interim invoices will be issued. The required fee/deposit must be paid before any processing of the application will commence.

All fees, deposits and hourly rates are inclusive of GST.

Under Section 36AA of the Resource Management Act 1991 (RMA) a default discount policy will apply where a resource consent application is not processed within the timeframe(s) set out in the RMA, and the responsibility for the delay rests with Council.

All fees apply to applications made for resource consent for a qualifying development in an approved special housing area.

No fees are payable for non-notified, restricted discretionary land use consent applications for protected trees made under Chapter 6 of the City Plan. This relates solely to the consent application fees and not the monitoring fees. Monitoring activities are still to be charged, as described below under the relevant section.

2022/23	
PLANNING APPLICATION DEPOSITS AND FEES	
Land use Application Deposit Fees - Non-notified	
Controlled Activity	\$2,120.00
Restricted Discretionary and Discretionary Activities	\$4,240.00
Non-complying Activities	\$4,770.00
Other Land use Applications	
Overseas Investment Certificate	\$795.00
Deemed permitted activity application under section 87BA or 87BB of the RMA*	
Sale of Liquor - Section 100(f) (RMA & Building Code)	
* If issued as a result of a building consent application, charge is recorded against BC as actual time and cost	
Subdivision Applications Deposit Fees - Non-notified consent	
Up to and including 4 lot freehold	\$2,120.00
Additional lots at \$212 per lot to a maximum deposit fee of \$5,520	\$212.00 per lot after 4 lots
Unit Title Subdivisions (excluding section 5(1)(g) Certification)	\$2,120.00
Cross-lease to Freehold Titles	
Boundary adjustments *	
Amalgamation	
* Boundary Adjustment excludes the signing of any subsequent certificates to complete the boundary adjustment	
Other Subdivision Applications	
E-Dealing Authority and Instruction/Resigning	\$159.00
Right of Way Approvals/Amendment/Cancellation *	\$794.00
Alteration/Cancellation of a Building Restriction Line^ *	
Removal of Covenant^ *	
Creation/Amendment/Cancellation of Easement *	
Cancellation of Amalgamation Condition *	
Amendment or Cancellation of a Consent notice^ *	\$2,330.00
Application for Esplanade Waiver^ *	
^ These charges are exclusive of the fee for E-dealing Authority and Instruction	
* 50% of the deposit fee only is payable for any application/s that accompany an associated subdivision or land use consent. The fee structure aligns with efficiencies in processing when multiple applications are made for the same activity.	
Notified Subdivision and Land use Consent Applications *	
Limited Notification	\$8,480.00
Public Notification	\$10,600.00
Commissioner(s)	Actual cost
* The fees listed above are payable prior to the application and/or hearing proceeding. This is a stand alone deposit fee and will be charged once a decision on notification has been made. If notification is requested on receipt of an application, these fees alone are applied instead of those listed above. Any actual costs of the hearing that exceed the deposit fee will be charged as an additional charge, e.g. costs arising from the use of a specialist consultant, independent hearing commissioner(s) etc.	

Planning

2022/23

Section 223 Certification

These charges set out below represent a deposit only. We will record time and cost against all S223 applications and if our time and cost exceeds the deposit charge, then the Applicant will be required to pay the additional charges before uplifting the Section 223 Certificate.

Up to and including 4 lot freehold	\$425.00
Additional lots at \$85 per lot to a maximum deposit fee of \$1,356	\$85.00 per lot after 4 lots
Unit Title Subdivisions - Section 223	\$530.00
Section 32(2)(a) certification	\$900.00

Section 224 Certification

The charges set out below represent a deposit only. We will record time and cost against all S224 applications and if our time and cost exceeds the deposit charge, then the Applicant will be required to pay the additional charges before uplifting the Section 224 Certificate. Fees relating to the subdivision process are required to be paid before the section 224 certificate will be released.

Up to and including 4 lot freehold (including Boundary Adjustments)	\$741.00
Additional lots at \$106 per lot to a maximum deposit fee of \$1,696	\$106.00 per lot after 4 lots
Unit Title Subdivisions - Section 224	\$741.00

DESIGNATIONS

Outline plan of work*	\$1,589.00
Outline plan waivers*	As per Hourly rate/actual cost
Notice of requirement for Designation*	\$10,590.00
Designation alterations (Notified)*	\$10,590.00
Designation alterations (Limited Notified)*	\$8,475.00
Designation alterations (Non-notified)*	\$4,235.00
Designation Removals*	\$1,060.00

* These charges are exclusive of the fee for E-dealing Authority and Instruction

Direct Referral

Direct referral on Notified Application and Requirements	\$4,235
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GENERAL

Combined landuse and subdivision consents lodged non-notified (processed as a combined application)	\$5,520.00
Variation or Cancellation under RMA s127 or s221, review of conditions	\$2,650.00
Certificate of compliance including amendment to Cross-Lease, existing use (s139), outline plan, extension of lapse date (S125 and S126)	\$1,590.00
Consent transfer or surrender	As per Hourly rate/actual cost

For objections under s357 of the RMA, where an objection is to be considered by a hearings commissioner, the cost of considering and making a decision on the objection will be charged as follows:

Commissioner(s)	Actual cost
Council staff time	As per Hourly rate/actual cost
Pre-Application Meetings Includes any administrative time, the actual meeting time and includes discussing concepts, preliminary designs, proposed projects, rule assessments, applications ready to be lodged etc.	As per Hourly rate/actual cost
Duty planner advice Includes all general enquiries received and responded to. There will be no cost incurred over the first hour (one hour free). Once responding to or addressing an enquiry exceeds this first free hour, the enquiry will be treated the same as pre-application advice and be charged accordingly. This includes assessing whether an activity is permitted (if undertaken outside of a pre-application meeting).	As per Hourly rate/actual cost

Planning

2022/23

MONITORING

These fees are additional to the processing costs associated with every resource consent that requires monitoring of conditions and is a non-refundable fixed fee. The monitoring administration fee will be charged at the time the consent is issued, and the initial inspection fee included if an inspection is required. Any additional monitoring, investigation and inspection time will be charged when the monitoring has been carried out, at the specified hourly rate.

All Applications

Monitoring administration associated consent ^	\$106.00
Initial site visit/monitoring ^	\$318.00
Additional site inspections, investigation, monitoring administration, specialist, consultant fees, travel etc.* ^	As per hourly rate/actual cost

^ To be charged on land use and subdivision consents separately, including variation/change to consent conditions

* The Council will recover additional costs from the consent holder if more than one inspection, or additional monitoring activities (including those relating to non-compliance with consent conditions), are required. Additional charges will apply based on the hourly rate below and/or actual costs of specialists or consultants involved.

Noise Control

Fee payable by the occupier of a premises who applies to Council for property that has been seized and impounded after the issue of an Excessive Noise Direction notice	\$222.00
Fee payable by the occupier of a premises who applies to Council for property that has been seized and impounded after the issue of an Abatement Notice.	\$265.00
Noise measurement/monitoring (per hour)	\$231.00

General

Compliance with any National Environmental Standard	As per hourly rate/actual cost
Tree monitoring - monitoring activities to be charged, regardless of whether the tree related conditions are contained within a separate "tree" specific consent or within a building, land use or subdivision consent.*	As per hourly rate/actual cost

* For clarity, this does not relate to monitoring activities where the works are not ancillary to a principal activity, such as construction, earthworks or sediment control. Instead, these only relate to monitoring activities where tree related works are ancillary to a principal activity, such as earthworks underneath the dripline of a notable tree, and/or sediment controls which may affect a notable tree, and/or construction of a building or structure within the dripline of a tree or a subdivision that may affect a notable tree.

PLAN CHANGE / HERITAGE ORDERS

Request for Private Plan Change under First Schedule of the Resource Management Act 1991

If request agreed by Council for notification: Deposit	\$8,285.00
An assessment of total fees will be made based on actual cost (including any specialist reviews) or by specific agreement with the applicant. Where costs incurred are less than the deposit, the balance will be refunded.	

Request for Heritage Order under Resource Management Act 1991

An assessment of total fees will be made based on actual cost (including any specialist reviews) or by specific agreement with the applicant.

TAURANGA CITY PLAN

There is no hard copy updating service for the operative Tauranga City Plan.

All access to the Tauranga City Plan will be by electronic means through the Tauranga City Council website.

This is free of charge and will provide access to all updated City Plan and Plan Change information.

Hard copies may be inspected at the Council's customer service centre and at all public libraries.

Copying of the City Plan provisions can be undertaken upon request in the normal manner at the customer service centre.

DISBURSEMENTS

Council disbursements (mileage, copying, postage, etc.) may also form part of the costs incurred and may also be invoiced to an applicant on an actual cost basis.

Planning

2022/23

ASSET DEVELOPMENT FEES

An Asset Development Fee is charged where an application presents an effect on Council infrastructural assets or where it is proposed to vest assets in Council as part of the development. In this case, the application is also assessed by Council's Development Engineering team. The Asset Development Fee shall be charged on an actual time and cost basis.

APPLICATIONS LODGED WITH THE ENVIRONMENTAL PROTECTION AGENCY

Planning and specialist reports, charged at actual cost plus actual time and cost for administration. Expert evidence/advice charged at actual cost plus 10% administration fee. Legal fees charged at actual cost.

PLANNING STAFF FEES

The time taken to process an application (including any pre-application time, providing advice etc.) and to undertake associated post-consent work and monitoring will be charged at the relevant scheduled hourly rate, plus the actual cost of any external specialists consultants/commissioners and disbursements. Time will be charged at the hourly rate applicable at the time the work was carried out.

Application fees include consent processing, engineering design acceptance, construction audits and clearances, and certification. Additional fees are required to be paid before the section 224 certificate will be released. Bond and maintenance / defect liability clearance fees will be invoiced at the relevant time.

A minimum charge of 15 min will be applied as a starting point.

If the actual cost of processing exceeds the deposit paid, an invoice will be sent for the additional fees. Alternatively, the balance of the deposit will be refunded if it is not required. Interim invoices may be issued.

STAFF HOURLY RATES

Technical Level 3 - General Manager, Manager, Project Lead	\$265.00
Technical Level 2 - Intermediate, Senior, Principal, Team Leader, Development Engineering, Development Planner, Specialist, Advisor	\$233.00
Technical Level 1 - Planners and Officers	\$180.00
Administration - Administrators, Technicians, Co-ordinators	\$138.00

1. The particular technical hourly rate level is determined by staff competency levels.

2. Position titles vary across Council.

3. Hourly rates will be charged as per the above unless otherwise covered off elsewhere by specific groups across TCC. The higher of the rates will apply.

6. External resources may be engaged to address either expertise or capacity that is not available internally. Actual rates/costs will be oncharged.

7. Legal fees will be charged at actual rates/costs.

Debt recovery

Where the Council has issued an invoice for the payment of any fee or charge and the amount invoiced has not been paid by the stated due date on the invoice, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery of the debt

CITY & INFRASTRUCTURE PLANNING FEES

City Planning fees below are based on a cost recovery model taking into account the band based roles based on the productive working hours plus overhead allocation

	Per hour
Planners	\$200.00
Policy Planners	\$200.00
Senior Planning Engineers, Modellers & Analysts	\$235.00
Team Leader	\$270.00
Manager City Infrastructure Planning	\$318.00

Regulation Monitoring

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to the proposed user fees for 2022/23 where appropriate.
- Proposed increase to Mobile Shops fee for Marine Parade Tender sites. The fee was last reviewed in 2015.

	2022/23
MOBILE SHOPS	
Annual Licence Fee	\$626.00
Base Fee Marine Parade Tender sites per parking space (Christmas Day to Waitangi Day)	\$805.00
AMUSEMENT DEVICES	
One device for the first seven days or part thereof	\$10.00
For each additional device operated by same owner, for the first seven days or part thereof	\$2.00
For each device, for each further period of seven days or part thereof	\$1.00
OTHER	
Recovery of signage - Signs seized in contravention of a bylaw - Where multiple signs are seized from the same location Council may exercise discretion of total charges on the basis of recovering all costs incurred	\$137.00
Permit to operate motor vehicle on beach	\$42.00
GENERAL BYLAWS	
BUSKING PERMIT	
Fee per day	\$5.00
Fee per annum	\$26.00
Activity in Public Place - Permit Fee for stall in public place (raffle sale, craft markets and non profit organisations) - per stall per day	\$11.00
OTHER FEES	
OFFENSIVE TRADES	
Annual Registration	\$258.00
INSPECTION AND ENFORCEMENT FEES	
Request for health inspection and report prior to transfer, or any other reason	\$168.00
Inspections as a result of non-compliance with any regulations under the Health Act 1956	\$168.00
OTHER	
Transfer of all Annual Licences and Registrations	\$55.00
Permit or inspection fee relating to any matter not provided for in this schedule	\$165.00
GAMBLING VENUE CONSENT	
New Application	\$1,110.00
Subsequent or increase in number	\$838.00

Road Reserve Occupation (Corridor Access Requests)

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to the proposed user fees for 2022/23.
- Minor wording changes

Notes:

1. The following permit fees are deposits only.
2. Where Council incurs additional cost in managing the permit then additional fees will be charged. Examples of incurring additional cost includes additional processing and/or inspections due to the activity taking longer than anticipated, unfinished or unsatisfactory works, acting on complaints and any other costs incurred by Council related to the activity.
3. The additional fees will be charged on a time and cost basis with a minimum fee period of 1hr plus disbursement.

Permit Type	Permit Definition	2022/23
INSPECTION FEE		
Inspection fees in excess of those allowed for in the original permit type. This may be due to the activity taking longer than anticipated, unfinished or unsatisfactory works, acting on complaints and any other costs incurred by Council related to the activity. Re-inspection is required if reinstatement of works is not satisfactory or repairs are not undertaken within timeframe specified.		\$200.00
RETROSPECTIVE WORKS		
In general these works create high risk to other Road Reserve users and infrastructure as no formal approval has been granted to undertake works. Corridor Access Request applied for after works commenced onsite without consent. Fee applied in addition to the permit type relevant to the activity of works.		Double the fee to be determined depending on permit type applied
NON-UTILITY WORKS		
In general these works create very low risk to Road Reserve Zone users and infrastructure. This permit type will include the cost of 1 site inspection for active or completed works.	<ul style="list-style-type: none"> - Minor scaffolding works associated with small scale 'renovation or building maintenance. - Shop front fit outs / repairs / replacements. - Crane operations. - Building cleaning operations (water blasting). - Events that do not require a full road closure - Annual Global Traffic Management plan (non-invasive works such as; surveying, sign replacement, i.e. billboards/shop frontages, inspections and kerbside collection activities). - Road Reserve occupation i.e. skip bin, shipping/storage container - Standard Vehicle Crossing installations (per IDC drawing T431) on Low Volume roads with minimal impact to traffic. 	\$180.00
MINOR WORKS		
In general these works create low risk to Road Reserve users and infrastructure. This permit type will include the cost of 1 site inspection for active works and 1 inspection for completed works.	<ul style="list-style-type: none"> - Up to 2 calendar days duration (excluding reinstatement). - Simple service connections. - Up to 20m affected length. - Minor work associated with Utilities. - Overhead veranda works/canopy replacement. - Berm work only. - Larger scale scaffolding projects occupying the Road Reserve. - Annual Global Traffic Management Plan for low impact work in the berm only i.e. above-ground activities including vegetation control, garden maintenance and minor berm excavations of >50mm. <p>Note: Multiple sites for Minor Works may be considered under a single application at the discretion of the Corridor Manager.</p>	\$310.00

Road Reserve Occupation (Corridor Access Requests)

STANDARD WORKS

<p>In general these works create moderate risk to Road Reserve users and infrastructure.</p> <p>This permit type will include the cost of 2 site inspections for active works and 1 inspection for completed works.</p>	<ul style="list-style-type: none"> - More than 2 and up to 30 calendar days duration. - More than 20m and up to 250m affected length. - Any road crossing or intrusion whether open trenched or trenchless. - Moderate inspection requirement. - Events with a full road closure up to 8 hours and not during the hours of 7am to 7pm <p>Note: Multiple sites for Minor Works may be considered under a single application at the discretion of the Corridor Manager.</p>	\$545.00
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COMPREHENSIVE WORKS

<p>In general these works create high risk to Road Reserve users and infrastructure.</p> <p>This permit type will include the cost of 3 site inspections for active works and 1 inspection for completed works.</p>	<ul style="list-style-type: none"> - More than 30 calendar days and up to a maximum of 12 months duration. - More than 250m affected length. - High inspection requirement. - Major work on Level 2 Roads. - Restricted property access. - Annual Global Traffic Management Plan (Physical activity above and below ground). - Construction sites (demolition & construction requires a separate application). - Events with a full road closure in excess of 8 hours or during the hours of 7am to 7pm 	\$995.00
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MAINTENANCE WORKS

<p>In general terms these are works agreed to by the Corridor Manager as likely to be completed under an Annual Global Traffic Management Plan (AGTMP)</p>	<ul style="list-style-type: none"> - Repair to an existing service or surface. - Excludes new works within the Road Reserve. - Can be completed with traffic management plans from an existing approved AGTMP i.e. if a site specific traffic management plan is required a separate permit fee may apply. 	No charge
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EMERGENCY WORKS

<p>An unexpected repair of a service to reduce the risk of significant or imminent threat of physical damage or destruction to Road Reserve users, infrastructure and property.</p>	<ul style="list-style-type: none"> - Duration no longer than 24 hours. - Rectification of a dangerous situation including support requested by an emergency service. 	No charge
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NOT FOR PROFIT EVENTS AND ROAD RESERVE OCCUPATION

<p>Community events undertaken by any Charity or 'not for profit' organisation in the road reserve for any length of time.</p>	<ul style="list-style-type: none"> - Public activity or gathering, sporting event, show or parade 	No charge
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Sustainability & Waste

Summary for 2022/23 proposed changes

- Proposed increase to Abandoned Cars Storage fee to reflect increase in contract rates.
- Inflation and rounding has been applied to all other proposed user fees for 2022/23.
- Public Events waste monitoring services are no longer provided and have been removed.
- Minor wording changes.

	2022/23
RESIDENTIAL KERBSIDE COLLECTION SERVICE**	
Garden waste service – Four weekly 240L bin	\$70.00
Garden waste service – Fortnightly 240L bin	\$100.00
Additional 45L bin for glass collection service	\$25.00
Additional 140L bin for rubbish collection service	\$140.00
Additional 240L bin for recycling collection service	\$65.00
Additional 23L bin for food scraps collection service	\$35.00
Additional 240L bin for garden waste collection service - Four weekly	\$65.00
Additional 240L bin for garden waste collection service - Fortnightly	\$100.00
Replacement fee for lost or damaged rubbish or recycling bin	\$60.00
Replacement fee for lost or damaged 45L glass bin or 23L food bin	\$25.00
Replacement fee for lost or damaged rubbish or recycling 660L bin (MUDs)	\$430.00
Replacement fee for lost or damaged rubbish or recycling 1100L bin (MUDs)	\$500.00
Contamination servicing fee (MUDs) 660 - 1100L bin	\$50.00
Contamination servicing fee (MUDs) 120L - 240L bin	\$30.00

** The above fees are based on the service for a full year, the actual fee may be pro-rated. Continued service in future years will be included in the Kerbside Target Rate.

TRANSFER STATIONS

The services at Te Maunga transfer station are provided by a waste company who lease the facilities from Council. The independent waste company sets the fees and charges as deemed appropriate by them and these may vary from time to time. Please refer to Council's website for further information and the transfer station's current fees and charges.

LICENCING	
Licence to Collect Waste from Private Land (including one waste collection vehicle)	\$401.00
Additional Waste Collection Vehicle (per vehicle)	\$58.00
Licence for Kerbside Waste Collection (including one waste collection vehicle)	\$401.00
Additional Waste Collection Vehicle (per vehicle)	\$58.00

SUNDRY INCOME

Promotional items signs, worm farms, worms, bags, promotional reuse items such as coffee cups, compost bins etc. (Price varies depending on availability at time of promotion)	Various
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PUBLIC EVENTS

Post event clean up of litter of streets surrounding an event (on charged from Council's Cleansing Contractor)	Actual Cost
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WORKSHOP/TALK/SEMINAR

Individual workshop/talk/seminar may be charged and include factors such as the length of event and costs associated with the event such as speakers fees, production of handouts, materials, hire of bus etc.	Various
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CHARITY SHOP WASTE DISPOSAL WAIVER

Approved charity shops are allocated a disposal waiver amount (in tonnes) per month. Any exceedence of the waiver amount is on charged to the charity at the gate rate set by the Transfer Station operator, Envirowaste Services Limited (ESL).	Various
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Tauranga Cemetery Parks and Crematorium

Summary for 2022/23 proposed changes

- Inflationary movement only.

		2022/23
CREMATIONS		
Adults 13 years and over - standard size casket		\$815.00
Children 5 - 12 years		\$393.00
Children under 5 years		\$177.00
Children under 6 months		NA
Ashes Urn small - each		\$15.00
Ashes Urn large - each		\$30.00
BURIAL OF ASHES		
Rose garden area	Plot and Maintenance	\$1,133.00
Ashes berm area	Plot and Maintenance	\$483.00
Upright memorials ashes berm area	Plot and Maintenance	\$756.00
Memorial Garden 10,11,Palm tree Section & Pohutukawa section	Plot and Maintenance	\$605.00
Memorial Garden 6,7,8,9,12 & 13	Plot and Maintenance	\$937.00
Scatter ashes in Tauranga Cemetery Park	Plot and Maintenance	\$92.00
Ashes burial	Plot and Maintenance	\$130.00
Ashes Plot Catholic & Presbyterian	Plot and Maintenance	\$667.00
BURIALS		
Pyes Pa Cemetery - Adults 13 years and over ¹	Plot and Maintenance	\$3,543.00
Pyes Pa Cemetery - Specialised burial	Plot and Maintenance	\$4,034.00
City Cemeteries Plot (Presbyterian) ²	Plot and Maintenance	\$3,543.00
Standard Casket	Burial Fee	\$1,130.00
Pyes Pa RSA burial	Burial Fee	\$1,130.00
Specialised burial (including materials)	Burial Fee	\$1,767.00
Oversize Casket - any casket longer than 208cm x 71cm (6'10" x 28") or rectangular is considered oversize and extra depth.	Additional	\$307.00
Pyes Pa children's Row 5 - 12 years	Plot and Maintenance	\$1,067.00
	Burial Fee	\$192.00
Pyes Pa children's Row under 5 years	Plot and Maintenance	\$793.00
	Burial Fee	\$130.00
Second burial - Adult (includes reopen fee)		\$1,465.00
Second burial - Child under 13 years (includes reopen fee)		\$415.00
Fee to disinterment in addition to burial fees		\$5,326.00
Late fee ³		\$371.00
Additional charge for burial on Saturday or after 5pm Monday-Friday		\$347.00
MEMORIAL ONLY		
Granite Book of Memory and Plaque		\$937.00
Book of Memory Inscription (Chapel Display)		\$107.00
CHAPEL AND LOUNGE		
Chapel hire - 1 hour Chapel time plus 30 mins set up		\$297.00
Chapel hire - Maximum 30 mins Chapel time plus 10 mins set up		\$155.00
Tui Lounge ⁴		\$297.00
FUNERAL DIRECTORS		
Discount for the processing of customer invoices and prompt payment		10%
ADDITIONAL CHARGES		
Public Holiday Surcharge		\$519.00
Couriering ashes, national (international by negotiation)		\$92.00
Administration Fee (For funerals without a Funeral Director)		\$155.00

Tauranga Cemetery Parks and Crematorium

	2022/23
BURIAL SERVICE PACKAGE - BASED ON 1 HOUR USE OF CHAPEL AND LOUNGE⁵	
(Includes - Burial Fee, Chapel Hire and Function Facility) Burial Plot additional	\$1,676.00
CREMATION SERVICE PACKAGE - BASED ON 1 HOUR USE OF CHAPEL AND LOUNGE⁵	
(Includes - Cremation - Adult, Large Urn, Chapel Hire and Function Facility)	\$1,382.00

¹ Plot maintenance in perpetuity and memorial permit included in plot purchase

² Cost includes purchase, maintenance and memorial permit for a plot in the Presbyterian Cemetery located in 18th Avenue

³ Late fee for burials and cremations. Applies when services arrive later than time booked. See Cemetery rules for grace periods that apply.

⁴ Cost is for use of the Lounge for a booking time of one hour. Additional time will be charged in 30 minute increments (minimum charge is \$180)

⁵ Burial and Cremation service packages fees based on 1 hour booking for Chapel and 1 hour booking for Lounge. Any additional time will be charged in 30 minute increments.

Temporary Leasing of Road Space

Summary for 2022/23 proposed changes

- Inflation and rounding has been applied to proposed user fees for 2022/23.

The basis for charges associated with temporary leasing of road space include:

Apply to property developers only.

Apply to the occupation of carriageway only.

Apply to occupations of greater than one month only, pro-rated on a daily basis.

Apply to all roads equally.

Apply to a per metre square rate of occupation.

A commercial rate of return is applied to the land value of the area occupied (valued at \$2,500/m²).

Processing fee - per application

2022/23

5.75% pa excl
GST

\$304.89

Trade Waste

Summary for 2022/23 proposed changes

- Inflation, growth and rounding has been applied to the proposed user fees for 2022/23

	2022/23
Flow	\$1.70 per m ³
Suspended Solids	\$2.17 per kg
Chemical Oxygen Demand	\$0.86 per kg
Trade Waste Applications (New consent with conditions - 3 yr term)	\$930.00
Trade Waste Applications (Renewal of consent with conditions - 3 yr term)	\$705.00
Trade Waste Applications Permitted Activity (New - 3 yr term)	\$934.00
Trade Waste Applications Permitted Activity (Renewal of permitted consent - 3 yr term)	\$503.00
Trade Waste Monitoring/Inspection Fee - (Non Compliance)	\$141.00

STAFF HOURLY RATES

Trade Waste Officer	\$202.00
Trade Waste Administrator	\$126.00

TRADE WASTE TESTING

Laboratory Testing Fees (see Laboratory fees and charges)	At Cost
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Stormwater

Summary for 2022/23 proposed changes

- Inflation, growth and rounding has been applied to the proposed user fees for 2022/23.

	Incl. GST 2022/23
DEWATERING AUTHORISATIONS	
Lodgement Fee - incorporates application review, authorisation preparation and time and costs associated with one site visit and one round of discharge monitoring.	\$381.00 or actual costs if initial monitoring round analytical fees exceed \$20.00
STORMWATER AUTHORISATIONS	
Lodgement Fee - incorporates application review, authorisation preparation and time and costs associated with one site visit and one round of discharge monitoring.	\$578.00 or actual costs if initial monitoring round analytical fees exceed \$50.00
(Greater time allowance as the nature of the discharge may be more complex than for dewatering where the primary contaminant of concern is only suspended solids).	

Water Supply

Summary for 2022/23 proposed changes

- Inflation, growth and rounding has been applied to the proposed user fees for 2022/23.
- Exception is consumption charge - the increase in the water consumption charge results from the 5% debt management decision approved by Council at the Policy Committee on 4 March 2020. In the Water activity, the increased income required to retire existing debt is reflected in the volumetric charge.

	2022/23
GENERAL	
Unmetered Water Annual Charge	\$851.00
Consumption Charge per m ³	\$3.33
Meter reading by appointment	\$43.00
Restrictor fee - install (domestic)	\$243.00
Restrictor fee - remove (domestic)	\$243.00
Disconnection fee (industrial/commercial)	\$335.00
Reconnection fee (industrial/commercial)	\$335.00
CONTRACTOR SUPPLIED STANDPIPE / HYDRANT USE	
Administration cost per invoice per month	\$40.00
Repairs and maintenance	Own cost
Damage to hydrants	Contract rate to user
Water charge per m ³ (extra ordinary hydrant use)	\$4.12
Non permitted hydrant use	\$1,385.00
METER TESTING	
Up to and including 25mm meters	\$311.00
Above 25mm to 50mm meters	\$566.00
Over 50mm meters	\$796.00
BASE CHARGE METER SIZE (MM)	
20	\$37.00
25	\$70.00
32	\$70.00
40	\$289.00
50	\$572.00
80	\$1,143.00
100	\$1,407.00
150	\$1,407.00
200	\$1,407.00
250	\$1,407.00



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Tauranga City

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Statement of Proposal

Proposed 2022/23

Tauranga City Council Fees and Charges for Community Consultation

This Statement of Proposal includes:

- The proposed 2022/23 fees and charges that require consultation
- The reasons for the proposal; and
- How people can present their views on the proposal.

Proposed 2022/23 fees and charges

The Council's fees and charges are set under the Local Government Act 2002 (LGA), Resource Management Act 1991 (RMA), Food Act 2014 and other legislation. Under the Local Government Act 2002 (LGA) Council is required to consult on user fees and charges where there is a significant or material difference to the budget in the Long-term Plan. Council is also legislatively required to consult on a number of other fees. This proposal sets out the fees and charges that meet this criterion (see table below).

A full schedule of Council's proposed fees and charges not included in this proposal is available from www.tauranga.govt.nz/itstime under 'Supporting Documents'.

Council's user fees and charges are updated each year during the annual plan process or in the first year of a Long-term Plan. Updates reflect changing circumstances, Consumer Price Index (CPI) adjustments, new or removed fee requirements, or benchmarking with other Councils. The proposed fees and charges reflect the outcome of this review process. The key changes and reasons for these changes are outlined below.

Activity area		
AIRPORT	Current fee	Proposed 2022/23 fee
Short term carpark charges		
Up to 1hr	\$2.00	\$3.00
1-2hr	\$4.00	\$6.00
2-3hr	\$6.00	\$9.00
3-4hr	\$8.00	\$12.00
4-5hr	\$10.00	\$15.00
5-6hr	\$12.00	\$18.00

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6-7hr	\$14.00	\$20.00
7-8hr	\$15.00	\$20.00
1 day	\$15.00	\$20.00
2 days	\$30.00	\$40.00
3 days	\$45.00	\$60.00
4 days	\$60.00	\$80.00
5 days	\$70.00	\$100.00
6 days	\$80.00	\$120.00
Maximum	\$90.00	\$160.00
Lost Ticket	\$90.00	\$160.00
Long term carpark charges		
Up to 1hr	\$2.00	\$3.00
1-2hr	\$4.00	\$6.00
2-3hr	\$6.00	\$9.00
3-4hr	\$8.00	\$12.00
4-5hr	\$10.00	\$15.00
5-6hr	\$12.00	\$15.00
Over 5h - 1 day	\$14.00	\$20.00
2 days	\$14.00	\$35.00
3 days	\$28.00	\$50.00
4 days	\$42.00	\$65.00
5 days	\$55.00	\$80.00
6 days	\$55.00	\$95.00
Maximum	\$55.00	\$95.00
Reason for proposal:		
To adequately align fees with comparable councils.		

Objective ID: 13290789

Activity area		
BUILDING SERVICES	Current fee	Proposed 2022/23 fee
Amended Plans		
On-site minor variation (Residential)	\$90.00	\$201.00
On-site minor variation (Commercial)	\$90.00	\$244.00
Reason for proposal: Proposed increase to align minor variation charges with our site inspection charges and to match operational costs.		

Activity area		
FILMING FACILITATION FEE – VENUES & EVENTS	Current fee	Proposed 2022/23 fee
Audit fee	New fee	\$100.00
Half day (up to 4hrs)		
Low impact	New fee	\$100.00
Medium impact	New fee	\$150.00
High impact	New fee	\$300.00
Full day		
Low impact	New fee	\$100.00
Medium impact	New fee	\$300.00
High impact	New fee	\$600.00
Reason for proposal: Proposed increases to match actual operational costs.		

Objective ID: 13290789

Activity area	Current fee			Proposed 2022/23 fee		
HISTORIC VILLAGE	Per hour	Half Day	Full day	Per hour	Half Day	Full day
Meetings and workshops						
Balcony Room	\$115.20	\$263.70	\$528.30	\$130.00	\$585.00	\$585.00
Balcony Room Annex	\$27.30	\$60.60	\$120.20	\$35.00	\$75.00	\$155.00
Schoolhouse	\$32.40	\$72.80	\$146.50	\$40.00	\$90.00	\$180.00
Chapel	\$40.40	\$92.00	\$181.80	\$50.00	\$110.00	\$220.00
Chapel Amphitheatre	\$40.40	\$92.00	\$181.80	\$50.00	\$110.00	\$220.00
Private Functions						
Balcony room Annex	\$37.40	\$84.90	\$168.70	\$45.00	\$100.00	\$205.00
Schoolhouse	\$45.50	\$103.10	\$205.10	\$55.00	\$120.00	\$240.00
Chapel	\$55.60	\$127.30	\$255.60	\$65.00	\$150.00	\$300.00
Chapel Amphitheatre	\$55.60	\$127.30	\$255.60	\$65.00	\$150.00	\$300.00
Reason for proposal: Proposed increases are due to the inclusion of linen and internet data charges in venue hire fees.						

Activity area		
LAND INFORMATION FEES	Current fee	Proposed 2022/23 fee
As-Built Plan - single plan printed	\$5.10	\$6.00
Code of compliance certificate - single page printed	\$5.10	\$6.00
Resource consent decisions - single decision document printed	\$5.10	\$6.00
Reason for proposal: To adequately reflect the cost of providing the service and to align fees with comparable councils.		

Objective ID: 13290789

Activity area		
PARKING FEES	Current fee	Proposed 2022/23 fee
Paid Parking Area		
Paid Parking Area - Dive Crescent	\$6.00	\$7.50
Paid Parking Area - Cliff Road	\$5.00	\$6.00
Paid Parking Area (Off Street)	\$10.00	\$12.00
Paid Parking Area - per hour (on and off street)	\$2.50	\$3.00
Contractors Only		
Daily permit in paid parking area	\$12.00	\$14.50
Daily permit in time-restricted parking space	\$6.00	\$7.50
Parking Buildings - Casual		
0-1 hours	\$2.00	\$2.50
1-2 hours	\$3.00	\$4.00
2-3 hours	\$5.00	\$6.00
3-4 hours	\$7.00	\$8.50
4-5 hours	\$9.00	\$11.00
5-6 hours	\$11.00	\$13.50
6-7 hours	\$12.00	\$14.50
7-8 hours	\$14.00	\$17.00
8+ hours	\$14.00	\$17.00
Overnight	\$5.00	\$6.00
Lost ticket	\$20.00	\$24.00
Parking Buildings - Leased		
Spring Street Lease - Covered (monthly)	\$230.00	\$276.00
Spring Street Lease - Uncovered (monthly)	\$210.00	\$252.00
Spring Street Lease - Basement (monthly)	\$290.00	\$348.00
Elizabeth Street Lease - Covered (monthly)	\$230.00	\$276.00
Elizabeth Street Lease - Uncovered (monthly)	\$210.00	\$252.00

Objective ID: 13290789

Harington Street Lease - Covered (monthly)	\$230.00	\$276.00
Off-street leased carparks		
TV 3 Lease	\$230.00	\$276.00
Kingsview - Lease	\$230.00	\$276.00
Devonport - Lease	\$210.00	\$252.00
Dive Crescent - Lease	\$128.00	\$154.00
Reason for proposal: Proposed increase of 20% across all parking fee types (or rounding up to the nearest 50c which may result in a larger percentage increase on a particular parking fee). The aim is to pay off working capital balance by the end of the Long-term Plan.		

Activity area		
PARKS & RECREATION	Current fee	Proposed 2022/23 fee
Markets on public open space per market - commercial operator	\$250.00	\$300.00
Reason for proposal: Proposed increase to adequately reflect service provided.		

Activity area		
ROAD RESERVE OCCUPATION (CORRIDOR ACCESS REQUESTS)	Current fee	Proposed 2022/23 fee
Inspection fees in excess of those allowed for in the original permit type. This may be due to the activity taking longer than anticipated, unfinished or unsatisfactory works, acting on complaints and any other costs incurred by Council related to the activity. Re-inspection is required if reinstatement of works is not satisfactory or repairs are not undertaken within timeframe specified.	\$129.50	\$200.00
Reason for proposal: Proposed increase to provide more realistic contribution to actual staff and operational costs.		

Objective ID: 13290789

Activity area		
SUSTAINABILITY & WASTE	Current fee	Proposed 2022/23 fee
Residential Kerbside Collection Service**		
Additional 140L bin for rubbish collection service	\$90.00	\$140.00
** The above fees are based on the service for a full year, the actual fee may be pro-rated. Continued service in future years will be included in the Kerbside targeted rate.		
Reason for proposal: The proposed fee has been increased to match the additional cost per litre of shifting to the high waste user bundle (\$100 for 100L).		

Activity area		
WATER SUPPLY	Current fee	Proposed 2022/23 fee
General		
Consumption charge per m ³	\$2.90	\$3.33
Contractor Supplied Standpipe / Hydrant Use		
Water charge per m3 (extra ordinary hydrant use)	\$3.59	\$4.12
Reason for proposal: The proposed increase to the consumption charge results from the five percent debt management decision approved by Council, at the Policy Committee on 4 March 2020. The increased income required to retire existing debt is reflected in the volumetric charge.		

Objective ID: 13290789

How can I make a submission?

The proposed 2022/23 Fees and Charges will be open for public submissions alongside the Annual Plan 2022/23 consultation from 25 March 2022 until 5.00pm 26 April 2022.

A full schedule of Council's proposed fees and charges is available from www.tauranga.govt.nz/itstime under 'Supporting Documents'

Alternatively, full copies of the proposed fees and charges document and submission forms are available from He Puna Manawa - 21 Devonport Road or in any library, and on Council's website at www.tauranga.govt.nz/itstime

If you also wish to present your submission in person, Council will hear verbal submissions the week beginning 9th May 2022. You can indicate if you wish to speak to your submission on the submission form.

Objective ID: 13290789

11.2 Adoption of the Draft 2022/23 Development Contributions Policy

File Number: A13274783

Author: Ana Blackwood, Development Contributions Policy Analyst

Authoriser: Christine Jones, General Manager: Strategy & Growth

PURPOSE OF THE REPORT

1. To adopt the draft 2022/23 Development Contributions Policy for the purpose of public consultation.

RECOMMENDATIONS

That the Council:

- (a) Adopts the Statement of Proposal and Draft 2022/23 Development Contributions Policy for public consultation
- (b) Authorises the Chief Executive to approve minor draft, financial and presentation amendments to the Draft 2022/23 Development Contributions Policy prior to printing if necessary.

DISCUSSION

2. Council uses Development Contributions to fund the cost of growth-related capital expenditure. The Council's Development Contributions Policy (DCP) is updated annually to reflect latest cost information and funding decisions.
3. Before adopting a new DCP the Council must undertake consultation in a manner that gives effect to the legislative requirements of the Local Government Act 2002.
4. Attached to this report are copies of a Statement of Proposal for the 2022/23 Development Contributions Policy which includes a draft version of the policy.
5. The fees within the draft DCP are the same as those shown in the Council report of 21 February 2022. The key changes between the operative (2021/22) DCP and draft 2022/23 DCP are:
 - (a) 15% increase in Citywide development contributions,
 - (b) Changes to local development contributions including a 6% increase in contributions for West Bethlehem and a 4% increase in fees for some areas of Pyes Pa West,
 - (c) Updates to Section 5 to explain the new projects funded under the community infrastructure category.
6. To avoid duplication the reasons for these changes are not discussed within this report as they were highlighted in the Council report from 21 February and are also detailed within the Statement of Proposal which is attached.
7. Once adopted by the Council, the Statement of Proposal for the 2022/23 DCP will be circulated for public consultation via a mixture of different methods including:
 - (a) updates to TCC's website including information with links to the policy;
 - (b) direct mailouts to those who have requested to be notified and to known developers, planners, and builders' groups,
 - (c) Notification through the Building Services and Environmental Planning teams' newsletters (Planning Panui and Toolbox),

- (d) Consultation alongside any Annual Plan consultation including notes contained with the Annual Plan consultation documentation.
8. Staff have also undertaken early engagement to try and advise the community that a further increase in development contributions was likely this year. Methods that we have already used in terms of signalling an increase include:
- (a) regular updates on the Development Contributions Policy within the body of the environmental planning newsletters (Planning Panui and Building Toolbox). The purpose of this was to make any agents, planners, builders and designers aware of possible increases so that they could use that information when pricing developments and also pass information on to customers;
 - (b) use of targeted social media campaigns to highlight that Council fees may increase. The purpose of this was to try and warn potential customers who might be at the early stages of investigating future building or development but had not yet engaged a consultant;
 - (c) Regular updates to Council's website to reflect best known updates regarding DCP; and
 - (d) inclusion and references to ongoing reviews in each year, within annual plan consultation documents and at the front of the DCP.

STRATEGIC / STATUTORY CONTEXT

9. The Local Government Act 2002 requires Council to have a Development Contributions Policy. Development contributions are a significant and strategic revenue source for Council and are critical to funding capital expenditure associated with providing for the growing city. Development contributions enable infrastructure to be built to unlock additional development.

SIGNIFICANCE

10. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
11. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region
 - (b) any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
12. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of high significance.

NEXT STEPS

13. Once adopted by Council the draft policy will be circulated for public consultation via the means discussed in this report. The public will be able to submit to the Council regarding matters related to Development Contributions either through the Annual Plan and Long-Term Plan amendment process or as a separate submission only on the Development Contributions Policy. Any submissions received in relation to development contributions will be summarised by staff and presented to the Council along with a proposed response or options for consideration.

14. A final version of the policy, incorporating any required budget or policy changes will be brought back to Council to adopt in June. The intent is that the new policy will be made operative by 1 July 2022 and new fees and rules applied to any consents accepted by the Council from that date.

ATTACHMENTS

1. **Statement of Proposal for the 2022/23 Development Contributions Policy - A13274893**
[↓](#)
2. **Draft 2022/23 Development Contributions Policy - A13281878** [↓](#)

STATEMENT OF PROPOSAL

Draft 2022/23 Development Contributions Policy

Tauranga City Council is proposing to adopt a new Development Contributions Policy.

We review the Development Contributions Policy every year. This is to ensure that the policy aligns with funding decisions made by the Council when it reviews its annual/long term plan.

A copy of the draft 2022/23 Development Contributions Policy is available online at www.tauranga.govt.nz/development-contributions

The key changes proposed to the policy

15% increase in citywide development contributions for residential developments

This increase will only affect residential developments as it relates to charges for community infrastructure which non-residential developments do not pay.

As an example, for a three-bedroom house the fee would increase from \$28,557 to \$32,754 (including GST). Council has updated the facilities which are funded under the community infrastructure category. The proposal is to stop collecting for Baywave Pool and Baypark Arena and to start collecting contributions towards three community facility developments included in the Long-Term Plan budget: the Memorial Aquatic facility, the City Centre library, and the indoor court facilities to be developed at the Memorial Hall site.

The proportion of costs to be funded via development contributions for each of these projects relates only to the costs associated with upsizing these developments to provide for future growth. The Draft 2022/23 Development Contributions Policy sets out a detailed discussion around the funding methodology and calculations used.

We have assumed that Tauranga City Council will benefit from external funding for some community infrastructure projects. If this funding eventuates, it will cover a portion of the infrastructure cost, which means we need to collect less rates and development contributions to fund those projects. This assumption is reflected in the fees presented in the draft 2022/23 Development Contributions Policy. However, external funding for these projects is not yet guaranteed. If we do not receive it in the amounts assumed, those costs will need to be covered by Council. This may result in an increase in the funding required from rates and development contributions, or in changes to the projects to work within funding constraints.

Updates to local development contribution charges

All the capital expenditure budgets for local development contribution projects have been updated. The table below shows the proposed local development contributions and movements compared to last year.

Local catchments	\$ shown per	Proposed 2022/23 fee including GST	2021/22 Fee including GST	Movement	% Change
Bethlehem	Per lot	\$ 14,443	\$ 14,191	\$ 252	1.8%
Ohauti	Per lot	\$ 12,888	\$ 12,928	\$ - 40	-0.3%
Papamoa	Per lot	\$ 10,035	\$ 9,996	\$ 39	0.4%
Pyes Pa	Per lot	\$ 7,901	\$ 7,882	\$ 19	0.2%
Pyes Pa West	Per lot	\$ 41,324	\$ 39,591	\$ 1,733	4.4%
Tauranga Infill	Per lot	\$ 4,227	\$ 4,227	\$ 0.00	0.0%
Tauriko	Per hectare	\$ 412,161	\$ 423,802	\$ - 11,641	-2.7%
Wairakei A	Per hectare	\$ 639,313	\$ 643,407	\$ - 4,094	-0.6%

Statement of Proposal: Draft 2022/23 Development Contributions Policy

Wairakei B	Per hectare	\$ 491,243	\$ 490,445	\$ 798	0.2%
Wairakei C	Per hectare	\$ 738,855	\$ 722,171	\$ 16,684	2.3%
Welcome Bay	Per lot	\$ 10,063	\$ 10,037	\$ 26	0.3%
West Bethlehem	Per lot	\$ 34,467	\$ 32,509	\$ 1,958	6.0%

The increase in fees for Pyes Pa West relates to an increase in land valuations for two outstanding land purchases in Hastings Road and Keenan Road development areas, to be used to develop neighbourhood reserves. This charge for reserves only applies to development in the Hastings Road and Kennedy Road areas, and does not affect housing development in the area usually referred to as 'The Lakes'. This is because developers in The Lakes provided the neighbourhood reserves in lieu of paying development contributions for reserves.

The increase in fees in West Bethlehem is an annual increase as development contributions are subsidised in that area and the value of the subsidy decreases each year.

Updates to section 2 relating to when development contributions are charged

- In some situations, development contributions may be charged when the use of a building changes. For example, when a residential house changes to be used as a commercial business. Paragraph 2.2.2 (c) provides for the charge in this situation. The word 'permitted' has been added in this paragraph to highlight that development contributions will be required when the permitted or consented use of the building changes rather than when actual use changes.
- Paragraph 2.3.1 (e) relates to charges of local development contributions for development outside of specified urban growth areas. This paragraph has been moved to ensure that it can apply to all relevant development situations and not to just in relation to subdivision consents.

Key dates

Consultation: 25 March – 26 April 2022

This is when we want to hear from you. All submissions are due by 5pm on Tuesday 26 April

Hearings: 9-14 May 2022

This is your chance to talk about what you've told us

Deliberations: 23-26 May

This is when the commissioners consider all the feedback from the community

2022/23 Development Contributions Policy adoption: 27 June 2022

After considering the feedback received, the commissioners will decide whether to make changes to the Annual Plan or Development Contributions Policy

New fees applied: 1 July 2022

Statement of Proposal: Draft 2022/23 Development Contributions Policy

Funding options available to the Council

The discussion below is an analysis of the reasonably practical funding options which Council could use to fund growth-related capital expenditures.

Option 1: Charge Development Contributions under the Local Government Act 2002

Population and urban growth of the city is the reason much of Council's capital expenditure needs to be undertaken. As the cause of this expenditure, it is fair that a significant portion of this cost is recovered directly from the development community through the collection of development contributions. While this does create a significant upfront cost for development, if these costs were not funded by development, the main alternative would be to increase rates by a substantial amount. Council's view is that this would impose an unfair financial burden on the ratepayers of the city.

Option 2: Financial contributions under the Resource Management Act 1991

Financial contributions are similar to development contributions but charged under the Resource Management Act 1991 through a condition of a resource consent. The financial contribution system, and each individual financial contribution charge, are open to appeal through the Environment Court. Use of financial contributions adds cost, time and creates a high level of uncertainty for Council. For these reasons development contributions are preferred in most cases to financial contributions. Tauranga City Council still uses financial contributions in limited circumstances which are specified within the development contributions policy and in the Tauranga City Plan.

Option 3: Rates-funded loans

This would involve growth-related capital expenditure being funded in the same manner as most of Council's other capital expenditure – through loans that are repaid through the collection of rates. This would impose the cost of growth-related capital expenditure on the whole community rather than targeting the funding of these costs at the growth community which have caused these costs to be incurred.

Option 4: Targeted rates

This would be similar to development or financial contributions in the sense that funding would still be targeted at the growth community. The primary difference is that development contributions are charged upfront whereas the targeted rate would recover the costs over a lengthy period of time. This option would increase rates on new properties by a significant amount for an extended period (e.g. doubling a property's rates bill for 20 years). This is unlikely to be popular and may cause Council difficulties in the future when properties are sold to new owners. This has been Council's experience to date with a relatively modest targeted rate in The Lakes development. It should also be noted that Council has not fully explored the details associated with implementing this type of targeted rate under the Local Government (Rating) Act 2002, and some legal impediments may exist.

Option 5: Levies under the Infrastructure Funding and Financing Act

The new Infrastructure Funding and Financing Act introduces a new funding tool which Council is currently considering in consultation with the community. It is possible that this funding method will be used as an additional method to fund growth-related infrastructure costs in the future. The levies will work in a similar manner to targeted rates from a property owner's perspective but the benefit to the Council is that the financing would be off Tauranga City Council's balance sheet.

Have your say

Send us your feedback by 5pm on Tuesday 26 April 2022. You can share your views with the Council by any of the methods below.

Use the online Annual Plan submission form at
Website TBC

Send an email with your completed submission form and any attachments to submissions@tauranga.govt.nz

2022/23 DRAFT

Development Contributions Policy



Tauranga City



 www.tauranga.govt.nz

 info@tauranga.govt.nz

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2022/23 Development Contributions Policy

Over the next 10 years Tauranga City Council is projecting to receive approximately \$500 million in revenue from Development Contributions. Development contributions are a fee we charge for new developments to contribute to the costs building the infrastructure that supports them. This revenue is critical in ensuring that Tauranga can provide key infrastructure needed for the growing City.

This policy ensures that Council can continue to charge and use development contributions on an ongoing basis.

The Council's principal of growth pays for growth means that development contributions are one of the preferential sources to fund growth related infrastructure. Each project that forms part of Tauranga City Council's Long Term Plan is reviewed on a case by case to determine the fair and reasonable costs that can be funded via development contributions.

This policy document is very detailed in nature so that it meets all the legal requirements set out in the Local Government Act 2002. It also provides clear, transparent information for developers and those building homes or commercial/industrial buildings who need to understand how the charge is calculated and what their development contribution payments are being used for.

The first two pages of this document provide a more simplistic introduction to development contributions. Other important and useful sections are Section 1 which summarises the fees payable, and Section 2 which details specific rules of when development contribution fees will be required.

The Council reviews and updates this policy on an annual basis to ensure that the growth revenue is maximised, and any changes can be incorporated as needed. In the upcoming financial year Council intends to review and consult on the following aspects which may be included in future development contributions policy as needed:

- A new Te Papa infill catchment to enable development contributions to be collected from inner city development and thus help fund the significant cost expected to deliver core infrastructure in this area
- Changing the definition of the term household to more closely align with definitions in the Building Act
- Changes to the way development contributions are charged for secondary independent dwelling units
- Changes to the way citywide development contributions are calculated including the potential to add an additional category for residential dwellings with 4 or more bedrooms
- Review of the funding methodology for several planned community infrastructure facilities including the Memorial aquatic facilities and community centres and swimming pool facilities for the Western and Eastern corridors
- Reviewing the projects in the Transport System Plan to identify if any further costs should be funded using development contributions

Introduction to development and financial contributions

Development and financial contributions are fees payable to Council to fund capital infrastructure required for growth. This infrastructure includes new pipes, roads and parks. These contributions may be required on resource consents (subdivision and land use), building consents and service connections in situations where development will have additional impact on infrastructure.

Financial contributions can be used to mitigate the effects of development on natural and physical resources of the city in accordance with provisions of the Resource Management Act 1991.

The Local Government Act 2002 sets out the provisions for using development contributions and requires Council to adopt a policy on development or financial contributions regardless of whether Council decides to charge development contributions, financial contributions, a mixture of both or neither. Tauranga City Council has adopted development contributions as the primary mechanism to fund growth related infrastructure and only uses financial contributions (instead of development contributions) in a few situations as set out within Section 2.

If Council did not use development or financial contributions, then generally this would result in ratepayers subsidising the cost of development.

For further information about development contributions or about this policy please read sections 4 and 6 of this policy.

Types of development contribution charges

Tauranga City Council has two types of Development Contribution charges; local development contributions and citywide development contributions.

Local development contributions fund infrastructure that services the area in which the development is occurring. For the purposes of local development contributions Tauranga City Council has identified catchments known as 'urban growth areas'. The boundaries of the urban growth areas are shown in Section 1. The cost of infrastructure differs within each of these areas, due to factors such as topography, existing infrastructure and timing of expenditure, and therefore the local development contributions can vary significantly between growth areas. Development occurring within each urban growth area will be required to pay contributions applicable to that specific growth area.

Local development contributions would usually be payable on a subdivision consent. They may also be required on land use consent, building consent, authorisation for service connection or certificate of acceptance if they have not already been paid.

Citywide development contributions are fees that contribute towards infrastructure that services the entire city. This is generally large infrastructure assets that tend to be used by everyone in the city regardless of where they live or work. Because all developments benefit from citywide infrastructure these fees are set at the same level across the city.

Citywide development contributions are usually payable at the time the building consent is issued. This reflects that increased capacity for citywide infrastructure is required when residential dwellings and other buildings are built and occupied. Citywide development contributions may also be required on land use consent, authorisation for service connection or certificate of acceptance.

When development contributions are required

A development contribution may be required if you:

- Subdivide,
- Build, alter, or expand a residential or non-residential building,
- Change the use of an existing building,
- Relocate a building to a new site, or
- Connect to Council's water and/or wastewater networks.

The amount that you will be required to pay depends on several factors including the type, size and location of the development.

For example, if you subdivide a property you may be required to pay a local development contribution. The local development contribution depends on which urban growth area the property that you are subdividing is located, the City Plan zoning, the number of lots you are creating and in some cases the size of the lots. The boundaries of the urban growth areas and the local development contribution that applies in each area are shown in Section 1.

Local development contributions are calculated either, on a per lot basis or a site area basis, depending on the underlying zoning and the location in which the development is occurring.

If you are building a new residential dwelling, then you may be required to pay a citywide development contribution. Factors that may influence the citywide development contribution include the number of dwellings, the number of bedrooms and the services required (for example if you are not connecting to Council's wastewater network then you would not be required to pay the contribution towards the wastewater network infrastructure).

Citywide development contributions are charged on a per dwelling basis for residential development and per square metre of gross floor area (GFA) for non-residential development.

In some circumstances, you may be required to pay both a citywide and a local development contribution. For example, if you are building a second (or additional) dwelling on an allotment before or without subdividing. Both types of contributions are also required if you are completing a non-residential development within Tauranga Infill.

Section 1. Definitions, Fees and Maps

Where a word or words is given a defined meaning below, any other grammatical form in respect of such word or words has a corresponding meaning.

Active Reserves means large reserves that provide for a wide range of activities, including formal sports, events and casual use, and provide wide open green space within the urban environment.

Activity means a good or service provided by the Council (as defined by section 5 of the Local Government Act 2002) and for which development contributions may be collected.

Allotment means an allotment as defined by Section 218 of the Resource Management Act 1991

Business Activity means the use of land and buildings for business purposes in accordance with the provisions of the Tauranga City Plan or resource consent. It also includes the use of land and buildings for visitor accommodation purposes, or for purposes that are not principally for commercial gain but provide employment (this includes but is not limited to schools and other educational facilities, public hospitals, police and fire stations and not-for-profit or voluntary organisations).

Citywide Infrastructure means the bulk services (network infrastructure), reserve land or community infrastructure provided for the development of the whole city, either as additional assets or by increasing the capacity of existing assets required as a result of demand from growth-related development, and which is not specifically provided by a development as part of local infrastructure. Citywide infrastructure may include infrastructure projects that individually do not provide for growth across the whole city but as a network they do provide for growth across the whole city in circumstances where Council has adopted this approach.

Commercial Zones means commercial zones as defined in Chapter 3 of the Tauranga City Plan.

Community Infrastructure has the same meaning as that used in the Local Government Act 2002. Community infrastructure also means any work or project to which Clause 5B of Schedule 1AA of the Local Government Act 2002 applies.

Community Organisation means the use of land or buildings for activities where people congregate on an organised basis for community activities such as recreation, worship or culture. This is limited to religious facilities, not-for-profit sports and social clubs, Marae, museums, art galleries, libraries, community centres and community halls.

Council Outcomes are defined in the Long-Term Plan (also referred to as “Community Outcomes”) and are required in accordance with the Local Government Act 2002.

Development means any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure or community infrastructure, but does not include the pipes or lines of a network utility operator.

Development Contribution means a contribution –

- a. provided for in a development contribution policy adopted under section 102(1) of the LGA 2002;
- b. calculated in accordance with the methodology set out in schedule 13 of the LGA 2002, and comprising:
 - i. money, or
 - ii. land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise, or
 - iii. both.

Financial Contribution has the same meaning as in Section 108(9) of the Resource Management Act 1991.

Gross Floor Area (GFA) means the sum of the floor area or floors of a building or buildings measured from the external walls, or from the centreline of walls separating two buildings, including mezzanine floors and internal balconies but excluding car parking.

Household Unit means a building or part of a building intended to be used as an independent residence, including, but not limited to, apartments, semi-detached or detached houses, units, town houses, caravans and other mobile forms of accommodation (where used as a place of residence or occupied for a period exceeding six months in a calendar year).

For calculating development contributions, a dwelling with two separate self-contained areas consented for family use only will be treated as one household unit. In addition, a secondary independent dwelling unit as defined in the Tauranga City Plan shall not be treated as a household unit for the purpose of calculating local development contributions, but it shall be treated as a household unit for the purpose of calculating citywide development contributions.

To avoid doubt, visitor accommodation units that are separately unit titled shall be considered as household units.

For the purposes of this definition the following activities shall not be assessed as a household unit:

- Caravans and other mobile forms of accommodation located and serviced within an approved camping ground (that is: one that has received a resource consent or has existing use rights under Section 10 of the Resource Management Act 1991).
- Premises or parts thereof complying with the visitor accommodation provisions of the plan, up to and including 30 September 2000, or with resource consent to operate as visitor accommodation in which each unit is not separately unit titled.

Household Unit Equivalent (HUE) means a 'unit of demand' that equates to the typical demand for infrastructure by an average household unit. For the purposes of calculating the number of household unit equivalents under this policy for a residential activity that is not a household unit, the household unit equivalent shall be the number of occupants the building is designed or licensed to accommodate, divided by 2.5 persons.

Industrial Zones means industrial zones as defined in Chapter 3 of the Tauranga City Plan.

Local Infrastructure means those bulk services (network infrastructure), reserve land or community infrastructure provided for Tauranga City's Urban Growth Areas, either as additional assets or by increasing the capacity of existing assets required because of demand from growth-related development. A local infrastructure project may provide for the development of multiple urban growth areas although not for development across the whole city.

Low Demand Business Activity means the use of land and buildings for the purposes of storage, warehousing, distribution or the operation of utility networks in circumstances where Council is satisfied that the proposed activity will have a relatively minor impact on its water and wastewater network on a per m2 gross floor area basis relative to the impact of an average business activity as measured on the same basis.

Multi-unit residential development means one or more household units on a site over and above any existing household unit and includes two or more comprehensively planned and designed residential dwelling units, a residential activity that is not a household unit or visitor accommodation units.

Neighbourhood Reserve means land that primarily provides for use by local communities for casual recreation, play, relaxation, community activity, and links to other areas or quiet open space. Neighbourhood reserves also provide visual contrast in the urban environment.

Network Infrastructure means the provision of roads and other transport, water, wastewater and stormwater collection and management, and includes land required for these purposes.

Ngati Kahu Kaumatua Household Unit means a household unit of not more than 50m² gross floor area erected within the Ngati Kahu Papakainga Zone at West Bethlehem. The household unit must contain no more than three habitable rooms.

Non-Residential Activity means any activity that is not defined as a dwelling unit, household unit or residential activity in the Policy. It includes but is not limited to, a business activity, a low demand business activity or a community organisation.

One Bedroom Dwelling means a household unit that has not more than two rooms, excluding a kitchen, laundry, bathroom, toilet or any room used solely as an entrance hall, passageway or garage. This includes studio apartments. One bedroom dwelling also means any household unit in a retirement village that is registered pursuant to Section 10 of the Retirement Villages Act 2003.

Planning Period means the period over which Council expects growth-related infrastructure to be built. This may vary for the different Council-provided activities. Council expects most of the development expected in an area to take place before the end of the relevant planning period.

Reserves mean the provision of land for recreation, conservation, amenity and utilities such as stormwater catchment areas. These areas contribute to the open space network which provides community focal points, pedestrian and open space connections, high levels of amenity and feelings of openness, and a range of recreational opportunities.

Residential Activity means a building or part of a building that is intended to be lived in that does not meet the definition of a household unit or visitor accommodation. This includes but is not limited to the portion of retirement villages and residential health care facilities where 24-hour on-site medical support to residents is provided and shared accommodation. For the purposes of this policy a household unit equivalent shall be used as the basis for calculating the contribution from a Residential Activity.

Residential Zones means residential zones as defined in Chapter 3 of the Tauranga City Plan.

Service Connection has the same meaning as in section 197 of the Local Government Act 2002.

Two Bedroom Dwelling means a household unit that has not more than three rooms, excluding a kitchen, laundry, bathroom, toilet or any room used solely as an entrance hall, passageway or garage.

Unit of Demand means the number of household units, household unit equivalents, gross floor area, additional allotment of subdivision, or site area.

Urban Growth Area means a part of Tauranga City where residential and/or business growth is expected and in which growth-related local infrastructure projects have been identified. The boundaries of the urban growth areas are shown in Section 1. To avoid doubt, the urban growth areas include the Tauranga Infill area.

Visitor Accommodation means land or buildings which are offered for temporary accommodation of persons and includes bed and breakfast establishments, backpackers' accommodation, home stay facilities, motels, hotels, tourist lodges, holiday flats, tourist cabins, motor inns and ancillary workrooms, reception areas and accessory buildings or ancillary activities on the site. This definition does not include activities defined in this policy as household unit or residential activity nor does it include any developments in which each unit is separately unit titled. Each separately unit titled unit will be assessed as a household unit. Visitor accommodation developments are treated as business activities for the purpose of this Policy.

1.2 Fees

The fees in this section are applicable from 1 July 2022 and are applied in accordance with circumstances set out in Section 2. The fees All fees shown are exclusive of GST unless otherwise stated.

Table 1: Citywide development contributions

Activity	Basis of charge	Water	Wastewater	Stormwater	Transport	Reserves	Community Infrastructure	Total Excl. GST	Total Incl. GST
		\$	\$	\$	\$	\$	\$	\$	\$
Residential activity	Dwelling that is not 1 or 2 bedroom	14,703	8,356	0.00	280	641	4,501	28,482	32,754
Residential activity	2 bedroom dwelling	9,557	5,431	0.00	182	417	2,926	18,513	21,290
Residential activity	1 bedroom dwelling	7,351	4,178	0.00	140	321	2,251	14,241	16,377
Business Activities	\$ per 100m2 Gross Floor Area	3,304	2,425	0.00	329	0.00	0.00	6,058	6,966
Low Demand Business	\$ per 100m2 Gross Floor Area	826	548	0.00	329	0.00	0.00	1,702	1,958
Community Organisation	\$ per 100m2 Gross Floor Area	3,717	2,112	0.00	53	0.00	0.00	5,882	6,764

Table 2: Local development contributions for non-residential development in commercial/industrial zone

Urban growth area and basis of charge	Per	Water	Wastewater	Stormwater	Transport	Reserves	Community Infrastructure	Total Excl. GST	Total Incl. GST
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Papamoa	Hectare	5,047	11,995	93,409	34,767	0.00	0.00	145,218	167,001
Pyes Pa West	Hectare	22,122	128,211	338,573	290,085	0.00	0.00	778,991	895,840
Tauranga	100m2 Gross Floor Area	0.00	380	0.00	0.00	0.00	0.00	380	437
West Bethlehem	Hectare	10,083	210,427	123,909	203,699	0.00	0.00	548,089	630,302

Table 3. Local development contributions

Local catchments	Per	Water	Wastewater	Stormwater	Transport	Reserves	Community Infrastructure	Total Excl. GST	Total Incl. GST
		\$	\$	\$	\$	\$	\$	\$	\$
Bethlehem	lot	645	5,436	2,835	3,642	0.00	0.00	12,559	14,443
Ohauti	lot	4,608	4,855	665	1,078	0.00	0.00	11,207	12,888
Mount Maunganui		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Papamoa	lot	252	900	3,821	3,129	624	0.00	8,726	10,035
Pyes Pa	lot	407	3,676	999	1,788	0.00	0.00	6,871	7,901
Pyes Pa West	lot	1,164	6,748	15,390	8,288	4,344	0.00	35,934	41,324
Tauranga Infill	lot	0.00	3,676	0.00	0.00	0.00	0.00	3,676	4,227
Tauriko	hectare	19,848	122,872	39,315	176,366	0.00	0.00	358,401	412,161
Tauriko - Pond B	hectare	19,848	122,872	112,772	176,366	0.00	0.00	431,857	496,636
Tauriko - Pond C	hectare	19,848	122,872	87,370	176,366	0.00	0.00	406,456	467,424
Wairakei A	hectare	56,844	115,255	210,563	173,263	0.00	0.00	555,925	639,313
Wairakei B	hectare	56,844	101,294	95,767	173,263	0.00	0.00	427,168	491,243
Wairakei C	hectare	56,844	128,442	283,933	173,263	0.00	0.00	642,482	738,855
Welcome Bay	lot	1,587	4,466	972	1,725	0.00	0.00	8,751	10,063
West Bethlehem	hectare	7,164	149,514	76,035	78,588	93,341	0.00	404,613	465,304
West Bethlehem	lot	531	11,075	5,632	5,819	6,914	0.00	29,971	34,467

Figure 1. Boundaries for urban growth areas

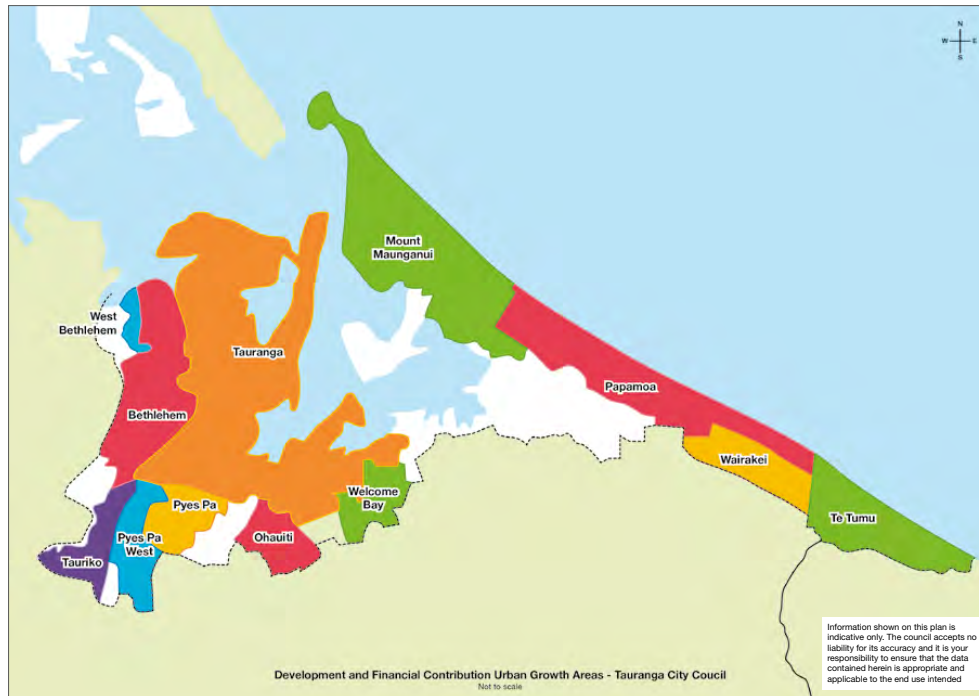


Figure 2. Boundaries of the Bethlehem and West Bethlehem Urban Growth Areas

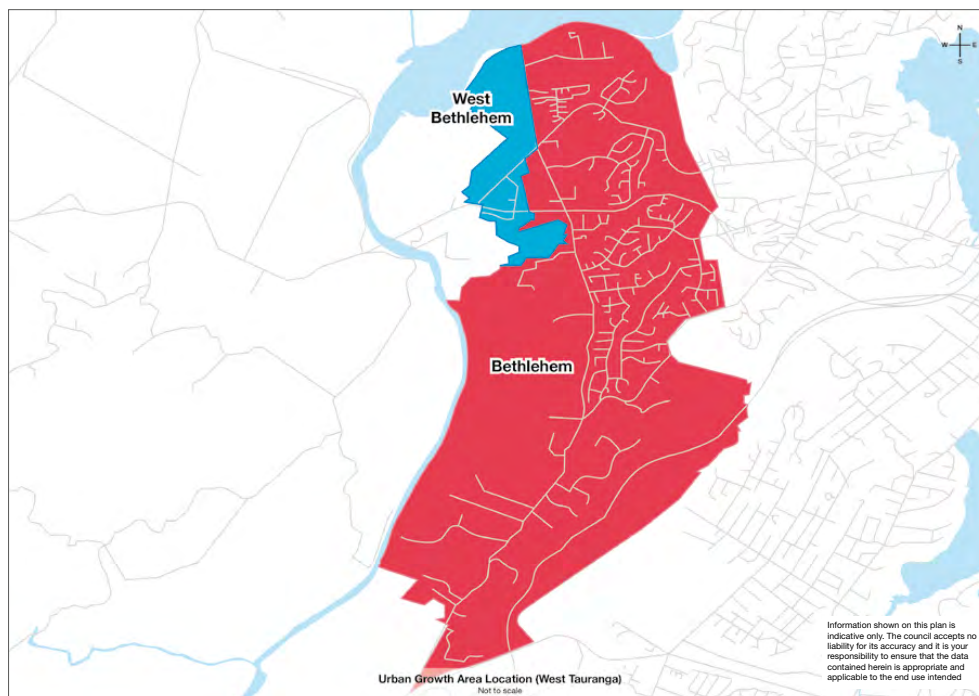


Figure 3. Boundaries of the Tauriko, Pyes Pa West, Pyes Pa, Ohauiti & Welcome Bay urban growth areas

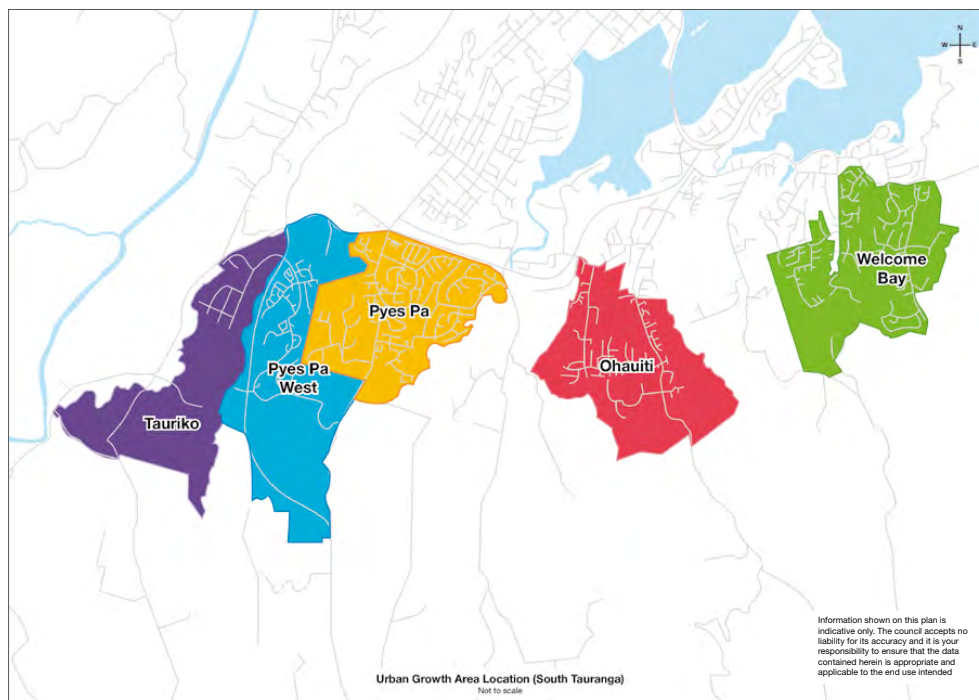
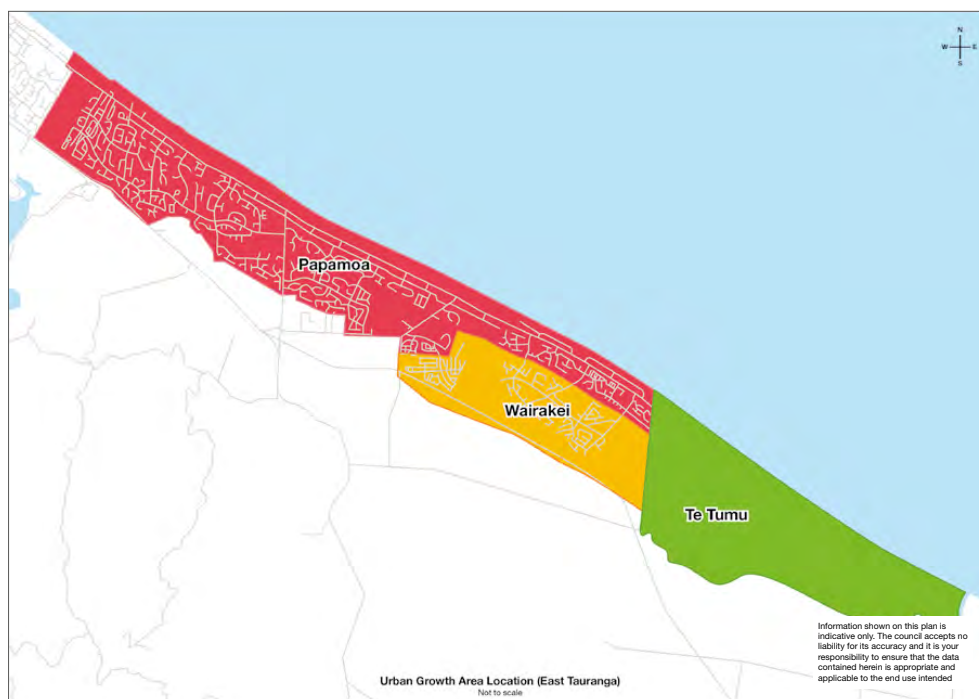


Figure 4. Boundaries of the Papamoa and Wairakei Urban Growth Areas



1.3 Summary of changes made to the policy compared to the previous policy

- 1.3.1 The following is a summary of the key differences between the 2021/22 Development Contributions Policy and this 2022/23 Development Contributions Policy:
- Citywide development contributions for residential development have increased by 15%: This is because Council is starting to collect development contributions towards the costs of upgrades and expansions several community projects including libraries, aquatic facilities, and indoor sports halls. Section 5 has been updated to reflect these changes and sets out detailed information about how the growth-related portions of these projects have been calculated. Development contributions for community infrastructure and reserves are not applied to non-residential development and so the fees for non-residential have not increased.
 - Updates to local development contributions: Local development contribution fees have been updated to reflect capital expenditure budgets. For most catchments this has not resulted in significant change to the local development contribution fees payable. Fees for Pyes Pa West have increased by approximately 6%. This increase is due to an increase in the expected cost to purchase land required for the development of two neighbourhood reserves. The charge for reserves only applies to development in Hastings and Keenan Road development areas and does effect housing development in the area usually referred to as the “Lakes” as developers in that area provided the neighbourhood reserves in lieu of paying development contributions for them.
 - Updates to local development contributions: The increase in fees in West Bethlehem is an annual increase as development contributions are subsidised and the value of the subsidy decreases each year.
 - Text changes within Section 2: A paragraph which was previously within section 2.3.2 has been moved and is now point 2.3.1 (e) of the Draft 2022/23 DCP. The purpose of the paragraph is that if developments outside of an urban growth area connect to local development contribution funded infrastructure within a catchment (for example a water connection) then they may still be charged the applicable contribution fee from that catchment. The reason for the change is to ensure that it could be applied to development triggers other than just relating to subdivision consents.

1.4 Changes to future development contribution policies

- 1.4.1 The following is a list of work programmes which Council has underway in relation to development contributions that may result in proposed changes to the way the development contributions policy is implemented.
- New Te Papa Catchment: Councils Long Term Plan budgets include costs for new and/or upgraded infrastructure to enable intensification in the city centre and across the Te Papa peninsula. Staff are currently reviewing funding options for this infrastructure and it is likely to result in a recommendation that development within Te Papa pay a development contribution towards the costs. This would require Council to introduce a new growth catchment into the policy.
 - Household unit definition: Staff are intending to review the definitions of the term Household unit along to better align with City Plan and Building Act.
 - Removal of (or changes to) charges for secondary independent dwelling units: Council is currently consulting on a plan change which includes the proposal to remove Secondary independent dwelling units from the Residential zones in the City. Under the operative development contributions policy, secondary independent dwelling units (SIDU's) pay a citywide development contribution but are not required to pay a contribution towards local infrastructure. If SIDUs are no longer a permitted activity typology in residential zones then we may need to update the development contributions policy to reflect this change.

- Charging categories: Considering potential future changes to the way citywide development contributions are charged including the potential to add an additional category for residential dwellings with 4 or more bedrooms. Also undertaking review to see if further changes in relation to non-residential charging is required.
- Transport System Plan (TSP): Staff are reviewing projects in the Transport System Plan to identify if any further costs should be funded using development contributions.

1.5 Development Contributions Policy Distribution List

- 1.5.1 If you want to be kept informed about changes to the Development Contributions Policy then please email developmentcontributions@tauranga.govt.nz to be added to the policy distribution list.

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Section 2. Policy application

2.1 Assessment of each development proposal

- 2.1.1 In accordance with the Local Government Act 2002, Council may require a Citywide Development Contribution and/or a Local Development Contribution in circumstances where an individual development proposal (an application for resource consent, building consent, certificate of acceptance or authorisation for service connection) meets the following three criteria:
- a. It will generate a demand for reserves, network infrastructure or community infrastructure, and
 - b. Either alone or in combination with another development, it requires new or additional assets or assets of increased capacity (reserves or infrastructure) which causes the Council to incur capital expenditure, and
 - c. The Development Contributions Policy provides for the payment of a Citywide Development Contribution and/or a Local Development Contribution in the given circumstance.
- 2.1.2 If, in the Council's opinion, these three criteria are not all met, development contributions will not be required on an individual consent/authorisation application. However, they may be required on a future consent/authorisation application in relation to the same development proposal / development site if in that subsequent event each of the three criteria were met.
- 2.1.3 If a development contribution for a development is not required by Council due to an error or omission on its part this development contribution may be required on a future subdivision consent, land use consent, building consent or authorisation for service connection (at the Council's discretion) associated with that same development if the landowner or developer, for all intents and purposes, is the same landowner / developer as at the time the contribution ought to have been required and it is fair and equitable in the specific circumstance to do so.
- 2.1.4 In some cases, the provisions of Section 2 allow for a development contribution to be required at multiple points within the development process (various combinations of subdivision consent, land use consent, building consent, authorisation for service connection and certificate of compliance). To avoid doubt, if the Council does not require the development contribution at the first opportunity in these instances, it does not forfeit its right to do so at a later opportunity.
- 2.1.5 The Council may reassess development contributions in relation to the same development at each stage in the development process and may require additional development contributions in accordance with the provisions of Section 2 if a development is shown to have increased in scale or intensity.

2.2 Citywide Development Contributions

2.2.1 The following general provisions apply in respect of the calculation of the amount of Citywide Development Contributions payable:

- a. The dollar amount of Council's Citywide Development Contributions is set out in Section 1,
- b. In circumstances where the development is unable to connect to Council's reticulated water network the Citywide Development Contribution for the water activity is not payable,
- c. In circumstances where the development is unable to connect to Council's reticulated wastewater network the Citywide Development Contribution for the wastewater activity is not payable,
- d. The Citywide Development Contribution for the reserve and community infrastructure activity is not payable in relation to a development defined under this Policy as a business activity, low demand business activity or community organisation.

2.2.2 A Citywide Development Contribution may be required in each of the following circumstances in all parts of the Tauranga City District:

Additional household units

- a. For each additional household unit, Ngati Kahu Kaumatua household unit or household unit equivalent associated with other types of residential development that falls within the scope of the defined term residential activity:
 - i. This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,
 - ii. The amount payable for a Ngati Kahu Kaumatua household unit is 50% of the amount set out in Section 1 of this Policy for a household unit that is not a one bedroom dwelling or a two bedroom dwelling.

Non-residential gross floor area

- b. For each m2 of new or additional gross floor area in relation to a business activity, low demand business activity or community organization:
 - i. This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,
 - ii. The contribution amounts set out in Section 1 are based on 100m2 of gross floor area and will be pro-rated upwards or downwards as appropriate to the nearest m2 based on the actual amount of new or additional gross floor area.

Change of use of an existing building

- c. Where the permitted use of an existing building is to be changed and the Citywide Development Contribution that is currently be payable to establish the proposed new use would be greater than the Citywide Development Contribution that is currently be payable to establish the existing permitted use of that building:
 - i. This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

- ii. The amount payable will be determined by comparing the Citywide Development Contributions that would be payable to establish the proposed use in accordance with the contribution amounts set out in Section 1 against the Citywide Development Contributions that would be payable to establish the existing use in accordance with the contribution amounts set out in Section 1,
- iii. This assessment will take place individually for each activity for which a Citywide Development Contribution may be required. To the extent that the amount of Citywide Development Contributions payable to establish the proposed use for each activity is greater than the amount of Citywide Development Contributions that would be payable to establish the existing use, then the difference between these two amounts is the Citywide Development Contribution that would be payable for that activity,
- iv. To avoid doubt, where the contribution that would be payable to establish the proposed use for an activity is less than the contribution that would be payable to establish the existing use for that activity, the difference between these amounts cannot be used to offset the Citywide Development Contributions payable in relation to another activity. Likewise, a refund will not be provided in that situation.

Extensions or alterations

- d. Where a household unit that previously paid a Citywide Development Contribution as a one bedroom dwelling or a two bedroom dwelling is to be altered or extended such that it would no longer meet that definition, or where a Ngati Kahu Kaumatua household unit as defined in this Policy is to be extended beyond the allowable 50m² limit:
 - i. This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,
 - ii. The table below outlines how the amount payable is calculated in each circumstance.

Table 4: Development contributions payable for alterations or extensions

Circumstance	Amount payable
One bedroom dwelling altered or extended such that it becomes a two bedroom dwelling.	15% of the Citywide Development Contribution payable for a household unit that is not a one bedroom dwelling or a two bedroom dwelling as set out in Section 1.
One bedroom dwelling altered or extended such that it does not meet the definition of a one bedroom dwelling or a two bedroom dwelling.	50% of the Citywide Development Contribution payable for a household unit that is not a one bedroom dwelling or a two bedroom dwelling as set out in Section 1.
Two bedroom dwelling altered or extended such that it does not meet the definition of a one bedroom dwelling or a two bedroom dwelling.	35% of the Citywide Development Contribution payable for a household unit that is not a one bedroom dwelling or a two bedroom dwelling as set out in Section 1.
Ngati Kahu Kaumatua household unit as defined in this Policy extended beyond the allowable 50m ² limit.	50% of the Citywide Development Contribution payable for a household unit that is not a one bedroom dwelling or a two bedroom dwelling as set out in Section 1.

Service connection (water and/or wastewater)

- e. In a situation where an existing building that is not connected to Council's reticulated water and/or wastewater network connects to Council's reticulated water and/or wastewater network:
 - i. This development contribution will be required on an authorisation for service connection,
 - ii. The amount payable to connect an existing building to Council's reticulated water network will be the amount payable for the water activity only as if the building was a new building,
 - iii. The amount payable to connect an existing building to Council's reticulated wastewater network will be the amount payable for the wastewater activity as if the building was a new building.

2.3 Local Development Contributions

General provisions

- 2.3.1 The following general provisions apply in respect of the calculation of the amount of Local Development Contributions payable:
- a. The dollar amount of Council's Local Development Contributions is set out in Section 1,
 - b. In circumstances where the development is unable to connect to Council's reticulated water network the Local Development Contribution for the water activity is not payable,
 - c. In circumstances where the development is unable to connect to Council's reticulated wastewater network the Local Development Contribution for the wastewater activity is not payable,
 - d. For rural residential development in the Rural Residential Zone, Local Development Contributions for the stormwater, reserve and community infrastructure activities are not payable. A Local Development Contribution is also not payable for the wastewater activity unless Council provides an exemption that allows connection to the wastewater network,
 - e. In most cases development that occurs outside Council's Urban Growth Areas will not be provided with local infrastructure and therefore will not have to pay Local Development Contributions. However, if a subdivision (or other development) outside Council's Urban Growth Areas is serviced by local infrastructure provided to service an Urban Growth Area the Local Development Contributions for that Urban Growth Area will be payable,
 - f. The Local Development Contributions for the reserve and/or community infrastructure activities in the Papamoa Urban Growth Area only apply to resource consents that were lodged between 1 July 2004 and 30 June 2009 and to development that did not require a resource consent for which building consent or authorisation for service connection was granted between these same dates. Otherwise these contributions are required as financial contributions under the Resource Management Act 1991 rather than as development contributions under the Local Government Act 2002,
 - g. The Local Development Contributions for the reserve and community infrastructure activities are not payable in the Rural Marae Community, Urban Marae Community or Ngati Kahu Papakainga Zones, or for the development of multiple owned Maori land within 500m of these Zones provided that Council is satisfied that the development is to provide housing for the shareholders of each block of multiple owned Maori land and/or their wider families,
 - h. To avoid doubt, where multiple owned Maori land is being developed for the purpose of commercial gain or requires subdivision consent under the Resource Management Act 1991 the Local Development Contributions for the reserve and community infrastructure activities are payable unless any other provision of this Policy states otherwise,
 - i. The Local Development Contributions which are calculated on a site area basis are set out in Section 1 and are based on either 1 hectare of site area or 900m² of site area and will be prorated upwards or downwards as appropriate to the nearest m² based on actual site area,
 - j. In the Wairakei Urban Growth Area Local Development Contributions are calculated on the entire site area associated with a development except site area associated with:
 - i. Stormwater reserves,
 - ii. Active reserves,
 - iii. Historic reserves,
 - iv. The road corridor associated with designated roads (Land associated with local reserves and all non-designated roads is included in local development contribution calculations).

- j. In the Wairakei Urban Growth Area Local Development Contributions are calculated on the entire site area associated with a development except site area associated with:
 - i. Stormwater reserves,
 - ii. Active reserves,
 - iii. Local / neighbourhood reserves,
 - iv. Non-buildable area resulting from historic / cultural considerations,
 - v. The road corridor associated with non-local roads (roads with a land corridor more than 20m in width).
 - k. In the West Bethlehem Urban Growth Area, the Local Development Contribution for the wastewater activity will be that of the Bethlehem Urban Growth Area rather than the West Bethlehem Urban Growth Area for land zoned residential or rural residential and with a scheduled site overlay in the City Plan,
 - l. In the Papamoa Urban Growth Area the Local Development Contributions for the water and wastewater activities are not payable for development in the “serviced area” of Papamoa which is shown in the Papamoa structure plans contained in this Policy,
 - m. In no circumstances will Local Development Contributions be payable for the reserve and community infrastructure activities for the development of a business activity, low demand business activity or community organization,
 - n. 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 is delivered in a staged manner through 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.
- 2.3.2 A Local Development Contribution may be required in each of the following circumstances in all parts of the Tauranga City District (unless otherwise stated):

Subdivision

- a. For each additional allotment created by subdivision for which local infrastructure is planned to be provided by Council except for non-residential allotments in Commercial Zones or Industrial Zones within the Tauranga infill area:
 - i. This development contribution may be required on subdivision resource consent unless deferred in accordance with Section 2.10,
 - ii. To avoid doubt, an allotment includes an allotment (as defined in Section 218 of the Resource Management Act 1991) created through unit title and cross lease subdivision,
- b. In circumstances where:
 - i. a parcel of land being subdivided is greater than 2 hectares and;
 - ii. it is located within Bethlehem, Ohauiti, Papamoa, Pyes Pa, Pyes Pa West or Welcome Bay urban growth areas and;

- iii. where the actual yield of the development exceeds the expected yield for that Urban Growth Area as set out in this Policy,

then the maximum number of Local Development Contributions payable will be calculated in accordance with the following formula:

$$(\text{expected yield per hectare} \times \text{site area in hectares}) + 10\%$$

- iv. The site area used in the calculation will include any land area to be vested as roads or local / neighbourhood reserves but will exclude any land to be vested with Council for Stormwater Reserve and any non-buildable land due to undevelopable escarpment, historic reserves or historic/cultural considerations,
- v. The number of underlying allotments being developed will not be subtracted from the maximum expected yield as the calculation is based on the amount of land area being developed and is not based on additional allotments
- vi. The yield of a development is calculated as the average number of allotments per hectare of site area.

Multiple household units on a single allotment

- c. For each household unit or household unit equivalent associated with other types of residential development that falls within the scope of the defined term residential activity, on an allotment that is in addition to the first household unit or household unit equivalent on that allotment:
 - i. The Local Development Contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,
 - ii. In circumstances where the actual yield of a development exceeds the expected yield of the Urban Growth Area then the local development contributions may be calculated in the same manner as detailed in Section 2.3.2 (b) provided that all of the same criteria is met. In this case the yield for the development is calculated as the average number of household units, or household unit equivalents per hectare of site area.

Non-residential development where local development contributions have not been required on subdivision consent

- d. In a situation where a non-residential development is to be established in a Commercial Zone, Industrial Zone or in the Commercial (Waewae) subzone, within the Pyes Pa West, Tauriko, Papamoa, Wairakei or West Bethlehem Urban Growth Areas and local development contributions have not been required on subdivision resource consent.
 - i. Development contributions will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,
 - ii. The Local Development Contribution payable will be calculated on a site area basis in accordance with the contribution amounts set out in Section 1.

Non-residential development outside commercial/industrial zones

- e. In a situation where a non-residential development is to be established or is to be expanded onto a vacant allotment in any Zone except Commercial Zones or Industrial Zones:
 - i. This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,
 - ii. The Local Development Contribution payable to establish or to expand a business activity, low demand business activity or community organisation onto an adjoining vacant allotment is the amount of Local Development Contributions that would be expected to be paid if residential development took place on the site at the expected yield for that urban growth area (or part of an urban growth area) as set out in this Policy,
 - iii. In the Rural Residential Zone across the city the expected yield for rural residential development is 1.6 house units per hectare. In the residential zones within Tauranga Infill area the calculation will be based on 15 household units per hectare. In the Ngati Kahu Papakainga Zone the calculation will be based on 12 household units per hectare and in the remaining part of West Bethlehem the calculation will be based on 13.5 household units per hectare,
 - iv. To avoid doubt, the expansion of an existing business activity, low demand business activity or community organisation that occurs wholly within the boundaries of the allotment(s) on which it is currently located will not require the payment of any Local Development Contribution.

Non-residential development – Tauranga Infill

- f. In a situation where a non-residential development is to be established in a Commercial Zone, Industrial Zone or in the Commercial (Waewae) subzone, within the Pyes Pa West, Tauriko, Papamoa, Wairakei or West Bethlehem Urban Growth Areas and local development contributions have not been required on subdivision resource consent⁹.
 - i. This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,
 - ii. The contribution amounts set out in Section 1 are based on 100m² of gross floor area and will be pro-rated upwards or downwards as appropriate to the nearest m² based on the actual amount of new or additional gross floor area.

Ngati Kahu Kaumatua household units

- g. For each Ngati Kahu Kaumatua household unit as defined in this Policy:
 - i. is development contribution will be required on a building consent, certificate of acceptance or an authorisation for service connection at Council's discretion,
 - ii. The Local Development Contribution for each additional allotment is 50% of the amount for a household unit as set out in Section 1,
 - iii. In a situation where a Ngati Kahu Kaumatua household unit as defined in this Policy is to be extended beyond the allowable 50m² limit:
 - This development contribution will be required on a building consent, certificate of acceptance or an authorisation for service connection at Council's discretion,
 - The Local Development Contribution for each additional allotment is 50% of the amount set out in Section 1 of this Policy.

Change of use

- h. In a situation where the use of an existing building is to be changed and the Local Development Contribution that would currently be payable to establish the proposed new use would be greater than the Local Development Contribution that would currently be payable to establish the existing use of that building:
 - i. This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,
 - ii. The amount payable will be determined by comparing the Local Development Contributions that would be payable to establish the proposed use in accordance with the contribution amounts set out in Section 1 against the Local Development Contributions that would be payable to establish the existing use in accordance with the contribution amounts set out in Section 1,
 - iii. This assessment will take place individually for each activity for which a Local Development Contribution may be required. To the extent that the amount of Local Development Contributions payable to establish the proposed use for each activity is greater than the amount of Local Development Contributions that would be payable to establish the existing use, then the difference between these two amounts is the Local Development Contribution that would be payable for that activity,
 - iv. To avoid doubt, where the contribution that would be payable to establish the proposed use for an activity is less than the contribution that would be payable to establish the existing use for that activity, the difference between these amounts cannot be used to offset the Local Development Contributions payable in relation to another activity. Likewise, a refund will not be provided in that situation.

Service connections

- i. In a situation where an existing building that is not connected to Council's reticulated water and/or wastewater network connects to Council's reticulated water and/or wastewater network:
 - i. This development contribution will be required on an authorisation for service connection,
 - ii. The amount payable to connect an existing building to Council's reticulated water network will be the amount payable for the water activity as if the building was a new building,
 - iii. The amount payable to connect an existing building to Council's reticulated wastewater network will be the amount payable for the wastewater activity as if the building was a new building.
- j. Clause above does not apply to the connection of a dwelling to Council's reticulated wastewater network if that dwelling was built prior to the reticulated wastewater network being available for connection.

Unforeseen impacts on local infrastructure

- k. In a situation where the Local Development Contribution payable in accordance with any of the above circumstances is insufficient in relation to the effect that a development will have on the available capacity of existing or planned Local Infrastructure within the general vicinity of where the development is to be located:
 - i. This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection, land use resource consent or subdivision resource consent at Council's discretion,

- ii. The additional Local Development Contribution payable in this situation will be calculated by equating the additional infrastructure demand into a number of units of demand and then applying the relevant contribution amounts from Section 1,
- iii. The developer may be required to provide detailed calculations of the demand on local infrastructure to enable Council to calculate the contribution amount in conjunction with the developer and with the final approval of the Chief Executive,
- iv. To avoid doubt, this approach recognises that it is not always possible to foresee all the possible permutations and special circumstances which arise in the growth of the city. Some developments may warrant a specific development contributions response by Council in consultation with the developer.

2.4 Financial contributions

- 2.4.1 Financial contributions are payable in accordance with the relevant provisions of Chapter 11 of the Tauranga City Plan.
- 2.4.2 Situations in which Council will require financial contributions pursuant to the Resource Management Act 1991 (rather than development contributions pursuant to the Local Government Act 2002) are:
 - a. For building, subdivision or land use consents issued up to and including 30 June 2004,
 - b. Where development contributions would normally be payable, but the consent applicant has a statutory exemption from paying development contributions,
 - c. Unforeseen effects of the subdivision use or development of land in circumstances where the consent applicant has a statutory exemption from paying development contributions,
 - d. For local reserve land purchase and local reserve development in the Papamoa urban growth area except in relation to resource consents lodged between 1 July 2004 and 30 June 2009,
 - e. For street landscaping in industrial areas, and
 - f. For the removal of protected trees.

2.5 Applicable charges

- 2.5.1 For development contributions required to be made in respect of a resource consent (subdivision consent or land use consent) granted under the Resource Management Act 1991, the development contribution charges in the Council's operative Development Contributions Policy at the time the application for consent, accompanied by all required information, is submitted apply to that development.
- 2.5.2 However, in circumstances where Local Development Contributions are payable on subdivision resource consents granted prior to 1 July 2011 under Council's Development Contributions Policy, the contributions payable will be those that are operative at the time the 224(c) certificate under the Resource Management Act 1991 is granted. If this results in the contributions payable being higher than the operative contribution charges at the time the subdivision consent was granted, then this matter can be addressed through Council's Development Contribution Waiver Panel.
- 2.5.3 For development contributions required to be made in respect of a building consent granted under the Building Act 2004, the development contribution charges in the Council's operative Development Contributions Policy at the time the application for consent, accompanied by all required information, is submitted apply to that development.

- 2.5.4 For development contributions required to be made in respect of an authorisation for a service connection, the development contribution charges in the Council's operative Development Contributions Policy at the time the application for authorisation for a service connection, accompanied by all required information, is submitted apply to that development.
- 2.5.5 For development contributions required to be made in respect of a certificate of acceptance, the development contribution charges in the Council's operative Development Contributions Policy at the time the application for certificate of acceptance, accompanied by all required information, is submitted apply to that development.

2.6 Credits

- 2.6.1 Credits are provided in some circumstances to recognise infrastructure demand already generated on a allotment where a development is being undertaken. A credit offsets the amount of development contributions payable, either fully or in part.
- 2.6.2 The following general provisions should be viewed as a guide to the application of development contribution credits. Each individual case will be considered on its own merits and the credit provided (if any) may not be consistent with the following provisions. If this occurs the reasons for this will be documented by the Development Contribution Waiver Panel and approved by the Chief Executive or his/her delegated representative:
- i. Where a development is replacing an existing building on the same allotment, the Citywide Development Contribution and Local Development Contribution that would currently be payable to establish the building being replaced will be deducted from the respective development contributions payable for each individual activity for which a Citywide Development Contribution and/or Local Development Contribution is required,
 - ii. Where a development is replacing a building that previously existed on the same allotment, the Citywide Development Contribution and Local Development Contribution that would currently be payable to establish the building being replaced will be deducted from the respective development contributions payable for each individual activity for which a Citywide Development Contribution and/or Local Development Contribution is required provided that the building existed on-site on or after the date that Council first started charging the Citywide Development Contribution or Local Development Contribution (noting that the respective development contributions may have previously had a different name). If the building was removed, demolished or destroyed prior to the Citywide Development Contribution or Local Development Contribution first being charged by Council then no credit will be provided to offset these development contributions,
 - iii. To avoid doubt, credits are deducted at an activity level and are not transferable across activities or between Citywide Development Contributions and Local Development Contributions. In circumstances where a credit is not fully exhausted by a new development, the remaining portion of the credit will be applied against subsequent development on that allotment if further development occurs. Council will in no circumstances refund development contribution credits that have not been fully exhausted by development,
 - iv. In exceptional circumstances Council may decide not to charge a Citywide Development Contribution where gross floor area associated with a business activity, low demand business activity or community organisation is relocated from one site within the Tauranga City District to another site within the Tauranga City District on the basis that this does not increase demand for citywide infrastructure. If this occurs, it should be noted that a credit for the gross floor area that is relocated will not be provided on the allotment from which the gross floor area is relocated.

2.7 Special assessments

Special assessments for residential citywide development contributions

- 2.7.1 If a household unit or household unit equivalent associated with other types of residential development that falls within the scope of the defined term residential activity is likely to have a significantly lesser impact on infrastructure or a significantly greater impact on infrastructure than the anticipated average demand on which the Citywide Development Contributions are based, a special assessment may be undertaken at the discretion of Council to determine the amount of Citywide Development Contributions payable.
- 2.7.2 To provide greater certainty, a special assessment may be undertaken at Council's discretion where demand for a activity or activities for which a Citywide Development Contribution is required is likely to be either 50 percent below or 100 percent above the anticipated average demand on which the Citywide Development Contribution is based. On this basis, the thresholds for special assessment are shown in the tables below in terms of demand per day per one-bedroom dwelling, per two-bedroom dwelling and per household unit that is not a one bedroom dwelling or a two bedroom dwelling.

Table 5: Special assessment conditions for residential development - one-bedroom dwelling

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<170 litres	340 litres	>640 litres
Wastewater	<125 litres	250 litres	>500 litres
Transportation	<2.5 vehicle movements	5 vehicle movements	10 vehicle movements
Community infrastructure	<0.64 people	1.27 people	>2.54 people
Reserves	<0.64 people	1.27 people	>2.54 people

Table 6: Special assessment conditions for residential development - two-bedroom dwelling

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<230 litres	460 litres	>920 litres
Wastewater	<170 litres	340 litres	>680 litres
Transportation	<32.5 vehicle movements	6.5 vehicle movements	13 vehicle movements
Community infrastructure	<0.86 people	1.71 people	>3.42 people
Reserves	<0.86 people	1.71 people	>3.42 people

Table 7: Special assessment conditions for residential development - residential dwelling

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<370 litres	740 litres	>1,480 litres
Wastewater	<275 litres	550 litres	>1,100 litres
Transportation	<5.5 vehicle movements	11 vehicle movements	22 vehicle movements
Community infrastructure	<1.37 people	2.74 people	>5.48 people
Reserves	<1.37 people	2.74 people	>5.48 people

Special assessments for residential citywide development contributions

- 2.7.3 If a business, low demand business or community organisation development is likely to have a significantly lesser impact on infrastructure or a significantly greater impact on infrastructure than the anticipated average demand on which the Citywide Development Contributions are based, a special assessment may be undertaken at the discretion of Council to determine the amount of Citywide Development Contributions payable.
- 2.7.4 To provide greater certainty, a special assessment may be undertaken at Council's discretion where demand for a particular activity or activities for which a Citywide Development Contribution is based is likely to be either 50 percent below or 100 percent above the anticipated average demand on which the Citywide Development Contributions are based. On this basis, the thresholds for special assessment are shown in the tables below in terms of demand per day per 100m² of gross floor area.

Table 8: Special assessment conditions for non-residential development - business activities

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<80 litres	160 litres	>320 litres
Wastewater	<74.5 litres	149 litres	>298 litres
Transportation	<6.25 vehicle movements	12.5 vehicle movements	25 vehicle movements

Table 9: Special assessment conditions for non-residential development - low demand business activities

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<18 litres	36 litres	>72 litres
Wastewater	<17.5 litres	35 litres	>70 litres
Transportation	<6.25 vehicle movements	12.5 vehicle movements	25 vehicle movements

Table 10: Special assessment conditions for non-residential development - community organisations

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<91 litres	182 litres	>364 litres
Wastewater	<91 litres	182 litres	>364 litres
Transportation	<1 vehicle movements	2 vehicle movements	4 vehicle movements

Special assessments for local development contributions

- 2.7.5 The special assessment mechanism does not apply to Local Development Contributions.

Administrative details

- 2.7.6 A special assessment may be initiated by Council, the applicant or an agent working on behalf of an applicant. Applications for special assessment should be made in writing as follows:

General Manager; Strategy & Growth:

Tauranga City Council, Private Bag 12022, Tauranga 3143

developmentcontributions@tauranga.govt.nz

- 2.7.7 The applicant may be required to provide detailed information of their development's present and anticipated demand on infrastructure. Upon reasonable request from Council to the applicant for disclosure of relevant information the applicant's request for special assessment will be suspended until such time that the requested information has been disclosed.

2.8 Timing of Payment

- 2.8.1 Despite the provisions set out below, if a development contribution required by the Council is not invoiced at the specified time as the result of an error or omission on the part of Council, this development contribution will be invoiced when this error or omission is identified, and the development contribution remains payable.
- 2.8.2 For a development contribution required in respect of a subdivision resource consent granted under the Resource Management Act 1991, the development contribution is payable immediately prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 in relation to that consent.

However, where a building consent is granted on an allotment, - to which a subdivision consent relates before the development contribution required on the subdivision consent has been paid, the council may at its sole discretion require a portion of the local development contribution to be paid immediately prior to the issue of a building consent for the development proposed. Where this situation applies the proportion of the local development contribution payable will be calculated on a site area or per lot basis as applicable.

- 2.8.3 In a circumstance where a certificate under section 224(c) of the Resource Management Act 1991 that relates only to a particular stage or certain allotments of a subdivision, the Local Development Contributions payable for subsequent stages or allotments in that subdivision will be payable when a further certificate (or certificates) under section 224(c) of the Resource Management Act 1991 relating to these allotments is (are) granted in the future.
- 2.8.4 For a development contribution required in respect of a land use resource consent granted under the Resource Management Act 1991, the development contribution is payable prior to the commencement of the land use permitted by the resource consent or such other time as specified in an advice note to that consent.
- 2.8.5 For a development contribution required in respect of a building consent granted under the Building Act 2004, the development contribution is payable immediately prior to the issue of that consent.
- 2.8.6 For a development contribution required in respect of a service connection authorisation, the development contribution is payable immediately prior to the issue of that authorisation.
- 2.8.7 For a development contribution required in respect of a certificate of acceptance granted under the Building Act 2004, the development contribution is payable immediately prior to the issue of that certificate.

2.9 Private Development Contribution Agreements

- 2.9.1 Where it is in the best interests of all parties, at its sole discretion, Tauranga City Council may enter into a private development contribution agreement with a developer in respect of the development contributions payable for a specific development. An agreement of this nature will clearly set out any departures from Council's Development Contributions Policy.

2.10 Deferral/postponement of a development contribution payment

Site area basis

- 2.10.1 In circumstances where Local Development Contributions are calculated on a site area basis, at Tauranga City Council's sole discretion, it may decide not to require the payment of these development contributions on a particular allotment or allotments associated with a subdivision consent and instead defer the requirement for these contributions until a future subdivision consent, or future building consents, authorisations for service connection or certificates of acceptance that relate to a land use consent, if it is in Council's view:
- Overwhelmingly likely that the allotment(s) will be further subdivided or the subject of a land use consent prior to development commencing on it, and
 - The allotment(s) in question will not generate additional demand for Council provided infrastructure after the initial subdivision is completed, and
 - This Policy provides for the Local Development Contributions to be required on forthcoming subdivision, building consents, authorisations for service connection or certificates of acceptance, and
 - The developer and landowner expressly commit to advising prospective land purchasers that payment of Local Development Contributions has been deferred and will become payable upon the future development of the allotment(s) in question.

Site area basis

- 2.10.2 Payment of development contributions required on subdivision resource consents may be deferred until the sale of an allotment or a period of one year from the date of the s224(c) certificate under the Resource Management Act 1991 relating to that allotment being issued by Council, whichever comes first, in accordance with the following provisions:
- For the purpose of the deferral of payment of development contributions, the developer or subdivision resource consent applicant must apply in writing to Council to become an "approved developer",
 - The applicant must sign up to Council's terms and conditions to become an "approved developer". These terms and conditions include, but are not limited to:
 - A bank bond or first ranking mortgage is in place which, to Council's sole satisfaction, adequately secures the full amount of the development contribution in the event of payment default,
 - Deferment of payment only relates to development contributions and not to other Council fees and charges associated with subdivision consents and associated 224(c) certificates,
 - All costs associated with putting a bank bond or first ranking mortgage in place, including costs incurred by Tauranga City Council, are payable by the "approved developer",
 - Interest is payable on the amount of the development contribution being deferred over the period of deferral at Council's borrowing rate. Council's borrowing rate changes over time. Council will provide information about its current borrowing rate upon request.
 - If payment is not made in accordance with the above conditions, a penalty interest rate of 15% per annum will apply on the amount of the development contribution being deferred for the period between when payment was due and when payment is made,

- f. By application to Council's Waiver Panel, alternate arrangements for the deferral of payment of development contributions will be considered if these arrangements have no financial cost to Council and incorporate enough security to recover deferred development contributions in the event of payment default,
- g. If an "approved developer" does not abide by Council's terms and conditions for the deferral of development contributions, deferment of development contributions will not be made available in the future.

Building Consent

- 2.10.3 Payment of development contributions required on building consents may be deferred until immediately before the issue of a code of compliance certificate under the Building Act 2004 if the following criteria can be satisfied:
- a. Application in writing must be made by a builder or building consent applicant to Council to become an "approved developer" for the purpose of the deferral of payment of development contributions,
 - b. The applicant must sign up to Council's terms and conditions to become an "approved developer". These terms and conditions include, but are not limited to:
 - i. Deferment of payment only relates to development contributions and not to other Council fees and charges associated with building consents,
 - ii. Deferment is only available to building contracts that specify that the code of compliance certificate under the Building Act 2004 must be obtained before final payment is released. A copy of the building contract must be provided to Council. Final payment for the building work must not be released until the code of compliance certificate is issued by Council and thus the development contributions have been paid,
 - iii. Deferment is only available in relation to building contracts that are for a fixed price,
 - iv. Deferment will be for a maximum period of six months from the date of the building consent being issued,
 - v. Interest is payable on the amount of the development contribution being deferred over the period of deferral at Council's borrowing rate. Council's borrowing rate changes over time. Council will provide information about its current borrowing rate upon request.
 - c. If payment is not made in accordance with the above conditions, a penalty interest rate of 15% p.a. will apply on the amount of the development contribution being deferred for the period between when payment was due and when payment is made,
 - d. By application to Council's Waiver Panel, alternate arrangements for the deferral of payment of development contributions will be considered if these arrangements have no financial cost to Council and incorporate sufficient security to recover deferred development contributions in the event of payment default,
 - e. If an "approved developer" does not abide by Council's terms and conditions for the deferral of development contributions, deferment of development contributions will not be made available in the future

2.11 Overdue payments

- 2.11.1 Until a development contribution required in relation to a development has been paid or made, Council may use one or more of the following powers provided to it in accordance with section 208 of the Local Government Act 2002:
- a. In the case of a development contribution required in relation to a resource consent:
 - i. withhold a certificate under section 224(c) of the Resource Management Act 1991 or,
 - ii. Prevent the commencement of a resource consent under the Resource Management Act 1991.
 - b. In the case of a development contribution required in relation to a building consent, withhold a code compliance certificate under section 95 of the Building Act 2004,
 - c. In the case of a development contribution required in relation to a service connection authorisation, withhold a service connection to the development,
 - d. In the case of a development contribution required in relation to a certificate of acceptance, withhold a certificate of acceptance under section 99 of the Building Act 2004,
 - e. In each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.
- 2.11.2 In addition to this Council may pursue an overdue development contribution through its normal debt collection processes.

2.12 Reconsideration of a development contribution

- 2.12.1 In accordance with section 199A of the Local Government Act 2002 a person may request that the Council reconsiders the requirement for a development contribution if that person has grounds to believe that:
- a. The development contribution was incorrectly calculated or assessed under the Council's Development Contributions Policy, or
 - b. The Council incorrectly applied its Development Contributions Policy, or
 - c. The information used to assess the person's development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.
- 2.12.2 A request for reconsideration must be lodged within 10 working days after the date on which the person lodging the request received notice from the Council of the development contribution amount required. An application for reconsideration must be made in writing and addressed as follows:
- General Manager: Strategy & Growth
- Tauranga City Council, Private Bag 12022, Tauranga 3143
- developmentcontributions@tauranga.govt.nz
- 2.12.3 The application should include all relevant details regarding the development for which the development contribution was assessed and clearly outline the basis for the request of the reconsideration.

- 2.12.4 All requests for reconsiderations will be considered in the first instance by the Tauranga City Council Development Contributions Advisor. If the DC Advisor agrees that an error was made, or the policy was applied incorrectly then a recalculation of the development contribution notice will be issued. If the DC Advisor confirms the original assessment, then they shall give written notice of this decision to the applicant.
- 2.12.5 If the applicant (person lodging the reconsideration request) objects to the decision of the DC Advisor, then they may request that the decision is considered by the Tauranga City Council's Development Contribution Waiver Panel (the "Waiver Panel").
- 2.12.6 The Waiver Panel will consider the request against the requirements of the development contributions policy and will make a recommendation to the General Manager: Strategy & Growth whom will decide on the issue.
- 2.12.7 The council must, within 15 working days after the date on which it received all required relevant information relating to the request give written notice of the outcome of its reconsideration to the person who made the request.

2.13 Objections to a development contribution

- 2.13.1 In accordance with section 199C of the Local Government Act 2002 a person may object to the assessed amount of the development contribution. The objection may only be made on the grounds that the Council has:
- a. Failed to properly consider features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities, or
 - b. required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments, or
 - c. required a development contribution in breach of section 2002 of the Local Government Act 2002, or
 - d. Incorrectly applied its development contributions policy to the development.
- 2.13.2 The right of objection does not apply to challenges to the content of the development contribution policy.
- 2.13.3 The decision of any development contribution objection is to be made by a development contribution commissioner named in the approved register and selected by the Council.
- 2.13.4 In accordance with section 150A of the Local Government Act 2002, if a person objects to a development contribution the Council recover from the person its actual and reasonable costs in respect of the objection for:
- a. the selection, engagement, and employment of the development contributions commissioners, and
 - b. the secretarial and administrative support of the objection process, and
 - c. preparing for, organising, and holding the hearing.
- 2.13.5 Staff time will be calculated in accordance with hourly rates as set out for the relevant staff member within the User Fees and Charges section of Tauranga City Councils operative Annual Plan.
- 2.13.6 Schedule 13A of the Local Government Act 2002 sets out the procedure for development contribution objections.

2.14 Remission and refund of development contributions

- 2.14.1 Refunds of development contributions will be made in accordance with sections 209 and 210 of the Local Government Act 2002.
- 2.14.2 There will be no remission or postponement of development contributions except in exceptional circumstances at the sole discretion of the Chief Executive or his or her nominated representative that are consistent with the principles or broad intent of the Policy, or direction provided by elected members. Any such request for remission or postponement shall be made to Council in writing.
- 2.14.3 Where Council has required a development contribution and the subdivision, land use or building consent or service connection authorisation lapses, then the original development contribution amount will be refunded to the consent holder or his or her personal representative upon written application to Council, after the consent period has lapsed. This refund does not prevent Council requiring development contributions on future subdivision, land use, building consent or service connection authorisation applications related to the subject land, when the circumstances for which a development contribution is payable are present. In determining the amount of refund Council will retain a portion of the contribution of a value equivalent to the costs incurred by Council in relation to the development or building and its discontinuance as provided for in section 210 of the Local Government Act 2002.
- 2.14.4 Council will consider making grants to offset development contributions payable in relation to developments undertaken by or for the benefit of community groups through submissions received to the Annual Plan or Long-Term Plan processes. Eligible groups may also apply for grants through the Papakainga and Community Housing Policy.
- 2.14.5 Any refund will not be subject to any interest or inflationary adjustment.

Section 3. Policy Statement

3.1 Policy summary

3.1.1 **Policy title:** Development Contributions Policy

3.1.2 **Lead policy:** Revenue and Financing Policy

3.1.3 **Support documents:**

- Tauranga City Council Long Term Plan and Annual Plan,
- Tauranga City Council City Plan (Chapter 11 Financial Contributions),
- Western Bay of Plenty SmartGrowth Strategy,
- Infrastructure Development Code.

3.2 Policy objectives

- 3.2.1 To ensure that new development contributes fairly to the funding of Tauranga's infrastructural and servicing requirements.
- 3.2.2 To charge a development or financial contribution for residential and non-residential development in the city to fund capital expenditure for citywide network infrastructure, reserve land and community infrastructure.
- 3.2.3 To collect a development or financial contribution from residential and non-residential subdivision and development in the city to fund capital expenditure for local network infrastructure, reserve land and community infrastructure.

3.3 Purpose and principles of development contributions

- 3.3.1 The Development Contributions Policy has been developed to be consistent with the purpose of the development contribution provisions as stated in Section 197AA the Local Government Act 2002.
- 3.3.2 In the preparation and adoption of the Development Contributions Policy Council has considered the development contribution principles in Section 197AB of the Local Government Act 2002.
- 3.3.3 A supplementary document containing a full analysis of the way the development contributions purpose has been considered and the principles considered is available from Council on request.

3.4 Policy principles

- 3.4.1 Effective planning, provision and funding of infrastructure can assist sustainable resource use and prudent financial management by the Council. The expected capital expenditure on network infrastructure: new or additional assets or assets of increased capacity resulting from the effects of new development should be contributed to by that development.
- 3.4.2 Development contributions and financial contributions should be based on the likely and foreseeable capital expenditure that Council expects to incur from growth in the city. This includes capital expenditure Council has already incurred in anticipation of growth.

- 3.4.3 Development contributions and financial contributions should be applied in a fair and equitable manner and have due regard to Council's other financial management policies. This includes assessing the benefits that may accrue to the whole or parts of the community.
- 3.4.4 Development contributions and financial contributions are reviewed on an annual basis, having regard to changes that affect the provision of services by Council, including cost estimates and construction costs.
- 3.4.5 Development contributions can be applied at both a local and city-wide infrastructure level, based on the activity type or geographic spread of the service. The following approach is generally applied in Tauranga City.

Table 11: Types of infrastructure funded by development contributions

Activity type	Type of infrastructure funded
Water	Local: Clearly services a locally defined area or catchment. Citywide: Main trunk network that services the entire city including water treatment plants.
Wastewater	Local: All wastewater pipes and related infrastructure such as pump stations that convey untreated wastewater. Citywide: Wastewater treatment plants and outfall pipelines.
Stormwater	Local: Clearly services a locally defined area or catchment. Citywide: Not applicable.
Transportation	Local: Transportation infrastructure only needed for growth in the area or areas. Citywide: Transportation infrastructure where the origin and destination of trips is from all over the city, beyond local trips.
Reserves	Local: Neighbourhood reserves generally located within 400-500m of residential properties Citywide: Active reserves designed to cater for a range of active sports and recreation needs of the city population.
Community infrastructure	Local: Specific local facility or development of local facility. Citywide: Interconnected network of facilities or development of facilities serving a city or sub regional catchment.

3.5 Contents of the development contributions policy

- 3.5.1 The following is a summary of the contents required by the Local Government Act 2002 (LGA) and an indication of where they are located within this policy.

Table 12: Contents of the development contributions policy

LGA Section	Summary of the requirements of the LGA	Location within this policy
106	A summary and explanation of the total cost of capital expenditure identified in the long-term plan that Council expects to incur to meet the increased demand for community facilities resulting from growth.	Section 3 Section 4 Section 6
106	The proportion of total cost of capital expenditure that will be funded by: <ul style="list-style-type: none"> • development contribution, • financial contributions, • other sources of funding. 	Section 3 Section 6
106	An explanation of why Council has determined to use development (and/or financial) contributions to fund the total cost of growth related capital expenditure. This explanation must be in terms of the matters required to be considered under section 101(3) of the LGA.	Section 3 Section 5
106	Identify each activity or group of activities for which a development contribution or a financial contribution will be required.	Section 5 Section 6
106	In relation to each activity or group of activities specify the total amount of funding to be sought by development (or financial) contributions.	Section 4 Section 5
106	Summarise the provisions that relate to financial contributions in the district plan or regional plan prepared under the Resource Management Act 1991 .	Section 3 Section 4
197AB	The development contribution principles must be considered when preparing a development contributions policy or requiring development contributions.	Section 3
201	An explanation of and justification for the way each development contribution is calculated.	Section 4 Section 5

Table 12: Contents of the development contributions policy continued

LGA Section	Summary of the requirements of the LGA	Location within this policy
201	The significant assumptions underlying the calculation of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects.	Section 3 Section 4
201	The conditions and criteria that will apply in relation to the remission, postponement, or refund of development contributions, or the return of land.	Section 2
201A	A schedule of assets for which development contributions will be used.	Section 6
202	The development contributions payable in each district, calculated in accordance with the methodology in respect of: <ul style="list-style-type: none"> • reserves, and • network infrastructure, and • community infrastructure, and 	Section 1 Section 6
202	The event that will give rise to a requirement for a development contribution	Section 2
202A	Information about how reconsideration of a development contribution request can be lodged and the steps that Council will apply when reconsidering the requirement for a development contribution.	Section 2
Schedule 1AA		
8 (3)	If development contributions are collected for community infrastructure under the transitional provisions of Schedule 1AA (Section 8(2)) the items must be identified along with the total cost of capital expenditure still to be recovered and the date by which Council expects to complete recovery.	Section 6
9 (3)	No later than 30 June 2015 the development contribution policy must be amended to comply with the act as amended by specified provisions.	
10 (3)	The development contributions policy must be amended to comply with Section 202A of the LGA no later than the dates set out in Section 10 (1) of Schedule 1AA.	

3.6 Delegations

- 3.6.1 The authority to set the quantum of development contributions or financial contributions is the responsibility of the elected members of Council.
- 3.6.2 The implementation of this policy and the charging of development contributions or financial contributions are delegated to the Chief Executive or his/her sub delegate.

3.7 Information available to the public

- 3.7.1 The operative objectives, policies and rules relating to Financial Contributions set out in Chapter 11 of the City Plan are available for public inspection at Council offices.
- 3.7.2 The assumptions, methodology and financial details for growth-related infrastructure and funding sources as set out in this policy can be made available for public inspection upon request at Council's main customer service centre, Civic Offices, Willow Street, Tauranga.

3.8 Growth-Related Capital Expenditure

- 3.8.1 Strong growth rates are anticipated for the city as outlined in the SmartGrowth Strategy, the Long Term Plan and the City Plan. This has been translated into population, household and non-residential growth projections so that development contributions can be calculated. For non-residential growth, gross floor area projections have been prepared based on historical building consent information and the adopted population projections.
- 3.8.2 The proportion of growth-related capital expenditure for each activity or group of activities that is funded by various funding sources, including development contributions, over the relevant planning periods has been estimated as set out in Section 4.
- 3.8.3 Where possible Council will seek to initiate direct negotiations with appropriate parties including developers and Government agencies, to enter into voluntary agreements to forward fund growth-related capital expenditure.

3.9 Reasons for using development contributions

Strategic

- 3.9.1 Council plays a significant role in facilitating and where appropriate, coordinating development and providing infrastructure in a timely manner.
- 3.9.2 Council considers its role in the provision of network infrastructure as an essential part of its leadership and facilitation, public health and safety, growth management and sustainable development obligations to the city. It is a strategic role which neither individuals, the community, the private sector nor Central Government can appropriately fulfil on their own.
- 3.9.3 The physical effects of growth, particularly the cumulative effects of individual subdivision and development decisions, requires Council to incur capital expenditure, acting on behalf of the wider community, to appropriately provide for new or additional services including in many circumstances' capital expenditure in anticipation of growth. Funding tools such as development contributions are fundamental in meeting these needs.
- 3.9.4 Council's decision-making framework identifies the strategies and plans, Council Outcomes, and City Vision Statements that all guide decisions made by Council for the community. The activities to be funded by development contributions all support this framework in some way. This is identified in the Policy for each activity.

Fairness and Equity

- 3.9.5 A fair and equitable approach needs to be taken to funding the provision of infrastructure having regard to existing and future populations. The existing population has already made considerable investment in services and enjoys the benefit of using those services. Those undertaking new development benefit from using, connecting to or extending existing services or supplying new services and should pay a fair share of the capital expenditure for this. Developers and new residents/businesses are also the segment of the community that creates the need to undertake growth-related projects in respect of the activity types covered by the Development Contributions Policy.
- 3.9.6 Funding the capital expenditure for new or extended growth-related infrastructure from development contributions is considered a fair and equitable funding approach. They are to be applied alongside other funding tools to provide the appropriate balance of funding between the community, Council and those undertaking development.
- 3.9.7 Providing for infrastructure in anticipation of growth is also a core Council obligation in the promotion of the social, economic, environmental and cultural well-being of the community, in the present and for the future. In these situations, development contributions will assist in recouping the growth-related portion of the public investment made by Council on behalf of the community.
- 3.9.8 Two further factors of equity to have regards to in relation to each activity are; the distribution of any benefits between the community as a whole, any identifiable part of the community and individuals, and the period over which benefits are expected to occur. This is reflected in the cost allocation methodology. For example, where people in the existing community may get benefit from an improved level of service. Council has assessed this in relation to each activity (this consideration is set out in Section 5 of this Policy) and for the major projects for which development contributions are proposed to be a funding source. Council recognises the period over which benefits are expected to occur by including, within the cost of growth to be funded by contributions under this policy, only the cost of providing additional capacity to meet demand within the planning period or the life of the asset.

- 3.9.9 It should be noted that just because the existing community may use new infrastructure it does not mean that they necessarily benefit from it. A number of growth-related infrastructure projects will result in the demand generated by the existing community being diverted from existing infrastructure to new infrastructure but with no noticeable change in the service provided by Council to the existing community (e.g. the Southern Pipeline and the Waiāri water treatment plant). In some cases, the diversion of existing flows is necessary to free up additional capacity in local or city-wide infrastructure to allow for further growth in areas where this existing infrastructure is at or near capacity. Where the diversion of existing demand occurs solely for this reason and the existing community notices no difference in the service provided by Council, a non-growth cost allocation associated with the diversion of existing flows is not recognised because there is no benefit to the existing community. However, Council will recognise a non-growth cost allocation if it is evident that the existing community will benefit from the diversion of flows (e.g. through a more satisfactory level of service) or where a project is required to replace existing infrastructure which is being abandoned.

Identification of Benefits

- 3.9.10 At a more detailed level the distribution of benefits in the funding of capital expenditure for growth related infrastructure can be identified by the percentage of development contribution/rates/other funding split for projects shown in the Schedule of assets for which development contributions are collected – Section 6. These benefits are either citywide (at the citywide services level), or localised neighbourhood/urban growth area (at the local services level) and differentiated between existing households (current population) and anticipated households (future population) for the planning period.

Section 101(3) Matters

- 3.9.11 Tauranga City has considered the matters included in section 101(3) of the Local Government Act 2002 in developing the existing policy and proposed amendments to it.
- 3.9.12 Using development contributions to fund the majority of growth-related costs for these infrastructure activities (rather than rates or other funding tools) is appropriate for the following reasons:
- a. Development contributions are fair because they allocate growth costs to the section of the community that creates the need for Council to incur that expenditure, i.e. developers, new residents and new business activities,
 - b. Development contributions allocate costs to those in the community who benefit most from the new assets or assets of additional capacity that are funded out of development contributions. They are based on the level of service that the Council has determined through the Long-Term Plan. Some costs of growth are however still allocated to existing ratepayers (rather than the development community through development contributions); in recognition of the benefits they receive from these new or additional assets,
 - c. Development contributions send clear signals to the development community about the true cost of growth and the capital costs of providing infrastructure to support that growth,
 - d. Growth costs can be apportioned over time (a planning period or project life), so that members of the growth community pay for the capacity they use in the services network,
 - e. Development contributions, as a dedicated funding source, offer secure and transparent funding toward the infrastructure needed to accommodate growth. This is weighed up against the sustainable level of rates, financial contributions and other funding sources to support the sustainable development of the city.
- 3.9.13 Overall, it is considered fair and reasonable, and that the social, economic, environmental and cultural well-being of the community is best advanced through using development contributions to fund most of the costs of growth-related capital expenditure for activities covered by the Policy.

3.10 Significant assumptions

Projected Growth

- 3.10.1 Under the SmartGrowth Strategy Tauranga City must accommodate approximately 84 percent of the anticipated sub-regional household growth plus significant business development, for the next 50 years. This growth will be accommodated through a mix of Greenfield and infill development.
- 3.10.2 This will place significant strain on the existing services assets with a need to provide and fund increased capacity or extension/additional services to meet growth demand.
- 3.10.3 To enable local development contributions to be calculated assumptions are made that the SmartGrowth population projections and the spatial allocation of these on the Tauranga City Council district accurately represent the future growth of the district.

Distribution of Benefits

- 3.10.4 An assumption is made that all growth within a catchment benefits equally from the development and therefore all lots created within that are pay an equal share of the cost of servicing the development. The only exception to this is in relation to the Southern Pipeline project and in circumstances where catchments have been further broken into sub-catchments.

Structure plans

- 3.10.5 Structure plans for each catchment have been prepared and indicate the location and extent of the local development contribution funded projects. In the case of any discrepancy between the structure plan and the project costing schedules contained in this policy the project costings take precedence.

Consistent Development Contributions Policy

- 3.10.6 It is assumed that the policy approach of recovering growth-related capital expenditure through development contributions will be retained in the foreseeable future and that Council will continue to need to undertake capital expenditure to accommodate the city's growth.

Other assumptions

- 3.10.7 Other general assumptions are that:
- the development contribution amounts are based on the inflation adjusted project cost estimates, and
 - project costs are reviewed and updated annually, and
 - development contributions fully include the cost of capital (debt servicing costs) as it is an integral component of funding growth-related infrastructure; and
 - New Zealand Transport Agency subsidy or other funding tools will be available for some transportation projects, and
 - methods of service delivery will remain similar to those at present,
 - rounding used in calculations has generally been to the nearest hundred and applies to total value,
 - land values used to determine revenue and expenditure are G.S.T exclusive,
 - development contributions required are G.S.T exclusive. G.S.T will be added at the time of payment.

3.11 Risks and monitoring

- 3.11.1 Council considers there are risks associated with the use of development contributions as a funding source. Types of risks include:
- A decrease in development activity which will result in a decrease in development contribution revenue,
 - Lags between expenditure incurred by council and contributions received as a result in land development trends,
 - Differences in cost of capital to what was expected,
 - Movements in capital costs of providing services and the link to project cost estimates.
- 3.11.2 Having regard to risk management, Council reviews and updates the Development Contributions Policy and associated schedules on an annual basis considering:
- Information on costs as monitored through the delivery of the capital works programme,
 - Development activity as monitored using a combination of subdivision statistics and development sector information,
 - Changes in policy direction as Council continues to implement the Long Term Plan, Revenue and Financing Policy and SmartGrowth Implementation plans,
 - Changes in population/dwelling growth or the pattern of development in the city,
 - Addition or deletion of growth projects,
 - Changes in estimated costs as determined by market rates, valuations, by reference to price indexes, or tender prices,
 - Changes to interest rates (relevant to the cost of capital),
 - Correction of errors or omissions the project estimates,
 - Incorporation of actual costs of completed projects.

3.12 Activities for Funding Capital Expenditure of Growth

- 3.12.1 Council activities for which development and financial contributions will be used to fund growth related capital expenditure are:
- Network infrastructure for stormwater, wastewater, water supply, transportation,
 - Reserve land acquisition and development for sub-regional, active and neighbourhood reserves,
 - Community infrastructure including the aquatic network and the indoors sports network.

3.13 Development contributions – Local Government Act 2002 Tests

A subdivision and/or development project within the city which forms the subject of a consent application, application for a certificate of acceptance or application for a service connection will be considered for whether payment of a development contribution is required.

First, Council will determine whether it is a development as defined by section 197 of the Local Government Act 2002. That is, whether it generates a demand for reserves, network infrastructure or community infrastructure.

Second, if a demand is generated Council will consider whether the subdivision or development, either alone or in combination with another development, requires new or additional assets or assets of increased capacity and, consequently, Council incurs or has incurred capital expenditure to provide appropriately for reserves, network infrastructure and/or community infrastructure.

Third, Council will check that the Development Contributions Policy provides for the payment of a contribution in the circumstances.

3.14 Use of Development Contributions

Funds collected by way of Development Contributions will only be spent on those projects / activities identified in Section 6 and any data supporting the asset schedules, or an alternate project that serves the same general purpose or provides the same level of service in that urban growth area or citywide. This may include new projects that were identified after the development contribution was required.

3.15 Timing of expenditure

Except for the purchase of land, funding will be allocated to projects annually by way of the Annual Plan process or the Long Term Plan process. Project allocation will be considered in the following ways:

- a. Inclusion of the project in the Annual Plan/Long Term Plan by the relevant Asset Manager; or
- b. Submission through the Annual Plan/Long Term Plan process by a developer or their representative, or
- c. Submission to the Annual Plan/Long Term Plan by any other interested party.

Where possible, ranking for consideration of Project funding will be assessed using the following table. However, due to the nature of some of the projects proposed by Asset Managers (such as bulk mains or arterial roads), these criteria will not always be applicable.

Table 13: Ranking of project funding

Score	Consolidation of infrastructure	Sequencing	Construction
2	The project is servicing development that is likely to be substantially sold within one year.	This is the next logical sequence for extension of the service.	All construction works completed
1	The project is servicing development that is likely to be substantially sold within one to two years.	Not entirely sequential for the service however it does promote sequential development of the land.	Construction works underway.
0	The project is servicing development that is likely to be substantially sold within two to three years.	Not sequential but is likely to support growth in the short term.	Construction contract let but works not yet started
-1	The project is servicing development that is likely to be substantially sold within three to five years.	Not sequential but is likely to support growth in the medium term.	Construction contract being prepared
-2	The project is servicing development that is unlikely to be substantially sold within five years.	Further use of the proposed service unlikely in the short to medium term.	Works proposed in the short term but not yet designed.

- d. A cut-off score will be established, and those projects achieving that score or higher will be recommended to Council for inclusion in the Annual Plan/Long Term Plan budget,

- e. Council may exercise discretion to exclude projects that score above the cut-off line or include projects scoring below the cut-off line by having regard to other factors such as:
 - i. A project may achieve a score that should be recommended for approval, but that project may be reliant on other projects being completed beforehand,
 - ii. A project may not achieve a score that would be high enough for recommendation for other reasons, Council believes the project should go ahead,
 - iii. Council's overall capacity to undertake capital projects when assessed on both a funding and resource availability basis.
- f. In the case of developers, or applications on behalf of developers by their representatives, a submission will only be considered if a contract has been let for the project work or the project work is completed,
- g. Allocations shown in the Long-Term Plan are indicative. Final allocations are reviewed and confirmed on an annual basis by applying the above policy process,
- h. Timeframes and costs for projects shown in Council's Long-Term Plan are indicative. Final project timelines and costs are reviewed and confirmed on an annual basis.

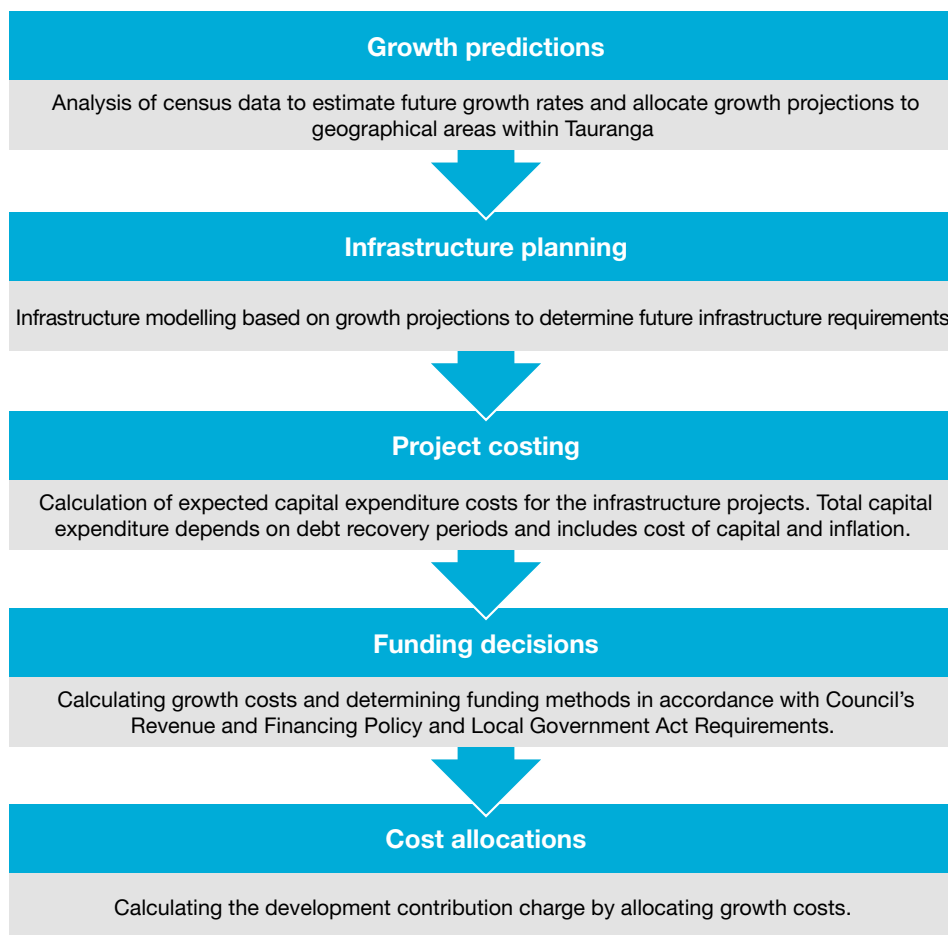
3.16 Developer reimbursements

- 3.16.1 Where a developer undertakes to construct works contained in the Development Contributions Policy, and has requested through an Annual Plan submission that reimbursement of the Local Infrastructure (LDC) component will be sought, the reimbursement/refund will be provided for in the Long Term Plan or Annual Plan budget by Council where:
 - a. The reimbursement achieves a ranking within the Council's Local Development Contribution project capital expenditure budget for that financial year using Council's ranking criteria. (Note the method of project funding allocation and the ranking criteria are set out above), and either:
 - b. The project has been built and satisfactorily completed at the time the request is assessed by Council, or
 - c. The project has been committed through the letting of a contract at the time the request is assessed by Council and evidence is provided to Council of that contractual obligation.
- 3.16.2 Where reimbursement has been provided for in the Long-Term Plan or Annual Plan budget, payment will be made to the consent holder by 31 July of the year in which the project has been budgeted, or on completion of construction if not complete at that date.

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Section 4. Methodology

The following flow chart provides an overview of the methodology used to calculate development contributions.



4.1 Growth projections

- 4.1.1 To calculate development contributions growth projections (location, quantity and timing) are required. The growth projections used in this policy are based on Statistics New Zealand census data and projections produced for the Western Bay of Plenty SmartGrowth Strategy.
- 4.1.2 The growth projections from 2013 on are based on the figures produced for the Western Bay of Plenty SmartGrowth. SmartGrowth projections are based on work by the National Institute of Demographic and Economic Analysis (NIDEA) which is carried out an in-depth study of the demographics of the area, considering such issues as births, deaths, age and gains and losses due to national and international migration. The NIDEA figures were city-wide and the Tauranga City Council Planning and Growth Team broke these down into an area unit projection for Tauranga City
- 4.1.3 The NIDEA report produced a population projection and a projection of the number of dwellings required to house these people; and called this the household projection. However, this did not consider the average of 10 percent of houses that are unoccupied at the time of the census. The calculation for development contributions needs to consider the total number of houses built in the city, therefore the SmartGrowth Household projections have been modified by adding 10 percent to them to produce the Dwelling unit projection.
- 4.1.4 The original SmartGrowth figures were produced in January 2004 and have been subsequently reviewed and amended in 2007, 2012, 2014 and again in 2017.
- 4.1.5 The revised projections were adopted by SmartGrowth Committee on 16 May 2017 as part of the key assumptions to inform the development of the 2018-2028 Long Term Plan.
- 4.1.6 The Tauranga City Population and Household Projection review 2014 is available on Tauranga City Council's website
- 4.1.7 <http://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/reports/population-and-household-projection-review>
- 4.1.8 The revised projections identified in this report are in five yearly increments from 2013 to 2063. For the purposes of the Development Contributions Policy where necessary growth projections for the interim years have been prorated.
- 4.1.9 The population and household projections that have been used within this policy are set out in the following tables.

Table 14: Resident population and household projections - Tauranga City

Year	1996	2001	2006	2007	2012	2013	2014
Total Population	79,800	93,500	106,900	109,100	115,688	119,800	122,760
Dwellings		39,566	45,388	46,084	49,563	50,259	51,646
Year	2015	2016	2017	2018	2019	2020	2021
Total Population	125,720	128,680	131,640	134,600	136,840	139,080	141,320
Dwellings	53,033	54,420	55,807	57,193	58,520	59,847	61,174
Year	2022	2023	2024	2025	2026	2027	2028
Total Population	143,560	145,800	147,620	149,440	151,260	153,080	154,900
Dwellings	62,501	63,829	65,122	66,415	67,708	69,001	70,295
Year	2029	2030	2031	2033	2036	2038	2043
Total Population	156,737	158,574	160,411	164,084	170,003	173,949	181,293
Dwellings	71,597	72,899	74,201	76,806	80,751	83,383	88,241
Year	2048	2051	2053	2058	2059	2060	2061
Total Population	186,693	189,051	190,623	194,769	195,490	196,211	196,932
Dwellings	91,692	93,201	93,206	96,868	97,373	97,878	98,383
Year	2062	2063					
Total Population	197,653	198,370					
Dwellings	98,888	99,394					

Table 15: Resident population and household projections - Western Bay of Plenty

Year	1996	2001	2006	2013	2026	2036	2051
Total Population	35,600	39,000	43,000	46,110	53,853	58,591	60,036
Dwellings		16,503	18,355	10,085	25,202	28,432	30,056

Table 16: Population and household growth - Tauranga City

Year	2001-2006	2001-2007	2006-2012	2001-2013	2001-2014	2001-2015	2001-2016
Population growth	13,400	15,600	22,188	26,300	29,260	32,220	35,180
Household growth	5,822	6,518	9,997	10,693	12,080	13,467	14,854
Year	2001-2017	2001-2018	2001-2019	2001-2020	2001-2021	2001-2022	2001-2023
Population growth	38,140	41,100	43,340	45,580	47,820	50,060	52,300
Household growth	16,241	17,627	18,954	20,281	21,608	22,935	24,263
Year	2001-2024	2001-2025	2001-2026	2001-2027	2001-2028	2001-2029	2001-2030
Population growth	54,120	55,940	57,760	59,580	61,400	63,237	65,074
Household growth	25,556	26,849	28,142	29,435	30,729	32,031	33,333
Year	2001-2031	2001-2033	2001-2036	2001-2038	2001-2043	2001-2048	2001-2051
Population growth	66,911	70,584	76,503	80,449	87,793	93,193	95,551
Household growth	34,635	37,240	41,185	43,817	48,675	52,126	53,635
Year	2001-2053	2001-2058	2001-2059	2001-2060	2001-2061	2001-2062	2001-2063
Population growth	97,123	101,269	101,990	102,711	103,432	104,153	104,873
Household growth	54,640	57,302	57,807	58,497	58,817	59,322	59,828
Year	2012-2022	2020-2028	2007-2051	2016-2051	2017-2051	2020-2051	2020-2053
Population growth	27,872	15,820	79,951	60,371	57,411	49,971	51,543
Household growth	12,938	10,448	47,117	38,781	37,394	33,354	34,359
Year	2020-2058	2020-2063					
Population growth	55,689	59,293					
Household growth	37,021	39,547					

4.2 Infrastructure planning

- 4.2.1 Infrastructure modelling based on growth projections is used to determine future infrastructure requirements.
- 4.2.2 For local infrastructure, Council has identified the capital infrastructure that needs to be in place when a growth area is full. Structure plans for each catchment have been prepared and indicate the location and extent of the local development contribution funded projects. In the case of any discrepancy between the structure plan and the project costing schedules contained in this policy the project costings take precedence.
- 4.2.3 For citywide infrastructure, Council has determined infrastructure requirements by looking at the impacts of projected future population growth on demand and identifying the point at which new infrastructure is required (such as additional water and wastewater treatment capacity).
- 4.2.4 The Annual Plan and Long-Term Plan provide a full list of all planned infrastructure projects. Section 6 of this policy shows those projects which will be funded by development contributions.

4.3 Project costing

- 4.3.1 Capital expenditure used in both the Long-Term Plan and in this policy are based on the best available knowledge at the time of preparation. Costs consider all known or likely construction costs, land values, inflation and cost of capital. Project costs are reviewed, and if necessary updated, annually.
- 4.3.2 The level of confidence in the accuracy of costs increases as the detailed knowledge of the project increases. The range of accuracy (from least to most accurate) is:
 - a. Desktop assessment based on knowledge and experience with similar projects,
 - b. Estimated based on site visits and understanding of the extent of the work,
 - c. Engineer estimates prepared after project design,
 - d. A contract price for the work,
 - e. Actual costs (after the work is complete).

Inflation

- 4.3.3 The impact of estimated future inflation on project cost estimates that are done in today's dollars is included in the calculation of development contributions. The inflation rates used are currently drawn from work specifically done for Local Government by BERL. The inflation rates used are reviewed annually to ensure they remain appropriate.

Cost of Capital

- 4.3.4 The total cost of capital expenditure (on which development contribution charges are based) includes the cost of capital. Cost of capital is the interest paid on loans that are used as an interim funding mechanism when expenditure occurs before the full amount of development contribution revenue is received.
- 4.3.5 Cost of capital calculations are based on the interest rates and assumptions as set out in Council's operative Long Term Plan. For interest that will be incurred or received outside the Long Term Plan period the interest rates used are based on the best information available to Council.
- 4.3.6 For the purposes of calculating cost of capital, Council adjusts the debt levels to consider actual growth levels and the current development contribution charge. If the cost of capital was based on actual debt levels, then it would be set at an unfairly high level due to low development contribution charges in the past.

- 4.3.7 The net funding position is determined annually and is based on structure plans, project schedules, expected and annual expenditure and revenue forecasts. A net deficit attracts finance costs through the loans. The accumulated interest for the planning period is allocated equally across the forecast number of units of demand. This amount is then added to the relevant contribution for both the citywide and local infrastructure costs. In some circumstances only, interest costs expected to be incurred within the Long Term Plan period are included in the project cost – these are this discussed below in the section regarding intergenerational equity.
- 4.3.8 In situations when the net funding position is in surplus Council earns interest instead of paying it. This reduces the development contributions payable.

Intergenerational equity

- 4.3.9 To achieve fairness across time in the amount of development contributions payable, Council's position is that the amount of development contributions payable should remain constant in real terms. This means that contribution amounts would increase over time in line with inflation or income growth. The provisions of the Local Government Act 2002 however restrict Council's ability to implement this approach.
- 4.3.10 To achieve a limited form of intergenerational equity, interest costs in relation the development contributions payable for the Southern Pipeline wastewater project and local infrastructure in Wairakei that are projected to be incurred beyond the period of the operative Long Term Plan are excluded from the calculation of development contributions. This results in contribution amounts being lower than they would if these interest costs had been included in their calculation.
- 4.3.11 Over time as new Long Term Plans are adopted these interest costs will progressively come with the calculation of these development contributions. This will lead to these contribution amounts increasing over time. The tables below show the projected development contribution if the interest costs were included and the projected increases to these contribution amounts based on the current methodologies.

Table 17: Projected development contributions if interest costs beyond the Long-Term Plan were included

	Wairakei Area A	Wairakei Area B	Wairakei Area C	Southern Pipeline
Operative Charge	559,484.58	426,474.10	627,974.96	3,676
Charge if interest costs post Long Term Plan included	527,532.32	409,298.47	626,963.31	3,838

Table 18: Expected increases to development contributions as a result of interest costs currently outside the Long Term Plan being progressively included. Rounded to the nearest \$100

Year	Wairakei Area A	Wairakei Area B	Wairakei Area C	Southern Pipeline
22/23 to 23/24	559,484.58	426,474.10	627,974.96	3,676
24/25 to 26/27	564,881.70	430,668.80	644,259.74	3,987
27/28 to 29/30	566,210.99	431,669.68	647,945.62	4,277
30/31 to 32/33	566,358.20	431,815.90	648,081.84	4,515
33/34 to 35/36	566,358.20	431,815.90	648,081.84	4,680
36/37 and beyond	566,358.20	431,815.90	648,081.84	4,744

Land purchase

- 4.3.12 Land purchase cost estimates are based on property valuation evidence in a manner consistent with the Public Works Act 1981 and relevant case law. This includes both betterment and injurious effect. The only exception to this is where agreement has been reached in advance with a landowner to a specific dollar amount or to an alternate valuation methodology. Cost estimates are initially prepared by Tauranga City Council staff who are registered valuers. They are then peer reviewed by external registered valuers. Aside from where agreement has been reached with landowners it should be noted that the land purchase cost estimates contained in this Policy are subject to annual review and therefore may change over time. It should also be noted that, aside from where agreement has been reached with landowners, the compensation payable (if any) for land will be subject to a more detailed assessment in accordance with the Public Works Act at the time it occurs. As such, the amount of compensation paid may differ from the estimated amount shown in the Policy. Council will actively seek forward agreement with landowners to land purchase amounts with the aim of ensuring land purchase cost estimates used in the calculation of development contributions are as accurate as possible.

4.4 Funding decisions

- 4.4.1 Section 6 of this policy contains asset schedules for each activity and for each catchment for which development contributions will be collected. The schedules list all the growth related capital expenditure projects which will be funded using development contributions.
- 4.4.2 The schedules state the relative proportion, shown as a percentage, of each project that will be funded by development (and/or financial contributions) versus alternative methods. Cost of capital for the proportion of the project funded by development contributions is calculated and added to the project cost.
- 4.4.3 In some instances, the project is determined to be 100% growth related. In these instances, 100% of the capital expenditure costs are recovered by development contributions.
- 4.4.4 If an infrastructure project is not deemed to be entirely growth related, then a portion will be funded by alternative methods. For example, a percentage may be rate funded, loan funded or funded by external providers such as New Zealand Transport Authority. Costs that are not deemed to be growth related cannot be recovered by Council as development contributions.
- 4.4.5 The tables below show the proportion of planned capital expenditure (grouped by activity) that is funded by development or financial contributions compared to other funding sources

Table 19: Capital expenditure - water

Budget Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	73,808	64,476	45,694	47,191	80,048	107,351	71,686	55,935	63,715	43,681	29,374
Capital Expenditure (BIF)	59,266	42,564	19,243	7,035	20,138	28,650	24,984	15,993	15,061	190	10,398
Capital Expenditure (SIF)	2,256	914	6,851	5,205	4,016	518	926	6,793	14,253	10,656	1,430
Capital Expenditure (Infill)	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure (Loans)	2,108	7,343	9,875	24,295	42,687	55,138	24,528	21,495	22,015	20,649	2,198
Capital Expenditure Renewals	8,480	8,279	7,354	7,972	10,649	19,824	17,995	8,004	8,103	7,775	10,854
Capital Expenditure (Other Sources)	1,698	5,376	2,371	2,684	2,557	3,221	3,253	3,650	4,282	4,411	4,495
BIF Funded	80%	66%	42%	15%	25%	27%	35%	29%	24%	0%	35%
SIF Funded	3%	1%	15%	11%	5%	0%	1%	12%	22%	24%	5%
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 20: Capital expenditure - wastewater

Budget Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	31,701	65,363	62,182	55,575	35,426	51,012	58,991	75,585	94,457	98,995	93,209
Capital Expenditure (BIF)	8,103	16,646	17,270	22,184	8,390	22,237	22,194	14,016	16,833	11,433	11,362
Capital Expenditure (SIF)	5,494	11,246	12,897	12,953	5,142	4,313	8,018	21,550	27,162	26,579	28,337
Capital Expenditure (Infill)	182	0	0	0	0	0	0	0	0	0	0
Capital Expenditure (Loans)	7,017	18,410	12,241	1,869	4,837	4,403	10,721	15,803	22,028	21,756	16,893
Capital Expenditure (Renewals)	8,251	8,745	14,876	15,513	13,737	15,173	12,308	18,294	21,537	32,123	29,314
Capital Expenditure (Other Sources)	2,654	10,315	4,897	3,055	3,319	4,886	5,750	5,922	6,897	7,103	7,302
BIF Funded	26%	25%	28%	40%	24%	44%	38%	19%	18%	12%	12%
SIF Funded	17%	17%	21%	23%	15%	8%	14%	29%	29%	27%	30%
Infill Funded	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 21: Capital expenditure - stormwater

Budget Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	13,569	21,118	34,088	37,386	33,833	27,189	38,259	34,836	41,171	43,934	43,194
Capital Expenditure (BIF)	(2,000)	0	0	0	0	433	0	0	0	0	0
Capital Expenditure (SIF)	3,657	518	13,797	7,290	3,325	(4,257)	13,115	3,270	(2,433)	(4,010)	(1,106)
Capital Expenditure (Infill)	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure (Loans)	5,839	14,422	14,967	25,078	24,287	22,456	15,475	21,194	32,702	36,566	33,001
Capital Expenditure (Renewals)	0	1,395	1,637	1,522	1,902	2,250	2,098	2,573	1,821	2,024	1,683
Capital Expenditure (Other Sources)	6,073	4,783	3,687	3,496	4,319	6,306	7,571	7,798	9,081	9,354	9,616
BIF Funded	-15%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%
SIF Funded	27%	2%	40%	19%	10%	-16%	34%	9%	-6%	-9%	-3%
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 22: Capital expenditure - transportation

Budget Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	61,335	90,603	61,140	151,467	215,060	231,448	278,233	237,566	247,053	294,484	294,165
Capital Expenditure (BIF)	611	1,055	1,967	266	212	127	130	134	0	0	287
Capital Expenditure (SIF)	5,949	19,848	18,584	29,916	10,630	6,277	(2,681)	1,389	90	(239)	(2,700)
Capital Expenditure (Infill)	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure (Loans)	6,429	12,180	(36,767)	(6,346)	38,195	55,730	59,055	54,776	97,817	122,359	142,685
Capital Expenditure (Renewals)	6,331	8,843	12,295	9,449	10,328	10,550	14,997	7,968	8,204	8,403	9,037
Capital Expenditure (Other Sources)	42,015	48,677	65,061	118,182	155,695	158,766	206,731	173,300	140,942	163,961	144,857
BIF Funded	1%	1%	3%	0%	0%	0%	0%	0%	0%	0%	0%
SIF Funded	10%	22%	30%	20%	5%	3%	-1%	1%	0%	-0%	-1%
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 23: Capital expenditure - Libraries

Budget Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	1,471	4,316	11,290	33,023	41,625	1,431	1,514	2,254	2,019	11,025	7,589
Capital Expenditure (BIF)	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure (SIF)	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure (Infill)	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure (Loans)	85	2,856	10,005	26,687	35,278	6	6	602	620	9,489	5,855
Capital Expenditure (Renewals)	1,386	1,218	1,284	1,292	1,538	1,426	1,508	1,652	1,399	1,536	1,734
Capital Expenditure (Other Sources)	0	242	0	5,043	4,810	0	0	0	0	0	0
BIF Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
SIF Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 24: Capital expenditure – Spaces & Places

Budget Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	28,925	26,649	34,099	40,389	85,539	106,416	90,808	75,865	55,759	41,061	78,491
Capital Expenditure (BIF)	567	304	1,243	3,132	8,141	13,718	7,970	8,118	7,703	437	4,453
Capital Expenditure (SIF)	3,830	9,747	2,748	1,270	2,513	5,121	5,091	5,482	4,910	5,740	4,159
Capital Expenditure (Infill)	4,889	0	0	0	0	0	0	0	0	0	0
Capital Expenditure (Loans)	12,163	11,824	13,683	(10,272)	56,637	73,025	70,191	48,846	29,418	24,180	58,556
Capital Expenditure (Renewals)	2,769	2,457	3,619	4,202	7,672	6,762	4,118	5,887	5,491	6,676	7,183
Capital Expenditure (Other Sources)	4,707	2,316	12,806	42,057	10,576	7,790	3,438	7,532	8,238	4,027	4,140
BIF Funded	2%	1%	4%	8%	10%	13%	9%	11%	14%	1%	6%
SIF Funded	13%	37%	8%	3%	3%	5%	6%	7%	9%	14%	5%
Infill Funded	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Total BIF Funding	66,547	60,569	39,723	32,617	36,881	65,165	55,278	38,260	39,597	12,060	26,499
Total SIF Funding	21,186	42,274	54,878	56,635	25,626	11,972	24,468	38,483	43,983	38,726	30,120
Total Infill Funding	5,071	0	0	0	0	0	0	0	0	0	0
Total Development Contributions Funding	92,804	102,843	94,601	89,251	62,508	77,137	79,746	76,743	83,580	50,786	56,619

- 4.4.6 The funding allocations have been decided following consideration of factors outlined in Tauranga City Councils Revenue and Financing policy and those as required by the Local Government Act 2002 including the matters set out under [section 101\(3\)](#);
- a. the community outcomes to which the activity primarily contributes, and
 - b. the distribution of benefits between the community, any identifiable part of the community, and individuals, and
 - c. the period in or over which those benefits are expected to occur, and
 - d. the extent to which the actions or inaction of individuals or a group contribute to the need to undertake the activity, and
 - e. the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities, and
 - f. the overall impact of any allocation of liability for revenue needs on the community.
- 4.4.7 An overview of considerations regarding each of these aspects is contained in Section 3. Specific considerations in relation to each activity for which development contributions are collected are set out within Section 5.
- 4.4.8 As part of the Council's funding considerations steps are taken to ensure that at a geographic level the groups that contribute to the need for the service contribute towards the cost. For this purpose, Council has identified 12 geographic catchments within the City. These catchments are:
- a. Citywide
 - b. Bethlehem
 - c. Mount Maunganui Infill
 - d. Ohauiti
 - e. Papamoa
 - f. Pyes Pa
 - g. Pyes Pa West
 - h. Tauranga Infill
 - i. Tauriko
 - j. Wairakei
 - k. Welcome Bay
 - l. West Bethlehem
- 4.4.9 Catchment (a) is a citywide catchment. Projects are allocated to the citywide catchment if all developments across the city benefit equally from the provision of the infrastructure asset. Costs for these projects are recovered as a citywide development contribution.
- 4.4.10 Catchments (b) – (l) are local catchments and are known as 'urban growth areas'. Projects are allocated to the urban growth areas if the project will benefit the households and business within the geographic area of the urban growth area and will have no impact on households and businesses beyond its boundaries. Development contributions for these catchments are recovered as a local development contribution.

- 4.4.11 The following factors are taken into consideration in determining whether a project is funded by a local or a citywide development contribution:

Local	Citywide
<ul style="list-style-type: none"> Households and businesses outside the direct geographic areas in which the projects are completed will not be impacted by the completion (or not) of these works Completion of the project extends networks to provide capacity to geographic areas not serviced or not serviced with adequate capacity The restricted geographic nature of the capital works projects will have no impact on all households and businesses in geographic areas beyond the individual growth areas Completion of the projects only maintains the level of service outside the catchment they do not enhance it. 	<ul style="list-style-type: none"> All developments across the city benefit from the infrastructure The project services the entire City The project relates to interconnected networks rather than a series of discrete unconnected networks The project/s will increase the total capacity of the citywide network creating the potential for new or existing properties to assume capacity in the network Benefits will be conferred on new households and business across the city

- 4.4.12 Some infrastructure projects specifically service one local catchment in which case 100% of the growth project costs will be attributed to that growth area. Other projects service multiple local catchments and costs are shared on a percentage basis. In some cases, individuals or groups undertaking development within a catchment may be exempt from a development contribution charge that would apply to others within the catchment. For example, those developments that cannot connect to Council's wastewater network will not pay the development contribution charge relating to the wastewater activities – at either a citywide or a local level. These types of case by case criteria are applied upon the assessment of consents. Situations in which a development may be exempt from a specific charge are identified in Section 2.

4.5 Cost allocation

- 4.5.1 Following the consideration of funding aspects discussed above the projects are allocated to the appropriate catchment/catchments and the level of development contribution funding is determined (on a percentage basis).
- 4.5.2 The cost of capital expenditure is then multiplied by the percentage of development contribution funding to give the 'total growth cost'. Inflation and cost of capital are added to give the total cost of capital expenditure.
- 4.5.3 The total growth costs then need to be apportioned across those that are expected to receive benefit from the growth projects. This is achieved by dividing total growth costs by a standardised unit of demand called a household unit equivalent (HUE).

$$\frac{\text{Total growth cost}}{\text{Units of demand}} = \text{Development contribution per unit of demand}$$

Units of demand divisor for citywide development contributions

- 4.5.4 For citywide infrastructure 1 HUE is equal to the demand of an average household for each Council provided service. In most cases the HUE divisor that is used to allocate growth costs to the citywide catchment is the expected increase in household unit equivalents over the capacity life of the project. The Citywide HUE divisor needs to account for both residential growth and non-residential growth. Residential growth is the expected increase in residential households over the capacity life of the project. Non-residential growth is converted to household unit equivalents using the following assumptions.
- Non-residential growth is made up of three components; business activities, low demand business activities and community organisations,
 - Growth projections for business activities are 38.8m² of gross floor area per additional

person. Of the 38.8m² of gross floor area per additional person it is assumed that 20 percent of the floor area will be low demand business activities,

- c. 5% of floor area will not attract citywide development contributions (e.g. because it is replacing existing floor area),
- d. Growth projections for community organisations are 1.59m² of gross floor area per additional person.

- 4.5.5 The expected increase in gross floor area can be calculated based on the above assumptions. The gross floor area is then converted to household unit equivalents based on comparisons between the average demands placed on Council services for non-residential activity to the demand placed on council services by an average household. For example, if a non-residential activity generates, on average, 10 times as many vehicle movements per 100m² of floor area than an average residential dwelling then 100m² of non-residential floor area is the equivalent of 10 residential dwellings for transportation purposes. The table below sets out the scaling factors for citywide development contribution for non-residential development per 100m² of gross floor area

Table 25: Unit of demand scaling factors for citywide non-residential development contributions

Local	Business activities	Low demand business activities	Community organisations
Reserves & Community infrastructure	0	0	0
Water	0.24	0.6	0.27
Wastewater	0.31	0.7	0.27
Transport	1.25	1.25	0.2

- 4.5.6 The following is a worked example for converting the household unit equivalents for citywide development contributions. Tables with resulting household unit equivalents are shown on the following page.

Table 26: Worked example of calculating household unit equivalents for citywide development contributions

Process	Example
1 Identify the project type and the planning period	Project is for water and planning period is 2001-2026
2 Identify the increase in residential population over the planning period (as per growth tables)	The expected population growth between 2001 and 2026 is 52025
3 Calculate the expected increase in gross floor area for each type of non-residential development	The expected increase in gross floor areas: Business activities: 52025 x 30.88m ² = 1606563m ² Low demand business: 52025 x 7.92m ² = 412038m ² Community organisations: 52025 x 1.59m ² = 82720m ²
4 Reduce the gross floor area expectations by 5% based on the assumption that only 95% will attract development contributions	Business activities: 1606563m ² x 95% = 1526205m ² Low demand business: 412038m ² x 95% = 391,436m ² Community organisations: 82720m ² x 95% = 78,584m ²
5 Multiply the gross floor area calculations by the relevant scaling factors (for water, wastewater, or transportation)	Business activities: 1,526,205m ² /100 x 0.24= 3663 Low demand business: 391436m ² /100 x 0.06= 235 Community organisations: 75584m ² /100 x 0.27= 212
6 Add the resulting figures for growth in business activities, low demand business activities, community organisations and growth in residential households	Expected residential households over this period is 25,261 + 3,856+247+212 Total household unit equivalents is 29,371

Table 27: Growth in household unit equivalents (residential and non-residential growth)

Year	2001-2006	2001-2007	2001-2012	2001-2013	2001-2014	2001-2015	2001-2016
Reserves	5,822	6,518	9,997	10,693	12,080	13,467	14,854
Water	6,881	7,750	11,750	12,771	14,392	16,021	17,633
Wastewater	7,166	8,082	12,222	13,331	15,014	16,698	18,382
Transportation	12,037	13,753	20,287	22,890	28,410	28,410	31,169
Year	2001-2017	2001-2018	2001-2019	2001-2020	2001-2021	2001-2022	2001-2023
Reserves	16,241	17,627	18,954	20,281	21,608	22,935	24,263
Water	19,254	20,874	22,378	23,882	25,386	26,890	28,395
Wastewater	20,066	21,749	23,300	24,852	26,404	27,955	29,508
Transportation	33,929	36,688	39,054	41,420	43,786	46,151	48,518
Year	2001-2024	2001-2025	2001-2026	2001-2027	2001-2028	2001-2029	2001-2030
Reserves	25,556	26,849	28,142	29,435	30,729	32,031	33,333
Water	29,831	31,268	32,705	34,142	35,580	37,027	38,474
Wastewater	30,984	32,451	33,935	35,410	36,887	38,373	39,859
Transportation	50,655	52,792	54,929	57,066	59,205	61,358	63,512
Year	2001-2031	2001-2033	2001-2036	2001-2038	2001-2043	2001-2048	2001-2051
Reserves	34,635	37,240	41,185	43,817	48,675	52,126	52,629
Water	39,912	42,816	47,229	50,172	55,611	59,488	61,183
Wastewater	41,345	44,319	48,857	51,885	57,479	61,472	63,217
Transportation	65,666	69,975	76,665	81,127	89,391	95,246	97,949
Year	2001-2053	2001-2058	2001-2059	2001-2060	2001-2061	2001-2062	2001-2063
Reserves	54,640	57,302	57,807	58,312	58,817	59,322	59,828
Water	62,313	65,302	65,864	66,426	66,988	67,550	68,113
Wastewater	64,380	67,458	68,035	68,613	69,190	69,767	70,354
Transportation	99,683	104,268	105,107	105,946	106,786	107,625	108,465
Year	2012-2022	2020-2028	2007-2051	2016-2051	2017-2051	2020-2051	2020-2053
Reserves	12,938	10,448	47,117	38,781	37,394	33,351	34,359
Water	15,140	11,698	53,433	43,550	41,929	37,302	38,431
Wastewater	15,733	12,035	55,135	44,835	43,152	38,365	39,528
Transportation	25,864	17,786	84,196	66,779	64,020	56,529	56,263
Year	2020-2058	2020-2063					
Reserves	37,021	39,547					
Water	41,420	44,213					
Wastewater	42,606	45,493					
Transportation	62,848	67,045					

Unit of demand divisors for local development contributions

- 4.5.7 Each urban growth area has been assessed as to its potential for dwelling units in residential areas on a yield per hectare basis. In assessing each area, factors such as contour, accessibility and previous density patterns were considered. As a result, the following dwelling unit densities have been allowed for:

Table 28: Expected residential yield by urban growth area

Urban growth area	Expected number of residential dwellings per hectare (Expected yield)
Bethlehem	10 per hectare
Ohauiti	10 per hectare
Papamoa	11 per hectare
Pyes Pa	10 per hectare
Pyes Pa West	12.5 per hectare
Welcome Bay	9 per hectare
West Bethlehem	13.5 per hectare (average)
Wairakei	Not applicable, development contributions are assessed on a site area basis
Tauriko	Not applicable, development contributions are assessed on a site area basis

- 4.5.8 In rural residential areas a density of 1.6 dwellings per hectare has been allowed.
- 4.5.9 The yields include land associated with neighbourhood reserves and roads (except limited access roads) in their calculation but not land associated with stormwater reserves or active reserves.
- 4.5.10 The household unit equivalents used as the divisor for each of the urban growth areas are set out these divisors include all allowances for residential, rural and commercial household unit equivalents.
- 4.5.11 The household unit equivalents for business/industrial zones within Tauriko Business Estate, Papamoa, Pyes Pa West and West Bethlehem area based on comparisons between the average demands placed on Council services compared to standard household. For Tauriko, Pyes Pa West and West Bethlehem the household unit equivalents are measured per hectare of site area. In Papamoa the household unit equivalents are measured per 900m² of site area.

Table 29: Household unit equivalents for commercial land in urban growth areas

Urban growth area	HUE Per	Water	Wastewater	Stormwater	Transportation
Papamoa	Hectare	20	13	24	11
Tauriko	Hectare	19	19	22	35
Pyes Pa West	Hectare	19	19	22	35
West Bethlehem	Hectare	19	19	22	35

- 4.5.12 The above scaling factors for Tauriko, Pyes Pa West and West Bethlehem are based on the following assumptions and calculations:

Table 30: Assumptions and calculations for scaling of commercial household unit equivalents - water

Assumption	Calculation	Ratio
Average household occupancy		2.5 People per household
Average site yield		15 Lots per hectare
Average people per hectare	(2.5 x 15)	37.5 People per hectare
Peak water flow @ 15 lots / hectare		0.8025 Litre/second/hectare
Peak flow per household unit	0.8025/15	0.0535 Litre/second/hectare
Peak design flow for commercial/industrial uses		1.0 Litre/second/hectare
Household unit equivalent for water per hectare for commercial/industrial land		19 HUE

Table 31: Assumptions and calculations for scaling of commercial household unit equivalents - wastewater

Assumption	Calculation	Ratio
Average household occupancy		People per household
Peak design flow per person per day		Litres per person
5 PF	200 x 5	Litres per person
Peak design flow per household unit	1000 x 2.5	Litres per day
Convert to seconds	2500 / (24x 60 x60)	Litres per second/hectare
Peak design flow for commercial/industrial use (average)		Litres per second/hectare
Household unit equivalent for wastewater use on commercial/industrial land	0.55/0.0289	

Table 32: Assumptions and calculations for scaling of commercial household unit equivalents - stormwater

Assumption	Calculation	Ratio
Average residential run off co-efficient		0.65
Average industrial runoff coefficient	0.95/0.65	0.95
Industrial vs Residential comparison		1.46
Average households per hectare		15
Household unit equivalent of stormwater runoff for stormwater/industrial land	1.46 x 15	22 HUE

Table 33: Assumptions and calculations for scaling of commercial household unit equivalents - transport

Assumption	Calculation	Ratio
Average household vehicle movements per day		10
Average vehicle movements per hectare for commercial/industrial		350 Vehicles/hour
Household equivalent per hectare for transportation commercial/industrial land	350/10	35 HUE

Planning periods

- 4.5.13 The planning periods for development of urban growth areas have been identified and the cost of capital and projected development contribution revenue has been calculated on these assumptions. The planning periods area:

Table 34: Planning periods for urban growth areas

Urban growth area	Planning period
Bethlehem	1991-2041
Ohauti	1991-2026
Papamoa	1991-2036
Pyes Pa	1991-2031
Pyes Pa West	2001-2026
Tauranga Infill	2001-2031
Tauriko	2006-2031
Wairakei	2011-2036
Welcome Bay	1991-2021
West Bethlehem	2001-2046

- 4.5.14 The funding periods for specific projects may differ from the planning periods where a project or group of projects will provide for growth for either materially shorter or materially longer periods.

Low demand dwellings

- 4.5.15 One and two bedroom dwellings on average will place a relatively lower demand on infrastructure. Because of this any dwellings that meet the definition in this Policy of either a one bedroom dwelling or a two bedroom dwelling will attract a lower unit of demand and thus lower citywide development contributions than other residential dwellings. The assumptions used to incorporate one and two bedroom dwellings into the Policy are that at a Citywide level:
- a. The standard unit of demand for a residential dwelling is 1.0 household unit equivalents,
 - b. A one bedroom dwelling attracts 0.50 units of demand and therefore will pay 50% of the citywide development contribution,
 - c. A two bedroom dwelling 0.65 units of demand and therefore will 65% of the citywide development contribution,
 - d. 8.97% of dwellings to be two bedroom dwellings,
 - e. 6.47% of all dwellings to be one bedroom dwellings.
- 4.5.16 The above projections are based on data from the 2001 and 2006 census periods. The gross floor area per person projections for both business activities and community organisation activities is based on actual building consent data for Tauranga City from 1991 to 2008 and the population growth that occurred over this period.
- 4.5.17 Assumptions for low demand dwellings reduce the number of units of demand but do not affect the total capital expenditure associated with growth that is attributable to residential development. Therefore an upwards adjustment to the residential citywide development contributions is required to recognise that the cost of this infrastructure will be funded over a reduced number of units of demand.
- 4.5.18 The adjustment has been designed in a revenue neutral manner. In other words the total amount of development contribution revenue collected after the adjustment has been made is projected to be equal to the development contribution revenue collected if all residential dwellings were treated as one unit of demand.
- 4.5.19 The calculations of low demand dwelling adjustment factors and resulting fees are shown in Section 6. The overall impact is that contributions for standard (not one or two bedroom) residential dwellings increase by 6.81%.

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Section 5. Infrastructure

5.1 Types of infrastructure funded by development contributions

In accordance with the Local Government Act 2002, Council may use development contributions for the funding of community facilities which includes:

- a. Reserves,
- b. Community Infrastructure,
- c. Network infrastructure (roads, transport, water, wastewater, stormwater).

The table below indicates which types of infrastructure projects are funded using development contributions within each catchment of Tauranga City:

Urban growth area	Water	Wastewater	Stormwater	Transport	Community Infrastructure	Reserves
Citywide	✓	✓		✓	✓	✓
Tauranga Infill		✓				
Mount Infill						
Ohauti	✓	✓	✓	✓		
Welcome Bay	✓	✓	✓	✓		
Papamoa	✓	✓	✓	✓		✓
Pyes Pa	✓	✓	✓	✓		
Pyes Pa West	✓	✓	✓	✓		✓
Bethlehem	✓	✓	✓	✓		
West Bethlehem	✓	✓	✓	✓		✓
Wairakei	✓	✓	✓	✓		
Tauriko	✓	✓	✓	✓		

This section provides an overview of the infrastructure services for which Council has chosen to use development contributions as a funding method and methodologies for calculating development contributions applicable to each activity.

5.2 Water

The water activity aims to supply urban and rural residential properties with a constant, adequate, sustainable and high-quality water supply.

The provision of a potable bulk water supply across the city contributes to the community outcome statements:

- We value and protect our environment,
- We have a well-planned city,
- We support business and education,
- We are inclusive
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Projects that relate to the provision of water to individual households are normally completed by individual developers and given (vested) to Council.

Properties that are not able to connect to Tauranga City Councils reticulated water network including some within rural zones do not pay development contributions for the water activity.

The following sections provide details on projects which are funded via citywide development contributions and those that are funded via local development contributions.

5.2 – Part 1. Citywide development contributions for water

Projects that are funded by citywide development contributions are water treatment plants, trunk mains and reservoirs which as a network service the entire reticulated part of the city. This network is interconnected rather than being a series of discrete unconnected networks. These projects are funded over the expected capacity life which has been determined for each project, or group of projects. Tauranga City has two operative water treatment facilities; the Oropi Water Treatment Plant and the Joyce Road Water Treatment Plant. These facilities have largely been funded using citywide development contributions collected over the 2001-2021 period.

The Waiari Water Treatment Plant (WWTP) is currently under construction and is expected to be completed in 2022 financial year. The WWTP is required to ensure that future development in the city will have access to an adequate supply of high quality drinking water, without impacting the supply to the existing community. Without the completion of the WWTP and associated mains networks – together described as the Waiari Water Supply Scheme (WWSS) then future growth in the city would not be able to occur without significantly impacting on the water supply for the city as a whole.

The construction of the Waiāri Water Treatment Scheme is projected to increase the peak capacity of the citywide water networks from approximately 63000m³ per day to 100,000m³ per day, although this may depend on resource consents for water takes.

The schedule of assets in Section 6 includes a detailed list of all water related capital infrastructure projects which are funded via a citywide development contribution and their specified capacity life over which the project costs are funded. In general, the four main funding periods have been used which represent the expected capacity life for those projects.

Capacity life/ recovery period	Generalised details of projects funded over this period
2001 – 2028	Several water mains and reservoirs which are required to support distribution of water from Joyce and Oropi Road treatment plants are funded over this timeframe. The projects funded over this period are expected to reach capacity and will need to be replaced or upgraded by 2028.
2001-2031	A small number of water mains projects primarily in the Ohauiti and Welcome Bay areas are funded over this time frame. These works were largely completed in 2019-2021 timeframe.
2016-2051	A number of additional water reservoirs required to increase the citywide capacity and improve the resilience of cities the water supply are funded over the 2016-2051 timeframe.
2022-2052	Waiari Water Supply Scheme and the associated mains networks will be funded over the expected capacity life of 2022-2052.

Key assumptions used in determining the capacity life of projects and funding apportionments are:

- Peak day demand: 450 litres per person per day
- Treatment plants: Sized for 1.1 times the peak day
- Trunk mains: Sized to copy with 25% above the peak to handle downstream effect
- Reservoirs: Sized for 48 hours or normal day use (twice the average daily demand)
- Service reservoirs: Provide 40 hours storage at average annual day demand

Local Government Act considerations

The following sets out the considerations by Council when considering funding project specifically related to the funding of the water activity for the citywide catchment in accordance with the principles of section 101(3)(a).

Distribution of benefits

The principal benefit that the projects funded via citywide developments is that they increase the total capacity of the citywide network, creating the potential for new or existing properties to assume capacity in the network. This benefit is conferred on new households and businesses across the city. Given the significant nature of these capital works, Council believes that the impact of not completing these works will increase the risk that individual households and businesses will have insufficient water for their needs. It also increases the risk that the supply of water is insufficient to meet fire-fighting requirements, particularly as the city continues to grow. Each project is assessed and the benefits of completing the project are split amongst two groups – the existing community and the growth community.

Council's Level of Service for the supply of water is that all water provided meets the water quality standard and NZ fire-fighting requirements. Given that this level of service is already being met we do not consider that the increase in capacity of the water supply is of significant benefit to the existing population except in relation to any catch-up.

Period in or over which benefits occur

The capital projects included are designed to ensure that all water supplied is potable and sufficient to meet fire-fighting requirements. Citywide development contribution funded costs are recovered over the period in which a project provides additional capacity to accommodate growth because once the capacity is reached a new project is required to provide additional capacity to allow growth to continue. The capacity period may differ from one project to another given the nature of each project. The number of units of demand expected over the capacity period of a project will be used to calculate development contributions. The expected capacity life for each project funded via citywide development contributions is set out within the development contribution schedules in Section 6.

Extent to which groups or individuals contribute to the need to undertake the activity

The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) across the city. Development contributions allocate the cost of these works to that growth community. Individual properties who do not connect to Council's water network are not charged a development contribution for this activity.

Costs and benefits of funding the activity distinctly from other activities

Given the benefits and causation factors outlined above, it is considered appropriate (for transparency and accountability reasons) for these works to be funded through a citywide development contribution rather than from a geographic area (local infrastructure contribution) or other funding sources such as rates or a Uniform Annual General Charge.

5.2 - Part 2. Local development contributions for water**Local Government Act**

Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is found in Section 6. The following sets out the considerations specifically related to the funding of the water activity for local catchments in accordance with the principles of section 101(3)(a).

Community outcomes

The provision of water within a growth area contributes to the following community outcome statements:

- Protects and enhances the natural environment,
- Compact and well planned, with a variety of successful & thriving centres,
- Attracts businesses, people & visitors,
- Inclusive, safe, resilient & healthy.

These projects are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth.

Distribution of Benefits

The principal benefit of these projects is that they extend the network and provide capacity to a geographic area currently not serviced or not serviced to enough capacity. This benefit is conferred on new households and businesses in the growth areas.

Given the restricted geographic nature of these capital works, Council believes that completing, or not completing, these works will have no impact at all on households and businesses in geographic areas beyond the individual growth areas.

For most growth areas there was an existing population (normally with a significantly lower housing density) before the growth area was opened for development. These existing properties already had a water supply that met Council's Level of Service. Therefore, the benefit to the existing residents within these growth areas is assessed as minimal. The only benefit identified is a slight increase in the security of supply in some of these areas. Council's Level of Service for continuity of supply is currently set at no more than two hours per year without water and any loss of supply to be restored within two hours. Given that this level of service was/is already being met, we consider that the increase in security of supply is of no significant benefit to the existing households and businesses.

On this basis we have determined that, in the first instance, the entire benefit of the capital expenditure identified for this group of activities is received by the new developments. Despite this, the funding sources for each project are still considered on a case-by-case basis based on the merits of each situation.

Period in or Over Which Benefits Occur

The capital projects included are designed to ensure that all units of demand within the growth area can connect to Council's water system. In most cases we have therefore assessed the period over which the benefits will be received is the development period of the Greenfield area, from when the growth area is first opened until it is full (to the maximum allowed density). Where this approach has been adopted, the divisor used in our calculations is the expected number of new lots over this period.

Extent to which Groups or Individuals Contribute to the Need to Undertake the Activity

The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and Benefits of Funding the Activity Distinctly from Other Activities

Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the Citywide Development Contribution or other funding sources, such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

It is the intention to supply the water mains required to provide a primary service and from these, subdivisions can be developed. The system is designed to meet the fire-fighting standards and will be able to supply an "adequate and constant" supply in terms of the water supply referendum of 1995.

The following design parameters have been adopted for the determination of water-main sizes:

Table 35: Design parameters for local infrastructure water

House density	varies from 9 - 15 / ha
Population per dwelling	3.5
Commercial areas	as for residential
Industrial areas	minimal allow for residential
Average daily demand	430 l/head/day
Storage	2 days supply @ average demand
Fire-fighting - residential	Class E : 25 l/s @ 100kPa
Fire-fighting - industry/commercial	Class D : 50 l/s @ 100kPa
Fire-fighting - large industrial	Class C : 100 l/s @ 100kPa

Basis for costs estimates

The following sets out the cost estimates used in calculated estimated project costs:

Table 36: Parameters for cost estimates - local - water

Description	NOMINAL INTERNAL PIPE DIAMETER (mm)								
	100	150	200	225	250	300	375	400	450
Cost per lineal metre (incl. P & G, Contingency, Design & Supervision)									
Type 0A Greenfield under berm	\$264	\$375	\$468	\$753	\$907	\$958	\$1,102	\$1,257	\$1,413
Type 0B Greenfield under road	\$336	\$443	\$531	\$863	\$1,015	\$1,061	\$1,209	\$1,365	\$1,522
Type 1 under existing asphaltic concrete	\$503	\$621	\$715	\$1,064	\$1,223	\$1,274	\$1,442	\$1,610	\$1,780
Type 2 under existing chip seal	\$432	\$550	\$644	\$993	\$1,152	\$1,203	\$1,368	\$1,535	\$1,703
Type 3 under existing road berm	\$375	\$493	\$587	\$936	\$1,095	\$1,146	\$1,306	\$1,475	\$1,639
Typical rates at February 2018									

5.3 Wastewater

Tauranga City Council has adopted a comprehensive approach to sanitary sewer reticulation designed to ensure that residential and business zoned properties within the Tauranga City are serviced.

The wastewater network is designed to collect wastewater on a continuous basis and transport through drains and pipelines to treatment facilities where the wastewater must be treated to a suitable standard and disposed back into the environment.

Wastewater projects funded by the citywide development contribution are major projects that upgrade the treatment of the wastewater or the discharge of that treated wastewater through to the ocean. This includes treatment facilities and disposal facilities.

The projects funded by the local wastewater contribution are those that collect wastewater from within individual growth areas and convey it to the treatment plants.

Projects that relate to the reticulation of wastewater from individual households are normally completed by individual developers and given (vested) to Council.

5.3 Part 1- Citywide wastewater

Local Government Act

Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is in Section 6. The following sets out the considerations specifically related to the funding of the citywide wastewater infrastructure in accordance with the principles of section 101(3)(a).

Community outcomes

The bulk collection, treatment and discharge of wastewater across the city contributes to the following community outcome statements:

We value and protect our environment,

We have a well-planned city,

We are inclusive

Distribution of Benefits

The principal benefit that these projects convey is that they increase the total capacity of the citywide network, creating the potential for new or existing properties to assume capacity in the network. This benefit is conferred on new households and businesses across the city.

Given the significant nature of these capital works, Council believes that the impact of not completing these works will increase the risk that a significant contamination event will occur, particularly as the city continues to grow. Each project is assessed and the benefits of completing the project are split amongst two groups – the existing community and the growth community.

Individual projects, particularly those completed in the early 2000's involve a portion of catch-up. This catch-up is funded from rates. Apart from this catch-up portion there is little benefit to existing residents. Council's Level of Service for the treatment of wastewater is that all wastewater discharged into the ocean meets the ongoing resource consent conditions. Given that this level of service is already being met we do not consider that the increase in capacity of wastewater treatment is of significant benefit to the existing population except in relation to any catch-up.

Period in or over which benefits occur

The capital expenditure of wastewater infrastructure which provides additional capacity to the citywide network, and therefore is funded via the citywide development contribution fund, are recovered over the capacity life of the project. The capacity life is the period in which the project provides additional capacity to accommodate growth. The end of the capacity life is when maximum capacity is reached, and a new project is required to allow growth to continue. The capacity period may differ from one project to another given the nature of each project. The expected increase in household units (units of demand) expected over the capacity life period of a project is used to calculate the per household charge for each asset.

Extent to which groups or individuals contribute to the need to undertake the activity

Both residential and non-residential activities require the use of a functioning wastewater network. Growth within both groups create a need for the expanding network and therefore the contributions allocate the cost of these works to that growth community. The level of residential growth is based on the expected increases in household growth. The level of non-residential growth is calculated based on scaling assumptions and expectations of the increases in non-residential activities. Scaling factors and methodology are set out in Section 4.

Costs and benefits of funding the activity distinctly from other activities

Given the benefit and causation factors outlined above, it is considered appropriate (for transparency and accountability reasons) for these works to be funded through a citywide development contribution rather than from a particular geographic area (local development contribution) or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

Wastewater treatment plants are sized to meet the expected population with hydraulic capacity being expressed in terms of average dry weather flow. The rate of wastewater production is expressed in litres per head per day (l/h/d) and is used to estimate future loads to the treatment plants as follows:

For the purposes of the citywide development calculations, a flow of 270 l/h/d has been used.

[Wastewater capacity in m3 per day = l/h/d x projected population at end of planning period]

Table 37: Wastewater treatment plant capacities

Chapel Street plant		
Capacity in base year	2001	16,300 m ³ / day
Current capacity	2003	20,000 m ³ / day ADWF
Actual flow	2003	14,370 m ³ / day (benchmarking 2003)
Upgrade to Te Maunga Treatment Plant		
Capacity in base year	2001	11,000 m ³ / day (1997)
Current capacity	2003	11,000 m ³ / day ADWF
Actual flow	2003	7,583m ³ / day (benchmarking 2002)
Capacity Upgrade - Reactor No. 2	2015	40,000 m ³ / day
Estimated Year of Full Capacity Reactor No. 2	2051	

Project Cost Apportionment

Infrastructure projects completed early 2001 provided benefit to both the existing community (i.e. the existing population as at 2001) as well as the growth community and so those projects are funded partly via development contributions and partly attributed to the existing population. The table below sets out the basis for determining the percentage of capacity required to serve growth, with the balance being the benefit received by the existing population prior to 1991.

Table 38: Planning period 1991-2011

Plant	Capacity 1991 (m3 per day)	Capacity 2011 (m3 per day)	Capacity Increase	% Increase of total capacity
Chapel Street	16,300	25,000	8,700	35%
Te Maunga Stage 1	5,800	11,000	5,200	47%

Some projects in the 1991 to 2011 planning period are only growth related and therefore are 100 percent funded from development contributions.

Te Maunga Wastewater Treatment Plant

Prior to the adoption of the 2018/19 Long Term Plan and 2018/19 Development Contributions Policy detailed design and infrastructure planning was completed in relation to the upgrades for the Te Maunga Wastewater Treatment Plant. Full details regarding the planned upgrades are set out in the Tauranga City Council Wastewater Management 30 Year Plan (available from Council on request).

The capital expenditure projects identified within the Schedule of Assets for the Te Maunga Wastewater Treatment Plants have been updated to reflect the new design work and project costing. The schedules set out each component of the upgrade and the expected capacity life (planning period) for those specific components. The funding percentages have been calculated based on increased capacity flows that each component will provide. Some aspects of the upgrades are to provide increased level of services or to replace existing infrastructure and so are not development contribution funded.

Some of the upgrade works identified are not required for the current growth community and therefore have a capacity life/planning period which starts in a future year. The costs of these projects do not currently make up part of the current development contribution charges, but these projects be progressively incorporated into the development contribution charges in the years identified within the schedules.

5.3 Part 2 - Local wastewater

Local Government Act

Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is found in section 6. The following sets out the considerations specifically related to the funding of the wastewater activity for the citywide catchment in accordance with the principles of section 101(3)(a).

Community outcomes

The provision of wastewater reticulation within a growth area contributes to the community outcome statement

- We value and protect our environment,
- We have a well-planned city,
- We are inclusive
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Distribution of Benefits

The principal benefit of these projects is that they extend the network and provide capacity to a geographic area currently not serviced or not serviced to sufficient capacity. This benefit is conferred on new households and businesses in the growth areas.

Council believes that the impact of completing, or not completing, these works will have no impact at all on households or businesses in geographic areas beyond the individual growth areas except for the limited benefits the Southern Pipeline project will provide to the existing community.

For most growth areas there was (or will be) an existing population (normally with a significantly lower housing density) before the growth area was opened for development. These existing properties already had a wastewater treatment system (many on-site) that met/meets Council's Level of Service. Therefore, the benefits to existing residents within these growth areas are assessed as minimal. The only benefit identified is in the rare instance where a house is still on septic tank can now connect to the reticulation system (and in most of these instances the original house is removed anyway). Given the lack of identifiable beneficiaries, we do not consider that there any targetable benefit to the existing population.

On this basis we have determined that, in the first instance, the entire benefit of the capital expenditure identified for this group of activities is received by the new developments. Despite this, the funding sources for each project are still considered on a case-by-case basis based on the merits of each situation.

Period In or Over Which Benefits Occur

The capital projects included are designed to ensure that all units of demand within the growth area can connect to Council's wastewater system. In most cases we have therefore assessed the period over which the benefits will be received is the development period of the Greenfield area, from when the growth area is first opened until it is full (to the maximum allowed density). Where this approach has been adopted, the divisor used in our calculations is the expected number of new lots over this period.

In some situations, it is appropriate to use a 'capacity life' approach to determine the divisor. The capacity life is the period beginning when an infrastructure asset is first needed to accommodate growth and ending when this asset is at maximum capacity and another asset is required to accommodate further growth. Where this approach has been adopted, the divisor used in our calculations is the expected number of new lots over the capacity life of the project.

The Southern Pipeline project is now expected to reach capacity in 2046 due to higher than anticipated growth, matching the funding recovery period adopted by Council in the 40 year funding methodology.

Extent to Which Groups or Individuals Contribute to the Need to Undertake the Activity

The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and Benefits of Funding the Activity Distinctly from Other Activities

Given the benefits and causation factors outlined above, it is considered appropriate (for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the citywide development contribution or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

The following parameters have been adopted for all Urban Growth Areas, except for Papamoa where some modifications have been made. It is noted that these parameters are conservative values.

Table 39: Design parameters for local wastewater projects

House density per hectare	varies
Population per dwelling	3.5
Average daily flow per person	200 litres
Peak flow factor	5
Average dry weather flow per hectare	0.09 l/s
Peak wet weather flow per hectare	0.45 l/s

Basis for costs estimates

The basis for cost estimates is summarised in the table below. This table was prepared by analysing construction costs from recent contracts and may be updated from time to time on the same basis.

Table 40: Parameters for wastewater cost estimates

Description	NOMINAL INTERNAL PIPE DIAMETER (mm)							
	100	150	200	225	300	375	450	500
Cost per lineal metre (incl. P&G, Contingency, Design & Supervision)								
Type 1 Gravity (under existing AC)	\$528	\$628	\$721	\$831	\$1,017	\$1,338	\$1,338	\$1,702
Type 2 Gravity (under existing chip seal)	\$453	\$551	\$642	\$751	\$934	\$1,097	\$1,249	\$1,611
Type 3A Gravity (greenfield – under berms)	\$245	\$318	\$391	\$481	\$594	\$716	\$828	\$1,125
Type 3B Gravity (greenfield - under road/path)	\$335	\$414	\$492	\$583	\$746	\$877	\$1,025	\$1,348
Rising Mains Type 1 (under existing asphalt)	\$528	\$583	\$651	\$893	\$1,106	\$1,358	\$1,690	\$1,961
Rising Mains Type2 (under existing chip seal)	\$441	\$494	\$560	\$800	\$1,008	\$1,257	\$1,583	\$1,846
Rising Mains Type 3A (greenfield under berm)	\$228	\$265	\$314	\$538	\$667	\$883	\$1,143	\$1,344
Rising Mains Type 3B (greenfield under road)	\$343	\$392	\$452	\$690	\$884	\$1,125	\$1,440	\$1,690

The cost estimates above comprise:

- a. Pipe supply for each of
 - i. PVC,
 - ii. Rubber Ring Joint Concrete (RRJC),
 - iii. Concrete Lined Steel (CLS),

For nominal diameters of 150mm, 225mm, 375mm and 450mm

- b. Base laying rate including excavation and backfilling based on an average bedding condition typically firm to stiff silts or clays (natural ground of volcanic ash origin and above groundwater levels).
- c. The cost of standard 1050 mm diameter manholes normally 2.0 to 2.5 metres deep including materials, excavated, backfill and benching to Council standard.
- d. Extra over costs for pipe laying for:
 - i. Piping across soft ground,
 - ii. Specialist reinstatement of ground surfaces,
 - iii. Welding of concrete lined steel pipes,
 - iv. Dewatering, and
 - v. Thrusting.

Composite rates for pipelines for each pipe diameter are then summarised at the bottom of the table 1 and three types of ground type are nominated:

- a. Type 1: Open country (generally PVC or concrete pipes, low reinstatement standard),
- b. Type 2: Carriageways (generally PVC or concrete pipes, higher reinstatement standard),
- c. Type 3: Swampy areas (concrete lined steel pipe, supported on piles).

Southern Pipeline

The Southern Pipeline project consists of trunk wastewater pipes and pump stations which are being built to transport wastewater from developments on the Tauranga harbour side of the City to the wastewater treatment plant in Te Maunga. The project is primarily required to provide for growth that occurred after 2006 (i.e. if no growth had occurred after 2006 then the project would not have been required).

The project was completed in 2020 with a total construction cost of approximately \$107 million. The growth portion of the costs to be recovered as development contributions are based on the following:

Table 41: Cost sharing for Southern Pipeline

Total Southern Pipeline Cost (excluding inflation)	\$107,607,540
Less Renewal and Catch Up	-\$8,794,000
Less Betterment (5% of total cost less catch up & renewal)	-\$4,940,677
Less Transparent Discount	-\$3,500,000
Less Omokoroa (5,552 lots)	-\$12,999,790
Less Residential lots pre 1 July 2006	-\$3,622,240
Less 25% of other commercial/industrial	-\$958,984
Growth Related Share of Total Cost	\$72,791,849

- a. The renewal and catch up allocation is the cost of bringing the storage at the Memorial Park and Judea pump stations up to Council's level of service. This covers abandoning the existing Memorial Park and Maleme St pump stations which are part way through their useful lives and replacing them with new pump stations,
- b. The betterment allocation of 5% is to recognise the general benefits that the wider community will accrue from this project. They largely relate to emergency management benefits and the reduced risk of sewage overflows into the city's waterways and the harbour,
- c. The \$3.5m 'transparent' discount was a negotiated outcome between Council and developers,
- d. 1,547 lots developed in the 2004/05 and 2005/06 financial years have been included in the funding model because local development contributions were first collected for the Southern Pipeline (or the Welcome Bay diversion as it was known then) from 1 July 2004.

The growth costs are to be funded by development occurring within the existing Bethlehem, Ohauti, Pyes Pa, Pyes Pa West, Tauranga Infill, Tauriko, Welcome Bay and West Bethlehem urban growth areas as well as from future urban growth areas.

The wastewater from some new properties within these catchments may not necessarily flow through the Southern Pipeline. However, the capacity in the pipes in which they will flow has been created by redirecting wastewater from existing properties to the Southern Pipeline. These existing properties do not benefit from the Southern Pipeline (i.e. there will no difference to them when the pipe becomes operational) whereas the new development could not take place if the Southern Pipeline was not completed.

The Southern Pipeline is expected to have operational capacity to service growth over a 40-year period (2006 – 2046), this was previously 45 years. The following table shows the expected number of lots to be developed over this period and share of this growth between residential and non-residential development.

Table 42: Number of Lots share of growth costs for future urban growth area in the Southern Pipeline catchments

Current and Future Urban Growth Area forming the Southern Pipeline Catchment	Number of lots	Lots %	Cost Share Per Urban Growth Area
Residential post 2005/06 (Total)	24,930	80.2%	\$58,379,063
Tauriko	4,494	14.5%	\$10,554,818
Other commercial/industrial	1,664	5.3%	\$3,857,968
	31,088	100%	\$72,791,849

Higher growth rates currently experienced and projected for the future within Tauranga City mean that the period over which the costs are recovered (the "recovery period") are now based on a period equal to the capacity life of the project (i.e. 40 years). The number of lots which are expected to benefit from the Southern Pipeline project over the 40-year period are 31,088 lots as per the previous year's Policy.

As with other development contribution funded projects the cost of capital that is expected to be incurred because of debt used to fund the growth-fund portion of the project is added to the development contribution charge. The cost of capital is calculated using the following assumptions:

- a. Lots developed, and growth distribution based on SmartGrowth projections (excludes rural residential lots not connecting to Councils wastewater network),
- b. Interest rate assumptions set out in the annual plan (6% for 2018/19 onwards).

For the Southern Pipeline project Council only includes the cost of capital that is estimated to be incurred in the current Long-Term Plan period (or earlier). This means that as consecutive Long Term Plans are adopted by Council the cost of capital progressively increases and therefore the charge per lot will increase over time (please read discussions regarding intergenerational equity in paragraph 4.3.9 for further information). If this approach was not adopted and instead the total cost of capital was spread over the recovery period, then the contribution amount for this project would be \$3,684 per lot.

Southern Pipeline charge for non-residential development

For non-residential development (business activities, low demand business activities and community organisations) in business zones within the Tauranga Infill area, a local development contribution towards the Southern Pipeline is payable based on additional gross floor area rather than a per lot basis. The calculation of the amount payable is set out in the table below:

Table 43: Calculation of Southern Pipeline charge for non-residential development

Total capital cost allocated to non-residential development (present value)	\$3,857,968
25% downwards adjustment	\$(964,249)
Total capital cost in today's dollars to be recovered	\$2,893,476
Total gross floor area projections (2006-2046)	\$1,327,500
Total gross floor area less 10% (multiples of 100m²)	\$11,944,750
Total capital cost divided by total gross floor area	\$242.18
Plus, inflation and cost of capital (calculated as per below)	\$138.03
Per 100m² additional gross floor area contribution	\$380.21

- a. The calculation of the total cost allocated to non-residential is set out in Table 42 (5.3%),
- b. Of that amount, 4.0% relates to additional floor area because some additional flows will be generated from the more intensive use of existing buildings (e.g. more employees or longer working hours),
- c. The projected amount of floor area to be consented over the funding period for the Southern Pipeline within the business zones in the Tauranga Infill area is 1,327,500 (based on actual development over the ten years from the beginning of 1998 to the end of 2007). 10% of this floor area will not attract the local development contribution because it is replacing existing floor area, is in a residential zone (and therefore already pays a contribution towards the Southern Pipeline) or it will not be connected to the wastewater network,
- d. Cost of capital and inflation is added to the project cost in the same proportions as for residential development. i.e. the Southern Pipeline charge per residential allotment before cost of capital and inflation is \$2,341. The amount of interest and inflation that is added to the residential charge is \$1,334.49 which is 57% of \$2,341. 57% of \$242.11 is \$138. The total charge for non-residential development for Southern Pipeline is \$380 per 100m² of gross floor area.

5.4 Stormwater

A comprehensive approach to stormwater management designed to maintain water quality, avoid erosion, minimise flooding risk and protect downstream properties and the Tauranga Harbour has been adopted.

The projects funded through the Stormwater local development contribution are those projects that reticulate and treat stormwater from within a specified growth area.

Projects that relate to reticulating stormwater from individual households are normally completed by individual developers and given (vested) to Council.

The Urban Growth Areas have been broken down into further sub catchments which have been analysed to calculate stormwater runoffs and determine the most appropriate method of control.

5.4 Local Stormwater

Local Government Act

Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is in Section 6. The following sets out the considerations specifically related to the funding of the stormwater activity in accordance with the principles of section 101(3)(a).

Community outcomes

The provision of stormwater reticulation within a growth area contributes to the following Community outcomes:

- We value and protect our environment,
- We have a well-planned city,
- We support business and education,
- We are inclusive
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Distribution of Benefits

The principal benefit that these projects convey is that they mitigate the impact of increasing the amount of impermeable surface within a growth area. If these projects are not completed there may be a significant detrimental impact on geographic areas not included in the individual growth areas. However, completing these projects only maintains the level of service outside the growth area, they do not enhance it. As such households and business areas outside the growth area do not benefit from the construction of these projects.

For most growth areas there was an existing population (normally with a significantly lower housing density) before the growth area was opened for intensification. These existing properties either already had a stormwater reticulation system that met Council's Level of Service or the density was such that no such system was required. The new dwellings within the growth area increase the potential for a detrimental stormwater impact on these existing properties. Therefore, these existing properties should not be required to fund the costs of this mitigation.

On this basis it has been determined that, in the first instance, the entire benefit of the capital expenditure identified for this group of activities is received by the new developments.

Period In or Over Which Benefits Occur

The capital projects included are designed to ensure that all units of demand within the growth area can connect to Council's stormwater system. We have therefore assessed the period over which the benefits will be received is the development period of the urban growth area, from when the growth area is first opened until it is full (to the maximum allowed density). The divisor used in our calculations is the expected number of new lots over this period.

Extent to Which Groups or Individuals Contribute to the Need to Undertake the Activity

The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and Benefits of Funding the Activity Distinctly from Other Activities

Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the citywide development contribution or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

Stormwater Retention devices are designed for a 1:50 or 1:100 year event with overland flow paths to cope with larger flows.

The Rational Formula has been used to calculate the storm flows. The runoff factor has been analysed from recent subdivisions and 0.55 has been used in most cases. A rural value of 0.3 has generally been used for the existing rural regime calculation.

The water quality improvement is designed from the ARC Manual Publication No 10 and is for a 1:2 year event approximately.

New areas being urbanised are designed to discharge at no higher rate than the existing rural regime discharge.

Basis for Cost Estimates

The unit rate costs are updated annually using the rates applying to the Tauranga area at the time.

Table 44: Unit rate estimates for Stormwater infrastructure

PIPE DIAMETER (mm)	225 (\$)	300 (\$)	375 (\$)	450 (\$)	525 (\$)	600 (\$)	675 (\$)	750 (\$)	900 (\$)	1050 (\$)	1200 (\$)	1350 (\$)	1500 (\$)	1650 (\$)	1800 (\$)	2400 (\$)
Cost per lineal metre (incl. P&G, Contingency, Design & Supervision)																
Type 1 (under existing AC)	664	730	813	883	1,064	1,203	1,346	1,471	1,670	2,065	2,475	2,885	3,778	4,436	5,490	7,733
Type 2 (under existing chip seal)	583	647	727	794	972	1,109	1,248	1,370	1,563	1,952	2,357	2,760	3,648	4,299	5,348	7,567
Type 3A (Greenfield under berm)	407	457	506	556	688	808	931	1,037	1,196	1,538	1,907	2,283	3,127	3,725	4,728	6,767
Type 3B (Greenfield under road)	488	547	622	683	857	988	1,122	1,239	1,421	1,800	2,191	2,583	3,457	4,096	5,133	7,306
Other work																
Main Drain	315	Per lin. metre														
Earthworks	8	Per m ³														
Strip topsoil and stockpile	6	Per m ³														
Cut to waste	16	Per m ²														
Respread Topsoil & Sow In Grass	5	Per m ³														
Concrete Invert	72	Per lin. metre														
1 Landscaping/Planting	13	Per m ²														
2 Landscaping/Planting	60	Per lin. metre														
3 Landscaping/Planting - Wairakei Stream	84	Per lin. metre														
Pond Construction - rate 1	22	Per m ³														
Pond Construction - rate 2	95	Per m ³														
Floodway (Clearing & Formation)	4	Per m ³														
Headwalls	5,145	Each														
Outlet Structure	6,400	Each														
Other work																
Spillway	198	Per lin. metre (10m wide)														
Swales	210	Per metre (20m wide, 2m deep)														
Retaining Walls - 1m high	231	Per lin. metre														
Retaining Walls - 2m high	660	Per lin. metre														
Retaining Walls - 3m high	1,465	Per lin. metre														
Embankments	7	Per m ³														
Testing Compaction	735	Each														
Gabion Baskets - forebays etc	95	m ³														
Geofabric	3	m ²														
Rock fill for subbase to structures	63	m ³														
Culvert 600mm Type 3	371	m														
Culvert 1050mm Type 3	795	m														
Floodgate	8,400	Each														
Associated inlet / outlet structures	10,500	Each														

Rates for roading associated stormwater are as follows:

ROADING ASSOCIATED WORKS (incl. 12% Contingencies, Design & Supervision)	
Rate 1 (> 1Km, Avg 600mm dia)	611
Rate 2 (500m - 1Km, Avg 375mm dia)	457
Rate 3 (< 500m, Avg 300mm dia)	420

These figures allow for supply, lay, manholes, reinstatement, outlet structures, some dewatering and imported fill. Cesspits and cesspit construction are part of the roading costs.

5.5 Transportation

The transportation network is an essential component of the physical environment. Its maintenance is necessary, not only to protect the resource in its own right but is essential if the community is to be able to provide for its social and economic well-being. Therefore, planning of the roads must ensure a safe and efficient system of moving people and goods about the district. This is achieved by ensuring correct carriageway widths are allowed for now to cater for the predicted traffic densities of the future and the alignments are located so that the most efficient network can be achieved, while all the time addressing safety issues.

The projects funded by through the Transportation Citywide Development Contributions are those projects that are citywide in nature and cannot be tied to any particular growth area or areas and that are only being completed, at least in part, because of growth. It does not relate to projects that replace existing assets or projects that provide access to the transportation network within individual growth areas.

The projects funded through local development contributions are those projects that will primarily be used by residents within that growth area as collector and arterial roads within that area.

Projects that relate to providing road access to individual households are normally completed by individual developers and given (vested) to Tauranga City Council.

Other transport related assets, such as walkways, will be funded based on benefits received.

5.5 Part 1 - Citywide Transportation

Local Government Act

The following sets out the considerations specifically related to the funding of the transportation network within the citywide catchment in accordance with the principles required by the Local Government Act section 101(3)(a).

Community outcomes

The provision of the citywide transportation assets contributes to the community outcomes

- We can move around our city easily
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Distribution of benefits

The principal benefit of these projects is that they expand and extend critical portions of the existing transportation network and allow greater numbers of residents to gain access to existing parts of the city. This benefit is conferred on new households and businesses across the city. In the short term, these projects also reduce congestion at these critical portions of the network. This benefit is conferred on existing households and businesses across the city.

Given the nature of these capital works Council believes that the impact of not completing these works will increase the congestion levels and therefore the travel times of all residents and businesses within the city as the city grows.

For each project, Council will identify costs related to addressing backlog (rates funded) and costs not related to backlog (growth). For the costs not related to backlog council will attribute 25 percent to rates to reflect benefit to the community from improvements in the network (the short-term reduction in congestion). The remaining 75 percent of costs not related to backlog will be funded from Development Contributions.

Period in or over which benefits occur

Citywide development contribution funded transportation costs are recovered over the period in which a project provides additional capacity to accommodate growth because once the capacity is reached a new project is required to provide additional capacity to allow growth to continue. The capacity period may differ from one project to another given the nature of each project. The number of units of demand expected over the capacity period of a project will be used to calculate development contributions.

Extent to which groups or individuals contribute to the need to undertake the activity

The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) across the city. Development contributions allocate the cost of these works between existing residents and that growth community.

Costs and benefits of funding the activity distinctly from other activities

Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for the balance of these works, after considering the benefit to existing ratepayers, to be funded through a citywide development contribution rather than from a particular geographic area (local development contribution) or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

A citywide development contribution for the transportation activity was introduced in the 2006/7 financial year. This is intended to recover transportation costs already incurred or planned to be incurred before the end of the Long Term Plan period throughout the city where the respective projects are of a citywide nature and cannot be tied directly to any particular growth area or areas.

The criteria to establish whether a project should be included as a citywide development contribution funded project is to ask the question: If growth were to stop now, would we still proceed with this project at the planned size and scale? If the answer is no, then the following methodology is to be applied:

- a. For each project identify:
 - i. Costs related to addressing backlog (rates funded),
 - ii. Costs not related to backlog (growth),
- b. For the Costs not related to backlog attribute:
 - i. 25 percent to rates to reflect benefit to community from improvements in the network,
 - ii. 75 percent to growth (to be funded by transportation citywide network development contribution) to reflect that it primarily causes the need to incur the expenditure and receives the main benefit of that expenditure.

5.5 Part 2 - Local Transportation

Local Government Act

Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is in Section 6. The following sets out the considerations specifically related to the funding of the transportation network within local catchments in accordance with the principles of section 101(3)(a).

Community outcomes

The provision of access to the transportation network within a growth area contributes to the following community outcome statements

- We can move around our city easily
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Distribution of benefits

The principal benefit of these projects is that they extend the transportation network and allow local residents to gain access to (and be accessed from) the wider transportation network. For non primary arterial roads this benefit is conferred on new households and businesses in the growth areas. Households and businesses located outside the growth areas gain a relatively minor benefit in being able to access properties located in the growth areas. However, given the restricted geographic nature of most of these capital works and the connectedness of those households and businesses to an existing network, Council believes that any impact on geographic areas beyond the individual growth areas is likely to be neutral or minor.

Projects that relate to primary arterial roads will be examined using Council's traffic modelling software. This software will be used to assess what vehicles are likely to use the roads and how often. The costs of this road will then be apportioned according to the distribution of road usage. The proportion of road usage by existing residents will be funded from rates. The cost of replacing any portion of the road that already exists will also be paid for by existing ratepayers. The proportion of road usage by new residents will be funded from Development Contributions.

For most growth areas there was an existing population (normally with a significantly lower housing density) before the growth area was opened for intensification. These existing properties already had a transportation network in place. Therefore, the benefits to existing residents within these growth areas is assessed as low. The only benefit identified is a short-term reduction in congestion, but in the long term expected to be neutral. Given that, at the local road component level, the road widening will not actually create an extra lane. The actual impact on congestion will not be significant. Also given that the upgrading to the roading will generally be done in sections as the growth area is developed the benefit would be relatively short lived, maybe only two to three years. The replacement portion of any existing roading upgrade will be paid for by the existing ratepayers. On this basis we consider that projects funded by the transportation local development contribution provide no significant benefit to the existing population in growth areas.

Period In or Over which Benefits Occur

The capital projects included are designed to ensure that all units of demand within the growth area can connect to Council's transportation network. We have therefore assessed the period over which the benefits will be received is the development period of the urban growth area, from when the growth area is first opened until it is full (to the maximum allowed density). The divisor used in our calculations is the expected number of new lots over this period.

Extent to Which Groups or Individuals Contribute to the Need to Undertake the Activity

The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and Benefits of Funding the Activity Distinctly from Other Activities

Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the citywide development contribution or other funding sources such as rates or a Uniform Annual General Charge. Given the low nature of the impact and the relatively short duration of the benefit, we do not believe that collecting funds from existing ratepayers in a growth area, such as through a targeted rate, to be an efficient process, or justified in the circumstances.

Design Parameters and assumptions

The structure plans and development contribution system are designed to ensure that each growth area is provided with the trunk services that are required to service the ultimate development of the area and that the developer pays a fair share of the cost of this work. In the case of transportation, the trunk services are the arterial, collector and sub-collector roads as defined in Council's City Plan and Infrastructure Development Code. In addition to the streets listed within the Urban Growth Areas, the status of a number of peripheral streets identified in the roading hierarchy as arterials and collectors will require to be improved and widened to accommodate the increased traffic generated as a result of urban growth.

Carriageway Widths

The following parameters have been used for the development of the Urban Growth Area structure plans and are taken from Council's Infrastructure Development Code.

Table 45: Carriage way widths

Road Types	Indicative Traffic Volume (VPD)	Carriageway width
Secondary Arterial	7,000 – >15,000	12m plus
Collector	3000 – >15,000	10m plus
Local	< 3,500	3m – 10m
Commercial	Varies	Varies
Industrial	Varies	Varies

The following assumptions have been used in relation to traffic generation:

- Residential: 10 vehicle trips per day per dwelling unit,
- Commercial/Industrial: Specific design based on the Road Traffic Authority of NSW "Guide to Traffic Generating Developments". The Transfund research report No. 209 "Trips and Parking Related to Land Use" (TRR209); and the Institution of Transportation Engineers Trip Generation ("ITE Guide"). Data sourced in New Zealand, Australia and United States is adopted in that order of preference dependent on the availability of relevant data.

Unit rates parameters for cost estimates

Unit Rates for various aspects of the construction works have been determined from recent Council contract rates. In some instances, substantial earthworks will be required, and this has been independently assessed and built into the estimate. The rates are summarised as follows:

Table 46: Parameters for cost estimates - transportation

Item	Description	Rate	Units
1.0	Enabling Works		
1.1	Clear site of obstructions	\$5.00	m ²
1.2	Break up and remove existing kerbs	\$20.00	Per m of road
1.3	Remove existing cesspits and leads	\$500.00	Each
1.4	Break up and remove existing footpath	\$15.00	m ²
1.5	Break up and remove road construction	\$20.00	m ²
2.0	Earthworks		
2.1	Strip topsoil and stockpile	\$13.00	m ³
2.2	Cut to fill	\$25.00	m ³
2.3	Cut to waste	\$26.00	m ³
2.4	Import fill (pumice)	\$40.00	m ³
2.5	Undercut soft material	\$26.00	m ³
2.6	Trim and compact sub-grade	\$3.00	m ²
2.7	Respread topsoil and sow in grass	\$16.80	m ²
3.0	Infrastructure		
3.1	Machine laid vertical kerb and channel (\$61 each side)	\$122.00	Per m of road
3.2	Machine laid kerb and nib to median (\$58 each side)	\$116.00	Per m of road
3.3	Under kerb channel and rain garden drain (\$35 each side)	\$70.00	Per m of road
3.4	Sumps (two @ \$2,528 each/70m spacing)	\$72.20	Per m of road
3.5	Concrete footpaths 1.5m wide (\$69 each side)	\$138.00	Per m of road
3.6	Concrete footpaths 2.5m wide (\$115 each side)	\$230.00	Per m of road
3.7	Common service trenching	\$67.00	Per m of road
3.9	Street lighting collector road	\$113.30	Per m of road
3.10	Street lighting arterial road	\$128.57	Per m of road
3.11	Small roundabout - single lane local road	\$209,000.00	Each
	Major roundabout - dual lane arterial road	\$1,320,000.00	Each
	Traffic signals (cross-roads)	\$407,000	Each
4.0	Pavement		
4.1	Prepare subgrade	\$3.00	m ²
4.2	Subgrade improvement (stabilised)	\$22.50	m ²
4.3	Sub-base (supply, place and compact) GAP 65	\$102.00	m ³
4.4	Basecourse (supply, place and compact) M/4 AP40	\$119.00	m ³
4.5	1st coat seal	\$6.00	m ²
4.6	2nd coat seal	\$5.50	m ²
4.7	Asphalt/concrete 25mm thick (M/10 mix 10 incl. waterproof membrane)	\$25.00	m ²
4.8	Asphalt/concrete 40mm thick (M/10 mix 14 incl. waterproof membrane)	\$35.00	m ²
4.9	Asphalt/concrete 25mm thick (M/10 mix 10 incl. waterproof membrane)	\$70.00	m ²
5.0	Additional Construction Allowances		
5.1	Environmental works	1.5%	
5.2	Traffic management areas (incl signs and associated infrastructure)	5.0%	

Cost Sharing for Carriageways Over 10m Wide

In the case where the structure plan shows a requirement for a road over ten metres wide, and that road benefits other land outside the subdivision, the Local Development Contributions are designed to recompense the developer for the extra road width. A comparison of construction costs for carriageway widths has shown that the relationship between ten, twelve, thirteen and fifteen metre carriageways is:

Table 47: Cost sharing for carriageways over 10m wide

IDC Road Section ref	Road Width (m)	Cost c.f. 10m Carriageway	Reimbursement rate
T114 or 115	10 or 10.4	1	Nil
Historical	12	1.56	35%
T111	13.4	1.66	40%
T110	15.9	1.83	45%

This table was updated for the 2016/17 DRAFT Development Contributions Policy in accordance with the Infrastructure Development Code criteria. In previous policies, the cost sharing was based on carriageways over 8m wide. Cost allocations for completed sections of roads (as at 2015) remain in accordance with previous cost sharing tables which are set out in the 2014/15 Development Contribution Policy.

Other Works

In addition to quantified improvements in the widths and lengths of road, the consequences of urban growth can also extend to the requirement for the provision and improvements of traffic control measures to manage the increased traffic volumes.

These measures range from intersection controls based on signals, roundabouts or grade-separated facilities, to traffic calming measures designed to manage the consequences of increased traffic speeds resulting from “add-on” sequential growth. These consequences may also require the provision of pedestrian facilities, particularly where residential suburbs are remote from community services.

5.6 Reserves

Introduction

The citywide development contribution for reserves is used to fund:

- Land purchase and development of active reserves (sports fields) and
- Land purchase and development of sub-regional parks.

The local development contribution for reserves is currently used to fund the land purchase and development of neighbourhood reserves within the following urban growth areas:

- West Bethlehem,
- Pyes Pa West (the land outside The Lakes development),

Part 1 - Citywide Reserves

Rationale

- a. TCC's Community Facilities Investment Plan (2021) assesses the need for community facilities and active reserves across the network and recommends priorities for new facility development, upgrades or disposals. This analysis builds on previous strategies and considers population growth, demographic changes, quality, capacity, location and utilisation of community facilities across the network.
- b. Council adopted the Active Reserves Level of Service Policy (2012) to provide principles and levels of service for Council's approach to the provision, development and management of the existing and future active reserve network. The level of service is based on application of the Sportsfield Model which has been widely used nationally and internationally to provide sound evidence to support the demand for field space and provide a basis for establishing new field requirements.
- c. Active reserves and sub-regional parks are funded through a citywide development contribution. Active reserves function as an interconnected network designed to ensure all residents have access to and benefit from sport, recreation and leisure opportunities across the city. Within the network, there are different facilities, services and programmes meaning that users often travel from areas across the city depending on what sport they play and the sports draw at the time. This means that as new capacity is added to the network, this can often have a flow on effect to existing reserves by freeing up capacity for a period of time. Therefore, these facilities are funded through a citywide development contribution rather than a local development contribution.
- d. Cost allocations for active reserve development contributions are based on those who benefit from the assets as well as those who create the need for those assets. The Sportsfield Model helps to determine the allocation to those who create the need for active reserves.
- e. Sub-regional parks service the city and wider sub-region therefore they are funded through a citywide development contribution rather than a local development contribution.
- f. Costings have been obtained for all projects. These are refined further as the projects progress through to detailed design and as an outcome of community engagement processes and facility development.
- g. Section 203(1) of the Local Government Act 2002 sets out the maximum contribution that may be required for reserves. Reserve contributions must not exceed the greater of 7.5 percent of the value of the additional allotments created by a subdivision or the value equivalent of 20m² of land for each additional household unit created by a development.

Active Reserves Methodology and Calculations

- h. The Active Reserves Level of Service Policy (2012) can be summarised as follows:
- Focuses on the demand and supply of sportsfields,
 - Uses field hours per week as the measure to determine demand and supply,
 - Uses a Sportsfield Demand Model to help determine sports code demand,
 - Relies on a mix of projects that both increase supply (land purchase and development) as well as increase capacity of existing sportsfields and active reserves (through improvements such as floodlights and irrigation/drainage).
- i. A Sportsfield Demand Model has helped to identify current and projected sports code demand. A range of factors are used to provide projections for this for each code, including population growth. The demand information is reviewed every three years to align with the Long Term Plan process.
- j. Approximately 50% of the sports code demand information can be attributed to population growth. In other words, if growth was to slow down then this it is likely to see a reduction in the demand from sports codes. To this extent 50% of the costs of projects that achieve the active reserve level of service are conferred on new households across the city, recognising the benefits that the growth population will receive from increased capacity and/or increased supply of sportsfields. This proportion of Council's capital expenditure projects that increase capacity and/or supply of grass sportsfields are funded from development contributions.
- k. The remaining 50% of demand information relates to a range of factors that are not directly influenced by population growth including code popularity and sport development trends. To this extent 50% of the cost of projects that achieve the active reserve level of service is conferred on existing households across the city recognising the benefits that the existing population will also receive from increased capacity and/or increased supply of sports fields. The costs to provide the level of service to existing households will be funded from rates to reflect this benefit.
- l. For capital expenditure projects which relate to the purchase and development of new active reserves in the city:
- The planning periods are based on the periods from when the project was identified to the time at which the project is likely to be fully developed and utilized,
 - The divisors are the number of households over the planning period,
 - It should be noted that Parau Farms also provides for a neighbourhood reserve. The costs associated with land purchase for this have been deducted from the total cost of the active reserve and are recovered via the local development contribution for West Bethlehem (project ID 2296).
- m. For capital expenditure projects on existing sports fields:
- Only the elements of the project which will increase the capacity of the sports fields will be funded using development contributions. For example, additional floodlights can be funded via development contributions as the lighting extends the operational hours of the fields and therefore increase the capacity.
 - The planning periods adopted for these capacity improvement projects will be based on the planned delivery timeframes and will depend on the expected capacity life of the enhancements.
 - As per the discussion above 50% of the costs of the capacity projects are recovered as development contributions. This 50% is not directly reflected in the asset schedules as the total capital expenditure shown will include works which do not improve sports field capacity.

- n. Changes to the location, type, cost and timing of these projects may occur across the active reserve network if priorities or demand information changes. These changes will occur through Council's Long-Term Plan and Annual Plan processes and will be reflected in Council's annual review of the Development Contributions Policy if required.
- o. TCC is reviewing the Sportsfield Demand Model for 2022. The outcome of this review will confirm what projects are required to meet existing and future demand by sports codes and is likely to include a mix of new land purchase and development in the eastern and western corridors and projects that capacity of the existing active reserves network such as the development of artificial surfaces.
- p. TCC intends to commence collection of development contributions for active reserves in 2023/2024, following completion of this review. The methodology and calculations for active reserves will be included in the 2023/2024 Development Contributions Policy.

Sub-regional Parks Methodology and Calculations

- a. The TECT All Terrain Park and the Huharua Harbour Parks were purchased in accordance with the joint Tauranga City Council and WBOPDC Sub regional parks policy. The land purchase and the development of these parks is funded by citywide reserve contributions.
- b. The planning period of 2001-2051 has been adopted. This is to recognise that the benefits received from the purchase and development of these parks will be enjoyed by people now and into the future. The divisors are the number of new households over this period.
- c. The distribution of benefits is determined by calculating the proportion of population growth over the planning period as a percentage of the total population growth at the end of the planning period. The growth proportion will then be discounted by 25 percent. The 25 percent is to reflect additional benefit to the existing community in the sense that they are key facilities in that network and provide a wide range of services and higher level of service than local community facilities,
- d. The balance of the benefits received is attributable to existing residents and will be collected from rates. The total amount collected from both these sources is the net cost of the projects after all other external funding has been applied (including donations, external grants and contributions from other local authorities),
- e. The table below shows the calculation of the development contribution funding percentages and unit of demand divisors shown in the asset schedules.

Table 48: Funding percentage for sub regional parks

Total households at start of planning period (2001)	39,566
Total households at end of planning period (2051)	93,201
New households in planning period	53,635
New households as a percentage of total households	57.55%
Less 25% discount	14.39%
Proportion of project cost to be recovered through development contributions	43.16%

Part 2 – Local Reserves

Rationale

- a. The reserve requirement for local catchments has been determined by Council's Open Space Level of Service Policy and supported by the relevant structure plan and Plan Change information. The Policy outlines the open space level of service standards relating to the quality, function, quantity and accessibility of the open space network.
- b. Local reserves service local communities therefore they are funded through a local development contribution rather than a citywide development contribution.
- c. Reserve contributions for the purchase and development of open space in the Papamoa Urban Growth Area will be taken as financial contributions under the Operative Tauranga City Plan rather than as development contributions under this Policy. For convenience these level of service projects and contributions are shown in the summary of fees schedule within Section 10 even though they are not required as development contributions.
- d. Reserve contributions for the purchase and development of neighbourhood reserves are not required in The Lakes development in Pyes Pa West, or in Wairakei as Council has (or intends to have) agreements with the developers in these areas that they will provide and develop the reserve land instead of Council.
- e. As per Council's Open Space Level of Service Policy, contributions towards local reserves and the development of local reserves are not required in areas outside the urban growth areas or in the Rural Residential, Rural Marae Community, Urban Marae Community and Ngati Kahu Papakainga zones within the urban growth areas. In addition, contributions towards local reserves and the development of local reserves are not required on multiple-owned Maori land within 500 metres of the Rural Marae Community, Urban Marae Community and Ngati Kahu Papakainga zones.

Reserves Methodology and Calculations

- f. The methodology for calculation of neighbourhood reserve requirements is based on applying the open space level of service standards (outlined in the Open Space Level of Service Policy) to each growth area. The neighbourhood reserve requirements and the associated cost of this is then calculated as a total cost and divided by the number of household units projected to be accommodated within the relevant planning period for the relevant growth area.

Table 49: Local Government Act 2002 - Section 101(3)(a) assessment

	Citywide Development Contributions for Active Reserves and Sub-regional Parks	Local Development Contributions for Local Reserves
Community outcomes	<p>The provision of active reserves, sub-regional parks and local reserves contributes to the community outcomes:</p> <ul style="list-style-type: none"> • We value and protect our environment, • We have a well-planned city, • We are inclusive, value culture and diversity, and people of all ages and backgrounds are included, feel safe, connected and healthy <p>Provision of active reserves and sub-regional parks is also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth. This sub-regional focus means that in some cases both TCC and Western Bay of Plenty District Council make capital contributions to joint projects that provide for the sub-regional population.</p>	
Distribution of benefits	<p>The principal benefit is provision of a network of destination spaces and places for a diverse range of sport, leisure, recreation, social and cultural opportunities.</p> <p>Active reserves also provide significant open space and amenity to surrounding communities.</p> <p>Some of this benefit is conferred on new households across the city as these facilities are required to ensure as the city grows, the community continue to have access to the benefits described above. Some of this benefit is conferred on existing households across the city as these facilities also increase capacity and access to these opportunities for the existing population. To recognise the benefit to both existing households and to new households the general approach is to recover the appropriate percentage of costs as development contributions and the balance to be funded from rates. The methodology section sets out more details about how each percentage has been determined and how growth costs are distributed.</p>	<p>The principal benefit is provision of a focal point for local communities and space for a diverse range of outdoor activity within a local area. They also minimise the extent that the community have to travel to access these facilities.</p> <p>The benefit of this activity is primarily conferred on new households within the catchment serviced by these facilities given the restricted nature of these capital works in terms of location, scope and capacity.</p>
Period in or over which benefits occur	<p>The capital projects included are designed to ensure that all residents have access to a diverse range of leisure, social and cultural opportunities across the city. The period over which the benefits occur is assessed based on the SmartGrowth planning periods, the expected life or the asset or the point at which it is expected that there will be no surplus capacity based on Council's level of service. The divisors are generally based on the increase in household unit equivalents over the planning period.</p>	<p>The capital projects included are designed to ensure that all households within the growth area can have access to local reserves. Council has therefore assessed that the period over which the benefits will be received is the development period of the greenfield area, from when the growth area is first opened until it is full (to the maximum allowed density). The divisor used in Council's calculations for growth portion of costs is the expected number of new lots over this period.</p>
Extent to which groups or individuals contribute to the need to undertake these services	<p>The group that creates the need for these works is residential growth (i.e. new households) across the city. Development contributions allocate the cost of these works to that growth community.</p>	<p>The group that creates the need for these works is residential growth (i.e. new households) in the specified growth areas. Development contributions allocate the cost of these works to that growth community. Completion of these projects extends networks to provide capacity to geographic areas not serviced or not serviced with adequate capacity.</p>
Costs and benefits of funding these services distinctly from other services	<p>Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for the growth portion of these works to be funded through the citywide development contribution rather than from a particular geographic area (local development contribution) or other funding sources such as rates or a Uniform Annual General Charge.</p>	<p>Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the citywide development contribution or other funding sources such as rates or a Uniform Annual General Charge.</p>

5.7 Community Infrastructure

Community infrastructure means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and includes land that the territorial authority will acquire for that purpose. TCC collects community infrastructure development contributions for the expansion and development of:

- Aquatic centres
- Indoor sports centres
- Libraries
- Community centres and halls

Aquatic centres, indoor sports centres and libraries are funded via citywide development contributions, and community centres/halls are funded via local development contributions.

5.7 Part 1 - Citywide development contributions for Community Infrastructure

Rationale

TCC's Community Facilities Investment Plan (2021) assesses the need for community facilities across the network and recommends priorities for new facility development, upgrades or disposals. This analysis builds on previous strategies and considers population growth, demographic changes, quality, capacity, location and utilisation of community facilities across the network.

The Plan covers council's core 'multi-use' facilities, aquatic centres, indoor sports centres, libraries, community centres, and active reserves. It seeks to ensure the right facility is provided in the right place, at the right time, taking into consideration wider priorities for growth and investment, and financial constraints. It informs TCC's approach to community infrastructure projects in the LTP and Infrastructure Strategy.

Aquatic centres, indoor sports centres and libraries are funded through a citywide development contribution. These facilities function as an interconnected network designed to ensure all residents have access to and benefit from a diverse range of leisure, social and cultural opportunities across the city.

The network approach recognises that construction of new facilities frees capacity in existing facilities, providing benefits to catchments even if they are not close to the new facility. For example, if a new pool is built in the Tauranga Central area, more users from the Tauranga suburbs are likely to use this facility, therefore reducing capacity issues and improving user experience at Baywave.

Within the network, facilities can provide different programmes and services meaning that users often travel from areas across the city rather than only using local services. Access to these facilities is not restricted or limited to certain areas or catchment like other core infrastructure (e.g. water mains). Therefore, these facilities are funded through a citywide development contribution rather than a local development contribution.

Cost allocations for development contributions are based on those who benefit from the assets as well as those who create the need for those assets. To determine who is creating the need for community facilities, TCC uses a level of service guide for each facility category as detailed below.

Costings have been obtained for all projects. These are refined further as the projects progress through to detailed design and as an outcome of community engagement processes and facility development.

General Methodology and assumptions

The following general methodology and assumptions have been used to calculate development contributions for aquatic centres, indoor sports centres and libraries:

- a. If the project includes a replacement or expansion of an existing facility, then a proportion of the costs will be funded as renewals funding.
- b. For each facility type TCC has identified a population-based target level of service. If the current facilities provided in TCC's existing network do not meet the targeted level of service, then that 'shortfall' or 'catchup' is funded from rates as it is for the benefit of existing residents.
- c. A minimum of 25% of any new capex project is funded from rates. The 25% recognises the higher level of benefit that the existing community and early facility users will receive compared to those who develop at a later stage when the facility has less capacity.
- d. The portion of a development over and above what is required to meet the level of service for the existing population will provide a service for future growth, and most will be funded through development contributions.
- e. There is likely to be growth in the network from causes other than property development (which pay development contributions) such as visitors to the area and Western Bay residents. In some cases, the minimum rate payer funding of 25% is sufficient to account for this. Where the shortfall in existing facilities is above 25%, an additional 5% will be funded through rates to account for non-property development related growth.
- f. Development contributions will only be collected on one new facility at a time and funded over the expected capacity life for that individual facility (calculated based on Council's level of service guidelines). This approach ensures that the funding recovery period aligns with the expected capacity life of the facility, reduces debt costs associated with longer term recovery periods and reduces the risk of potential refunds that could eventuate if the project does not get delivered. It should be noted that when funding projects sequentially (i.e. collecting for one project at a time) if a planned infrastructure project is delivered earlier than required for the adopted level of service targets, then the amount that can be funded via development contributions may decrease.
- g. The capacity life of community facilities is based on the level of service guidelines and measured in terms of population. Level of service guidelines may be adjusted from time to time and therefore may impact recommended growth funding allocations.
- h. We have assumed a level of external funding for some community infrastructure projects. For some projects the level of external funding assumed is significant. The total project cost used to calculate the split between rates and development contributions excludes any potential external funding. Any reduction in the assumed level of external funding would therefore increase both the rates and the development contribution cost.

Aquatic Centre Network - Methodology and Calculations

Level of service calculations

The level of service guide for indoor aquatic centres is 45m² of pool space per person. Only indoor aquatic centres are only used as they provide certainty of year-round access. This is considered a reasonable and achievable level of service for the community, given usage rates, community expectations and growth.

The population of Tauranga as at 2022 is approximately 150,000 people. The required amount of indoor pool space to meet the level of service target is over 3300m².

There is currently 2,681m² of indoor pool space, meaning there is a level of service (LOS) shortfall of a 652m².

Planned projects

TCC's LTP and infrastructure strategy include provision for three new aquatic facilities. The first planned project to be constructed is the Memorial aquatic facility.

The adopted methodology means that council will collect citywide development contributions towards the Memorial aquatic facility and will fund the future planned facilities sequentially.

Projects to be included in future years are provision of two additional aquatic centres to service the eastern and western growth areas of the city.

Growth funding calculations

The development at Memorial aquatic centre will provide an additional 1255m² of indoor pool space (over and above what exists currently across the city). This development is over and above the 652m² required to provide for current residents and will provide facilities to future proof for growth.

Therefore, there is evidence that the facilities are 'needed' in order to provide for both existing residents and for the future growth community.

To meet the needs of existing community the additional m² to be developed would be approximately 650m². Therefore, based on needs or causation factors approximately 53% of the facility upgrades are required to bring provisions up level of service benchmarks and the balance 589m², or 47% of are to provide for growth from 2022 onwards.

Some of the growth that the facility will provide for will be non-development related growth for example because of increases in users from outside of the city. To account for non-development related growth (that do not pay development contributions) the development contribution funding is reduced by 5%.

Funding period

The project will be funded over the period 2023-2033. This is reasonably consistent with the expected capacity life of the project.

Extending the funding period beyond the expected capacity life does not increase the portion of costs funded via development contributions – but it increases the number of households who will contribute towards the growth funded costs which therefore decrease the amount paid per household.

Council will update the funding period annually to reflect updated growth projections and any timing changes to projects.

Renewal and external funding

The following table shows the detailed calculations discussed above used to calculate growth funded and level of service portions. It also sets out the adjustments to these costs to reflect the portion of total capital costs already allocated to renewals funding and portions anticipated to be funded externally.

The project cost details and charges per HUE are shown in Section 6 of the development contributions policy and will be updated on an annual basis

Table 50: Memorial Aquatic Facilities

Funding calculation for Memorial Aquatic Facilities		
Existing citywide indoor pool provisions	m²	2,681
Proposed additional facilities at Memorial Aquatic centre	m²	1,255
Adopted level of service benchmark for indoor pools	People per m²	45
Year start collecting DC's		2023
Population at start year	Persons	150,626
Households at start year	HUEs	60,608
Pool space required to meet LOS target	m²	3,347
Shortfall in current LOS (measured in m²)	m²	666
Max population provided for by 2023 indoor pool network	Persons	120,645
Total population served by development (based on benchmark LOS)	Persons	56,475
Shortfall in service (at start of DC funding period)	Persons	29,981
Beneficiaries - growth community	Persons	26,494
Proportion of development related to LOS catch up	%	53%
Portion of development related to growth	%	47%
Non-property development related to growth adjustment (5%)	%	42%
Adjusted DC/LOS split to reflect other funding sources		
Total construction cost (as at 26 January 2022)		\$62,288,522
Loan/renewal funding	10%	\$6,228,852
External funding	30%	\$18,686,557
Remaining costs to be funded		\$37,373,113
Level of service shortfall (from existing community)	58%	\$21,708,998
Growth funding	42%	\$15,664,116
Level of service funding as a proportion of total costs + 5% growth		35%
Development contribution funding as a proportion of total project costs		25%

Indoor Sports Centre Network - Methodology and Calculations

Level of service calculations

The level of service guide for indoor sports centres is 1 court for every 13,000 people. This is considered a reasonable and achievable level of service for the community, given usage rates, community expectations and growth. Indoor sports centre are facilities that have fully marked courts for codes such as basketball and netball.

The population of Tauranga as at 2021 is approximately 150,000 people. The required number of indoor courts to meet the level of service is 11.5 courts.

There are currently 11 courts providing a level of service of 13,693 people per court, meaning there is a small shortfall from the recommended level of service (as more people are using the courts than what is intended).

Therefore, there is evidence that facilities are 'needed' in order to provide for both existing residents and for the future growth community.

Planned projects

The Long-Term plan includes provision for five additional indoor court facilities at locations across the city. Of these courts only 0.5 courts are required to catch up the level of service to the recommended level of service and the rest will provide for future growth.

The first indoor court facility to developed is part of the replacement and redevelopment of Memorial Hall (next to QEYC). Memorial Hall currently has 1 indoor court and following the redevelopment will have 2 courts – 1 of these replaces the existing court facility and 1 will be an additional court.

Growth funding calculations

As discussed above, the Memorial Hall development will provide 1 additional facility above what is currently provided. The calculations below show that approximately 59% of the costs of the additional court relate to the catch up to level of service and therefore are funded via the existing community via rates. The balance of 41% relates to growth.

Adjustments are made to the growth funded portion to reflect that not all growth that will benefit from the increased capacity will be related to property development that pays development contributions resulting in 36% of costs being funded via development contributions

These above portions are prorated down to account for other funding sources with outcomes shown in the table below.

Funding period

Based on growth projections in 2022 and the LOS targets, the additional court facilities will only provide for growth for a short period – approximately 2 years.

As the next court facility is not expected to be constructed until 2033 the growth-related development costs will be recovered over an extended period of 2023-2033 and all households constructed over that time will pay a contribution towards the court facilities.

It should be noted that increasing the funding period and thus the number of households will reduce the amount of contributions that each household will pay towards the facilities. The alternative would be to start collecting development contributions towards the next planned project which would increase the contribution amount being paid by all households.

Council will update the funding period annually to reflect updated growth projections and any timing changes to projects.

Renewal and external funding

The following table shows the detailed calculations discussed above used to calculation growth funded and level of service portions. It also sets out the adjustments to these costs to reflect the portion of total capital costs already allocated to renewals funding and portions anticipated to be funded externally.

The project cost details and charges per HUE are shown in Section 6 of the development contributions policy and will be updated on an annual basis.

Table 51: Memorial Indoor Courts

Funding calculation for Memorial Indoor Courts		
Existing citywide indoor court provisions	Courts	11
Proposed additional courts at Memorial Hall	Courts	1
Adopted level of service benchmark for indoor courts	People per court	13,000
Year start collecting DC's		2023
Population at start year	Persons	150,626
Households at start year	Persons	60,608
Max population provided for by 2023 indoor court network	Persons	143,000
Total population served by development (based on benchmark LOS)	Persons	13,000
Shortfall in service (at start of DC funding period)	Persons	7,626
Beneficiaries - growth community	Persons	5,374
Catch-up portion to meet level of service requirements	%	59%
Proportion to provide for growth	%	41%
Non-development contribution funded portion	%	64%
Development contribution funding	%	36%
Adjusted DC/LOS split to reflect other funding sources		
Total construction cost (as at 26 January 2022)		51,914,240
Renewals	5%	25,957
External funding	20%	10,382,848
Remaining costs to be funded		41,505,435
Non-development contribution funded costs	64%	26,422,998
Development contribution funded costs	36%	15,082,436
Non-development contribution funded portion as percentage of total cost		51%
Development contribution funding as a proportion of total costs		29%

Libraries Network - Methodology and Calculations

Level of service calculations

The level of service guide for libraries is 12 people per m2 of library space. This is considered a reasonable and achievable level of service for the community, given usage rates, community expectations and growth.

The population of Tauranga as at 2021 is approximately 150,000 people. The required amount of library space to meet the level of service is 12,500m2.

There is currently 12,500m2 of library space, which means current provisions meet the level of service requirements.

Planned projects

The Long-Term plan includes provision for three new library facilities at locations across the city.

The first library facility planned is the redevelopment and expansion of the library facilities in the City Centre. The proposed development will provide approximately 6,000m2 of floor space. 5000m2 of this will replace existing library facilities (in the City Centre) and 1,000m2 will be additional space. Only the costs relating to the additional 1000m2 will be funded via development contributions as the 5,000m2 is replacement or renewal.

Projects to be included in future years are provision of two additional libraries to service the eastern and western growth areas of the city.

Growth funding calculations

Given that the current provisions across the city meet the level of service provisions and there is no shortfall then the 1000m2 will provide a service for future growth.

On this basis alone 100% of the cost of the additional, 1000m2 should be funded via growth. However, development contribution funding is required to consider benefits as well as causation factors. Whilst the causation for the additional floor area is driven by growth existing community will benefit from the extra services provided over and above the targeted level of service. For development contribution funding of community infrastructure Council has elected to fund a minimum of 25% to be from the existing community, this de-minimis is to account for benefits to the existing community.

Funding period

The Tauranga Central Library replacement and redevelopment will be funded from 2023 to 2027 (calculations below).

The development contributions portion for the City Centre library additions will be collected over the period 2023-2028. This period reflects both the expected capacity life of the facility (based on current growth projections) and aligns with expected construction dates for future facilities.

Council will update the funding period annually to reflect updated growth projections and any timing changes to projects.

Renewal and external funding

The table below shows the calculation of the funding proportions calculated above. Along with adjustments required to reflect that the development contribution funding will only relate to the additional 1000m² whereas costs are shown for the full development.

Funding is also adjusted to reflect anticipated external funding.

The project cost details and charges per HUE are shown in Section 6 of the development contributions policy and will be updated on an annual basis.

Table 52: Central Library

Funding calculation for Central Library		
Existing citywide library provisions (citywide)	m ²	12,500
Proposed additional m ² at Central Library	m ²	1,000
Adopted level of service benchmark for libraries	People per m ²	12
Year start collecting DC's	Financial year	2023
Population at start year	Persons	150,626
Households at start year	Persons	60,608
Max population provided for by 2023 central libraries	Persons	150,000
Total population served by development	Persons	12,000
Shortfall in service (at start of DC funding period)	Persons	626
Beneficiaries - growth community	Persons	11,374
Level of service proportion	%	5%
Growth proportion	%	95%
Internal funding required (in addition to LOS)	%	20%
Development contribution funding proportion	%	75%
Adjusted DC/LOS split to reflect other funding sources		
Total construction cost (as at 26 January 2022)		82,366,052
Internal loan/renewals funding	71.3%	58,726,995
External funding	12%	9,883,926
Remaining costs to be funded		13,755,131
Non-development contribution funding	25%	3,438,783
Development contribution funding proportion	75%	10,316,348
Level of service funding portion as a proportion of total costs		4.2%
Growth funding as a proportion of total costs		12.5%

5.7 Part 2 -Local development contributions for Community Infrastructure

Introduction

TCC's Community Facilities Investment Plan (2021) includes community centres/halls, and projects to replace, expand or develop these facilities are included in the LTP.

Community centres/halls provide a focal point for local communities and space for a diverse range of community, education, recreation and leisure opportunities. The location, scope and capacity of these facilities means that they are primarily used by the local community which they service. Therefore, these facilities are intended to be funded through a local development contribution rather than a citywide development contribution.

Given the local significance of community centres/halls, further work is being done to refine and articulate the approach to provision of community centres/halls, investment priorities and partnerships. The Community Centres Strategic Plan will determine the programme of projects required for community centres/hall replacement and development.

TCC intends to commence collection of development contributions for community centres in 2023/2024, following completion of the Community Centre Strategic Plan which will provide guidance on levels of service and cause/benefits associated with the provision of these facilities. The methodology and calculations for community centres will be included in the 2023/2024 Development Contributions Policy.

Table 53: Local Government Act 2002 Section 101(3)(a) assessment for community infrastructure

	Citywide Development Contributions for Aquatic Facilities, Indoor Sports Centers and Libraries	Local Development Contributions for Community Halls
Community outcomes	<p>The provision of aquatic facilities, indoor sports centres and libraries contributes to the community outcomes:</p> <ul style="list-style-type: none"> We value and protect our environment We have a well-planned city We are inclusive, value culture and diversity, and people of all ages and backgrounds are included, feel safe, connected, and healthy 	
Distribution of benefits	<p>All residents in the city will have the opportunity to access the community facilities being provided across the city.</p> <p>To ensure a fair and reasonable apportionment of this benefit, it is broken down as follows:</p> <ul style="list-style-type: none"> Those who use the community facilities Those in areas where existing facilities are already at or over capacity Future residents of the city Visitors <p>The methodology section explains how each percentage has been determined and how growth costs are distributed.</p>	
Period in or over which benefits occur	<p>Development contributions are collected on one new facility at a time and funded over the expected capacity life for that individual facility (based on Council's level of service guidelines).</p> <p>This is the period from when additional capacity is required to when it is expected there is no additional capacity based on the level of service. The divisors are based on the increase in household unit equivalents over the planning period.</p>	
Extent to which groups or individuals contribute to the need to undertake these services	<p>The need (or cause) for these projects has been created by under investment in existing facilities and residential growth impacting the capacity of these facilities.</p>	
Costs and benefits of funding these services distinctly from other services	<p>Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for the growth portion of these works to be funded through the citywide development contribution rather than from a particular geographic area (local development contribution) or other funding sources such as rates or a Uniform Annual General Charge.</p>	

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Section 6. Schedule of assets

- 6.1.1 This section contains tables (schedules) which set out detailed costing information for each asset (or group of assets) for which council collects development contributions. The schedules contained within this section have been prepared in accordance with requirements of the Local Government Act 2002 which requires that the schedules:
- list each new asset, additional asset, asset of increased capacity, or program of works for which development contributions are intended to be used or have already been used, and
 - state the estimated capital cost and the proportion to be recovered through development contributions versus other sources, and
 - group assets into logical and appropriate groups of assets that reflect the intended or completed program of works or capacity expansion, and
 - group assets according to the district or parts of the district for which development contribution is required, and by the activity or group of activities for which the development contribution is required.
- 6.1.2 The tables within this policy are grouped by the catchment. Each section also includes copies of the catchment structure plans relating to the proposed development. The purpose of the structure plans is to guide subdivision and development generally so that there is a consistency between the land use and subdivision pattern that will evolve and Council's planning objectives and policies for that area – as outlined in the Tauranga City Plan.
- 6.1.3 Structure plans also provide clear illustration of the bulk service infrastructure needed to support urbanisation of the urban growth area including the projects to be funded by development contributions for local infrastructure. Structure plans are reviewed annually, along with the various projects and will be amended as required from that review process.

Maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

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Citywide

Section 6. Schedule of assets

6.1 Citywide

- 6.1.1 The basis for the requirement of development contributions for citywide network infrastructure is the effects of development, the demand for additional assets and assets of increased capacity as the result of the growth of the city.
- 6.1.2 To make adequate and timely provision for services required because of development in the city, development contributions to fund growth related infrastructure are required.
- 6.1.3 Citywide network infrastructure generally includes the following:

Water supply

- Raw water abstraction facilities
- Pumping stations
- Conveyance mains
- Treatment facilities
- Storage facilities

Wastewater

- Treatment facilities
- Disposal facilities

Transportation

- Traffic lights
- Travel demand management · Walkways/cycleways
- Land purchase and road construction

Reserves

- Land purchase and development of active reserves and sub-regional parks

Community infrastructure

- Baywave TECT Aquatic and Leisure Centre
- Trustpower Arena and Baypark

Planning periods

- 6.1.4 The following is a summary of the planning periods and unit of demand divisors that have been identified for the citywide projects. These are based assumptions, growth projections, design parameters and methodology set out in Sections 4 and 5.

Table 54: Citywide projects - planning periods and household unit equivalent divisors

Project types	Planning period start	Planning period end	Divisor (Household unit equivalents)
Citywide water mains 2001 - 2028	2001	2028	32,636
Citywide water mains 2001 - 2031	2001	2031	38,085
Water mains projects expected to be constructed 2016-2020	2016	2051	37,480
Waiāri Treatment Plant, supply, reservoirs, and associated mains	2022	2051	30,188
Wastewater treatment mains	2001	2026	30,335
Wastewater treatment plants 2007-2051	2007	2051	49,012
Te Maunga Wastewater Treatment Plant Stage 5	2019	2051	34,258
Citywide Transport Networks	2001	2026	53,671
Active reserves - land purchase	2001	2031	31,662
Active reserves - land purchase - Mount Greens	2001	2026	23,897
Sub regional Parks - purchase & development (LIPS 280309, 143,144)	2001	2051	45,980
Active reserve development	2012	2022	10,185
Baywave TECT Aquatic and Leisure Centre (LIPS 280308)	2001	2026	23,897
Trustpower Arena at Baypark (LIPS 361)	2006	2036	39,266

Calculation of the low demand dwelling adjustment

- 6.1.5 The following calculations show the methodology for incorporated assumptions for low demand dwellings without reducing total contribution revenue. The revenue from 100 dwellings at the non-adjusted rate (b) is approximately equal to the revenue from 100 dwellings at the adjusted rate (g). This shows that low demand adjustment is revenue neutral, i.e. does not increase or decrease development contribution revenue collected by Council.

Table 55: Calculation of low demand discount percentage for citywide development contributions

	Citywide development contribution per household unit before low demand discount adjustment	%	26,666.34
Step 1	Total projected revenue from 100 dwellings if there were no low demand households (i.e. 1 and 2 bedroom dwellings)		2,666,634.16
	Expected number of 1 bedroom dwellings (from 100 households)	6.47	
	Expected number of 2 bedroom dwellings (from 100 dwellings)	8.97	
	Expected number of dwellings with 3 or more bedrooms (from 100 dwellings)	84.56	
Step 2	Expected revenue from 100 dwellings when low demand discounts applied without an adjusted HUE charge		
	Revenue from 1 bedroom dwellings (charged 50% of the HUE charge)	0.5	86,265.62
	Revenue from 2 bedroom dwellings (charged 65% of the standard HUE charge)	0.65	155,478.10
	Revenue from 3 bedroom dwellings (charge fee of 1 HUE)	1	2,254,905.84
	Total project revenue if no adjustment was made to the HUE charge		2,496,649.56
Step 3	Loss in revenue from applying discounted charge for 1 and 2 bedroom dwellings		169,984.59
Step 4	Percentage loss in revenue (revenue loss/total revenue)		6.81%
Step 5	Increase in fee required full revenue recovery		1,815.58
Step 6	Adjusted household charge for residential dwellings with 3 or more bedrooms		28,481.92
Step 7	Projected revenue from 100 dwellings with adjusted HUE charge to reflect low demand discount		
	Revenue from 1 bedroom dwellings (charged 50% of the HUE charge)	0.5	92,139.02
	Revenue from 2 bedroom dwellings (charged 65% of the standard HUE charge)	0.65	166,063.84
	Revenue from 3 bedroom dwellings (charge fee of 1 HUE)	1	2,408,431.30
			2,666,634.16

Calculation of citywide development contribution for non-residential development

6.1.6 To applying development contributions to non-residential development the charge per household unit equivalent is scaled based on the unit of demand factors set out in Section 4.

Table 56: Citywide development contributions for non-residential development

	Water (\$)	Wastewater (\$)	Transport (\$)	Total (\$)
Charge per household unit equivalent (before low demand discount)	13,765.31	7,823.37	262.94	
Business activities charge				
Scaling factors	0.24	0.31	1.25	
Charge per 100m ² of gross floor area Business activities	3,303.67	2,425.24	328.68	6,057.60
Low demand business activities charge				
Scaling factors	0.06	0.07	1.25	
Charge per 100m ² of gross floor area low demand Business activities	825.92	547.64	328.68	1,702.23
Community organisations				
Scaling factor for community organisations	0.27	0.27	0.2	
Charge per 100m ² of gross floor area community organisations	3,716.63	2,112.31	52.59	5,881.53

Citywide | Water

Project ID	Project Group	Project Name	Expenditure period	Capacity life	Total CAPEX (\$)	% Non DC Funded	% Local DC funding	% DC Funded Citywide	\$ Citywide DC funded	% funded this period	Dwelling Units	\$ per unit
280210	Reservoir	Joyce Rd reservoir	Complete	2001-2028	\$1,863,258	12.00		88.00	\$1,639,667	100%	32,636	\$50.24
162 / 121618	Reservoir	Joyce Rd reservoir No.2	Complete	2001-2028	\$6,372,839	50.00		50.00	\$3,186,420	100%	32,636	\$97.64
280211	Reservoir	Kaitemako Rd reservoir inlet main	Complete	2001-2028	\$92,796			100.00	\$92,796	100%	32,636	\$2.84
280212	Reservoir	Poplar Lane reservoir purchase	Complete	2001-2028	\$925,054			100.00	\$925,054	100%	32,636	\$28.34
280213	Reservoir	Waikite Rd reservoir No.2	Complete	2001-2028	\$481,625			100.00	\$481,625	100%	32,636	\$14.76
280214	Reservoir	Waikite Rd reservoir preload	Complete	2001-2028	\$102,094			100.00	\$102,094	100%	32,636	\$3.13
280215	Reservoir	Waikite reservoir inlet main	Complete	2001-2028	\$180,522			100.00	\$180,522	100%	32,636	\$5.53
280305	Mains networks	Coronation Park to Nikau Cres - P15	Complete	2001-2028	\$75,239			100.00	\$75,239	100%	32,636	\$2.31
256	Mains networks	Link Main Sandhurst/SH2 to coast	Complete	2001-2028	\$604,886			100.00	\$604,886	100%	32,636	\$18.53
280173	Mains networks	Mangatawa to Gloucester - P10	Complete	2001-2028	\$27,404			100.00	\$27,404	100%	32,636	\$0.84
280306	Mains networks	Mount reservoir to Adams Ave - P16	Complete	2001-2028	\$586,354			100.00	\$586,354	100%	32,636	\$17.97
255	Mains networks	Parton Rd main (Bell Rd to Tara Rd)	Complete	2001-2028	\$2,376,137			100.00	\$2,376,137	100%	32,636	\$72.81
273	Mains networks	Parton Road (Tara Rd to coast)	Complete	2001-2028	\$315,537			100.00	\$315,537	100%	32,636	\$9.67
2223	Mains networks	Site 14 to Kairua Rd (Stage1)	Complete	2001-2028	\$1,054,244			100.00	\$1,054,244	100%	32,636	\$32.30
280174	Mains networks	The Mall to Coronation Park - P14	Complete	2001-2028	\$896,000			100.00	\$896,000	100%	32,636	\$27.45
238	Mains networks	Nikau Cres to Hull Road main (design costs only)	Complete	2001-2028	\$943			100.00	\$943	100%	32,636	\$0.03
280189	Reservoir	Cambridge Rd reservoir land purchase	Complete	2001-2028	\$249,196			100.00	\$249,196	100%	32,636	\$7.64
280186	Reservoir	Cambridge Rd reservoir No.3	Complete	2001-2028	\$753,559		34.50	65.50	\$493,581	100%	32,636	\$15.12
280188	Reservoir	Cambridge Rd reservoir overflow	Complete	2001-2028	\$35,846			100.00	\$35,846	100%	32,636	\$1.10
280187	Reservoir	Cambridge Rd reservoir preload	Complete	2001-2028	\$112,638		34.50	65.50	\$73,778	100%	32,636	\$2.26
153	Reservoir	Oropi Rd reservoir No.3 land purchase	Complete	2001-2028	\$205,242			100.00	\$205,242	100%	32,636	\$6.29
171 / 122410	Reservoir	Pyes Pa West RL60 reservoir No.1	Complete	2001-2028	\$5,723,026			100.00	\$5,723,026	100%	32,636	\$175.36
307	Reservoir	Reservoir land - Pyes Pa	Complete	2001-2028	\$500,000			100.00	\$500,000	100%	32,636	\$15.32
615	Mains networks	Joyce Rd main (Pyes Pa Rd to Res)	Complete	2001-2028	\$2,639,270			100.00	\$2,639,270	100%	32,636	\$80.87
610 / 123335	Mains networks	Welcome Bay high level main	2021/22	2001-2028	\$4,075,258			100.00	\$4,075,258	100%	32,636	\$124.87
170 /121237	Reservoir	Eastern reservoir No. 1	2021/22	2001-2028	\$6,074,958			100.00	\$6,074,958	100%	32,636	\$186.14
1843	Mains networks	Ohauti Rd main (Taylor to Summerhaven)	Complete	2001-2031	\$128,000			100.00	\$128,000	100%	38,085	\$3.36
280190	Reservoir	Oropi Rd treatment plant reservoir No.2	Complete	2001-2031	\$2,790,154			100.00	\$2,790,154	100%	38,085	\$73.26

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Citywide | Water Cont.

Project ID	Project Group	Project Name	Expenditure period	Capacity life	Total CAPEX (\$)	% Non DC Funded	% Local DC funding	% DC Funded Citywide	\$ Citywide DC funded	% funded this period	Dwelling Units	\$ per unit
1851	Mains networks	Thornlea Dr main	Complete	2001-2031	\$7,000			100.00	\$7,000	100%	38,085	\$0.18
1848	Mains network	Truman Lane main	Complete	2001-2031	\$15,000			100.00	\$15,000	100%	38,085	\$0.39
1847 / 123198	Mains networks	Distribution Mains Improvements	2021/22	2001-2031	\$416,268			100.00	\$416,268	100%	38,085	\$10.93
2418 / 122760	Mains networks	SH2 Main (Welcome Road to Mangatawa)	2021/22	2001-2031	\$40,318,801			100.00	\$40,318,801	100%	38,085	\$1,058.65
120844	Reservoir	Cambridge Rd reservoir No.4	2025	2016-2051	\$6,489,000			100.00	\$6,489,000	100%	37,480	\$173.13
166 / 122167	Reservoir	Oropi reservoir No.3	2030	2016-2051	\$8,394,500			100.00	\$8,394,500	100%	37,480	\$223.97
178 / 122411	Reservoir	Pyes Pa West RL60 reservoir No.2	2029	2016-2051	\$6,180,000			100.00	\$6,180,000	100%	37,480	\$164.89
242	Waiari	SH2 Main- Mangatawa Lane to Domain Road	Complete	2022-2052	\$1,884,729			90.00	\$1,696,256	100%	30,685	\$55.28
272	Waiari	Tara Road Main (Domain to Parton Road)	Complete	2022-2052	\$1,574,459			90.00	\$1,417,013	100%	30,685	\$46.18
2221	Waiari	Eastern Reservoir Inlet and Outlet Mains	Complete	2022-2052	\$5,741,175			90.00	\$5,167,058	100%	30,685	\$168.39
870	Waiari	Subregional water resource agreement	Complete	2022-2052	\$200,000			90.00	\$180,000	100%	30,685	\$5.87
876	Waiari	Waiari water project - planning and consents	Complete	2022-2052	\$619,641			90.00	\$557,677	100%	30,685	\$18.17
280171	Waiari	Waiari WS - Land purchase	Complete	2022-2052	\$2,078,480			90.00	\$1,870,632	100%	30,685	\$60.96
1604	Waiari	Waiari Reservoir	Complete	2022-2052	\$340,164			90.00	\$306,148	100%	30,685	\$9.98
1597 / 123179	Waiari	Waiari intake and water treatment plant	2023	2022-2052	\$110,069,715			90.00	\$99,062,744	100%	30,685	\$3,228.38
253 / 122313	Waiari	Poplar Lane Inlet Main (SH2 - Poplar Lane Res)	2020-2022	2022-2052	\$4,357,601			90.00	\$3,921,841	100%	30,685	\$127.81
1942 / 122693	Waiari	SH2 Main- From Poplar Lane to Domain Road	2020-2022	2022-2052	\$20,728,834			90.00	\$18,655,951	100%	30,685	\$607.98
1614 / 123183	Waiari	Trunk main - Wairai to Poplar Lane	2023	2022-2052	\$45,582,462			90.00	\$41,024,216	100%	30,685	\$1,336.95
247 / 123339	Waiari	Welcome Bay Road Main (Eastern Res to SH2)	2020-2023	2022-2052	\$4,920,645			90.00	\$4,428,581	100%	30,685	\$144.32
3601 / 122063	Waiari	No 1 Road Reservoir Land Purchase	2025	2022-2052	\$1,030,000			90.00	\$927,000	100%	30,685	\$30.21
3366 / 123290	Mains network	Water Lane Booster Pump Station	2023/24	2022-2052	\$2,861,628			90.00	\$2,575,465	100%	30,685	\$83.93
3782 / 123182	Mains network	Waiari Stage 3 375mm Watermain	2024-2030	2022-2052	\$53,270,817			90.00	\$47,943,735	100%	30,685	\$1,562.45
Subtotal					\$356,322,998				\$327,088,115			\$10,195.00
Cost of Inflation												\$319.01
Cost of Capital												\$3,251.30
\$ per unit												\$13,765.31
Plus impact of low demand dwelling												\$937.42
\$ per standard dwelling												\$14,702.72

Citywide | Wastewater

Project ID	Project Group	Project Name	Planned project completion	Planning Period	Total CAPEX (\$)	% Non DC Funded	% DC Funded Citywide	Citywide DC	% to be recovered this period	Capacity	\$ per unit
280322	Historic Revenue	Less Historic Revenue Received 1992-2001	Complete	2001 - 2026	-\$4,117,585	0.00	100.00	-\$4,117,585	100	30,335	-\$135.74
280150	Chapel St WWTP	General works	Complete	2001 - 2026	\$14,000	68.08	31.92	\$4,469	100	30,335	\$0.15
280154	Chapel St WWTP	SCADA system upgrade	Complete	2001 - 2026	\$137,857	68.08	31.92	\$44,004	100	30,335	\$1.45
280145	Chapel St WWTP	Admin building	Complete	2001 - 2026	\$365,000	68.08	31.92	\$116,508	100	30,335	\$3.84
280153	Chapel St WWTP	Standby generator upgrade	Complete	2001 - 2026	\$372,262	68.08	31.92	\$118,826	100	30,335	\$3.92
280170	Discharge Improvements	Wastewater resource consent ocean outfall	Complete	2001 - 2026	\$1,824,149	54.60	45.40	\$828,164	100	30,335	\$27.30
280168	Discharge Improvements	Te Maunga outfall pump station upgrade	Complete	2001 - 2026	\$390,000	54.60	45.40	\$177,060	100	30,335	\$5.84
280149	Chapel St WWTP	Professional services	Complete	2001 - 2026	\$819,578	68.08	31.92	\$261,609	100	30,335	\$8.62
280155	Chapel St WWTP	Chapel St Wastewater Treatment Plant	Complete	2001 - 2026	\$1,054,432	8.80	91.20	\$961,642	100	30,335	\$31.70
280143	Chapel St WWTP	Pre-treatment works	Complete	2001 - 2026	\$1,127,000	68.08	31.92	\$359,738	100	30,335	\$11.86
154	Chapel St WWTP	Odour control works	Complete	2001 - 2026	\$1,164,084	68.08	31.92	\$371,576	100	30,335	\$12.25
280146	Chapel St WWTP	UV disinfection	Complete	2001 - 2026	\$1,199,000	68.08	31.92	\$382,721	100	30,335	\$12.62
280144	Chapel St WWTP	Sludge handling	Complete	2001 - 2026	\$1,274,000	68.08	31.92	\$406,661	100	30,335	\$13.41
280156	Chapel St WWTP	Final Effluent pump wetwell	Complete	2001 - 2026	\$1,400,000	8.80	91.20	\$1,276,800	100	30,335	\$42.09
295	Chapel St WWTP	Stage 1B Upgrade	Complete	2001 - 2026	\$10,050,379	8.80	91.20	\$9,165,946	100	30,335	\$302.16
280152	Chapel St WWTP	Chapel Street Wastewater Plant	Complete	2001 - 2026	\$1,847,333	68.08	31.92	\$589,669	100	30,335	\$19.44
280147	Chapel St WWTP	Flow balancing	Complete	2001 - 2026	\$1,949,858	8.80	91.20	\$1,778,270	100	30,335	\$58.62
280159	Te Maunga WWTP Upgrades	Treatment Plant	Complete	2001 - 2026	\$11,180,000	53.00	47.00	\$5,254,600	100	30,335	\$173.22
280160	Te Maunga WWTP Upgrades	Wetland	Complete	2001 - 2026	\$2,000,000	53.00	47.00	\$940,000	100	30,335	\$30.99
280162	Te Maunga WWTP Upgrades	Standby generator	Complete	2001 - 2026	\$99,439	53.00	47.00	\$46,736	100	30,335	\$1.54
280161	Te Maunga WWTP Upgrades	Aeration	Complete	2001 - 2026	\$446,063	53.00	47.00	\$209,650	100	30,335	\$6.91
291	Te Maunga WWTP Upgrades	Stage 3 Upgrade	Complete	2001 - 2026	\$3,186,211	0.00	100.00	\$3,186,211	100	30,335	\$105.03
280169	Discharge Improvements	Chapel Street Wetlands	Complete	2001 - 2026	\$3,300,000	0.00	100.00	\$3,300,000	100	30,335	\$108.79
280167	Discharge Improvements	Chapel Street to Te Maunga Transfer Station	Complete	2001 - 2026	\$3,660,000	68.08	31.92	\$1,168,272	100	30,335	\$38.51
280163	Te Maunga WWTP Upgrades	Stage 2 Upgrade	Complete	2001 - 2026	\$6,100,000	0.00	100.00	\$6,100,000	100	30,335	\$201.09
1902 / 122968	Te Maunga WWTP Upgrades	Te Maunga WWTP Upgrade (actual completed costs)	Complete	2001 - 2026	\$31,087,397	36.00	64.00	\$19,895,934	100	30,335	\$655.87
2165 / 121019	Chapel St WWTP	Upgrade	Complete	2001 - 2026	\$5,813,783	84.00	16.00	\$930,205	100	30,335	\$30.66
293/122943	Discharge Improvements	Te Maunga - Ponds to Wetlands and Landscaping - actual costs	Complete	2007 - 2051	\$13,069	49.00	51.00	\$6,665	100	49,012	\$0.14
1556	Discharge Improvements	Outfall Pipeline - Seaward Section Upgrade	Complete	2007 - 2051	\$434,392	73.92	26.08	\$113,289	100	49,012	\$2.31
1550	Discharge Improvements	Outfall Pipeline - Landward Section	Complete	2007 - 2051	\$3,051,131	73.92	26.08	\$795,735	100	49,012	\$16.24
3672 / 122960	Te Maunga WWTP Upgrades	Headworks	2027	2017 - 2035	\$19,325,461	0.00	100.00	\$19,325,461	100	25,202	\$766.82
3605 / 122959	Te Maunga WWTP Upgrades	Site Services, Biofilter, Lift Pumps	2024	2019 - 2051	\$32,127,539	0.00	100.00	\$32,127,539	100	34,258	\$937.81
130243	Te Maunga WWTP Upgrades	2nd bioreactor	2024	2019 - 2051	\$42,586,317	0.00	100.00	\$42,586,317	100	34,258	\$1,243.11
3608 / 122969	Te Maunga WWTP Upgrades	Flume Bypass	2022	2019 - 2051	\$9,311,520	20.00	80.00	\$7,449,216	100	34,258	\$217.44

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Citywide | Wastewater Cont.

Project ID	Project Group	Project Name	Planned project completion	Planning Period	Total CAPEX (\$)	% Non DC Funded	% DC Funded Citywide	Citywide DC	% to be recovered this period	Capacity	\$ per unit
3677 / 122958	Te Maunga WWTP Upgrades	Effluent Bypass	Complete	2019 - 2051	\$91,019	90.00	10.00	\$9,102	100	34,258	\$0.27
3606 / 122970	Te Maunga WWTP Upgrades	Landward section of outfall	2024	2019 - 2051	\$34,844,396	51.00	49.00	\$17,073,754	100	34,258	\$498.39
3673 / 122957	Te Maunga WWTP Upgrades	Clarifier 3	2025	2022 - 2042	\$22,686,916	0.00	100.00	\$22,686,916	100	25,992	\$872.84
3678 / 122954	Te Maunga WWTP Upgrades	Sludge Treatment	2028	2025 - 2051	\$19,236,941	40.00	60.00	\$11,542,165	-		
3676 / 122961	Te Maunga WWTP Upgrades	Outfall Pumpstation	2032	2025 - 2051	\$29,402,489	51.00	49.00	\$14,407,220	-		
3674 / 122955	Te Maunga WWTP Upgrades	Aeration	2027	2025 - 2051	\$917,079	0.00	100.00	\$917,079	-		
3607 / 122971	Te Maunga WWTP Upgrades	Marine Outfall and Pump Station	2031	2028 - 2051	\$100,026,390	51.00	49.00	\$49,012,931	-		
Subtotal					\$401,798,899			\$271,811,074			\$6,327.50
Cost of Inflation											\$154.45
Cost of Capital											\$1,341.42
\$ per unit											\$7,823.37
Plus low demand dwelling											\$532.77
\$ per standard dwelling											\$8,356.14

Citywide | Transport

Project ID	Project Group	Project Name	Planned expenditure timeframe	Planning period	Total CAPEX (\$)	% Non DC Funded	% DC Funded Other Areas	% DC Funded Citywide	Citywide DC	% to be recovered this period	Dwelling Units	Cost per unit
280921	Road Widening	Upgrading of Welcome Bay Road (Rural) - Historic Costs	Complete	2001 - 2026	\$278,087	50.00		50.00	\$139,044	100%	53,671	\$2.59
69	Travel Demand Management	Real Time Electronic Bus Timetable Info/Travel Demand	Complete	2001 - 2026	\$498,047	61.31		38.69	\$192,694	100%	53,671	\$3.59
225	Intersection upgrades	Brookfield Intersection upgrade	Complete	2001 - 2026	\$1,108,081	46.74		53.26	\$590,164	100%	53,671	\$11.00
557 / 121674	Land Purchase	Widening District Wide	Ongoing	2001 - 2026	\$3,701,852	25.00		75.00	\$2,776,389	100%	53,671	\$51.73
567	Pedestrian underpass / overbridges	Pedestrian Underpasses/Overbridges	Complete	2001 - 2026	\$3,582,475	65.40		34.60	\$1,239,536	100%	53,671	\$23.10
43	Traffic Lights	Cameron Road / 9th Avenue Traffic Signals	Complete	2001 - 2026	\$1,210,472	57.74		42.26	\$511,545	100%	53,671	\$9.53
52 / 123047	Traffic Lights	Waihi Road/Bellevue Road	2022	2001 - 2026	\$123,021	63.25		36.75	\$45,210	100%	53,671	\$0.84
1883	Road Widening	Totara Street Widening/Hewletts Road	Complete	2001 - 2026	\$8,704,285	79.68		20.32	\$1,768,711	100%	53,671	\$32.95
50	Traffic Lights	Cameron Road North (CDB) Traffic Signal Installation	Complete	2001 - 2026	\$651,661	63.25		36.75	\$239,485	100%	53,671	\$4.46
53 / 123044	Traffic Lights	Fraser Street/Cournety Road/Baycroft Avenue	Complete	2001 - 2026	\$618,000	63.25		36.75	\$227,115	100%	53,671	\$4.23
Subtotal					\$20,475,981				\$7,729,894			\$144.02
Cost of Inflation												\$3.61
Cost of Capital												\$115.31
\$ per unit												\$262.94
Plus low demand dwelling												\$17.25
\$ per dwelling												\$280.19

Citywide | Community Infrastructure

Project Group	Project name	Planned expenditure timeframe	Funding period	Total capital expenditure	Funding source				\$ funded via citywide DCs	% to be recovered this period	HUEs	Charge per HUE
					Internal loan/renewal	External funding	Level of service	Citywide DCs				
Indoor sports halls	Memorial Park Recreation Hub	2026-2029	2023-2033	\$51,914,240	5.00	20.00	48.00	27.00	\$14,016,845	100	13,392	\$1,046.66
Libraries	Central Library Extension	2023-2025	2023-2028	\$82,366,052	71.30	12.00	4.18	12.50	\$10,295,757	100	6,900	\$1,492.14
Aquatics facility	Memorial aquatics facility	2022-2026	2023-2033	\$62,288,522	10.00	30.00	35.00	25.00	\$15,572,131	100	13,392	\$1,162.79
Base Cost												\$3,701.59
Inflation												\$276.94
Capital costs												\$235.95
Charge per HUE												\$4,214.48
Low demand adjustment (for 1 and 2 bedroom dwellings)												\$287.01
\$ per dwelling with 3 or more bedrooms												\$4,501.49

Bethlehem

Bethlehem

6.2 Bethlehem

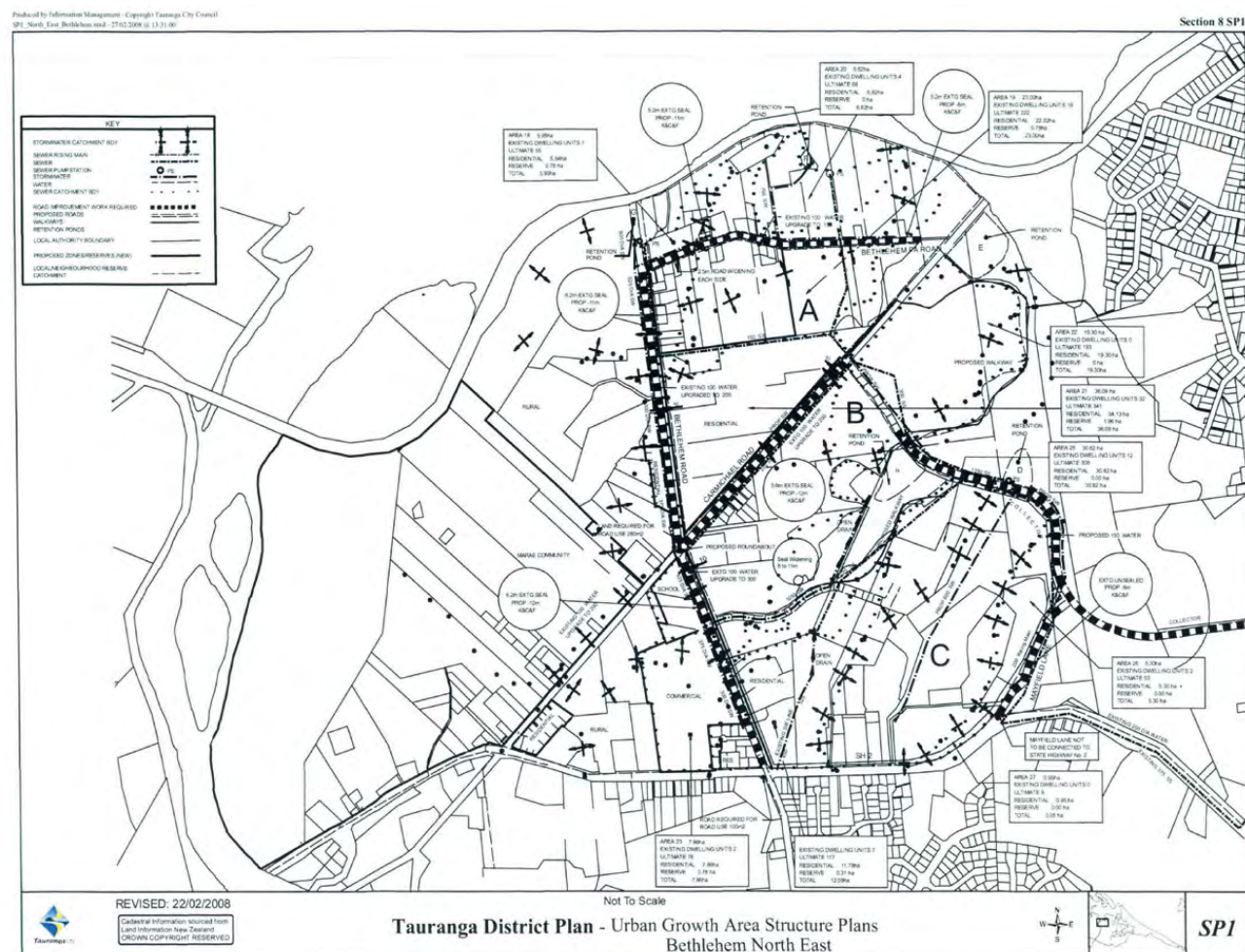
- 6.2.1 The Bethlehem Urban Growth Area is made up of four distinct sections, North East Bethlehem, the Bethlehem Triangle, Bethlehem West and South Bethlehem. These are shown on Structure Plan 1 through to Structure Plan 4.
- Structure Plan 1 shows North East Bethlehem. This consists of land north of State Highway 2 and east of Bethlehem Road. The northern part is largely covered by a Marae zone which is currently rural. It is anticipated that this will change in the future to an Urban Marae and all the services and development contributions have been set up ready for this to occur,
 - Structure Plan 2 shows the Bethlehem Triangle. This area is primarily zoned residential and is bounded by Moffat Road, Cambridge Road and Stage Highway 2,
 - Structure Plan 3 shows Bethlehem West. This area is west of Moffat Road is primarily zoned rural residential,
 - Structure Plan 4 shows South Bethlehem. This is the area between Cambridge Road and Takitimu Drive.
- 6.2.2 The expected yield for Bethlehem is based on 10 dwellings per hectare.
- 6.2.3 The planning period used is 1991-2041.
- 6.2.4 The household divisor used to calculate the per unit rates for each activity are set out below.

Table 57: Household unit divisors for Bethlehem

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	2,850	3,000	2,850	2,850	
Rural residential	249			249	
Less: growth 1992 - 2001					
Cost per household	3,099	3,000	2,850		0

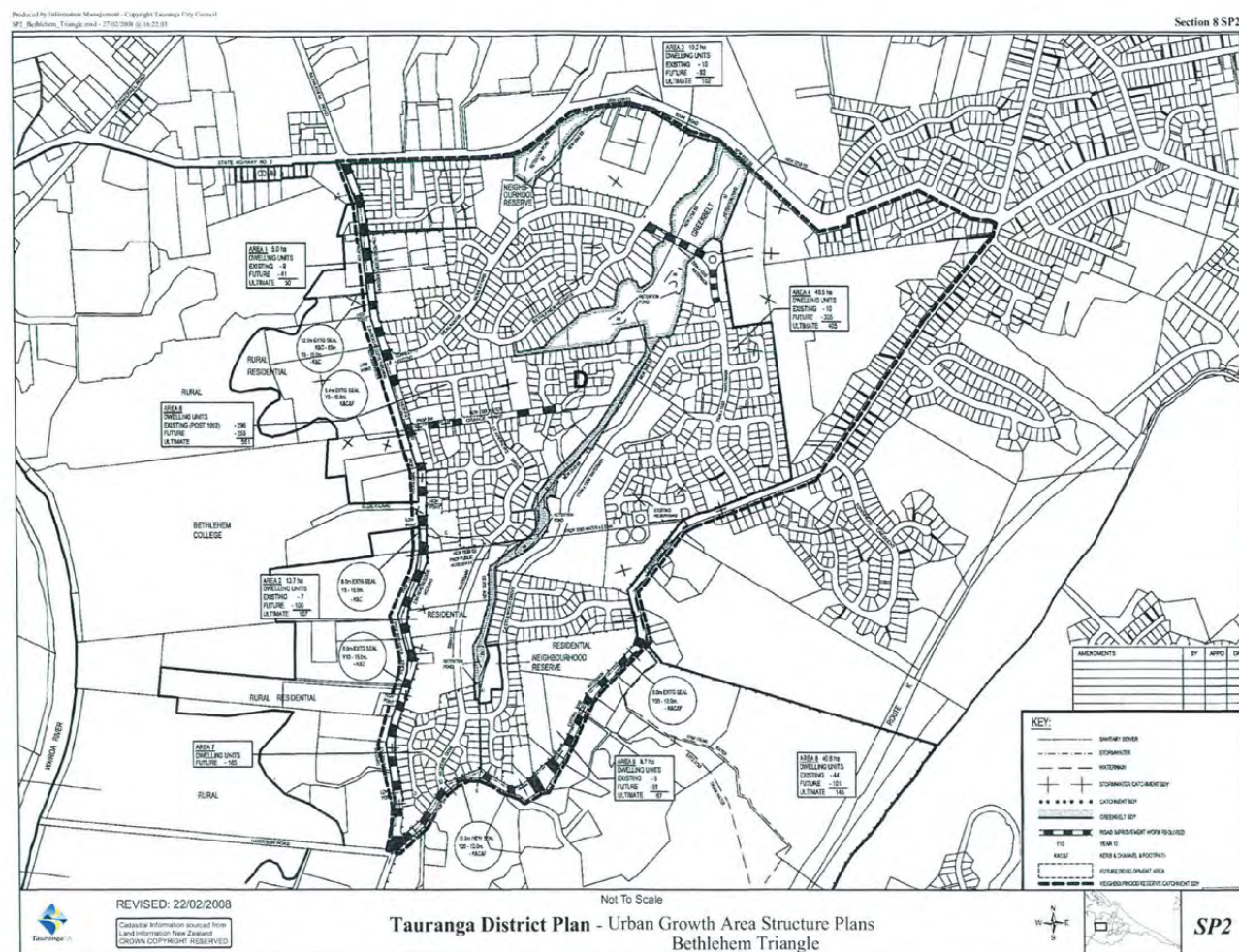
- 6.2.5 The attached schedules set out the infrastructure projects planned for Bethlehem Urban Growth Area and funded by local development contributions.

Urban Growth Area Structure Plans - Bethlehem North East



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

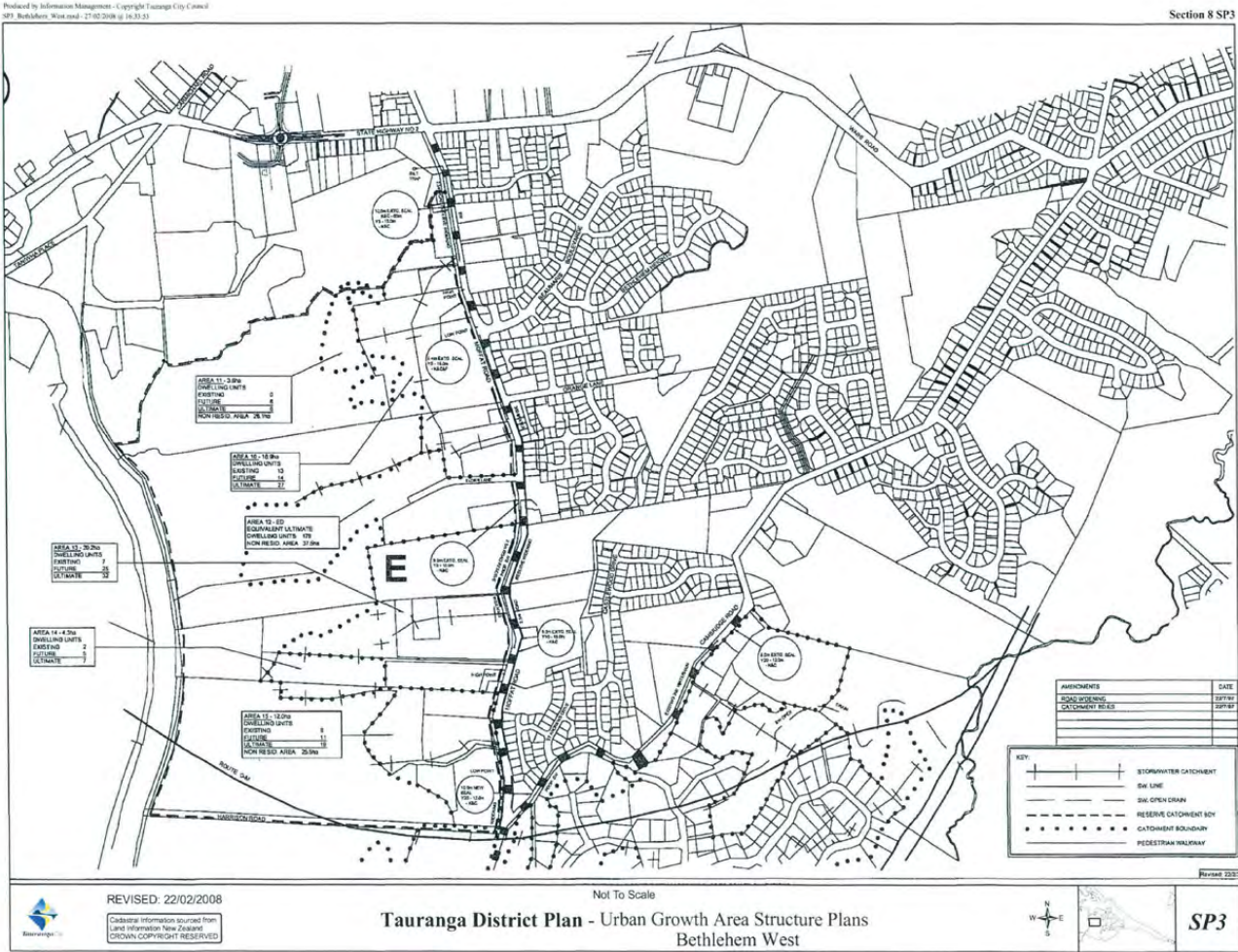
Urban Growth Area Structure Plans - Bethlehem Triangle



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

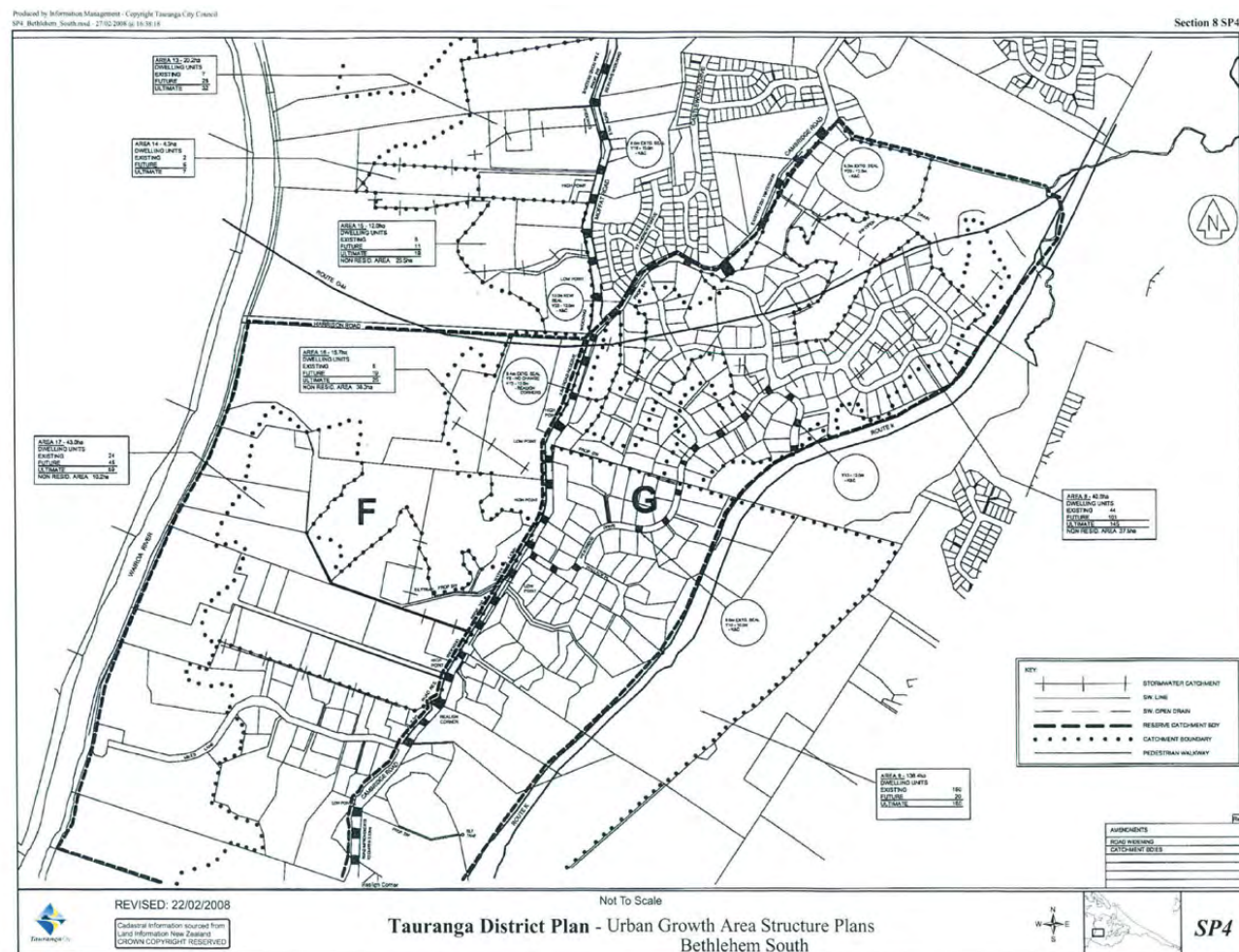
2022/23 Development Contributions Policy DRAFT | Tauranga City Council

Urban Growth Area Structure Plans - Bethlehem West



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Bethlehem South



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

2022/23 Development Contributions Policy DRAFT | Tauranga City Council

Bethlehem | Water

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding sources (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Other catchments	Bethlehem			
280216	Beaumaris Boulevard Link	Complete	\$57,816			100.00	\$57,816	3099	\$18.66
280251	Bethlehem Rd Stage 2 Watermains - Bethlehem to end	Complete	\$102,863			100.00	\$102,863	3099	\$33.19
280250	Bethlehem Rd Stage 2 Watermains - Marae to end	Complete	\$92,690			100.00	\$92,690	3099	\$29.91
280005	Bethlehem Road (SH2 to Carmichael) 300mm dia	Complete	\$99,850			100.00	\$99,850	3099	\$32.22
280249	Bethlehem Rd Watermains - Carmichael Road to Marae	Complete	\$133,717			100.00	\$133,717	3099	\$43.15
280248	Cambridge Road (south of Moffat) - 200mm dia	Complete	\$114,412			100.00	\$114,412	3099	\$36.92
280902	Castlewold Drive - watermains 150mm dia difference	Complete	\$13,830			100.00	\$13,830	3099	\$4.46
280300	Mayfield Road to Carmichael Link - 150mm dia	Complete	\$92,509			100.00	\$92,509	3099	\$29.85
280002	Moffat Road	Complete	\$310,903			100.00	\$310,903	3099	\$100.32
280001	Orange Lane	Complete	\$13,002			100.00	\$13,002	3099	\$4.20
280004	Reservoir, Cambridge Road	Complete	\$866,197	64.50		35.50	\$307,500	3099	\$99.23
280903	St Andrews Drive - watermains dia difference	Complete	\$36,000			100.00	\$36,000	3099	\$11.62
280003	Water Main from Reservoir to Moffat Road - 300mm dia	Complete	\$94,220			100.00	\$94,220	3099	\$30.40
920	Beaumaris Boulevard Link - 150mm dia 200m	Complete	\$48,992			100.00	\$48,992	3099	\$15.81
1163	Mayfield Road to Carmichael Road Link - 150mm dia - 1400m	Complete	\$26,455			100.00	\$26,455	3099	\$8.54
Subtotal			\$2,103,456				\$1,544,759		\$498.47
Cost of Inflation									\$-
Cost of Capital									\$146.91
Total									\$645.38

Bethlehem | Wastewater

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding sources (%)				\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Renewal	West Bethlehem	Bethlehem DCs			
280055	Bethlehem Triangle - Jonathon Street to Cambridge/Moffat Road Intersection	Complete	\$705,596				100.00	\$705,596	3000	\$235.20
280056	Mayfield Lane to Point B, Rising Main, Thrusting, + 2 x Pumpstations	Complete	\$683,596	10.00		24.30	65.70	\$449,123	3000	\$149.71
280057	Point B Southwest to SH2	Complete	\$265,183	10.00		24.30	65.70	\$174,225	3000	\$58.08
280058	Point B to Carmichael Road	Complete	\$294,400	10.00		24.30	65.70	\$193,421	3000	\$64.47
280252	Carmichael Road to Bethlehem Road (cross country) - 150mm dia mains, rising main and pump station	Complete	\$432,723				100.00	\$432,723	3000	\$144.24
280253	Carmichael Road to Bethlehem Road - 200mm dia Type 1	Complete	\$375,000	10.00		24.30	65.70	\$246,375	3000	\$82.13
280059	Bethlehem to Birch Avenue to Judea pump station and pipe work	Complete	\$1,652,687	10.00	40.70	6.60	42.70	\$705,697	3000	\$235.23
280060	Judea rising main and pump station upgrade	Complete	\$836,802	10.00	53.50	4.50	32.00	\$267,777	3000	\$89.26
280061	Bethlehem pump station construction	Complete	\$1,289,808	10.00	40.70	6.60	42.70	\$550,748	3000	\$183.58
1467	Beaumaris Boulevard Link	Complete	\$128,761				100.00	\$128,761	3000	\$42.92
2122	Carmichael Road to Bethlehem Road (cross country) - pump station and 1500mm dia rising main	Complete	\$460,528	10.00		72.00	18.00	\$82,895	3000	\$27.63
297	Southern Pipeline. *** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.3 Part 2. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects.		\$107,607,540	See funding details in Section 5.3 Part 2						\$3,676.00
Subtotal			\$114,732,624					\$3,937,341		\$4,988.45
Cost of Inflation (excluding Southern Pipeline)										\$-
Cost of Capital (excluding Southern Pipeline)										\$447.97
Total										\$5,436.42

Bethlehem | Stormwater

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding sources (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	West Bethlehem	Bethlehem			
280102	Ponds A1 & A2 (land purchase, construction, landscaping)	Complete	\$171,726			100.00	\$171,726	2850	\$60.25
280103	Pond A4 (land purchase, construction, landscaping)	Complete	\$55,736			100.00	\$55,736	2850	\$19.56
280104	Pond A5 - land purchase, construction and landscaping	Complete	\$223,857			100.00	\$223,857	2850	\$78.55
280105	Pond A6 - Land purchase (easement)	Complete	\$132,310			100.00	\$132,310	2850	\$46.42
280106	Pond A7 (land purchase, construction of Pond and Outlet)	Complete	\$276,387			100.00	\$276,387	2850	\$96.98
280107	Pond B1 (land, construction, landscaping)	Complete	\$401,455			100.00	\$401,455	2850	\$140.86
280108	Roading Associated - Moffat Road	Complete	\$286,460	46.00		54.00	\$154,688	2850	\$54.28
280109	Roading Associated - Cambridge Rd	Complete	\$581,450	72.00		28.00	\$162,806	2850	\$57.12
280110	Roading Associated -South Cambridge	Complete	\$433,200	64.00		36.00	\$155,952	2850	\$54.72
280222	Bethlehem SIF Pond E - Land Purchase	Complete	\$71,100			100.00	\$71,100	2850	\$24.95
280238	Pond C - Roding Associated	Complete	\$504,836		6.29	93.71	\$473,082	2850	\$165.99
280239	Pond D - Dam Construction	Complete	\$319,470			100.00	\$319,470	2850	\$112.09
280240	Pond D - Roding Associated	Complete	\$150,197			100.00	\$150,197	2850	\$52.70
280241	Pond H	Complete	\$169,218		20.00	80.00	\$135,374	2850	\$47.50
280242	Carmichael Farm Ponding Area	Complete	\$2,184,733	30.00	3.50	66.50	\$1,452,847	2850	\$509.77
280269	Roding associated stormwater - Millers to Bellevue	Complete	\$193,938			100.00	\$193,938	2850	\$68.05
280271	Carmichael Road south - Roding associated stormwater	Complete	\$86,426			100.00	\$86,426	2850	\$30.32
280272	Bethlehem SIF Pond A3 (previously Lips 981) - land purchase and landscaping and planting	Complete	\$266,851			100.00	\$266,851	2850	\$93.63
1360	Beaumaris Boulevard Link - Roding Associated	Complete	\$637,549			100.00	\$637,549	2850	\$223.70
981	Bethlehem SIF Pond F - dam construction	Complete	\$135,040			100.00	\$135,040	2850	\$47.38
1573	Bethlehem SIF Pond E Construction, Dam, Landscaping	Complete	\$91,490			100.00	\$91,490	2850	\$32.10
1578/120761	Land Purchase of Simonek Property for A3 Pond in 2010	Complete	\$5,400			100.00	\$5,400	2850	\$1.89
1582/ 120765	Bethlehem Road East Stormwater Management Programme - Low Impact Design Option - Stage 1 (replaces Pond D and G works)	Engineers estimate	\$2,000,000		70.00	30.00	\$600,000	2850	\$210.53
Subtotal			\$9,378,829						\$2,229.36
Cost of Inflation									\$2.46
Cost of Capital									\$603.56
Total									\$2,835.38

Bethlehem | Transport

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Renewal	NZTA	West Bethlehem	Bethlehem			
280226	Millers Road Reconstruction Ext to Mayfield Lane	Complete	\$300,764	37.00				63.00	\$189,481	3099	\$61.14
280035	Millers Road Widening (Unformed Section) - 390m - 930m	Complete	\$615,785	67.00				33.00	\$203,209	3099	\$65.57
280030	Moffat Road Widening - 2.1km	Complete	\$943,763	46.00				54.00	\$509,632	3099	\$164.45
280033	Orange Lane Widening - 0.465km	Complete	\$126,924					100.00	\$126,924	3099	\$40.96
280036	Pavement Widening - Mayfield Subdivision	Complete	\$442,650	80.00				20.00	\$88,530	3099	\$28.57
280031	Road Widening.- Moffat Road - Land Purchase	Complete	\$1,370,625	46.00				54.00	\$740,138	3099	\$238.83
280273	Beaumaris Boulevard Link	Complete	\$401,301					100.00	\$401,301	3099	\$129.49
280034	Bethlehem Road Widening (SH2 to Carmichaels Rd)	Complete	\$672,271		50.79			49.21	\$330,825	3099	\$106.75
280029	Cambridge Road Widening (Moffat Rd intersection south)	Complete	\$776,894	64.00				36.00	\$279,682	3099	\$90.25
280032	Cambridge Road Land Purchase	Complete	\$206,938	64.00				36.00	\$74,498	3099	\$24.04
280225	Cambridge Road Upgrade	Complete	\$379,470	72.00				28.00	\$106,252	3099	\$34.29
280263	Carmichael Rd Upgrading (previously Lips 174)	Complete	\$454,088	4.00				96.00	\$435,924	3099	\$140.67
280258	Intersection Upgrades - Bethlehem/Carmichael Road	Complete	\$503,881	20.00			40.00	40.00	\$201,552	3099	\$65.04
280274	Millars Rd Reconstruction From Bellevue Rd	Complete	\$767,456	37.00				63.00	\$483,497	3099	\$156.02
280278	Mayfield Lane to Carmichael Rd	Complete	\$665,540	56.00				44.00	\$292,838	3099	\$94.49
145	Beaumaris Boulevard Link (carriageway construction)	Complete	\$3,166,079			15.23		84.77	\$2,683,885	3099	\$866.05
163	Bethlehem Rd widening Carmichael Road to 200m nt	Complete	\$842,855	6.00	25.00		34.50	34.50	\$290,785	3099	\$93.83
227	Mayfield Lane to Carmichael Road (1.045km new road)	Complete	\$238,931					100.00	\$238,931	3099	\$77.10
175	Mayfield Lane Upgrading	Complete	\$31,279	8.00				92.00	\$28,777	3099	\$9.29
177	Millers Rd Reconstruction Ext to Mayfield Lane	Complete	\$855,805	37.00				63.00	\$539,157	3099	\$173.98
2247 / 120748	Bethlehem Road Reconstruction Stage 2 - From House 109 to Marae Corner. Widening kerb and channel and footpath one side plus lighting		\$1,152,130	31.00			34.50	34.50	\$397,485	3099	\$128.26
164 / 120750	Bethlehem Road Upgrading Stage 3 (from Marae Corner to 610m east). Requires land purchase		\$1,464,330	14.45	15.00			70.55	\$1,033,085	3099	\$333.36
165 / 120751	Bethlehem Road Upgrading Stage 4, widening 5.2m seal to 8m carriageway, kerb and footpath (approx 150m)		\$216,450	14.00	17.20			68.80	\$148,918	3099	\$48.05
Subtotal			\$16,596,209						\$9,825,305		\$3,170.48
Cost of Inflation											\$19.02
Cost of Capital											\$452.73
Total											\$3,642.23

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Ohauti

Ohauti

6.3 Ohauti

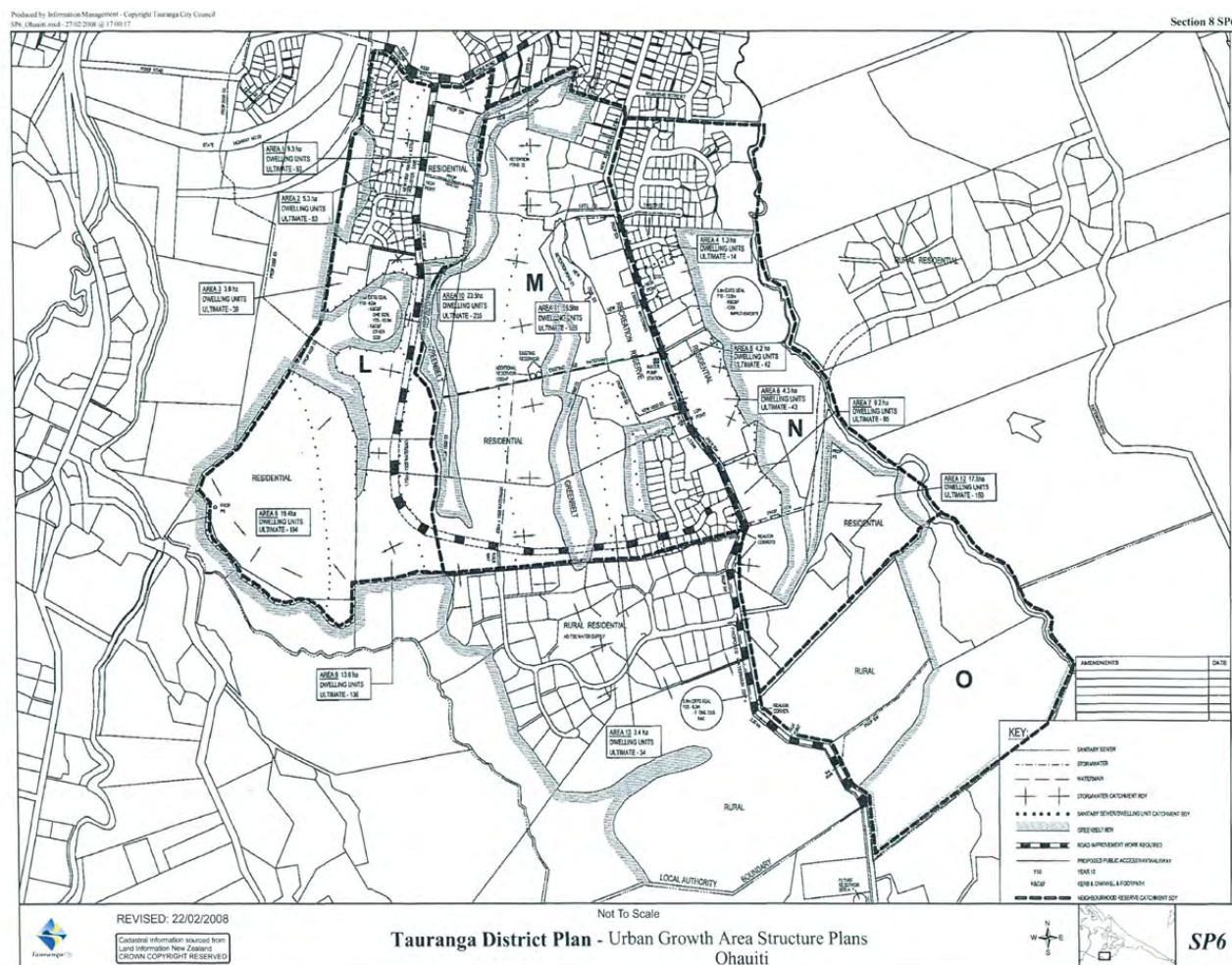
- 6.3.1 Ohauti Urban Growth Area borders the Tauranga Infill area on the Southern boundary of Tauranga City Council. Development within the catchment is a mixture of infill development and Greenfield development. Structure plan 6 sets out bulk infrastructure provisions for the Ohauti.
- 6.3.2 The planning period used for all infrastructure in Ohauti growth area is 1991-2026.
- 6.3.3 The expected yield for Ohauti growth area is based on 10 dwellings per hectare.
- 6.3.4 The growth divisors are based on the following:

Table 58: Household unit divisors for Ohauti

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	1,293	1,293	1,293	1,293	
Residential Development 1992-1995	3	3	3	3	
Rural Residential development 1995-1995	74			74	
Total	1,370	1,296	1,296	1,370	

- 6.3.5 The attached schedules set out the infrastructure projects planned for Bethlehem Urban Growth Area and funded by local development contributions.

Urban Growth Area Structure Plans - Ohauiti



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Ohauiti | Water

Project ID	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Ohauiti			
280217	Hollister Lane Extension	Complete	\$41,500			100.00	\$41,500	1370	\$30.29
280007	Hollister Lane	Complete	\$30,994			100.00	\$30,994	1370	\$22.62
280008	Hollister Lane Link	Complete	\$12,686			100.00	\$12,686	1370	\$9.26
280010	Land Purchase for Reservoir	Complete	\$188,750			100.00	\$188,750	1370	\$137.77
280006	Ohauiti Road	Complete	\$394,914			100.00	\$394,914	1370	\$288.26
280009	Pump Station	Complete	\$528,691			100.00	\$528,691	1370	\$385.91
1180	Ohauiti High Level Reservoir	Complete	\$4,309,684			100.00	\$4,309,684	1370	\$3,145.75
Subtotal			\$5,507,219				\$5,507,219		\$4,019.87
Cost of Inflation									\$-
Cost of Capital									\$587.84
Total									\$4,607.71

Ohauiti | Wastewater

Project ID	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Ohauiti			
280064	McFetridge Lane to Rowe Property, 225mm dia + 150m rising main	Complete	\$183,114			100.00	\$183,114	1296	\$141.29
280067	Northwest of Hollister Lane to Windermere Drive	Complete	\$78,934			100.00	\$78,934	1296	\$60.91
280066	Poike Road to West of Hollister Lane	Complete	\$169,709			100.00	\$169,709	1296	\$130.95
280068	Pump Station and Rising Main	Complete	\$210,038			100.00	\$210,038	1296	\$162.07
280065	Up Gully East of Hollister Lane	Complete	\$211,009			100.00	\$211,009	1296	\$162.82
302	Ohauiti Sewer Duplication	Complete	\$478,112			100.00	\$478,112	1296	\$368.91
122738/297	Southern Pipeline		\$107,607,540	33.36		1.37			\$3,676.00
	*** Details regarding the Southern Pipeline are set out in Section 5.3 Part 2. The total cost of the project is currently estimated at \$107,607,540. Approximately 1/3 of costs are funded via development contributions. The per unit cost shown in this table is inclusive of the inflation and interest costs.	Non standard							
Subtotal			\$108,938,456				\$1,330,916		\$4,702.94
Cost of Inflation									\$-
Cost of Capital (excluding Southern Pipeline)									\$152.22
Total									\$4,855.16

Ohauti | Stormwater

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Ohauti			
280114	Hollister Lane- Rooding Associated	Complete	\$143,900			100.00	\$143,900	1296	\$111.03
280113	Hollister Lane Pond	Complete	\$323,640			100.00	\$323,640	1296	\$249.72
280112	McFetridge Lane Rooding Associated	Complete	\$210,258	71.00		29.00	\$60,975	1296	\$47.05
280111	McFetridge Lane Pond	Complete	\$156,015			100.00	\$156,015	1296	\$120.38
Subtotal			\$833,813				\$684,530		\$528.19
Cost of Inflation									\$-
Cost of Capital									\$137.28
Total									\$665.47

Ohauti | Transport

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	DC: Ohauti			
280038	Hollister Lane - 0.57km (widen 4.m to 11m + upgrades)	Complete	\$375,223			100.00	\$375,223	1370	\$273.89
280229	Hollister Lane Extension	Complete	\$262,794	82.00		18.00	\$47,303	1370	\$34.53
280228	Ohauti Rd (Boscobel South - 1st stage - widen to 12m)	Complete	\$752,419	71.00		29.00	\$218,202	1370	\$159.27
280037	Poike Road - 1.04km (widen from 6m to 12m)	Complete	\$734,178	29.18		70.82	\$519,945	1370	\$379.52
104	Hollister Lane Extension	Complete	\$32,240	82.00		18.00	\$5,803	1370	\$4.24
103 / 122097	Ohauti Rd (Boscobel to City Boundary + Corner improvements)	Engineers estimate	\$402,800	85.79		14.21	\$57,238	1370	\$41.78
Subtotal			\$2,559,654						\$893.22
Cost of Inflation									-\$43.03
Cost of Capital									\$228.26
Total									\$1,078.45



Papamoa

Papamoa

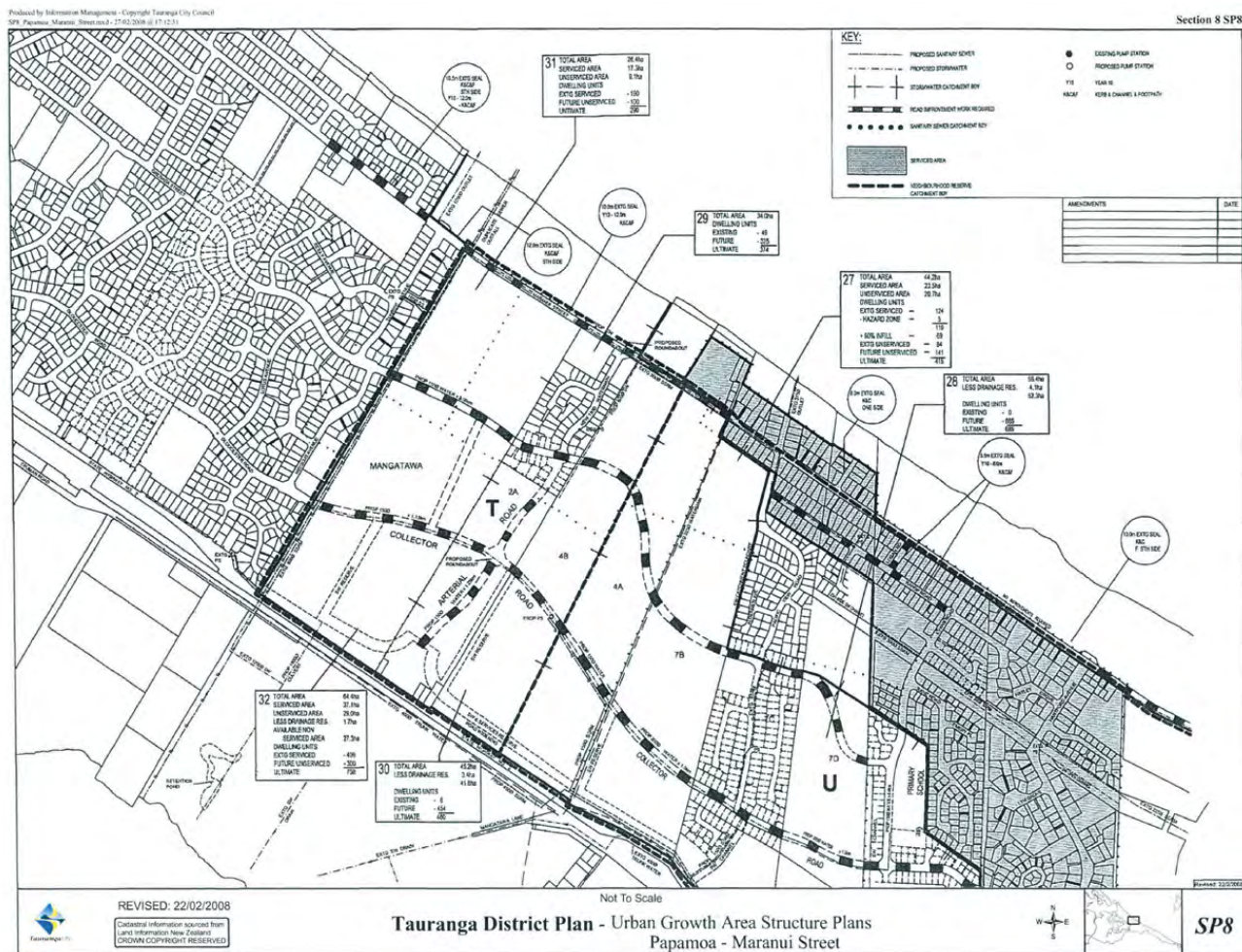
6.4 Papamoa

- 6.4.1 The Papamoa Urban Growth Area starts at Maranui Street and continues along the coast out to the boundary of the Te Tumu blocks. The Papamoa growth area borders the Mount Infill area, the Wairakei Urban Growth Area and the future Te Tumu Urban Growth Area.
- 6.4.2 The planning period used for all infrastructure in Ohauti growth area is 1991-2026.
- 6.4.2 Development within Papamoa is a mix of infill and greenfield development along with some commercial. There are 4 structure plans for Papamoa:
- Structure Plan 8 starts at Maranui Street through to Evans Road/Hartford Avenue area,
 - Structure Plan 9 continues from Evans to Domain Road/Opal Road area,
 - Structure Plan 10 is from Opal Drive through to the end of Simpson Road near Taylors Reserve,
 - Structure Plan 11 shows from Taylors Road to the end of Papamoa. This plan also shows the outline of the area which is now Wairakei Urban Growth Area (which is detailed in structure plan 15).
- 6.4.3 The expected yield used for calculating residential divisors for Papamoa is 11 dwelling per hectare. The total expected household units and commercial scaling factors are set out below. In Papamoa the household unit equivalents for non-residential development (and the commercial scaling factors) are based on 900m² sections.
- 6.4.4 The growth divisors are based on the following:

Table 59: Household unit divisors for Papamoa

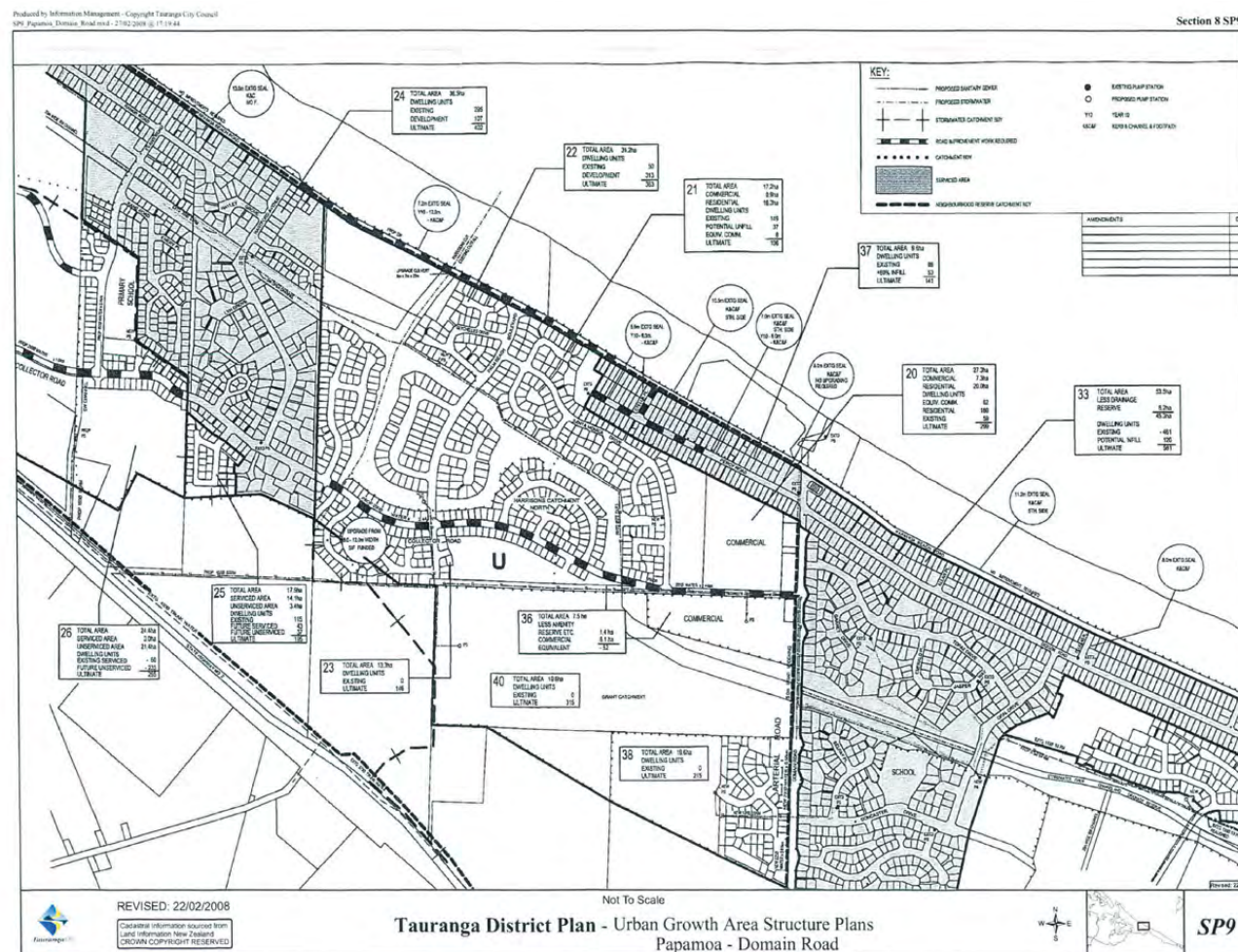
	Water	Wastewater	Stormwater	Transport	Reserves
New Residential	5,660	5,660	5,660	5,660	2,584
Serviced Infill			1,045	1,045	
Development 1992-1995	449	499	499	499	
Commercial Lots	439	439	439	439	439
x Commercial Multiplier	1.80	1.20	2.20	1.00	0.00
Subtotal Commercial	790	527	966	439	0
Total	6,949	6,686	8,170	7,643	2,584

Urban Growth Area Structure Plans - Papamoa - Maranui Street



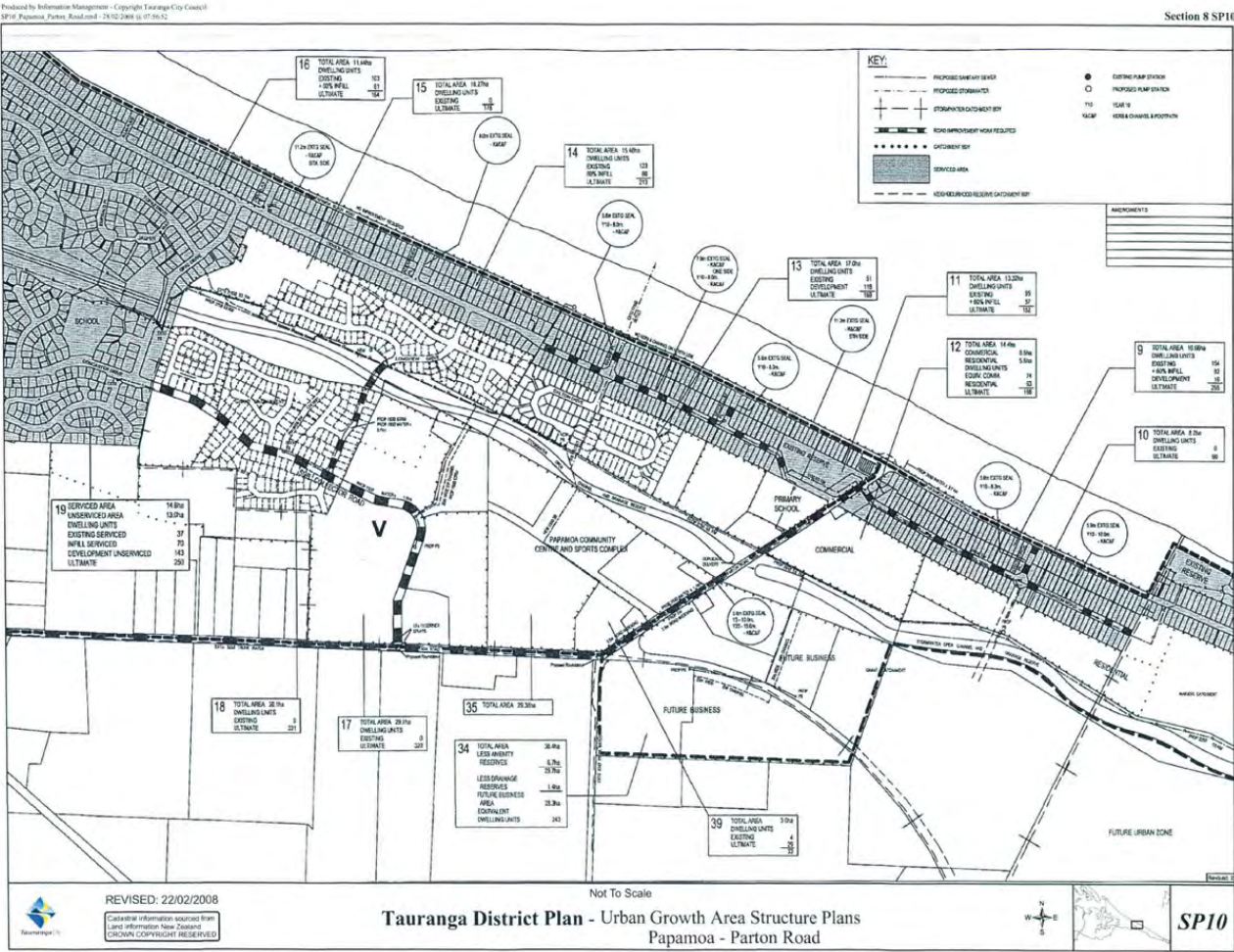
All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Papamoa - Domain Road



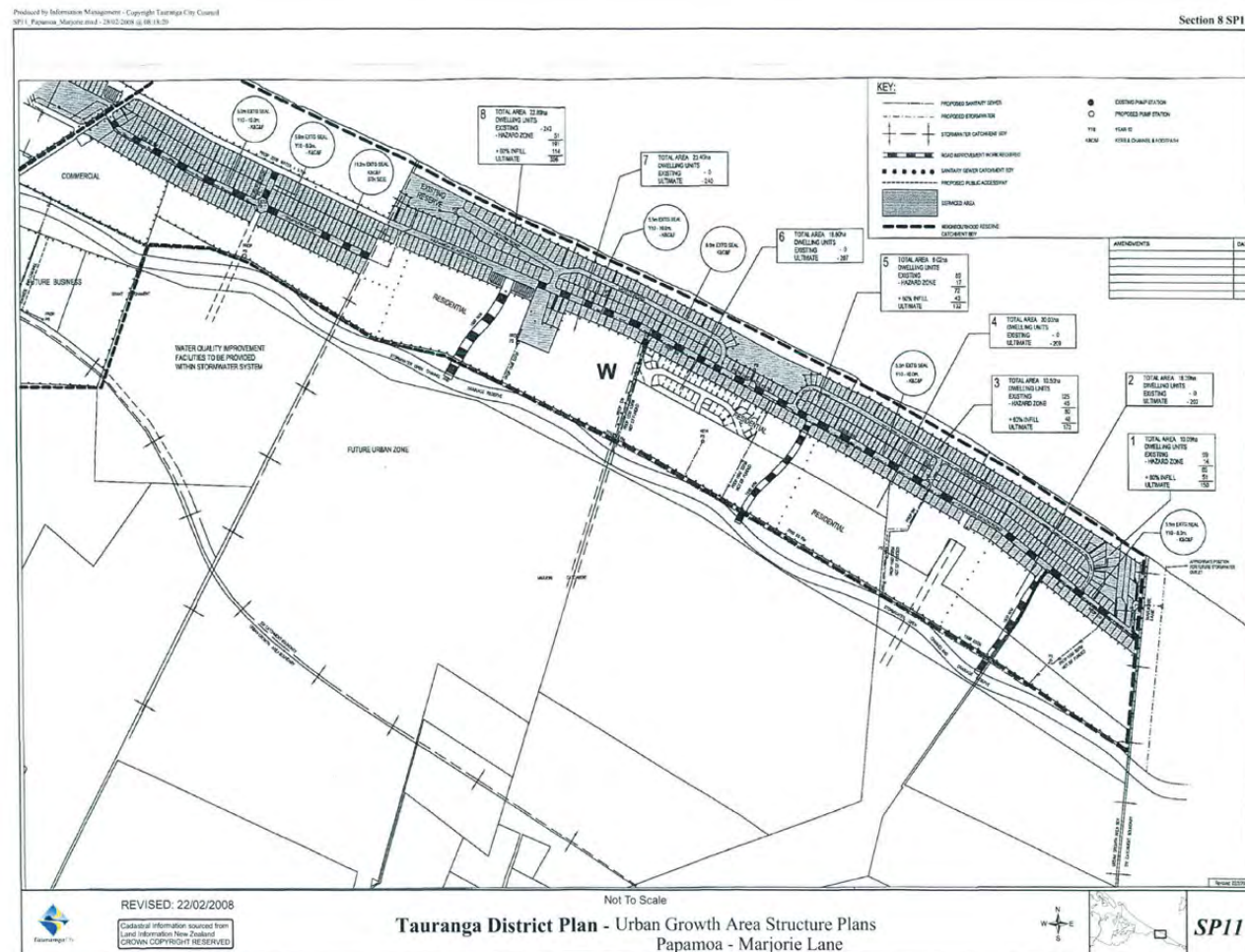
All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Papamoa - Parton Road



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Papamoa - Marjorie Lane



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

2022/23 Development Contributions Policy DRAFT | Tauranga City Council

Papamoa | Water

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			Costs funded via Catchment	Growth divisor (HUE)	Cost per unit (\$)
				Loan	Renewal	DCs: Papamoa			
280011	Grenada Street extension	Complete	\$22,137			100	\$22,137	6949	\$3.19
280012	Evans Road Extension	Complete	\$2,121			100	\$2,121	6949	\$0.31
280013	Gravatt Road	Complete	\$125,108			100	\$125,108	6949	\$18.00
280014	Domain Road	Complete	\$98,676			100	\$98,676	6949	\$14.20
280015	Longview Drive	Complete	\$14,914			100	\$14,914	6949	\$2.15
280016	Papamoa Beach to Majori Lane	Complete	\$507,937			100	\$507,937	6949	\$73.09
280218	Gloucester Street Extension	Complete	\$92,078			100	\$92,078	6949	\$13.25
280219	SH2/Maranui Street	Complete	\$223,132			100	\$223,132	6949	\$32.11
280276	Wairakei Stream Crossing - Emerald Shores	Complete	\$8,100			100	\$8,100	6949	\$1.17
1089	Doncaster Drive Watermain	Complete	\$71,405			100	\$71,405	6949	\$10.28
929	Wairakei Stream Crossing: Golden Sands	Complete	\$13,232			100	\$13,232	6949	\$1.90
949	Parton Road Reconstruction - Watermain	Complete	\$275,000			100	\$275,000	6949	\$39.57
948 /121392	Gloucester Street Watermain in new road corridor.	Engineers estimate	\$68,600			100	\$68,600	6949	\$9.87
Subtotal			1,522,440.00						\$219.09
Cost of Inflation									\$0.71
Cost of Capital									\$32.54
Total development contribution charge per household unit equivalent (HUE)									\$252.34
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT									
Commercial scaling factor for 900m2 sites (water)									1.80
\$ per 900m2 site for commercial development in Papamoa									454.21
\$ per hectare for commercial development in Papamoa									5,046.75

Papamoa | Wastewater

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			Costs funded via Catchment	Divisor (HUE)	Cost per unit (\$)
				Loan	Renewal	DC: Papamoa			
280069	Pump Stations - Catchment No 2	Complete	\$102,591			100	\$102,591	6686	\$15.34
280070	Pump Stations - Catchment No 4	Complete	\$239,553			100	\$239,553	6686	\$35.83
280071	Pump Stations - Catchment No 6	Complete	\$126,050			100	\$126,050	6686	\$18.85
280072	Pump Stations - Catchment No 7 + rising main	Complete	\$126,705			100	\$126,705	6686	\$18.95
280073	Pump Station - Catchment 13	Complete	\$75,813			100	\$75,813	6686	\$11.34
280074	Pump Stations - Catchment No 15	Complete	\$58,454			100	\$58,454	6686	\$8.74
280075	Pump Stations - Catchment No 18	Complete	\$107,981			100	\$107,981	6686	\$16.15
280076	Pump Stations - Catchment No 20	Complete	\$72,046			100	\$72,046	6686	\$10.78
280077	Pump Stations - Catchment 22	Complete	\$80,200			100	\$80,200	6686	\$12.00
280078	Pump Stations - Catchment No 23	Complete	\$97,200			100	\$97,200	6686	\$14.54
280079	Pump Stations - Catchment No 26	Complete	\$28,503			100	\$28,503	6686	\$4.26
280080	Pump Stations - Catchment No 27	Complete	\$102,474			100	\$102,474	6686	\$15.33
280081	Pump Stations - Catchment No 28	Complete	\$138,888			100	\$138,888	6686	\$20.77
280082	Pump Stations - Catchment No 29	Complete	\$66,400			100	\$66,400	6686	\$9.93
280083	Pump Stations - Catchment No 30	Complete	\$124,355			100	\$124,355	6686	\$18.60
280084	Pump Stations - Catchment No 34	Complete	\$215,325			100	\$215,325	6686	\$32.21
280085	Pump Stations - Catchment No 36	Complete	\$134,365			100	\$134,365	6686	\$20.10
280086	Pump Stations - Catchment No 38	Complete	\$110,480			100	\$110,480	6686	\$16.52
280087	Pump Stations - Catchment No 40	Complete	\$100,251			100	\$100,251	6686	\$14.99
280088	Pump Station (Doncaster Dr to Summerlands Subd)	Complete	\$12,403			100	\$12,403	6686	\$1.86
280089	Efford Block (150mm pipe through Gordon Spratt)	Complete	\$8,475			100	\$8,475	6686	\$1.27
280090	Trunk Rising Main - Opal Drive to Truman Lane	Complete	\$1,416,074		30	70	\$991,252	6686	\$148.26
280091	Trunk Rising Main - Marjorie Lane to Opal Drive	Complete	\$1,374,776		26	74	\$1,017,334	6686	\$152.16
280092	Crisp Subdivision Reticulation	Complete	\$29,759			100	\$29,759	6686	\$4.45
280093	Pump Station Upgrade - Opal Drive Biofilter	Complete	\$52,110		30	70	\$36,477	6686	\$5.46
280221	Opal Drive Pump Station	Complete	\$439,274	41		59	\$259,172	6686	\$38.76
2071	Pump Station Catchment 17 + rising main	Complete	\$265,122			100	\$265,122	6686	\$39.65
2073/122384	Pump station - Catchment 10 - OTS Block	Engineers estimate	\$300,000			100	\$300,000	6686	\$44.87
Subtotal			\$6,005,627						\$751.96
Cost of Inflation									\$13.39
Cost of Capital									\$134.30
Total									\$899.65
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT									
Commercial scaling factor for 900m2 sites (wastewater)									\$1.20
\$ per 900m2 site for commercial development in Papamoa									\$1,079.58
\$ per hectare for commercial development in Papamoa									\$11,995.38

Papamoa | Stormwater

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)				Costs funded via Catchment	Divisor (HUE)	Cost per unit (\$)
				Loan	DC: Wairakei	DC: Te Tumu	DC: Papamoa			
280115	Upgrade culvert under SH2 to Maungatawa	Complete	\$332,434				100	\$332,434	8170	\$40.69
280116	Upgrade - deepen and widen existing channel	Complete	\$124,183				100	\$124,183	8170	\$15.20
280117	Harrisons cut stormwater detailed in historical DCP	Complete	\$1,570,784	41			59	\$926,763	8170	\$113.43
280122	Harrisons Cut Catchment Land Purchases	Complete	\$1,520,806				100	\$1,520,806	8170	\$186.15
280124	Grant Place Catchment - Main Channel, Extend discharge from Commercial zone to Wairakei stream	Complete	\$837,491				100	\$837,491	8170	\$102.51
280125	Grant Place (LIPS 280125,280126,280128)	Complete	\$506,241	16			84	\$425,242	8170	\$52.05
280127	Grant Place Catchment - Land Purchase + Discharge from commercial zone	Complete	\$1,296,159				100	\$1,296,159	8170	\$158.65
280129	Parton Rd./Tara Rd.	Complete	\$24,200				100	\$24,200	8170	\$2.96
280130	600 stormwater channel for 'catchment 34. Land purchase, landscaping and planting	Complete	\$551,935				100	\$551,935	8170	\$67.56
280246	Johnson Estate Tara Rd - Land Purchase	Complete	\$601,251				100	\$601,251	8170	\$73.59
280268	Wairakei Stream Channel (Parton Rd - Marjorie Ln)	Complete	\$792,489		32		68	\$538,734	8170	\$65.94
280279	Papamoa Beach Rooding associated works (LIPS 280279,280280,208280, 280123)	Complete	\$892,547	33			67	\$598,006	8170	\$73.20
280284	Maranui Street stormwater works - detailed in historical DC policies	Complete	\$4,350,812				100	\$4,350,812	8170	\$532.54
280297	Western Channel 20 metres wide x 280m	Complete	\$41,289				100	\$41,289	8170	\$5.05
280304	Wairakei Stream - Land Purchase	Complete	\$1,750,000		32		68	\$1,189,650	8170	\$145.61
280920	Wairakei Stream - Overflow to Kaituna	Complete	\$371,906		33	33	33	\$123,956	8170	\$15.17
2037	Johnson Estate Tara Road - Eastern Channel	Complete	\$45,288				100	\$45,288	8170	\$5.54
1026	Rooding Associated Stormwater for Parton Road	Complete	\$457,736	16			84	\$384,498	8170	\$47.06
1570	Sandhurst Dr Stormwater pond adjoining Sandhurst interchange and whitepine development	Complete	\$1,352,349				100	\$1,352,349	8170	\$165.53
1918	Wairakei Stream Culvert Upgrade: Palm Springs Blvd -	Complete	\$558,176		42		58	\$325,863	8170	\$39.89

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Papamoa | Stormwater Cont.

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)				Costs funded via Catchment	Divisor (HUE)	Cost per unit (\$)
				Loan	DC: Wairakei	DC: Te Tumu	DC: Papamoa			
1919	Wairakei Stream Culvert Upgrade: Golden Sands	Complete	\$667,094		42		58	\$389,449	8170	\$47.67
2014	Wairakei Stream Realignment and landscpaing - Reserve East of Parton adjoining Papamoa Business Park	Complete	\$300,000		32		68	\$203,940	8170	\$24.96
2168	Harrisons Cut Catchment - Landscaping	Complete	\$33,477	41			59	\$19,751	8170	\$2.42
2197/122191	Land Purchase for Wairakei Stream corridor. Further details in the Wairakei schedules		\$1,939,075		32		68	\$1,318,571	8170	\$161.39
992 / 121216	Domain Road Stormwater Upgrades	Contracted	\$1,566,891	33			67	\$1,049,817	8170	\$128.50
1044/121793	Maranui Street Roading Associated stormwater works	Contracted	\$342,750	67			33	\$112,696	8170	\$13.79
2166/121413	Grant Place - Main Channel Landscaping	Engineer estimate	\$137,832				100	\$137,832	8170	\$16.87
995/123237	Wairakei Stream Landscaping and cultural plan	Engineer estimate	\$866,104		32		68	\$588,951	8170	\$72.09
1920/123243	Wairakei Stream Culvert Upgrade: Emerald Shores Drive	Engineer estimate	\$750,000		42		58	\$438,000	8170	\$53.61
2480/123224	Wairakei Stream - Overflow to Kaituna (see Wairakei schedules for further details)	Engineer estimate	\$43,825,140		33	33	33	\$14,605,604	8170	\$1,787.71
1561/121786	Stormwater channel Thru Mangatawa block (perpendicular to SH2) - costs for earthworks, landscaping and 1200mm pipe Gravatt Road to Sandhursts Drive	Engineer estimate	\$802,466				100	\$802,466	8170	\$98.22
1577/121790	Land Purchase Block A 11.1.1	Valuation	\$608,396				100	\$608,396	8170	\$74.47
Subtotal			\$69,817,300					\$35,866,384		\$4,390.01
Cost of Inflation										\$479.75
Cost of Capital										-\$1,048.49
Total										\$3,821.27
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT										
Commercial scaling factor for 900m2 sites (stormwater)										\$2.20
\$ per 900m2 site for commercial development in Papamoa										\$8,406.79
\$ per hectare for commercial development in Papamoa										\$93,408.83

Papamoa | Transport

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)					Cost funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Vested	NZTA	DC: Wairakei	DC: Papamoa			
280039	Papamoa Beach Road - widen, kerb, channel	Complete	\$1,577,791	33.00				67.00	\$1,057,120	7643	138.31
280040	Range Road - 0.91km widen, kerb, channel, footpath	Complete	\$240,174	50.00				50.00	\$120,087	7643	15.71
280041	Logan Road - 0.09km	Complete	\$13,992	50.00				50.00	\$6,996	7643	0.92
280042	Percy Road - 0.75km, widen, kerb, channel, footpath	Complete	\$76,880	87.00				13.00	\$9,994	7643	1.31
280043	Stella Place - 0.09km - widen, kerb, channel	Complete	\$23,050	87.00				13.00	\$2,997	7643	0.39
280044	Dickson Road - 0.88km - widening	Complete	\$89,083	25.00				75.00	\$66,812	7643	8.74
280045	Grant Place - 0.11km - road widening	Complete	\$33,763	16.00				84.00	\$28,361	7643	3.71
280046	McCallum Place - 0.11km - widen	Complete	\$26,967	16.00				84.00	\$22,652	7643	2.96
280047	Simpson Road - 0.97km - widen, kerb, channel	Complete	\$243,571	16.00				84.00	\$204,600	7643	26.77
280048	Kirkpatrick Place - 0.10km - widening	Complete	\$28,067	8.00				92.00	\$25,822	7643	3.38
280049	Longview Drive Pavement Widening	Complete	\$254,346	85.00				15.00	\$38,152	7643	4.99
280050	Golden Sands Subdivision Pavement Widening	Complete	\$380,000	63.00				37.00	\$140,600	7643	18.40
280051	Emerald Shores Subdivision Pavement Widening	Complete	\$315,100	63.00				37.00	\$116,587	7643	15.25
280052	Gravatt Rd. - Evans Drain Crossing	Complete	\$37,456					100.00	\$37,456	7643	4.90
280053	Wairaki Stream Crossings - longview Drive	Complete	\$291,983					100.00	\$291,983	7643	38.20
280231	Maranui St Kerb And Channelling	Complete	\$4,869	33.00				67.00	\$3,262	7643	0.43
280232	Tara Rd/Parton Rd Intersection Control - Land Purchase	Complete	\$929,748	5.00				95.00	\$883,261	7643	115.56
280301	Gravatt Road Pavement Widening	Complete	\$3,718,539	63.00				37.00	\$1,375,859	7643	180.02
280302	Grenada Street Pavement Widening	Complete	\$1,158,078	63.00				37.00	\$428,489	7643	56.06
280303	Doncaster Drive Pavement Widening	Complete	\$929,791	63.00				37.00	\$344,023	7643	45.01
265	Doncaster Drive Road Widening	Complete	\$497,809	63.00				37.00	\$184,189	7643	24.10
258	Sandhurst Drive Extension - Grenada and Gravatt	Complete	\$1,161,252					100.00	\$1,161,252	7643	151.94
264	Grenada St Extension (Pavement Widening)	Complete	\$134,092		85.00			15.00	\$20,114	7643	2.63
563	Land Purchase Domain Rd	Complete	\$909,921	39.00				61.00	\$555,052	7643	72.62
564	Land Purchase Tara Rd (1460m x 10m)	Complete	\$827,003	30.00			34.14	35.86	\$296,563	7643	38.80
137	Mangatawa interchange SH2 (Sandhurst link)	Complete	\$10,710,966	67.31				32.69	\$3,501,415	7643	458.12
2355	Maranui Street / Sandhurst Dr Upgrade & Traffic Signals	Complete	\$575,234					100.00	\$575,234	7643	75.26

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Papamoa | Transport Cont.

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)					Cost funded via Catchment	Divisor	Cost per unit (\$)	
				Loan	Vested	NZTA	DC: Wairakei	DC: Papamoa				
245	Parton Rd Reconstruction	Complete	\$2,132,987	49.91				50.09	\$1,068,413	7643	139.79	
2259	Parton Road / Papamoa Beach Road Roundabout	Complete	\$364,207	29.41	20.50			50.09	\$182,431	7643	23.87	
260	Sandhurst Extension - Gravatt to SH2 and Truman Link	Complete	\$4,018,716					100.00	\$4,018,716	7643	525.80	
246	Tara Rd Planning & Reconstruction	Complete	\$10,411,319	17.10	29.00		26.95	26.95	\$2,805,850	7643	367.11	
249	Roundabout - Tara/Parton Road	Complete	\$2,140,345	5.00			46.34	48.66	\$1,041,492	7643	136.27	
268	Wairakei Stream Crossing - Golden Sands (Developer Reimbursement)	Complete	\$761,358				48.78	51.22	\$389,968	7643	51.02	
267	Wairakei Stream Crossing - Motitit Road Shopping Centre	Complete	\$329,818				48.78	51.22	\$168,933	7643	22.10	
240/121791	Maranui St Kerb And Channelling (widening from 10-12m, channel and footpath both sides). NZTA Subsidy approved through Low Cost Low Risk at 51%	Contracted	\$1,597,163		18.10	51.00		30.90	\$493,559	7643	64.55	
269 / 123239	Wairakei Stream Crossing - Emerald Shores Subdivision	Tendered	\$1,200,000			51.00	25.10	23.90	\$286,800	7643	37.52	
2924/122192	Papamoa Beach Road Intersection improvements	Engineers estimate	\$1,552,335	28.96				71.04	\$1,102,779	7643	144.29	
252/121390	Gloucester Street Extension	Engineers estimate	\$2,172,925		41.65	51.00		7.35	\$159,710	7643	20.90	
244 / 121215	Domain Road Upgrades	Contracted	\$11,490,890	15.61	5.09	43.44		35.86	\$4,120,202	7643	539.08	
**NTA Funding apportion is based on Maximum NZTA Subsidy (as approved 18th December 2019) (Subsidy is capped at 51% of \$9.8m as it does not fund costs spent pre 2019)												
Subtotal			\$63,361,588						\$27,337,784		3,576.84	
Cost of Inflation											33.70	
Cost of Capital											-481.52	
Total											3,129.02	
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT												
Commercial scaling factor for 900m2 sites (transport)												1.00
\$ per 900m2 site for commercial development in Papamoa												3,129.02
\$ per hectare for commercial development in Papamoa												34,766.88

Papamoa | Reserves

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding Source (%)			Cost funded via Catchment	Divisor	Cost per unit (\$)
				Non DC funded	DC funding other catchments	DC funding for this catchment	\$		
2586	Reserve Land Purchase	Complete	\$412,400			100.00	\$412,400	2584	\$159.60
2211	Reserve Developments	Complete	\$1,753,552		32.98	67.02	\$1,175,231	2584	\$454.81
Subtotal			\$2,165,952				\$1,587,631		\$614.41
Cost of Inflation									\$-
Cost of Capital									\$9.43
Total									\$623.84

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Pyes Pa
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Pyes Pa

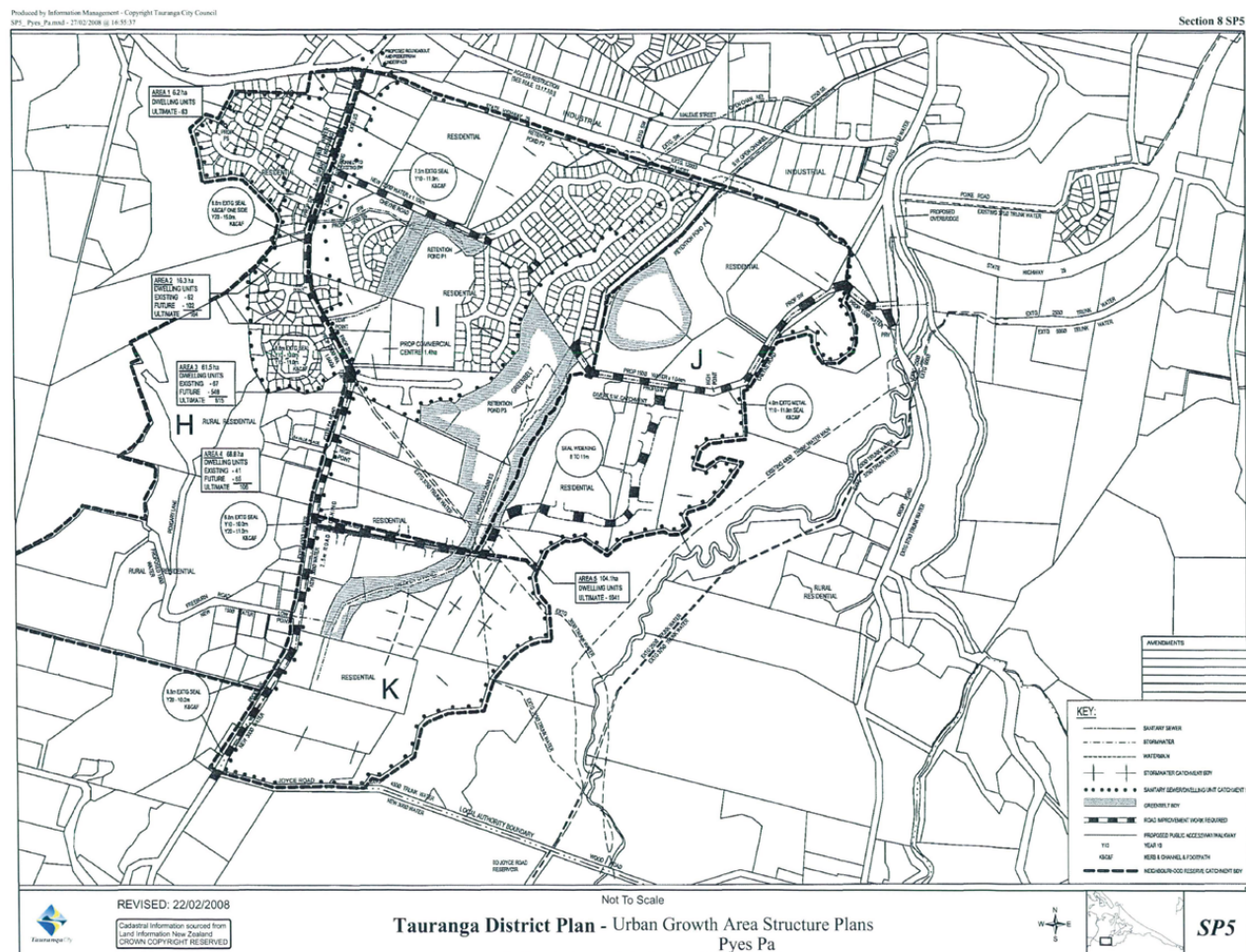
6.5 Pyes Pa

- 6.5.1 Pyes Pa Urban Growth Area sits at the southern edge of the Tauranga Infill area and the West of the newer Pyes Pa West Urban Growth Area. Structure Plan 5 shows the original infrastructure planning models for Pyes Pa. The Pyes Pa land is a mix of rural and residential development.
- 6.5.2 The expected yield for Pyes Pa is based on 10 dwellings per hectare.
- 6.5.3 The planning period for projects is 2001-2031. Growth that occurred prior to 2001 is removed from the divisor

Table 60: Household unit divisors for Pyes Pa

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	2,104	2,104	2,104	2,104	
Rural Residential	65			65	
Residential Development 1992-2001	84	84	84	84	
Rural Residential Development 1995-2001	23			23	
Total	2,276	2,188	2,188	2,276	0

Urban Growth Area Structure Plans - Pyes Pa



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Pyes Pa | Water

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Pyes Pa West	Tauriko	Pyes Pa		
280021	Cheyne Road	Complete	\$85,803				100.00	\$85,803	\$37.70
280020	Freeburn Road	Complete	\$14,535				100.00	\$14,535	\$6.39
280018	Pyes Pa Road North	Complete	\$137,066				100.00	\$137,066	\$60.22
280019	Pyes Pa Road South	Complete	\$258,407				100.00	\$258,407	\$113.54
280023	Reservoir - Joyce Road	Complete	\$1,863,258	88.00			12.00	\$223,591	\$98.24
280022	Second supply from Oropi Main	Complete	\$12,500				100.00	\$12,500	\$5.49
280401	Pyes Pa Booster Pump Station	Complete	\$87,868		71.80	24.10	4.10	\$3,603	\$1.58
331	Pyes Pa Booster Pump Station	Complete	\$1,590,179		71.80	24.10	4.10	\$65,197	\$28.65
Subtotal			\$4,049,616					\$800,702	\$351.80
Cost of Inflation									\$-
Cost of Capital									\$55.00
Total									\$406.80

Pyes Pa | Wastewater

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				External	Other catchments	Tauranga Infill			
297 / 122378	Southern Pipeline. *** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.3 Part 2. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects.		\$107,607,540	33.09	58.89	25.80			\$3,676.00
Subtotal							-		3,676.00
Cost of inflation									-
Cost of capital									-
Total									3,676.00

Pyes Pa | Stormwater

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Pyes Pa West	Pyes Pa			
280131	Pond 1 (Southwest of Cheyne Road to Pyes Pa Road)	Complete	\$53,926			100.00	\$53,926	2188	\$24.65
280132	Pond 2 (South Side SH No.29 west to Pyes Pa Road)	Complete	\$93,357			100.00	\$93,357	2188	\$42.67
280133	Pond 3 (South side of Cheyne Road toward Oropi Road)	Complete	\$580,653			100.00	\$580,653	2188	\$265.38
280134	Pond 4 (South Side of SH9 east towards Oropi Road)	Complete	\$171,287			100.00	\$171,287	2188	\$78.28
280135	Roading Associated - Cheyne Road	Complete	\$524,290	6.00		94.00	\$492,833	2188	\$225.24
280136	Roading Associated - Pyes Pa Road	Complete	\$777,138	64.00		36.00	\$279,770	2188	\$127.87
280267	Roading Associated - Pyes Pa Rd / Cheyne Rd	Complete	\$344,630	64.00		36.00	\$124,067	2188	\$56.70
Subtotal			\$2,545,281				\$1,795,892		\$820.79
Cost of Inflation									\$-
Cost of Capital									\$178.52
Total									\$999.31

Pyes Pa | Transport

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	NZTA	Pyes Pa			
280259	Cheyne Road Stage 3	Complete	\$1,911,268	6.00		94.00	\$1,796,592	2276	\$789.36
280261	Pyes Pa Joyce Rd to Kennedy Rd	Complete	\$189,335	66.00		34.00	\$64,374	2276	\$28.28
280227	Pyes Pa Proposed Collector to Cheyne Rd	Complete	\$771,161	82.00		18.00	\$138,809	2276	\$60.99
280260	Pyes Pa Rd - 2.25km	Complete	\$2,873,703	66.00		34.00	\$977,059	2276	\$429.29
44	Pyes Pa Proposed Collector to Cheyne Rd	Complete	\$222,680			100.00	\$222,680	2276	\$97.84
1167/122412	Pyes Pa Road upgrade	Complete	\$825,483	34.10		65.90	\$543,993	2276	\$239.01
159386	Pyes Pa Road upgrade from Aquinas college to City boundary	Engineers estimate	\$1,041,450	32.27	51.00	16.73	\$174,235	2276	\$76.55
Subtotal			\$7,835,080				\$3,917,742		\$1,721.33
Cost of Inflation									\$-
Cost of Capital									\$67.11
UGA Total									\$1,788.44

Pyes Pa West

Pyes Pa West

6.6 Pyes Pa West

6.6.1 The Pyes Pa West Urban Growth Area is bordered by the Pyes Pa catchment and Tauriko. Structure Plan 13 for Pyes Pa West was updated in 2015 and shows the existing and planned infrastructure for the growth area. The growth area can be viewed in three sections.

- The northern section bordering Stage Highway 29 is known as the Hastings Road area. This is of a mix of rural and rural residential properties,
- The bulk of Pyes Pa West including the area running parallel to Takitimu Drive and the southern section of Pyes Pa West is known as “The Lakes”
- The third section is known as the Kennedy Road area. This is the middle section of the area either side of Kennedy Road.

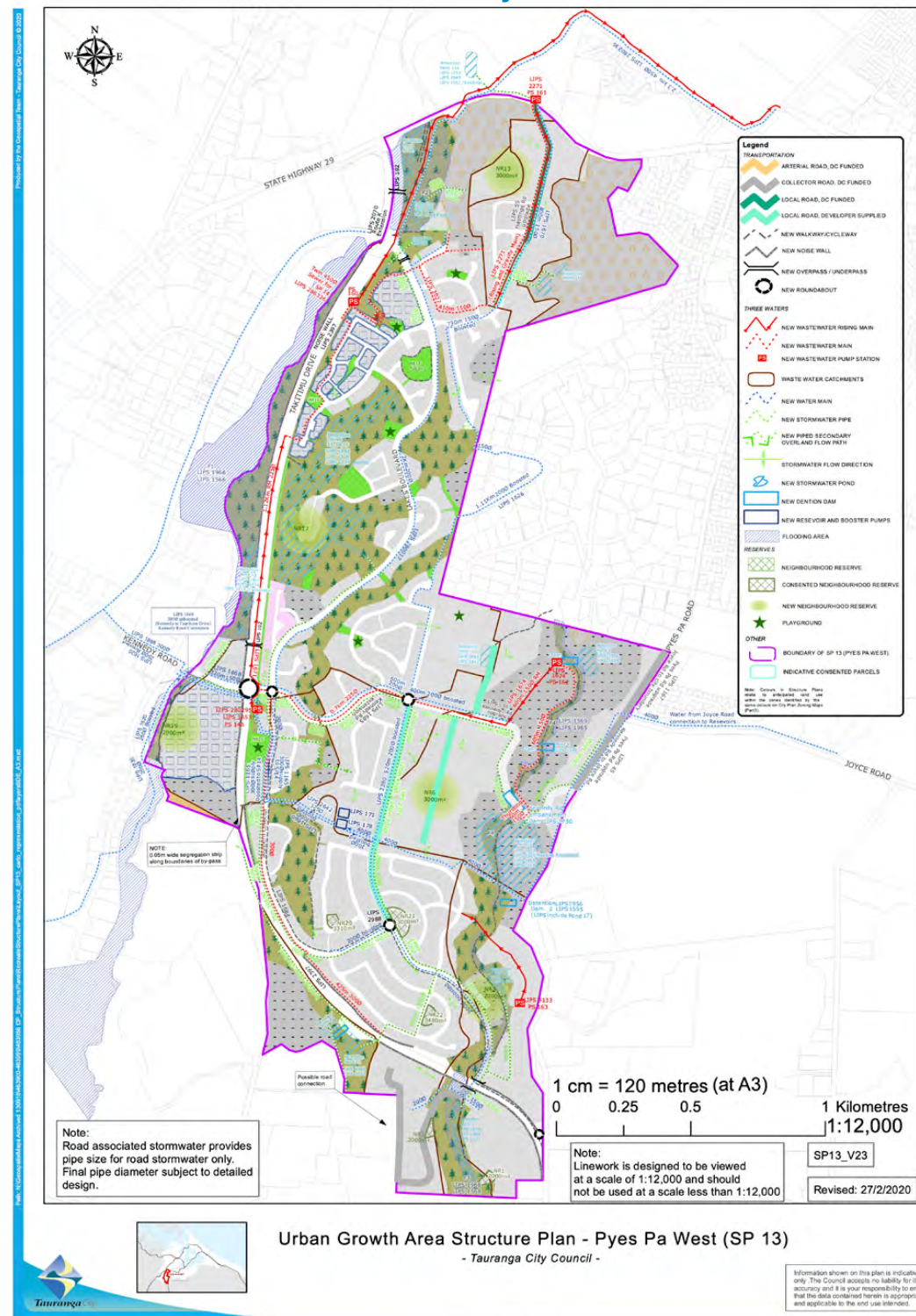
6.6.2 The planning period is 2001-2026.

6.6.3 The expected yield for Pyes Pa West is 12.5 dwellings per hectare.

Table 61: Household unit divisors for Pyes Pa West

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	2,560	2,560	2,560	2,560	888
Rural Residential	11			11	
Subtotal Residential	2,571	2,560	2,560	2,571	888
Commercial Area (Hectares)	2	2	2	2	2
Commercial scaling factor	19	19	22	35	0
Subtotal Commercial	38	38	44	70	0
Total	2,609	2,598	2,604	2,641	888

Urban Growth Area Structure Plans - Pyes Pa West



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Pyes Pa West | Water

Project Id	Project description	Cost Basis	Total CAPEX (\$)	Funding source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Pyes Pa	Tauriko	Pyes Pa West		
331	Pyes Pa Back Up Booster Pumpstation	Complete	\$1,590,179		4.10	24.10	71.80	\$1,141,749	\$437.62
1407	Pyes Pa Boosted Main - Reservoir to East (300mm dia)	Complete	\$82,608.00				100.00	\$82,608	\$31.66
1626	Bradley Ave 200 DIA link main (Kennedy to Bradley)	Complete	\$186,129.00	7.20			92.80	\$172,728	\$66.20
1668	Kennedy Rd (Northern Collector to the West)	Complete	\$5,656.00				100.00	\$5,656	\$2.17
1669	South Collector Lakes/Matai pacific south to SH36	Complete	\$126,908.00				100.00	\$126,908	\$48.64
2380	Kennedy Road Water Supply	Complete	\$97,241.00				100.00	\$97,241	\$37.27
2642	Southern Trunk Main from Reservoirs to Boulevard	Complete	\$368,797.00			75.00	25.00	\$92,199	\$35.34
280017	SH 29/Route K Roundabout to Kennedy Rd. Extension	Complete	\$186,090.00				100.00	\$186,090	\$71.33
280236	Trunk Mains from Barks Corner	Complete	\$936,043.00			63.20	36.80	\$344,464	\$132.03
280254	Bradley Ave connection for supply above 40m contour	Complete	\$14,000.00	50.00			50.00	\$7,000	\$2.68
280256	Hastings Road Loop	Complete	\$70,810.00				100.00	\$70,810	\$27.14
280294	Kennedy Rd (South Collector to Northern Collector)	Complete	\$48,000.00				100.00	\$48,000	\$18.40
280295	Bradley Ave 200 DIA link main (Kennedy to Bradley)	Complete	\$114,821.00	7.20			92.80	\$106,554	\$40.84
280400	Pump Station Pressure Reducing Valve (was LIPS 2992)	Complete	\$81,198.00				100.00	\$81,198	\$31.12
280401	Pyes Pa Booster Pump Station (was LIPS 2992)	Complete	\$87,868.00		4.10	24.10	71.80	\$63,089	\$24.18
1670 / 121488	Hastings Road Water Reticulation	Complete	\$227,996.00				100.00	\$227,996	\$87.39
3172	Pyes Pa Road Upgrade - Joyce to Kennedy Watermain	Complete	\$334,675.00				100.00	\$334,675	\$128.28
Subtotal			\$4,559,019.00					\$3,188,964	\$1,222.29
Cost of Inflation									\$4.17
Cost of Capital									-\$62.15
Total									\$1,164.31
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT									
Commercial scaling factor (water)									\$19.00
\$ per hectare									\$22,121.96

Pyes Pa West | Wastewater

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)				\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Pyes Pa	Tauriko	Pyes Pa West			
1653	Kennedy Rd Extension - Pump Station (Vested)	Complete	\$920,083				100.00	\$920,083	2598	\$354.15
1671	Trunk Main along Bypass Rd - South of Kennedy	Complete	\$345,327				100.00	\$345,327	2598	\$132.92
2271	Hastings Road - Pump Station	Complete	\$1,049,398				100.00	\$1,049,398	2598	\$403.93
280094	Lakes Boulevard to Hastings Road	Complete	\$223,252				100.00	\$223,252	2598	\$85.93
280234	Kopurererua Bridge System - Design Costs, land purchase (Lot 188), landscaping, legal costs, rising mains	Complete	\$5,502,029			55.10	44.90	\$2,470,411	2598	\$950.89
280235	Gravity Main Barkes Cnr - Maleme St Pump Station (450mm dia + design and supervision costs)	Complete	\$1,346,107	4.30		52.70	43.00	\$578,826	2598	\$222.80
280320	Kennedy Road and Extension Pyes Pa West	Complete	\$134,537				100.00	\$134,537	2598	\$51.78
280327	Trunk Main along Bypass Road - South Kennedy	Complete	\$825,701				100.00	\$825,701	2598	\$317.82
280402 / 3133	Pump Station 163 - Pyes Pa Gully (Land, Rising Main and large pumpstation)	Complete	\$550,169			54.50	45.50	\$250,327	2598	\$96.35
280403	Reticulation to Pyes Pa Gully Pump Station (LIPS 3234)	Complete	\$51,904				100.00	\$51,904	2598	\$19.98
297	Southern Pipeline * Costs for this project are shown inclusive of cost of capital and inflation - full details for funding apportionments are set out in Section 5.3 Part 2	Complete	\$107,607,540	33.36		-	66.64	\$72,773,515	31088	\$3,676.00
1674 / 121637	Kennedy Rd Pump Station Pyes Pa West	Engineers estimate	\$1,453,580				100.00	\$1,453,580	2598	\$559.50
Subtotal			\$120,009,627					\$81,076,861		\$6,872.05
Cost of Inflation										\$-
Cost of Capital Excluding Southern Pipeline										\$(124.12)
Total										\$6,747.93
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT										
Commercial scaling factor (wastewater)										\$19.00
\$ per hectare										\$128,210.73

Pyes Pa West | Stormwater

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding Source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				NZTA	Vested assets	Pyes Pa West			
1956	Dam 2 - Land Purchase (Pyes Pa West)	Complete	\$26,494			100.00	\$26,494	2604	\$10.17
1555	Dam 2 - Construction (Pyes Pa West)	Complete	\$1,326,105			100.00	\$1,326,105	2604	\$509.26
2125	Dam 21 - Land Purchase (Pyes Pa West)	Complete	\$8,791			100.00	\$8,791	2604	\$3.38
280405	Dam 21 - Construction (Vested Assets)	Complete	\$1,306,091			100.00	\$1,306,091	2604	\$501.57
280910	Floodway F1 - Land Purchase	Complete	\$199,705			100.00	\$199,705	2604	\$76.69
1966	Floodway F1 - Land Purchase	Complete	\$51,043			100.00	\$51,043	2604	\$19.60
280406	Floodway F3 - Construction /(33,000m3) /	Complete	\$251,145			100.00	\$251,145	2604	\$96.45
280407	Floodway F3 - Land Purchase (was 1968)	Complete	\$55,526			100.00	\$55,526	2604	\$21.32
280323	Kennedy Road Extension - Roading Associated Stormwater	Complete	\$991,966		63.00	37.00	\$367,027	2604	\$140.95
2995	Overland flow path from Matal Pacific - Pyes Pa West	Complete	\$94,572			100.00	\$94,572	2604	\$36.32
1923	Pond 1 - Land Purchase	Complete	\$24,199	33.33		66.67	\$16,133	2604	\$6.20
1531	Pond 1 - Pyes Pa West - Construction and Landscaping	Complete	\$306,700		27.00	73.00	\$223,891	2604	\$85.98
280410	Pond 2 - Construction (was 1532)	Complete	\$308,507			100.00	\$308,507	2604	\$118.47
280411	Pond 2 - Land purchase (was 1951)	Complete	\$66,874			100.00	\$66,874	2604	\$25.68
280412	Pond 2 - Roading associated (was 2989)	Complete	\$315,228		60.00	40.00	\$126,091	2604	\$48.42
280243	Pond 12 - Construction, land purchase and landscaping	Complete	\$982,985			100.00	\$982,985	2604	\$377.49
280244	Pond 12 - Roading Associated Stormwater	Complete	\$72,000		63.00	37.00	\$26,640	2604	\$10.23
1962	Ponds 13,14,15,16 -Land Purchase (Pyes Pa West)	Complete	\$51,361			100.00	\$51,361	2604	\$19.72
280907	Pond 13, 14, 15 ,Lake - Construction including inlet and outlet	Complete	\$5,103,398			100.00	\$5,103,398	2604	\$1,959.83
280908	Pond 13, 14, 15 - Lake - Land Purchase	Complete	\$576,380			100.00	\$576,380	2604	\$221.34
1554	Pond 13,14,15,16 - Landscaping - Lakes Construction (Pyes Pa West)	Complete	\$36,837			100.00	\$36,837	2604	\$14.15
2377	Southern Collector - Roading Related Stormwater	Complete	\$727,955		49.00	51.00	\$371,257	2604	\$142.57
280909	Pond 16 - Construction	Complete	\$20,086			100.00	\$20,086	2604	\$7.71
2990	Pond 16 - Roading associated Stormwater (West of Takitimu round about)	Complete	\$95,466		55.00	45.00	\$42,960	2604	\$16.50
280408	Pond 21 - Construction (was 1563)	Complete	\$1,191,281			100.00	\$1,191,281	2604	\$457.48

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Pyes Pa West | Stormwater cont.

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding Source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				NZTA	Vested assets	Pyes Pa West			
1961	Pond 21 - Land Purchase	Complete	\$70,558			100.00	\$70,558	2604	\$27.10
2991	Pond 21 - Roading associated (From NR21 to Pond 21)	Complete	\$344,051		60.00	40.00	\$137,620	2604	\$52.85
1950	Pond 11 - Land Purchase (Pyes Pa West)	Complete	\$188,674			100.00	\$188,674	2604	\$72.46
1545	Pond 11 - Construction and Landscaping	Complete	\$1,138,647			100.00	\$1,138,647	2604	\$437.27
2278	Pond 11 - Roading Associated SW Works	Complete	\$80,000			100.00	\$80,000	2604	\$30.72
1549	Pond 11A - Construction	Complete	\$944,704			100.00	\$944,704	2604	\$362.79
1953	Pond 11A - Costs of land design etc	Complete	\$2,728			100.00	\$2,728	2604	\$1.05
1551	Pond 11A - Roading Associated Works	Complete	\$452,399			100.00	\$452,399	2604	\$173.73
1565	Roading associated works from Kennedy Road to Pond 25	Complete	\$430,900			100.00	\$430,900	2604	\$165.48
1536	Roading associated works from Pyes Pa Road to Pond 25	Complete	\$383,009			100.00	\$383,009	2604	\$147.08
1964	Land Purchase for Ponds 3 and 25	Complete	\$1,296,311			100.00	\$1,296,311	2604	\$497.82
1542/122461	Pond 7 - Construction	Complete	\$3,090,775			100.00	\$3,090,775	2604	\$1,186.93
2065/122462	Pond 7 - Land Purchase	Complete	\$1,226,861			100.00	\$1,226,861	2604	\$471.14
2993/122429	Floodway F2 and Pond 12B - Land purchase	In progress	\$410,900			100.00	\$410,900	2604	\$157.80
2994 / 122430	Floodway F2 - Construction	Engineers estimate	\$240,000			100.00	\$240,000	2604	\$92.17
2280 / 122447	Pond 12B - Construction	Engineers estimate	\$1,444,200			100.00	\$1,444,200	2604	\$554.61
2279 / 122304	Pond 12B - Inlet Pipelines	Engineers estimate	\$300,000			100.00	\$300,000	2604	\$115.21
1965 / 122433	Pond 5, Floodway F4, 2 Dams - Land purchase	Valuations	\$3,291,652			100.00	\$3,291,652	2604	\$1,264.08
1569 / 122432	Floodway F4 - Construction	Engineers estimate	\$679,979			100.00	\$679,979	2604	\$261.13
1538 / 122460	Damn 5 and Wetland 5 - consent, design and construction	Engineers estimate	\$9,137,368			100.00	\$9,137,368	2604	\$3,508.97
1564 / 122455	Pond 25 - Construction	Engineers estimate	\$6,166,016			100.00	\$6,166,016	2604	\$2,367.90
Subtotal			\$45,510,427				\$43,944,482		\$16,875.76
Cost of Inflation									\$50.69
Cost of Capital									-\$1,536.76
Total									\$15,389.69

Pyes Pa West | Transport

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)				\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	NZTA	Vested	Tauriko	Pyes Pa West		
63	Pyes Pa West Land Costs 3 lots in Lieu - vested assets	Complete	\$534,312					100.00		\$202.31
1685	Kennedy Road Extension - funding for extra width required by TCC	Complete	\$355,647			55.00		45.00		\$60.60
2397	Pyes Pa West Noise Wall Stage 2 and 3	Complete	\$872,809					100.00		\$330.48
2641	Kennedy Road Roundabout	Complete	\$392,477					100.00		\$148.61
2986	Southern Collector -Stage 1 from Kennedy Road to Neighbour Reserve 21 (15.9w width)	Complete	\$3,121,138			49.00		51.00		\$602.72
2988	Southern Collector - roundabout @ intersection of Southern Collector and Neighbourhood reserve 21	Complete	\$225,657					100.00		\$85.44
280262	Lakes Boulevard - North Collector (Pyes Pa West)	Complete	\$428,400			63.00		37.00		\$60.02
280264	Contribution to Route K Southern Extension to Pyes Pa Rd SH36	Complete	\$6,600,000				50.00	50.00		\$1,249.53
280324	Route K Extension Overpass	Complete	\$750,000				8.97	91.03		\$258.51
280325	Kennedy Road extension	Complete	\$1,434,432			63.00		37.00		\$200.96
280326	Lakes Boulevard Underpass	Complete	\$437,597					100.00		\$165.69
280409	Southern Collector - Stage 2 - From Neighbour Reserve to SH36 underpass (was 2378)	Complete	\$2,052,045			60.00		40.00		\$310.80
102 / 122268	Pedestrian Overbridges at the Lakes/Tauriko.	Complete	\$5,841,710		50.80		4.41	44.79		\$990.72
2379 / 122436	Pyes Pa West Land Costs 3 lots in Lieu	Complete	\$121,552					100.00		\$46.02
56 / 121638	Kennedy Road Upgrade	Complete	\$6,076,393	6.12	51.00			42.88		\$986.58
3730 / 121641	Kennedy Road Embankment Dam	Engineers estimate	\$5,502,087					100.00		\$2,083.33
59 / 121489	Hastings Road Upgrade	Engineers estimate	\$4,376,107	6.12	51.00			42.88		\$710.52
45 / 122409	Pyes Pa Road - Kennedy to Joyce	Engineers estimate	\$1,887,377		51.00			49.00		\$350.18
Subtotal			\$41,009,740					\$23,354,452		\$8,843.03
Cost of Inflation										\$7.27
Cost of Capital										-\$562.16
Total										\$8,288.14
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT										
Commercial scaling factor (transport)										\$35.00
\$ per hectare										\$290,085.03

Pyes Pa West | Reserves

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding Sources (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				External	Other catchments	Pyes Pa West			
2181 / 121640	Kennedy Rd/Hastings Rd Reserve Land Purchase		\$2,637,000			100.00	\$2,637,000	888	\$2,969.59
2183/ 121639	Reserve Developments		\$333,300			100.00	\$333,300	888	\$375.34
Subtotal			\$2,970,300				\$2,970,300		\$3,344.93
Cost of Inflation									\$708.68
Cost of Capital									\$290.11
Total									\$4,343.72

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Tauranga Infill

Tauranga
Infill

6.7 Tauranga Infill

- 6.7.1 The boundaries of the Tauranga Infill area are shown on the catchment maps in Section 1. Local development contributions for development within this area are only collected in relation to the Southern Pipeline.
- 6.7.2 Local development contributions for residential development are charged per additional allotment.
- 6.7.3 For non-residential development local development contributions are charged per additional m² of gross floor area.
- 6.7.4 Further information regarding the calculation of the charges for the Southern pipeline are in Section 5.3 Part 2.

Project ID	Project Name	Cost basis	Total CAPEX (\$)	Funding sources (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				External	Other catchments	Bethlehem			
297 / 122378	Southern Pipeline. *** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.3 Part 2. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects.		\$107,607,540						\$3,676.00
Subtotal			107,607,540				-		\$3,676.00
Cost of Inflation									-
Cost of Capital									-
Total									\$3,676.00

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Tauriko

Tauriko

6.8 Tauriko

- 6.8.1 Tauriko Business Estate consists of an area of approximately 256 hectares bounded by the Kopurererua Stream to the north and east, SH29 to the west and Belk Rd to the south. The net industrial land area is approximately 195 hectares (net) or 236.5 hectares (gross). No residential activities are envisaged in this area.
- 6.8.2 The Local Development Contributions are payable on a per (gross) hectare basis and are calculated by dividing the total costs for each activity by the number of (gross) hectares.
- 6.8.3 The planning period for Tauriko is currently based on 2006-2031.
- 6.8.4 The infrastructure is shown on Structure Plan 14.

Table 62: Household unit divisors for Tauriko

	Water	Wastewater	Stormwater	Transport	Reserves
Commercial Area (Hectares)	236.5	236.5	236.5	236.5	236.5
Commercial scaling factor	19	19	22	35	0
Total	4,493	4,494	5,203	8,277	0

Development contributions for Tauriko stormwater

- 6.8.5 Tauranga City Council has reached a funding agreement with IMF New Zealand Limited regarding development contributions for stormwater ponds (The Dataworks reference number for the funding agreement including drawing SK110 Rev 3 is 1226653). The agreement refers to the drawing titled “Pond Catchment Areas for Development Contributions” SK 110 Rev 3 dated 2 November 2006 (see Figure 1). The principals of the agreement are as follows:

Ponds G12A, A, B2, D1 and D2

- Ponds G12A, A, B2, D1 and D2 serve catchments that are exclusively owned by IMF and will be constructed by IMF, or subsequent landowners within the catchments shown on the above-mentioned drawing. Construction includes inlet and outlet structures and landscaping in consultation with Tauranga City Council development Engineers and is subject to any Engineering Approval conditions,
- No Development Contributions will be collected by Tauranga City Council or reimbursement claimed by IMF or subsequent landowners within the catchments shown on the above-mentioned drawing for these ponds. Stormwater local development contributions for other stormwater infrastructure will still be payable,
- Ponds will be vested in Tauranga City Council by IMF or subsequent landowners as per the Development Contributions Policy and normal procedure,
- IMF shall advise any potential purchasers of land owned by IMF (or subsidiaries etc) within the catchments of Ponds G12A, A, B2, D1 and D2 of landowner obligations to construct ponds and / or portions of ponds as per conditions above i.e. engineering approval, inlet, outlet, landscaping,

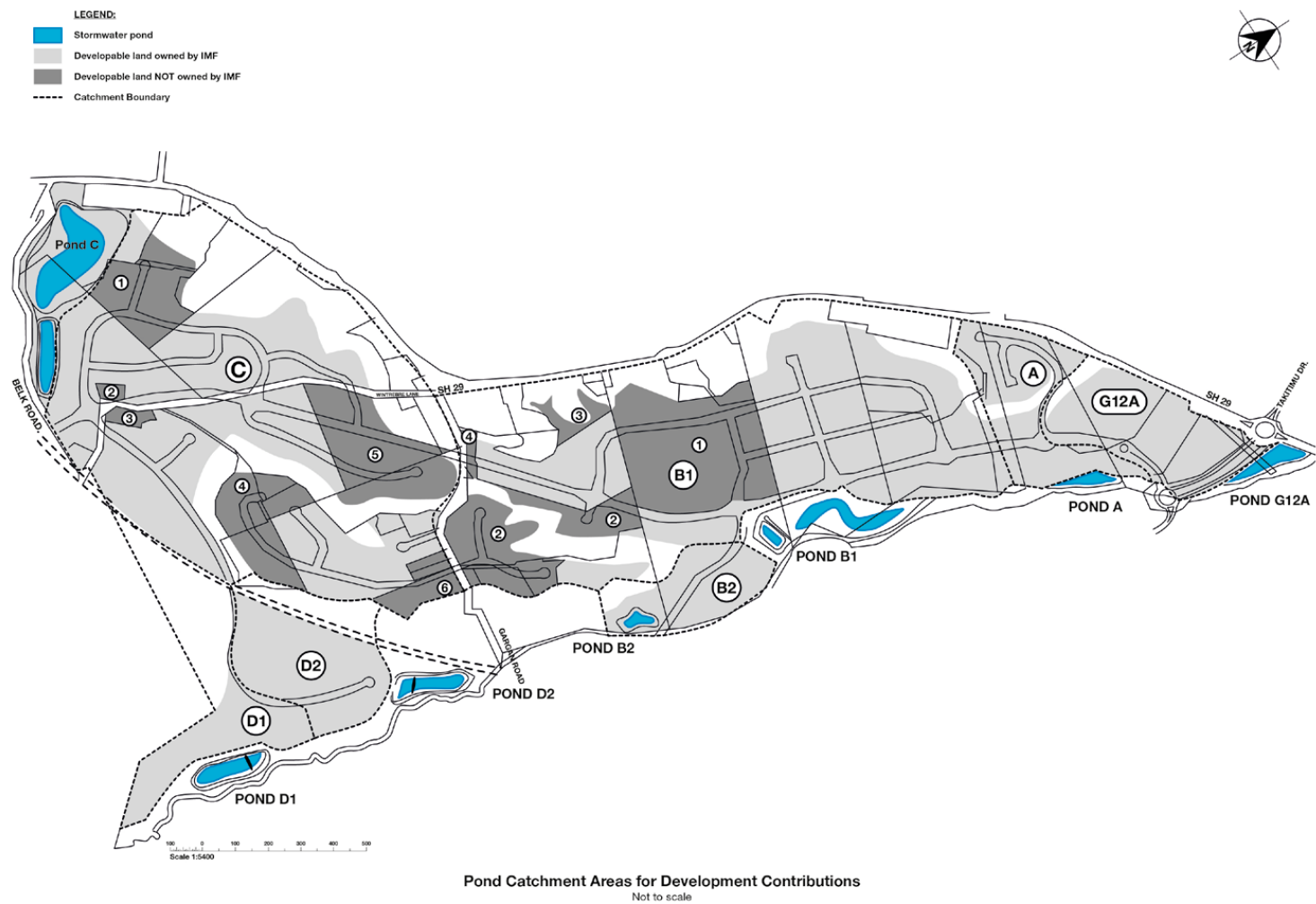
Ponds B1 and C

- v. The catchments for ponds B1 and C include landowners other than IMF,
- vi. IMF will construct ponds B1 and C including inlet and outlet structures and landscaping, in consultation with Tauranga City Council development engineers and subject to any engineering approval conditions,
- vii. The cost of construction and pond land is to be divided by the stormwater catchment area (divisor) for each pond, as per the Tauranga City Council Development Contributions Policy. Resulting in pond B1 costs / Household Unit Equivalent and pond C1 costs / Household Unit Equivalent (HUE),
- viii. No development contributions will be collected from IMF for ponds B1 and C. Based on the drawing titled “Pond Catchment Areas for Development Contributions” SK 110 Rev 2 dated 31 November 2006. Development contributions will be charged to “land owned by others” shown on the drawing. As some changes to stormwater catchments have occurred since the stormwater catchment map was prepared it is necessary to clarify that land owned by others that is physically serviced by Pond B1 will attract the Pond B1 stormwater catchment charge even if this is inconsistent with the stormwater catchment map. In addition, land owned by others that was planned to be serviced by Pond C but will be physically serviced by Pond D will still attract the Pond C charge (noting this charge would be lower than a charge for Pond D if it was introduced),
- ix. As the “land owned by others” pay costs / HUE and provided the relevant ponds have been constructed, IMF will be reimbursed at the costs/HUE rate in accordance with Tauranga City Council Development Contributions Policy,
- x. IMF will receive reimbursement only up to the dollar value of Development Contributions collected for each of Ponds B1 and C,
- xi. IMF shall advise any potential purchasers of land owned by IMF (or subsidiaries etc) within the catchments of Ponds B1 and C of landowner obligations to construct ponds and / or portions of ponds. Construction includes inlet and outlet structures and landscaping in consultation with Tauranga City Council development engineers and will be subject to any engineering approval conditions,
- xii. Values for ponds B1 and C have been agreed between Tauranga City Council and IMF through a valuation process and will not be further updated or amended in future.

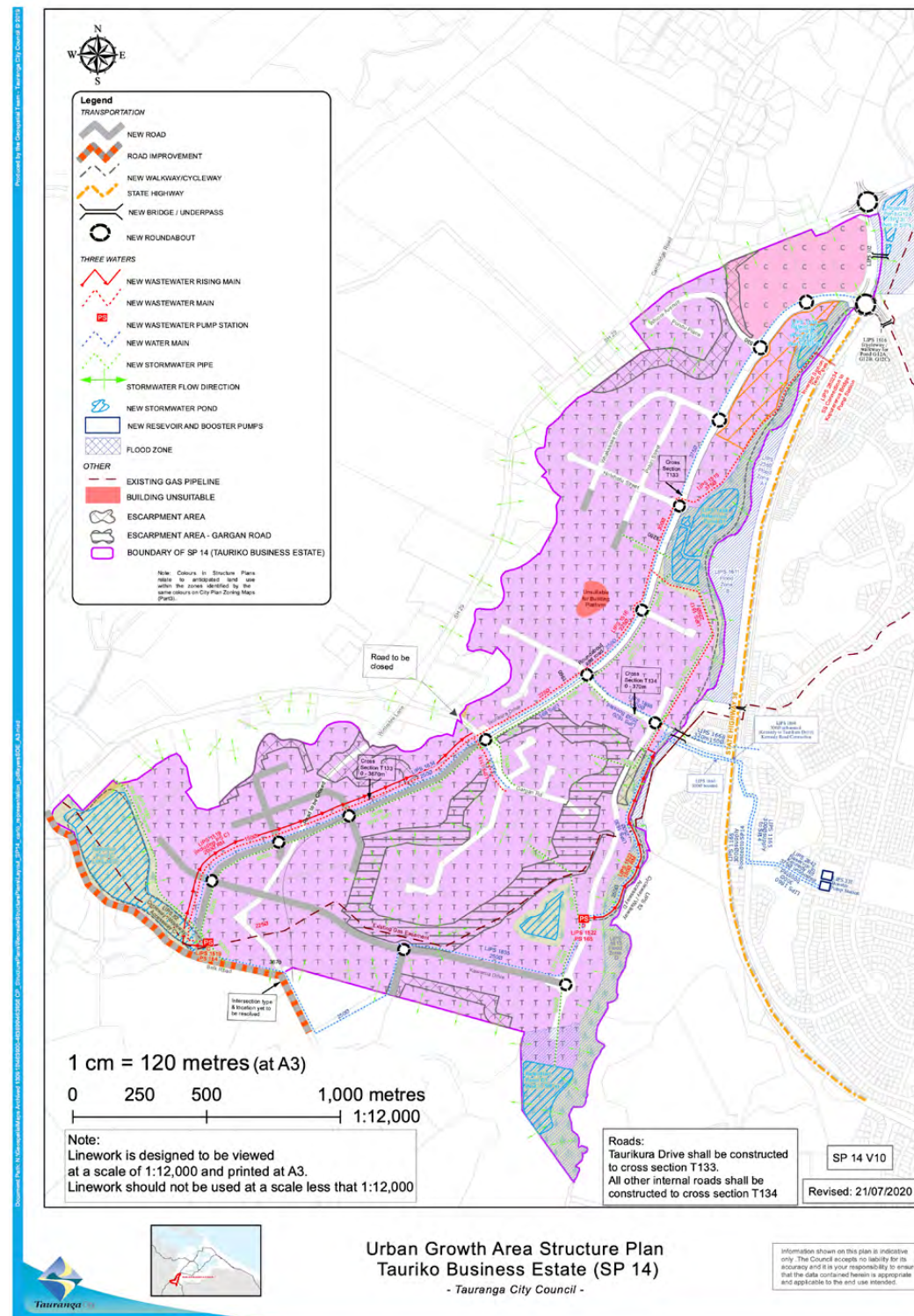
6.8.6 Local development contributions for Tauriko stormwater will be applied in the following manner:

- a. All Household Unit Equivalents (HUE) will pay a Tauriko Stormwater local development contribution, based on the fee shown in Section 1,
- b. The drawing titled “Pond Catchment Areas for Development Contributions”, SK 110 Rev 3 dated 31 November 2006 identifies the Pond B1 and Pond C catchments owner by “other owners”. Subject to clause viii above, developments within the Pond B1 catchment will pay the Local development contribution charge for Tauriko Pond B1 (this includes the charge for Tauriko stormwater plus items that relate to Pond B1. Developments within the Pond Catchment will pay the Local development contribution charge for Tauriko Pond C (this includes the charge for Tauriko stormwater plus items that relate to Pond C,
- c. Subject to clause viii above, in the Pond G12A, A, B2, D1 and D2 catchments all HUEs will pay a Tauriko Stormwater local development contribution.

Figure 1: Pond Catchment Areas for Development Contribution in Tauriko



Urban Growth Area Structure Plans - Tauriko Business Estate



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Tauriko | Water

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)				\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Pyes Pa West	Pyes Pa	Vested	Tauriko		
280236	Trunk Mains from Barkes Corner '450mm dia bulk main (Thrusting Cameron Rd included)	Complete	\$936,043		36.80			63.20	\$591,579	\$131.67
1165	Trunk Water Mains from Reservoir to Kennedy Road Bridge	Complete	\$261,077					100.00	\$261,077	\$58.11
1860	Trunk Water Mains from Reservoir to Kennedy Road Bridge	Complete	\$450,222					100.00	\$450,222	\$100.21
280401	Pyes Pa Booster Pump Station	Complete	\$87,868		71.80	4.10		24.10	\$21,176	\$4.71
2642	Southern Trunk Main from Reservoirs to Kennedy	Complete	\$368,797				25.00	75.00	\$276,598	\$61.56
331	Pyes Pa Booster P/S	Complete	\$1,539,642		71.80	4.10		24.10	\$371,054	\$82.58
1620	Boosted Trunk Main from Kennedy Bridge to Gargan Plateau	Complete	\$915,309					100.00	\$915,309	\$203.72
1898	Southern Trunk Main From Taurikura to Kennedy Road Bridge	Complete	\$135,780					100.00	\$135,780	\$30.22
695	Tauriko internal reticulation mains	Complete	\$560,706					100.00	\$560,706	\$124.80
1835 / 122928	Tauriko - Catchment D Ringmain to Kennedy	Engineers estimate	\$706,860					100.00	\$706,860	\$157.32
1834 / 122930	Gargan Road to Roundabout closest to Belk Road (250mmdia x 1330m @ \$297)	Engineers estimate	\$622,440					100.00	\$622,440	\$138.54
Subtotal			\$6,584,744						\$4,912,801	\$1,093.43
Cost of Inflation										\$2.64
Cost of Capital										-\$51.46
Total (per lot)										\$1,044.61
Commercial scaling factor (water)										19
\$ per hectare										\$19,847.68

Tauriko | Wastewater

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)				\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Pyes Pa West	Future growth catchments	Tauriko			
280235	Barkes Corner to Maleme Street Pump Station	Complete	\$1,346,107	4.30	43.00		52.70	\$709,398	4493	\$157.89
280234	Kopurererua Bridge System	Complete	\$5,502,029		44.90		55.10	\$3,031,618	4493	\$674.74
780	Tauriko Business Estate Stage 1 Pump Station	Complete	\$275,837				100.00	\$275,837	4493	\$61.39
1515	Trunk Main from Spine Rd Sapon at Pond A to Pump Station	Complete	\$654,178				100.00	\$654,178	4493	\$145.60
1516	Trunk Main - Taurikura from Gargan to 375mm	Complete	\$313,856				100.00	\$313,856	4493	\$69.85
1517	Trunk Main Kennedy Rd to Spine Rd	Complete	\$249,173				100.00	\$249,173	4493	\$55.46
1518	Trunk Main Gargan Rd & Gargan Plateau	Complete	\$106,887				100.00	\$106,887	4493	\$23.79
1522	Catchment D Pump Station	Complete	\$863,598				100.00	\$863,598	4493	\$192.21
297	Southern Pipeline. *Details regarding the Southern Pipeline are set out in Section 5.3 Part 2	Complete						\$72,773,515	31,088	\$3,676.00
1519 / 122905	Internal Tauriko Stormwater Mains for Stage 3A/Pump Station C	Estimate	\$309,780				100.00	\$309,780	4493	\$68.95
3784 / 123371	Stage 1A Western Wastewater	Estimate	\$16,754,593			61.00	39.00	\$6,534,291	4493	\$1,454.33
Subtotal			\$26,376,038					\$85,822,132		\$6,580.21
Cost of Inflation										\$26.38
Cost of Capital (excludes Southern Pipeline)										-\$139.64
Total										\$6,466.95
Commercial scaling factor (wastewater)										19
\$ per hectare										\$122,872.05

Tauriko | Stormwater

Tauriko Base charge (payable by all development in Tauriko Business Estate)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Tauriko			
1001	Tauriko Business Estate - Floodway Catchment A & Floodway 2 Assoc with Pond G12A	Complete	\$252,426			100.00	\$252,426	5203	\$48.52
2360	Tauriko Business Estate - Floodway Catchment A	Complete	\$28,308			100.00	\$28,308	5203	\$5.44
1602	Reticulation - Gargan Plateau to Kennedy Rd & Pond B1	Complete	\$572,259			100.00	\$572,259	5203	\$109.99
1611 / 122889	Tauriko - Floodway Catchment B	Complete	\$294,045			100.00	\$294,045	5203	\$56.51
1600 / 122892	Reticulation - Spine Rd North of Gargan Rd to Pond B1	Complete	\$1,940,374			100.00	\$1,940,374	5203	\$372.93
1613 / 122890	Floodway Catchment D	Complete	\$793,201			100.00	\$793,201	5203	\$152.45
2398 / 122891	Tauriko - Gargan Plateau to Pond D1	Complete	\$1,623,083			100.00	\$1,623,083	5203	\$311.95
1616 / 122896	Tauriko - Walkways/Cycleways.	Complete	\$157,800			100.00	\$157,800	5203	\$30.33
	From Access C around pond C (1690m x \$60)								
	From Access D to Kennedy Rd extension (940m x \$60)								
1683 / 122929	Tauriko Business Estate - Stormwater Bypass Channel at Pond C. 'Channel to discharge stormwater from pre-development catchment (\$900m2 x \$38.89)		\$34,998			100.00	\$34,998	5203	\$6.73
1605 / 122895	Reticulation - Taurikura Drive - from Gargan Road - Pond C	Engineers estimate	\$3,265,774			100.00	\$3,265,774	5203	\$627.67
Subtotal			\$8,962,268				\$8,962,268		\$1,722.52
Plus Inflation									\$8.56
Plus Cost of capital									\$55.98
DCs that apply to all development in Tauriko									\$1,787.06
Commercial scaling factor									22
\$ per hectare for all landowners not in catchments for Pond B1 and Pond C									\$39,315.30

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Tauriko | Stormwater cont.

Pond B1 Charge (payable by developers in Pond B1 catchment)

Project Id	Description	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Tauriko			
	Base cost for development in Tauriko as calculated above								\$1,787.06
1458/280413	Pond B1. See project details set out in 2020/21 DCP and prior		\$6,143,623			100.00	\$6,143,623	1840	\$3,338.93
	Stormwater contributions payable for development in Pond B1 catchment								\$5,125.98
	Commercial scaling factor								22
	\$ per hectare for all land in catchment B1								\$112,771.67

Pond C Charge (payable by developers in Pond C catchment)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Tauriko			
	Base cost for development in Tauriko as calculated above								\$1,787.06
	plus: payment for Pond B1 as detailed below								
1607	Tauriko Business Estate - Pond C. See cost detail breakdown in policies prior to 2021		\$4,226,651			100.00	\$4,226,651	1935	\$2,184.32
	Stormwater contributions payable for development in Pond C catchment								\$3,971.38
	Commercial scaling factor								\$22.00
	\$ per hectare for all landowners in catchment for Pond C								\$87,370.25

Tauriko | Transport

Project Id	Project Name	Cost basis	Cost details (\$)	Total CAPEX (\$)	Funding source (%)				Cost funded via Catchment	Divisor	Cost per unit (\$)
					Vested	NZTA	Pyes Pa West	Tauriko			
280233	Road Widening 1 metre - Tauriko	Complete		\$1,262,900	69.00			31.00	\$391,499	8277	\$47.30
280324	Route K Extension Overpass	Complete		\$750,000			91.03	8.97	\$67,275	8277	\$8.13
280904	Spine Rd sub-arterial	Complete		\$860,363	92.00			8.00	\$68,829	8277	\$8.32
280264	Capital Contribution to Route K Southern Extension to Pyes Pa Rd SH36	Complete		\$6,600,000			50.00	50.00	\$3,300,000	8277	\$398.70
280905	Tauriko Business Park Land Costs	Complete		\$2,377,378				100.00	\$2,377,378	8277	\$287.23
74	Bridge over Kopurerua Stream on Kennedy Road	Complete		\$5,633,219				100.00	\$5,633,219	8277	\$680.59
72	Kennedy Rd Land Costs (land purchase for link across SH36 from Tauriko)	Complete		\$1,417,384				100.00	\$1,417,384	8277	\$171.24
73 / 122909	Tauriko to Kennedy Road Link			\$1,164,299				100.00	\$1,164,299	8277	\$140.67
102 / 122268	Pedestrian Overbridges at the Lakes/Tauriko	Complete		\$5,821,710		47.00	48.00	5.00	\$291,086	8277	\$35.17
2070	SH29/SH36 and Taurikura Drive Roundabout Improvements (includes sliplanes)	Complete		\$5,372,178		51.00		49.00	\$2,632,367	8277	\$318.03
75 / 121358	Gargan Rd Widening Land Purchase			\$220,892				100.00	\$220,892	8277	\$26.69
76 / 121359	Gargan Road Widening			\$3,014,997				100.00	\$3,014,997	8277	\$364.26
71 / 120837	Bus Shelters - Tauriko			\$220,000				100.00	\$220,000	8277	\$26.58
100 / 121667	Land Mark Entry Features Tauriko Business Estate			\$292,209				100.00	\$292,209	8277	\$35.30
	Completed Landmark entry features	Actual	72,209								
	Landmark entry feature (2 @ \$110,000 each)	Non standard	220,000								
82 / 122897	Tauriko Business Estate Land Purchase For Offroad Cyclepaths			\$256,161				100.00	\$256,161	8277	\$30.95
	Accessway A - 9m x 50m = 313m2	Actual	65,001								
	Accessway C - 9m wide X 60m = 540m2 @ \$177 per m2	Non standard	95,580								
	Accessway D - 9m wide X 60m = 540m2 @ \$177 per m2	Non standard	95,580								
1173 / 122903	Extra overs for TBE Roundabouts			\$1,514,479				100.00	\$1,514,479	8277	\$182.97
68 / 122887	Land Purchase for Roundabout Splays on Taurikura Drive			\$4,209,560				100.00	\$4,209,560	8277	\$508.59
70 / 122917	Taurikura Drive - extra overs (8%) funded via DCs			\$5,960,022	92.00			8.00	\$476,802	8277	\$57.61
3426 / 120733	Land purchase to upgrade Belk Road (1500m2 @ \$161 per m2)	Fixed \$ rate		\$241,500				100.00	\$241,500	8277	\$29.18
1172/120732	Road upgrade for connection of Taurikura Drive to SH29 (previously Belk Road)			\$3,859,420				100.00	\$3,859,420	8277	\$466.28
1405 / 120734	TSP - Intersection Kaweroa Drive and State Highway 29			\$39,652,000	84.11			15.89	\$6,300,000	8277	\$761.15
Subtotal				\$90,700,671					\$37,949,356		\$4,584.92
Cost of Inflation											\$146.54
Cost of Capital											\$307.56
Total											\$5,039.02
Commercial scaling factor (transport)											35
\$ per hectare											\$176,365.58

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Wairakei

Wairakei

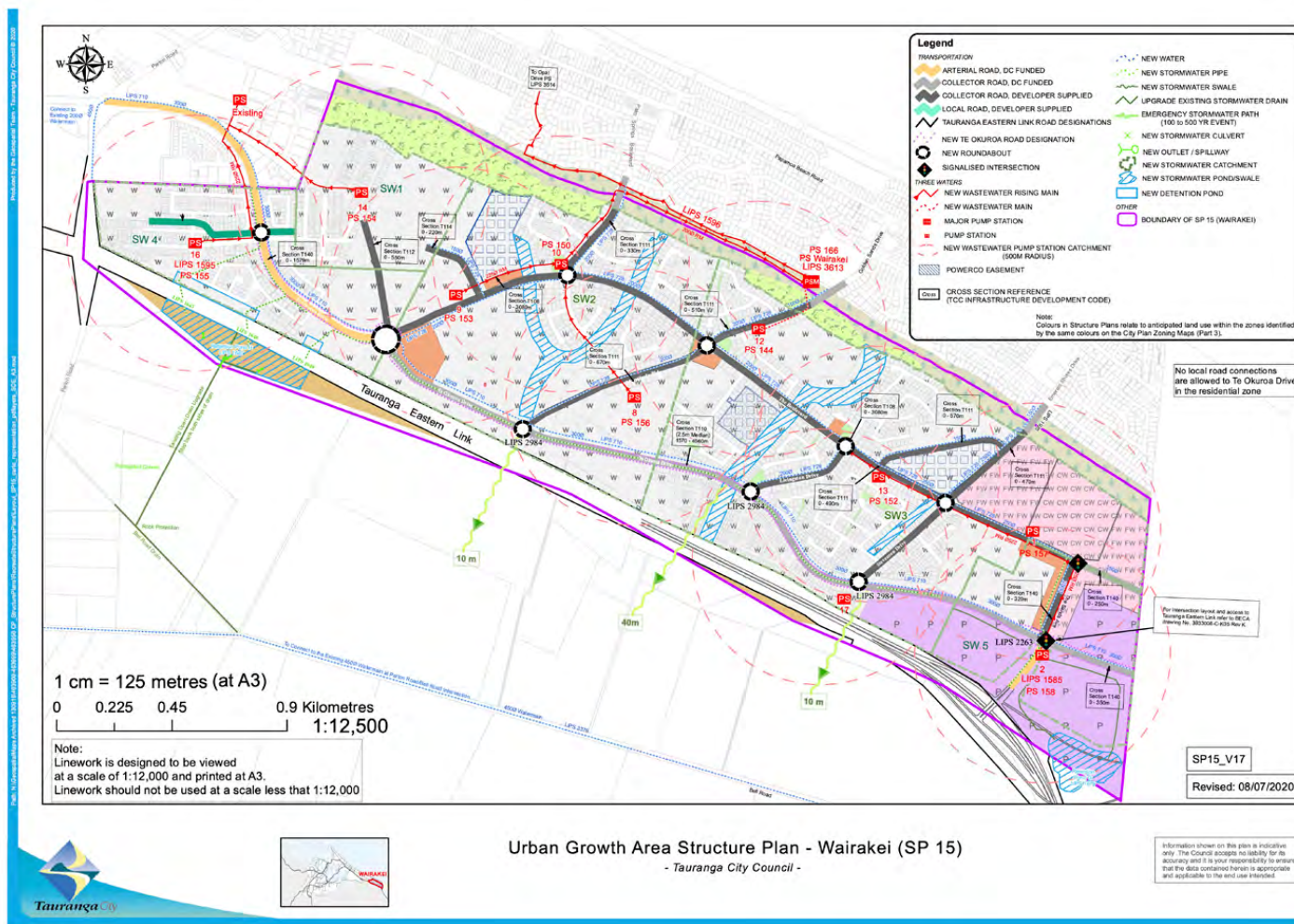
6.9 Wairakei

- 6.9.1 The Wairakei Urban Growth Area is located towards the eastern end of Papamoa. The Local Development Contributions are payable on a per (gross) hectare basis and are calculated by dividing the total costs for each activity by the number of (gross) hectares.
- 6.9.2 Each hectare of land is treated equally regardless of underlying zoning. The justification for this is that local infrastructure costs are primarily determined by the land area to be serviced as opposed to the underlying infrastructure demand (i.e. usage) generated by different types of land uses (e.g. residential, commercial and industrial).
- 6.9.3 Wairakei has been separated into three different stormwater catchments, Area A, Area B and Area C as shown on the attached map - Figure 2. In Area B most stormwater infrastructure is developer funded. In Areas A and C stormwater infrastructure is funded by development contributions and consequently the per hectare rates are higher in these areas than they are in Area B.
- 6.9.4 At the time this Policy became operative:
- The boundary between Areas A and B was the boundary of Lot 2 DPS 24826 (Area B) with Lot 3 DPS 82613, Lot 1 DP 429801 and Section 4 SO 410927 (Area A) and the boundary of Section 4 SO 428937 (Area B) with Section 4 SO 410937 (Area A),
 - The exact boundary between Area B and Area C had not been determined. Further work will be undertaken to define this boundary accurately prior to development being undertaken within close vicinity of this boundary.
- 6.9.5 The planning period for the area is 2011-2036.
- 6.9.6 The total land area used in the divisors is as follows:

Table 63: Household unit divisors for Wairakei

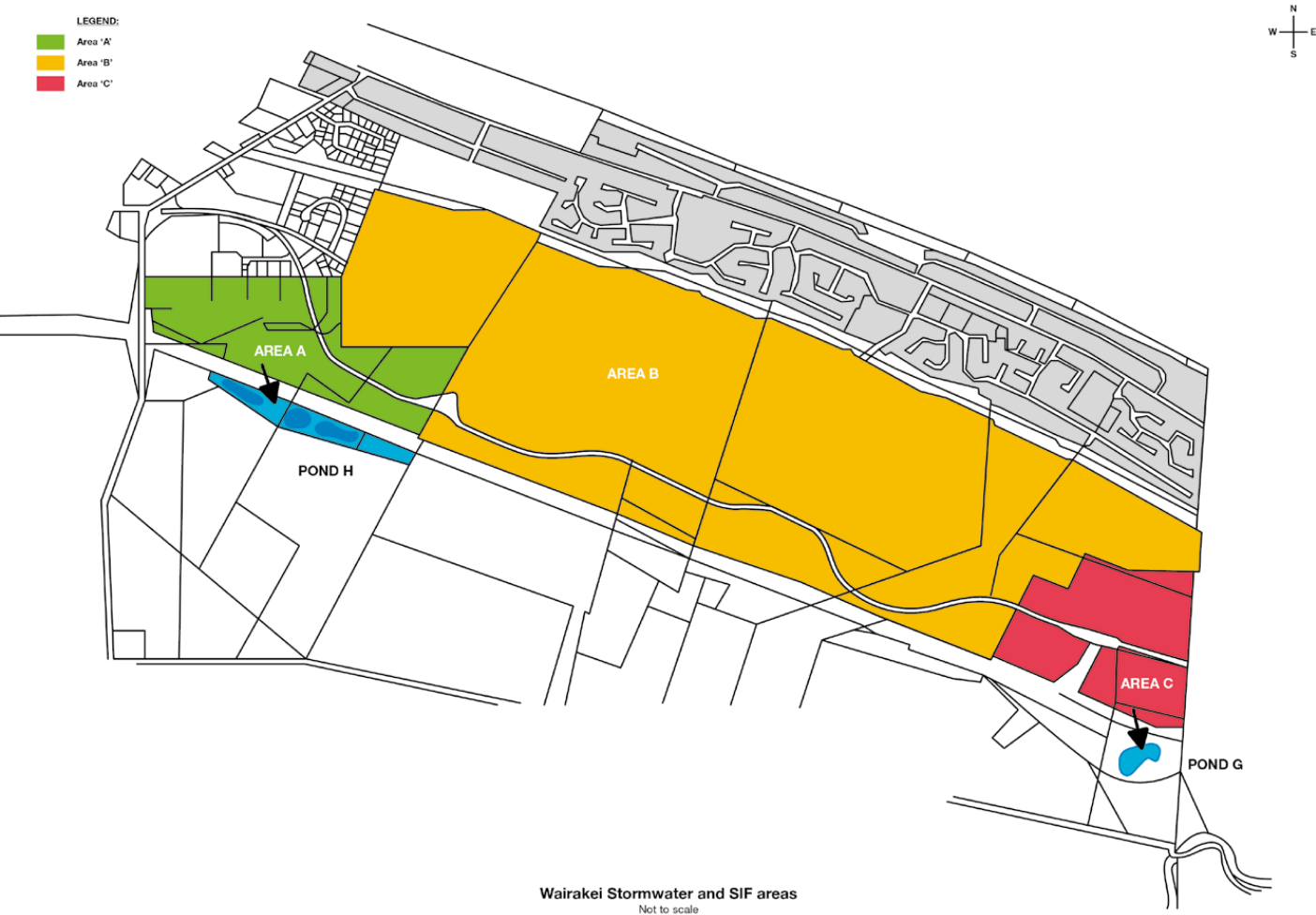
	Water	Wastewater	Stormwater	Transport	Reserves
Total land area (hectares)	383	383	383	383	
Less:					
Stormwater Reserves	-17	-17	-17	-17	
Historic Reserves	-18	-18	-18	-18	
Road designations	-13	-13	-13	-13	
Total	335	335	335	335	

Urban Growth Area Structure Plans - Wairakei



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Figure 2: Stormwater sub catchments in Wairakei Urban Growth Area



Wairakei | Water

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			Cost funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Te Tumu	Wairakei			
2110	Parton Road/Te Okuroa Drive Watermains	Complete	\$310,898			100.00	\$310,898	335	\$928.05
2229	Wairakei Watermain Papamoa Beach Road / Palm Springs/Wairakei Reserve	Complete	\$531,845			100.00	\$531,845	335	\$1,587.60
274 / 120738	Upgrade of Bell Road water main (450mm dia steel) to Wairakei, new reticulation for Wairakei fed from Poplar Lane Reservoir	Complete	\$1,174,369			100.00	\$1,174,369	335	\$3,505.58
710/123246	Wairakei Te Okuroa Drive Water Mains - TCC Project	Engineers estimate	\$3,669,718			100.00	\$3,669,718	335	\$10,954.38
728 / 123221	Internal Wairakei Reticulation Mains (excluding Te Okuroa Drive) as per Wairakei structure plan	Engineers estimate	\$3,073,466			100.00	\$3,073,466	335	\$9,174.53
3376 / 120737	Bell Road 450mm Main - Wairakei and Te Tumu	Engineers estimate	\$23,990,110		50.00	50.00	\$11,995,055	335	\$35,806.13
Subtotal			\$32,750,406				\$20,755,351		\$61,956.27
Cost of Inflation									\$7,048.73
Cost of Capital									-\$12,161.19
Total									\$56,843.81

Wairakei | Wastewater

Development contributions payable for development in Wairakei subcatchment A

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					Cost funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Renewal	DC: Papamoa	DC: Te Tumu	DC: Wairakei			
Subtotal from projects detailed in subcatchment B calculation plus project/s below which only provides for development in catchment A											
1595	Pump Station 16	Complete	\$446,690					100.00	\$446,690	43	\$10,388.14
Subtotal			\$446,690						\$446,690		\$106,306.60
Cost of Inflation											\$16,447.62
Cost of Capital											-\$7,499.58
Total Wastewater DC payable in Wairakei subcatchment A											\$115,254.74

Continued on next page

Wairakei | Wastewater cont.

Development contribution fees payable for Development in Wairakei subcatchment B

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					Cost funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Renewal	DC: Papamoa	DC: Te Tumu	DC: Wairakei			
280922	Opal Drive Pump Station - Actual costs	Complete	\$230,412		31.00	-	-	69.00	\$158,984	335	\$474.58
296	Papamoa East Trunk Main. Investigation & Design	Complete	\$770,042	50.00				50.00	\$385,021	335	\$1,149.32
2936 / 120656	Ashley Place Sewer Upgrades	Complete	\$598,470					100.00	\$598,470	335	\$1,786.48
1598 / 122116	Opal Drive Rising Main	Complete	\$187,439		50.00		37.00	13.00	\$24,367	335	\$72.74
3613 / 121771	Main Wairakei Pump Station - Papamoa East.	Engineer	\$17,550,000				74.00	26.00	\$4,563,000	335	\$13,620.90
3614 / 122115	Opal Drive Pump Station	Engineer	\$22,300,000		44.00		41.00	15.00	\$3,345,000	335	\$9,985.07
1596 / 123222	Rising Main from Wairakei p/s to Opal Drive p/s	Engineer	\$55,276,878	71.00			21.00	8.00	\$4,422,150	335	\$13,200.45
3586 / 121302	Opal Drive to Te Maunga Rising Main	Engineer	\$62,119,075				70.00	30.00	\$18,635,723	335	\$55,629.02
Subtotal			\$159,032,316						\$32,132,715		\$95,918.55
Cost of Inflation											\$16,447.62
Cost of Capital											-\$11,071.96
Total Wastewater DC payable in Wairakei subcatchment B											\$101,294.21

Development contributions payable for development in Wairakei subcatchment C

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			Cost funded via Catchment	Divisor	Cost per unit (\$)	
				Loan	Renewal	DC: Papamoa				DC: Te Tumu
Subtotal from projects detailed in subcatchment B calculation (see prior page) plus project/s below which only provides for development in catchment C:									\$95,918.55	
1585/122389	Pump Station Catchment 2 to service Papamoa East Stage 1 development	Engineers estimate	\$750,000				100.00	\$750,000	37	\$20,270.27
Subtotal			\$750,000					\$750,000		\$116,188.82
Cost of Inflation										\$16,447.62
Cost of Capital										-\$4,194.27
Total Wastewater DC payable in Wairakei subcatchment C										\$128,442.17

Wairakei | Stormwater

Projects which are funded across all Wairakei catchments

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					Cost funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Te Tumu	NZTA	Papamoa	Wairakei			
280257	Forward Planning, Consents and Design for Wairakei Stormwater	Complete	\$915,431					100.00	\$915,431	335	\$2,732.63
1918	Palm Springs Blvd Culverts - Twin 3 x 2 Culverts	Complete	\$558,176				58.38	41.62	\$232,313	335	\$693.47
1919	Golden Sands Culverts - Twin 4 x 2 Culverts	Complete	\$667,094				58.38	41.62	\$277,645	335	\$828.79
1679A	Wairakei Pond G - costs associated with managing roading related stormwater	Complete	\$1,653,269	5.00		54.46		40.54	\$670,235	335	\$2,000.70
1920 / 123243	Wairakei Stream Culvert Upgrade: Emerald Shores Drive	Engineer estimate	\$750,000				58.38	41.62	\$312,150	335	\$931.79
Subtotal for projects that relate to all Wairakei subcatchments (used in calculations below)			\$4,543,970						\$2,407,774		\$7,187.38

Projects which are funded via catchments A and C

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding Source (%)					Costs funded via Wairakei A and C	Divisor	Cost per unit (\$)
				Loan	Te Tumu	External	Papamoa	Wairakei A & C			
1619	Papamoa East I - Bell Rd Flood Pump Station	Complete	\$2,480,232			46.59		53.41	\$1,324,692	80	\$16,558.65
Subtotal for projects that relate to Area A and C			\$2,480,232						\$1,324,692		\$16,558.65

Stormwater development contributions payable in Wairakei subcatchment A

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					Costs funded via Wairakei A	Divisor	Cost per unit (\$)
				Loan	Te Tumu	External	Papamoa	Wairakei - A			
Projects funded via all catchments - \$ per hectare calculated above											\$7,187.38
Plus subtotal of projects which are funded via catchments A and C (as calculated above)											\$16,558.65
1509	Construction of Pond H and associated culverts- (includes costs for LIPS 1509, 1647, 1648, 1649, 3101 and 1657)	Complete	\$4,929,532					100.00	\$4,929,532	43	\$114,640.28
1650	Te Okuroa Drive - Stormwater Management - Area 4 - Pond H	Complete	\$640,826					100.00	\$640,826	43	\$14,902.93
Subtotal for projects that relate to Area A only			\$5,570,358						\$5,570,358		\$153,289.24
Cost of Inflation											\$27.95
Cost of Capital											\$57,246.03
Total											\$210,563.22

Wairakei | Stormwater cont.

Stormwater development contributions payable in Wairakei subcatchment B

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding Source (%)					Cost funded via Wairakei B	Divisor	Cost per unit (\$)
				Loan	Te Tumu	NZTA	Papamoa	Wairakei - B			
Projects funded via all catchments - \$ per hectare calculated prior page											7187.38
280920	Wairakei Stream - Overflow to Kaituna - Historic/Actual Costs	Complete	\$371,906		33.34		33.33	33.33	\$123,956	255	\$486.10
280304+2014	Wairakei Stream - Land Purchase	Complete	\$2,050,000				67.98	32.02	\$656,410	255	\$2,574.16
280268	Wairakei Stream Channel (Parton Rd - Marjorie Ln)	Complete	\$792,489				67.98	32.02	\$253,755	255	\$995.12
1514	Area 2/1 and 2/1 -Te Okuroa Drive and UGA Associated	Complete	\$2,036,745	49.40				50.60	\$1,030,593	255	\$4,041.54
2480 /123244	Wairakei Stream - Overflow to Kaituna	Engineer	\$43,825,140		33.34		33.33	33.33	\$14,606,919	255	\$57,282.04
1678/ 123245	Te Okuroa Drive - Servicing SW Area 3	Engineer	\$2,051,549					100.00	\$2,051,549	255	\$8,045.29
2197 / 122191	Papamoa - Wairakei Stream Land Purchase	Engineer	\$1,939,075				68.00	32.00	\$620,504	255	\$2,433.35
995 / 123237	Wairakei Stream Landscaping	Engineer	\$866,104				68.00	32.00	\$277,153	255	\$1,086.88
Subtotal for projects that relate to Area B only			\$53,933,008						\$19,620,840		\$84,131.85
Cost of Inflation											\$15,892.73
Cost of Capital											-\$4,257.76
Total - Area B											\$95,766.82

Stormwater development contributions payable in Wairakei subcatchment C

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding Source (%)					Cost funded via Catchment C	Divisor	Cost per unit (\$)
				Loan	Te Tumu	NZTA	Papamoa	Wairakei - C			
Subtotal of projects funded via all catchments - \$ per hectare calculated above											\$7,187.38
Plus subtotal of projects which are funded via catchments A and C as calculated above											\$16,558.65
1512 / 123036	Te Okuroa Drive Servicing Area 5 Pond G Discharge	Complete	\$1,406,000					100.00	\$1,406,000	37	\$38,000.00
1679 / 123215	Wairakei Pond G Construction & Land	Complete	\$4,251,264					100.00	\$4,251,264	37	\$114,899.02
1680 / 123216	Wairakei Pond G Roading Associated		\$273,100					100.00	\$273,100	37	\$7,381.08
Subtotal			\$5,930,364								\$184,026.13
Cost of Inflation											\$254.66
Cost of Capital											\$99,652.67
Total costs for Area C											\$283,933.46

Wairakei | Transport

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)						Costs funded via Catchment	Divisor	Cost per unit (\$)
				Loan/ Rates	Renewal	NZTA	Papamoa	Te Tumu	Wairakei			
280277	Designations in Papamoa (previously Lips 916)	Complete	\$35,000					57	42.68	\$14,938	335	\$44.59
280232	Tara Rd/Parton Rd Intersection Control	Complete	\$929,748	5			49		46.34	\$430,845	335	\$1,286.11
2262	Te Okuroa Dr - Boulevard Intersection	Complete	\$1,364,783						100.00	\$1,364,783	335	\$4,073.98
249	Tara Rd/Parton Rd Intersection Control	Complete	\$2,140,345	5			49		46.34	\$991,836	335	\$2,960.70
2259	Parton Road / Papamoa Beach Road Roundabout	Complete	\$364,207				51		48.78	\$177,660	335	\$530.33
267	Wairakei Stream Crossing - Shopping Centre	Complete	\$329,818				51		48.78	\$160,885	335	\$480.25
268	Wairakei Stream Crossing - Golden Sands	Complete	\$513,007				51		48.78	\$250,245	335	\$747.00
246	Tara Rd Planning & Reconstruction	Complete	\$10,411,319	17		29	27		26.95	\$2,805,850	335	\$8,375.67
564	Land Purchase Tara Rd	Complete	\$827,003	30			36		34.14	\$282,339	335	\$842.80
2933	Te Okuroa Drive Roundabout at CH870	Complete	\$620,011						100.00	\$620,011	335	\$1,850.78
2984	Te Okorua Drive signalised intersections	Complete	\$1,399,669						100.00	\$1,399,669	335	\$4,178.12
1171/120831	Bus Bays and Shelters - 4 on Te Okuroa Drive	Engineer estimate	\$110,000			51			49.00	\$53,900	335	\$160.90
269/123239	Wairakei Stream Crossing - Emerald Shores Subdivision	Engineer estimate	\$1,200,000			51	24		25.10	\$301,200	335	\$899.10
2260 / 122980	Te Okuroa Drive - Parton Road to Wairakei Boundary											
	Costs incurred prior 2020 with no NZTA subsidy	Actual	\$1,497,213		34				66.50	\$995,647	335	\$2,972.08
	Improvements and widening to road	Engineers estimate	\$1,415,735		16	51			33.00	\$467,193	335	\$1,394.60
	Total		\$2,912,948									
259 / 122978	Te Okuroa Drive - Wairakei Boundary to Sands Ave											
	Stevenson to Sands (no approved NZTA funding)	Engineer estimate	\$4,212,326						100.00	\$4,212,326	335	\$12,574.11
	Boundary to Stevenson Drive (NZTA funded)	Actual	\$14,994,000			51			49.00	\$7,347,060	335	\$21,931.52
	Total		\$19,206,326									
2263/122976	Te Okuroa Dr - Sands Avenue Intersection	Engineer estimate	\$8,689,477	2		51		27	20.35	\$1,768,308.57	335	\$5,278.53
2261 / 122977	Te Okuroa Drive - Sands Avenue to Te Tumu											
	Costs partially funded via NZTA		\$7,483,187			51		28	20.91	\$1,564,974	335	\$4,671.56
	Historical costs not funded via NZTA	Actual	\$1,379,624					57	42.68	\$588,824	335	\$1,757.68
	Total		\$8,862,811									
261 / 122982	Sands Avenue - between PEI and Te Okuroa Drive	Engineer estimate	\$10,023,368	53				27	19.86	\$1,990,641	335	\$5,942.21
262 / 122203	Papamoa East Interchange (less costs of future land sale)											
	Costs spent pre 2020 with no NZTA funding	Actual	\$18,449,033	5				54	40.54	\$7,479,238	335	\$22,326.08
	Costs with expected NZTA Funding	Engineer estimate	\$59,269,606	2		51		27	19.86	\$11,773,670	335	\$35,145.28
	Total		\$77,718,639									
Subtotal			\$147,658,479							\$47,042,042		\$140,424.01
Cost of Inflation												\$1,399.21
Cost of Capital												\$31,439.53
Total												\$173,262.75

Welcome Bay

Welcome Bay

6.10 Welcome Bay

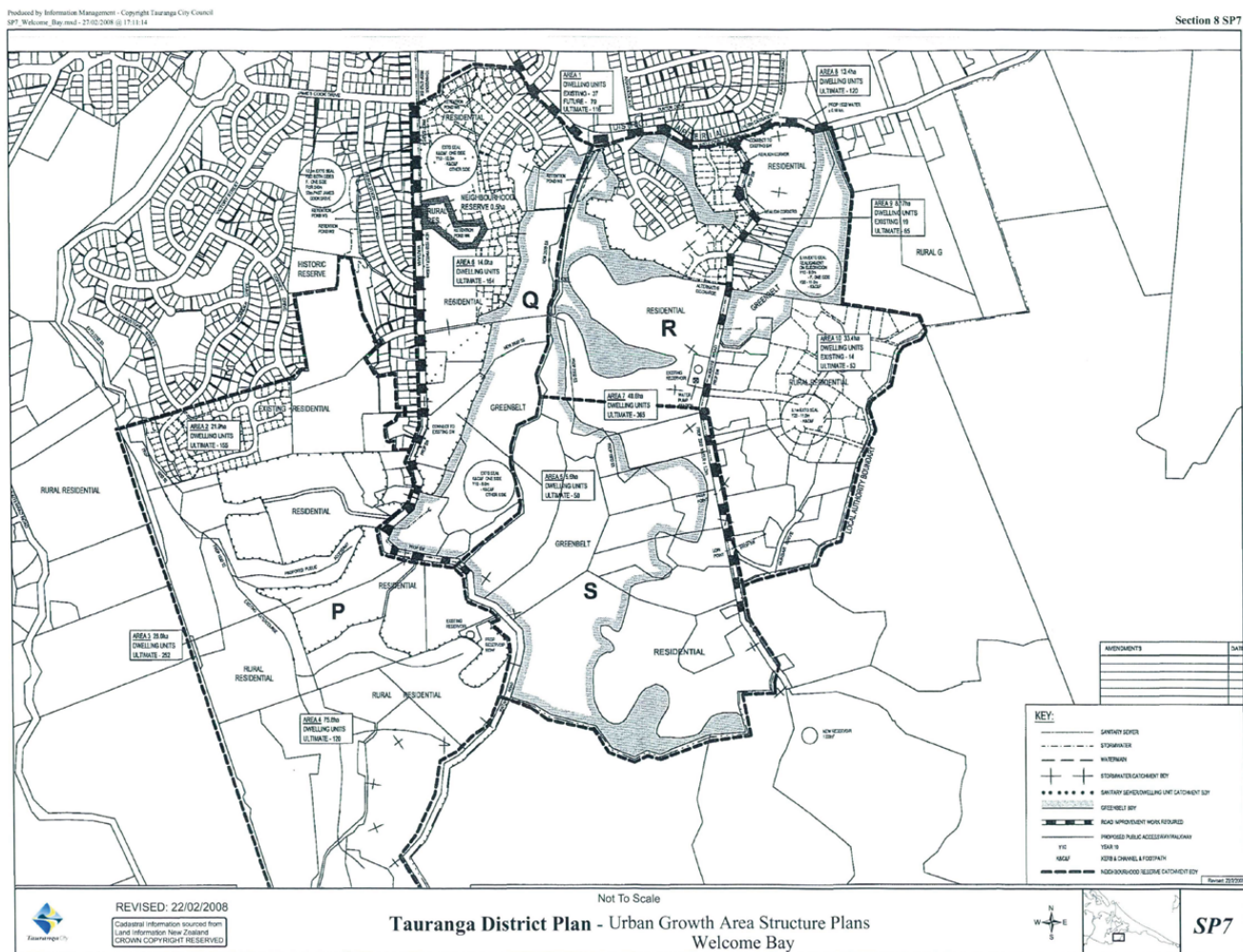
6.10.1 The Welcome Bay Urban Growth Area is located on the South East side of Tauranga. It borders the Tauranga Infill catchment. Structure Plan 7 shows the boundaries of the growth area. The majority of the infrastructure provisions are complete. The schedules identify which costs are complete (Actual costs) and which costs are still planned (standard estimates or nonstandard estimates).

6.10.2 The expected yield and divisor for Welcome Bay is based on 9 dwellings per hectare. The planning period is 1991-2021.

Table 64: Household unit divisors for Welcome Bay

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	1,421	1,421	1,421	1,421	
Rural Residential	159			159	
Residential Development 1992-1995	39	39	39	39	
Rural Residential Development 1995-1995	10			10	
Total	1,629	1,460	1,460	1,629	

Urban Growth Area Structure Plans - Welcome Bay



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Welcome Bay | Water

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Welcome Bay			
280028	Pump station	Complete	\$140,000			100.00	\$140,000	1629	\$85.94
280027	Waikite Reservoir - 1000m3	Complete	\$74,309			100.00	\$74,309	1629	\$45.62
280025	Waikite Road	Complete	\$79,712			100.00	\$79,712	1629	\$48.93
280024	Waitaha road	Complete	\$87,200			100.00	\$87,200	1629	\$53.53
280307	Welcome Bay Reservoir	Complete	\$1,760,266			100.00	\$1,760,266	1629	\$1,080.58
280026	Welcome Bay Road	Complete	\$20,419			100.00	\$20,419	1629	\$12.53
Subtotal			\$2,161,906				\$2,161,906		\$1,327.14
Cost of Inflation									\$-
Cost of Capital									\$260.05
Total									\$1,587.19

Welcome Bay | Wastewater

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding Source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Welcome Bay			
280237	Sewer in Central Gully - Welcome Bay	Complete	\$430,256			100.00	\$430,256	1460	\$294.70
280099	Sewer from end of Meander Street	Complete	\$128,997			100.00	\$128,997	1460	\$88.35
280100	Road Crossings across Welcome Bay Road	Complete	\$19,401			100.00	\$19,401	1460	\$13.29
280101	Pump station upgrade - Waitaha road Rising Main	Complete	\$345,091			100.00	\$345,091	1460	\$236.36
122738 / 297	Southern Pipeline		\$107,607,540	33.36					\$3,676.00
*** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.3 Part 2. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects.		Non standard							
Subtotal			\$108,531,285				\$923,745		\$4,308.70
Cost of Inflation									\$-
Cost of Capital									\$157.58
Total									\$4,466.28

Welcome Bay | Stormwater

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Welcome Bay			
280137	Resolution Road Catchment - Pond W2	Complete	\$115,511			100.00	\$115,511	1460	\$79.12
280138	Resolution Road Catchment - Pond W3	Complete	\$201,615			100.00	\$201,615	1460	\$138.09
280139	Waitaha Rd by Osprey Drive	Complete	\$8,028	5.00		95.00	\$7,627	1460	\$5.22
280141	Waitaha Road North (W5)	Complete	\$231,365			100.00	\$231,365	1460	\$158.47
280140	Waitaha Road South (W4)	Complete	\$205,838			100.00	\$205,838	1460	\$140.98
280223	Welcome Bay SIF: Waioraki Stream	Complete	\$42,213			100.00	\$42,213	1460	\$28.91
280265	Welcome Bay SIF: Waioraki Stream (previously Lips 978)	Complete	\$30,000			100.00	\$30,000	1460	\$20.55
280224	Welcome Bay SIF: Waitaha/Waikite Road	Complete	\$209,340	9.00		91.00	\$190,499	1460	\$130.48
1175 / 123262	Waitaha Road Top End (520m @ \$457)	Engineers estimate	\$237,640	5.00		95.00	\$225,758	1460	\$154.63
Subtotal			\$1,281,550				\$1,250,426		\$856.46
Cost of Inflation									\$24.52
Cost of Capital									\$90.97
Total									\$971.95

Welcome Bay | Transport

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	External	DC: Welcome Bay			
280230	Waitaha Road	Complete	\$453,904	5.00		95.00	\$431,209	1629	\$264.71
280270	Waikiti Road Upgrade	Complete	\$1,286,795	9.00		91.00	\$1,170,983	1629	\$718.84
105 / 123341	Welcome Bay Road Upgrade (870m upgrade 9m - 14.4m arterial)	Engineers estimate	\$3,500,000	76.97		23.03	\$806,050	1629	\$494.81
107 / 123260	Waitaha Road (525m widening 1180m to 1705m)	Engineers estimate	\$567,525	5.00		95.00	\$539,149	1629	\$330.97
Subtotal			\$5,808,224				\$2,947,391		\$1,809.33
Cost of Inflation							\$-		\$82.11
Cost of Capital									-\$166.16
Total							\$2,947,391		\$1,725.28

West Bethlehem

West
Bethlehem

6.11 West Bethlehem

- 6.11.1 The West Bethlehem Urban Growth Area was zoned for development in 2001. Based on current growth projections the land development is expected to be complete by 2046. West Bethlehem includes a mixture of residential and rural residential zoned land with approximately one hectare of commercial zone. Structure plan 12 shows the boundaries of the West Bethlehem area and the bulk infrastructure services planned.
- 6.11.2 For most of West Bethlehem (excluding the Papapkainga zone and the rural residential zone) local development contributions are calculated based on the entire site area associated with a development except site area associated with:
- i. Stormwater reserves,
 - ii. Historic reserves,
 - iii. Local/neighbourhood reserves,
 - iv. Non-building area resulting from historical/cultural considerations,
 - v. The road corridor associated with non-local roads (roads with a land corridor more than 20m in width).
- 6.11.3 Land zoned residential or rural residential and with a scheduled site overlay in the City Plan the charge for the wastewater activity will be that of the Bethlehem Urban Growth Area rather than the West Bethlehem Urban Growth Area
- | | |
|-----------------------------------|---|
| Planning period: 2001-2046 | Expected yield: 13.5 per hectare (average) |
|-----------------------------------|---|
- 6.11.4 The potential yield for future dwelling units in West Bethlehem is based on an average anticipated yield of 13.5 lots per hectare across the Carmichael West structure plan excluding the Ngati Kahu Papakainga Zone and the Northwest Bethlehem structure plan (the expected yield within Northwest Bethlehem is 15 lots per hectare). The expected yield in the Ngati Kahu Papakainga Zone of Carmichael West is 12 lots per hectare.

6.11.5 The divisors used in the determination of the per unit divisor shown in the asset schedules are based on the following tables.

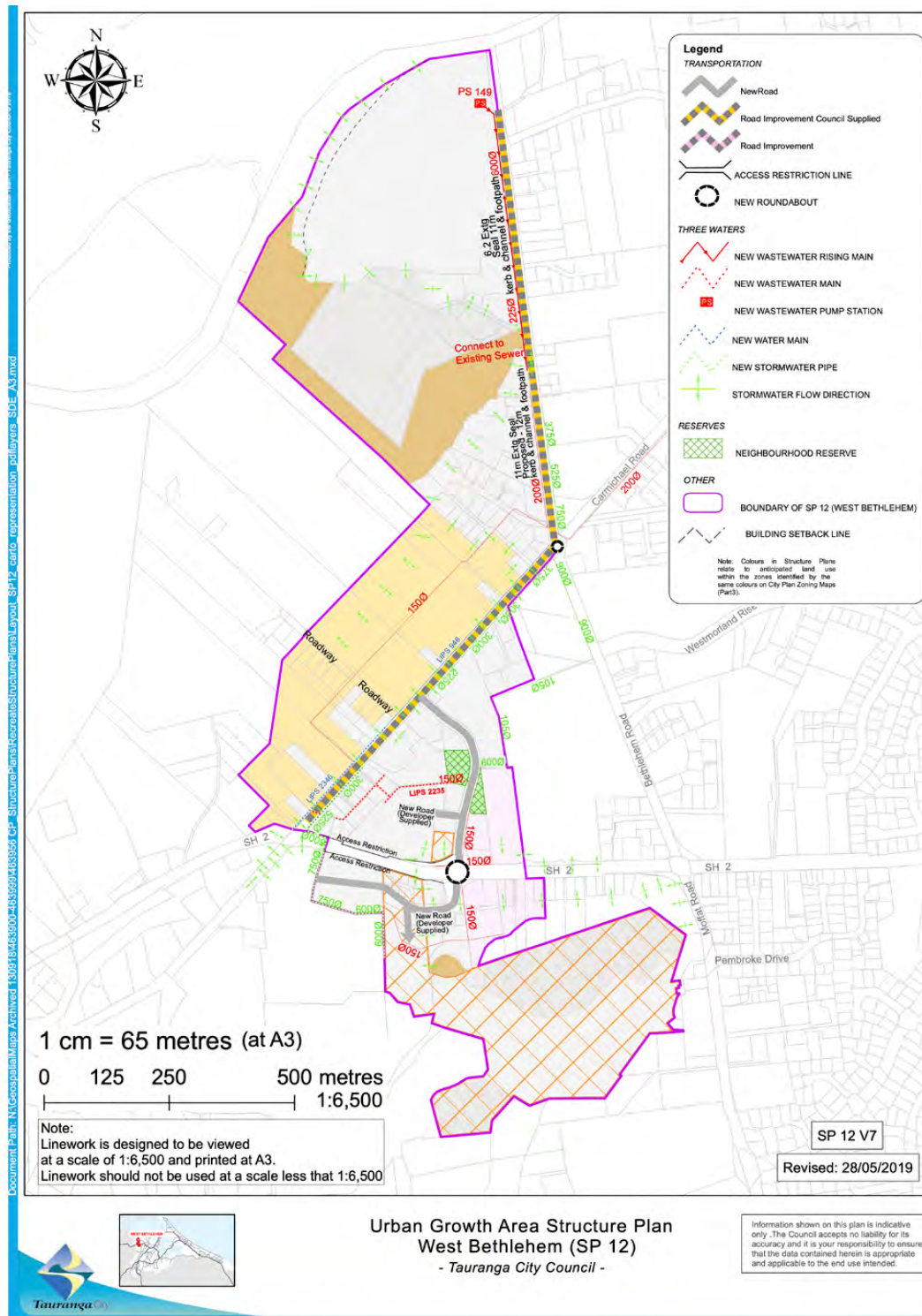
Table 65: Divisors for West Bethlehem

	Water	Wastewater	Stormwater	Transport	Reserves
Residential – Carmichael West	379	229	379	379	229
Residential – North West Beth	191	191	191	191	191
Rural Residential – North West Beth	11			11	
Subtotal Residential	581	420	570	581	420
Commercial area (hectares)	1	1	1	1	1
<i>Commercial scaling factor</i>	<i>19</i>	<i>19</i>	<i>22</i>	<i>35</i>	<i>0</i>
Subtotal commercial	19	19	22	35	0
Total	600	439	592	616	420

Table 66: Divisors for West Bethlehem Excluding the Papakainga Zone

	Water	Wastewater	Stormwater	Transport	Reserves
Total land area (hectares)	61.04	46.11	61.04	61.04	61.04
Less:					
Non-local roads	-1.72	-1.72	-1.72	-1.72	-1.72
Local Reserves	-0.43	-0.43	-0.43	-0.43	-0.43
Stormwater Reserves	-3.09	-1.81	-3.09	-3.09	-3.09
Non-buildable area	-4.10	-1.05	-4.10	-4.10	-4.10
Rural Residential	-13.62	-7.52	-13.62	-13.62	-13.62
Total	38.08	33.58	38.08	38.08	38.08

Urban Growth Area Structure Plans - West Bethlehem



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

West Bethlehem | Water

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Renewal	West Bethlehem			
946	Carmichael Road to Bethlehem Road	Complete	\$134,186	11.00		89.00	\$119,426	600	\$199.04
2346 / 120884	Carmichael Road Watermain (Bethlehem - SH2) Stage 2. Approx 270m	Engineers estimate	\$600,000	24.00	38.00	38.00	\$228,000	600	\$380.00
Subtotal			\$734,186				\$347,426		\$579.04
Cost of Inflation									\$5.10
Cost of Capital									\$224.87
Total before Council discount									\$809.01
Less reduction adopted by Council									-\$278.33
Total									\$530.68
Expected yield per hectare									\$13.50
\$ charge per hectare									\$7,164.21
Commercial scaling factor (water)									\$19.00
\$ charge per hectare for commercial development									\$10,082.97

West Bethlehem | Wastewater

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)				\$ funded via West Bethlehem	Divisor	Cost per unit (\$)
				Loan	Renewal	Bethlehem	West Bethlehem			
280061	Bethlehem Pump Station	Complete	\$1,289,808	10.00	40.70	42.70	6.60	\$85,127	439	\$193.91
280059	Bethlehem to Birch Avenue to Judea Pump Station	Complete	\$1,652,687	10.00	40.70	42.70	6.60	\$109,077	439	\$248.47
280060	Judea Pump Station Rising Main and Pump Station Modifications	Complete	\$836,802	10.00	53.50	32.00	4.50	\$37,656	439	\$85.78
280056	Mayfield Lane to Point B	Complete	\$683,596	10.00		65.70	24.30	\$166,114	439	\$378.39
280057	Point B Southwest toward State Highway 2	Complete	\$265,183	10.00		65.70	24.30	\$64,439	439	\$146.79
280058	Point B to Carmichael Road	Complete	\$294,400	10.00		65.70	24.30	\$71,539	439	\$162.96
280253	Carmichael Rd to Bethlehem Rd (previously Lips 772)	Complete	\$375,000	10.00		65.70	24.30	\$91,125	439	\$207.57
280299	Block A West Bethlehem	Complete	\$75,050	10.00			90.00	\$67,545	439	\$153.86
1663	Block A West Bethlehem	Complete	\$114,077	10.00			90.00	\$102,669	439	\$233.87
2122	Carmichael Road to Bethlehem Road (cross country)	Complete	\$460,528	10.00		18.00	72.00	\$331,580	439	\$755.31
2235	Block C West Bethlehem Sewer (6.1.3)	Complete	\$52,510	10.00			90.00	\$47,259	439	\$107.65
775	Bethlehem West SIF Projects - Block D	Complete	\$364,482	10.00			90.00	\$328,034	439	\$747.23
1664 / 123360	West Bethlehem Wastewater Reticulation Carmichael Cnr SH2		\$967,722	10.00			90.00	\$870,950	439	\$1,983.94
122738 / 297	Southern Pipeline. *** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.3 Part 2. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects.		\$107,607,540				1.96			\$3,676.00
Subtotal			\$115,039,385					\$2,373,115		\$9,081.73
Cost of Inflation										\$-
Cost of Capital										\$1,940.47
Total before Council discount									141.45	\$11,022.20
Less reduction adopted by Council										\$52.93
Total										\$11,075.13
Expected yield per hectare										\$13.50
\$ charge per hectare										\$149,514.25
Commercial scaling factor (wastewater)										\$19.00
\$ charge per hectare for commercial development										\$210,427.46

West Bethlehem | Stormwater

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding sources (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Bethlehem	West Bethlehem			
280242	Carmichael Farm Ponding Area	Complete	\$2,184,733	30.00	66.50	3.50	\$76,466	592	\$129.16
280283	Parau Pond Farm Reticulation associated with pond	Complete	\$31,086			100.00	\$31,086	592	\$52.51
280238	Pond C - Rooding Associated	Complete	\$504,836		93.71	6.29	\$31,754	592	\$53.64
280241	Pond H	Complete	\$169,218		80.00	20.00	\$33,844	592	\$57.17
280255	Reticulation Block A	Complete	\$557,844			100.00	\$557,844	592	\$942.30
280298	Reticulation Block C	Complete	\$168,153			100.00	\$168,153	592	\$284.04
280282	Rooding Associated - Carmichael Rd - Eastern End	Complete	\$165,077			100.00	\$165,077	592	\$278.85
1583	Reticulation Block C - West Bethlehem SIF Pond G Rooding Associated	Complete	\$89,155			100.00	\$89,155	592	\$150.60
1582 / 120765	Bethlehem Road East Stormwater Management Programme - Low Impact Design Option - Stage 1 (replaces Pond D and G works)		\$2,000,000		30.00	70.00	\$1,400,000	592	\$2,364.86
1661 / 120772	Bethlehem West Stormwater Upgrade under State Highway 2 (was Carmichael Road Stormwater)		\$5,105,000			100.00	\$5,105,000	592	\$8,623.31
1659 / 120771	Upgrade of Carmichael Road Stormwater in conjunction with Rooding, Wastewater and Water upgrades		\$1,812,143			100.00	\$1,812,143	592	\$3,061.05
Subtotal			\$12,787,245				\$9,470,521		\$15,997.50
Cost of Inflation									\$190.84
Cost of Capital									\$94.90
Total before Council discount									\$16,283.24
Less low demand or discount									-\$10,651.00
Total									\$5,632.24
Expected yield per hectare									\$13.50
\$ charge per hectare									\$76,035.27
Commercial scaling factor (stormwater)									\$22.00
\$ charge per hectare for commercial development									\$123,909.33

West Bethlehem | Transport

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)				\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Renewal	Bethlehem	Citywide	West Bethlehem		
280275	Designation process for Roads in Bethlehem Plan Change 15 (previously Lips 922)	Complete	\$2,113					100.00	616	\$3.43
280258	Intersection Upgrades - Bethlehem Rd/Carmichael Rd (previously Lips 224)	Complete	\$503,881	20.00		40.00		40.00	616	\$327.20
230	Bethlehem SH2 Roundabout	Complete	\$3,600,592	25.00			24.00	51.00	616	\$2,981.01
163	Bethlehem Rd	Complete	\$842,855	6.00	25.00	34.50		34.50	616	\$472.05
2247 / 120748	Bethlehem Rd reconstruction Stage 2 (approx 510m from House 109 to Marae corner). Widening kerb and channel, footpath one side, lighting.		\$1,152,130		31.00	34.50		34.50	616	\$645.27
235 / 120878	Carmichael Road Reconstruction SH2 To Te Paeroa Rd (approx 400m including renewals/upgrades to existing road)		\$1,185,990	33.00	32.00			35.00	616	\$673.86
Subtotal			\$7,287,561					\$3,143,334		\$5,102.81
Cost of Inflation										\$319.26
Cost of Capital										\$5,034.15
Total before Council discount										\$10,456.22
Less discount adopted by Council										-\$4,637.10
Total										\$5,819.12
CALCULATION OF CHARGE PER HECTARE FOR COMMERCIAL DEVELOPMENT										
Expected yield per hectare										\$13.50
\$ charge per hectare										\$78,558.18
Commercial scaling factor (transport)								\$141		\$35.00
\$ charge per hectare for commercial development										\$203,669.35

West Bethlehem | Reserves

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Bethlehem	West Bethlehem			
632	West Bethlehem Neighbourhood Reserve Land Purchase	Complete	\$1,836,677	46.00		54.00	\$991,806	420	\$2,361.44
280900	Catchment B reserve development	Complete	\$103,500	10.00		90.00	\$93,150	420	\$221.79
700 / 123358	Te Paeroa Reserve Park Development	Non standard	\$168,750	10.00		90.00	\$151,875	420	\$361.61
Subtotal			\$2,108,927				\$1,236,831		\$2,944.83
Cost of Inflation									\$-
Cost of Capital									\$3,969.29
Total before Council discount							\$1,236,831		\$6,914.12
Discount									
Total (\$ per lot)									\$6,914.12
Expected yield per hectare									\$13.50
\$ charge per hectare									\$93,340.68

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11.3 Active Reserves - actions to increase capacity**File Number:** A13231321**Author:** Ross Hudson, Team Leader: Planning**Authoriser:** Gareth Wallis, General Manager: Community Services**Please note that this report contains confidential attachments.**

Public Excluded Attachment	Reason why Public Excluded
Item 11.3 - Active Reserves - actions to increase capacity - Attachment 2 - Attachment B (confidential) - Active Reserve Options not on Council owned land	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities.

PURPOSE OF THE REPORT

1. To seek agreement to short-term and longer-term actions to increase capacity in Tauranga's active reserves network.

RECOMMENDATIONS

That the Council:

- (a) Endorses the proposed options in Appendix 1 to increase utilisation and capacity in the active reserves network.
- (b) Notes the need for budget reallocations to enable identified short-term improvements, to be agreed through the 2022/23 Annual Plan Deliberations process.
- (c) Endorses upgrades to Links Avenue Reserve and Macville Park in Mount Maunganui, to enable the development of a centralised facility for football talent development and a football academy for the city, pending agreements with the football clubs and agreement of budget reallocations through the Annual Plan Deliberations process.
- (d) Endorses the provision of artificial turfs as a sustainable and efficient method to meet local community demand for sports fields, in appropriate circumstances, and notes the need to amend the Active Reserve Level of Service Policy in due course to accommodate this.
- (e) **Attachment 2** can be transferred into the open as and when Council has concluded commercial negotiations.

EXECUTIVE SUMMARY

2. As the city grows, and as our demographics and sporting interests change, we need to expand and adapt our active reserves network. With increasing pressure on land for housing, we need to maximise the amount of use we can derive from the sports fields we provide, in order to minimise the need for additional land, whilst still seeking to enable accessible, quality and varied recreational opportunities.
3. The Community Facilities Investment Plan 2021 (CFIP) informed budgets for Active Reserves in the Long-term Plan (LTP). Its focus was on the major projects that would be needed to provide for new active reserves as the city grows in areas of identified major deficit. In developing CFIP and through the LTP process, the need for further work to identify and develop options to improve capacity and availability of sports fields within the existing network, was also identified.

4. We have now reviewed our demand projections for active reserves and assessed ways to meet that demand through improvements to the accessibility or number of fields within the network. We have also assessed the feasibility of a number of sites for early actions. Interventions can include flood lights, improvements to grass quality and irrigation, reconfiguration of fields, as well as land acquisition for new fields and different ways of managing demand.
5. We have identified a set of short-term options to increase the utilisation of our existing network, in particular to allow more mid-week evening training at key pinch points. We have also identified a set of longer-term options to increase capacity as the city grows. Some of the short-term options are unbudgeted and we propose to seek additional funding through the Annual Plan Deliberations process for those.
6. As well as looking to provide appropriate local training and match capacity across the network, we also look to work with the clubs and Sport Bay of Plenty to enable better development pathways for talented children and young adults. This can benefit those individuals and can inspire children of all skill levels to participate in sport.
7. With significant growing demand for football at all levels, and interest from the clubs and NZ Football in Tauranga having quality development pathways and opportunities to come together to enable combined senior teams to participate in the Northern League, we are proposing to upgrade Links Avenue Reserve and Macville Park in Mount Maunganui to become our 'Home of Football', with high-quality training and match facilities.
8. Key to the success of this opportunity will be quality playing surfaces and we propose providing new artificial turfs for training and a new sand-based grass turf for match-play at Links Avenue. Additionally, changes to the on-site parking provision and the potential relocation of the dog club to a suitable alternative site with improved facilities, will also significantly improve facilities. At Macville Park, we propose resurfacing to provide a sand-based grass or artificial turf, allowing more hours of community use and player development.
9. An appropriate management and governance regime for the facility would also be required to balance the demands of community sport with the development programme. We are currently working with the clubs to scope and create that.
10. The feasibility and costs of this development, and our other short-term actions are still being refined and we propose to bring a proposal with cost estimates for consideration through the 2022/23 Annual Plan Deliberations, along with consideration of the funding approach and opportunities for cost-recovery.

BACKGROUND

The active reserves network

11. Our active reserve network is a key component of our provision of parks and reserves across the city. They provide essential opportunities for our community to be healthy, to participate and compete, to aspire and be inspired. Our active reserves and our greenspaces as a whole are highly valued by our community whenever we seek their views, and we often receive feedback that reflects that sentiment.
12. Often our reserves have multiple functions – they can be rugby fields but also provide spaces to play, walk a dog or have a picnic, especially at the local neighbourhood scale. We also provide larger active reserves, such as Blake Park or Gordon Spratt Reserve, which have a predominant function as multi-sport hubs.
13. Our approach to the provision of active reserves is articulated in the Active Reserves Level of Service Policy (the Policy). The Policy primarily aims to meet the winter-time demands for grass sports (football, rugby, league) as this is when field capacity is most constrained. We also aim to provide for hardcourt sports such as netball and tennis, and other sport and recreational needs.

14. The Policy sets out principles that the active reserves will aim to be:
- (a) Sustainable, in that a level of service (capacity and quality) will be established, as far as practicable, to meet the needs of both current and future sporting codes in Tauranga.
 - (b) Enabling, in that consideration will be given to how we support the development of successful and sustainable sports clubs that are meeting the needs of the community at a social, training and competition level.
 - (c) Efficient, in that we will look at opportunities for making the most of what is available in the first instance and ensure that future active reserve development is undertaken to maximise capacity and efficiencies of use.
 - (d) Cost effective, in that we try to achieve a balance between accessibility, quality, economies of scale, current and future needs and consideration of the wider needs of the city.
 - (e) Network based, in that over and under supply in any one area could be picked up by the wider network of active reserves, taking into account population distribution.
 - (f) Accessible, through endeavouring to ensure a reasonable geographic distribution of active reserves across the city.

Supply, demand and options development

15. We commission an analysis of supply and demand on a three-yearly basis to help determine current and projected demand from sports codes. There are a range of factors that determine demand, including population growth and demographic change, participation rates, popularity of codes, and sport development factors. We also survey the clubs and regional sporting organisations in the western Bay of Plenty sub-region to understand their patterns of use and participation base.
16. We have also assessed a set of reserves and other sites across the city for their potential to provide additional sports field capacity, both as grass fields and as artificial turfs. Our attention has focused in the Western part of the city where the need to balance the demand for additional capacity against the need for new land for housing is particularly acute.
17. Appendix A summarises the findings and intervention options from our latest analysis. It identifies short and longer-term options for each community area to improve the useability (increased hours per week) of our existing network, and to increase capacity through, for example, providing new active reserves in our growth corridors. Appendix B (**confidential**) provides further details on some of the Council and non-council sites in the Western part of the city that we are considering as possible active reserve sites.
18. As we develop options, we consider the scale, distribution and accessibility of our active reserves in the context of our Policy and the Connected Centres approach to development, considering complementary or alternative options across wider macro-catchments, as well as within identified community catchment areas.
19. Our major issue across the city, both now and as the city grows, is access to fields for training, especially for football. Most training takes place on mid-week winter evenings and as such is reliant on decent grass quality (or artificial turf) and flood lights.
20. Across the whole network, there is currently a shortfall of 157 hours of training capacity growing to 261 hours by 2043. For comparison, a new quality grass field with flood lights can provide circa 20 hours of play a week (so about an equivalent of eight new fields).
21. It is important to note that these figures are based on assumptions and represent our most conservative projections of future demand. Sensitivity testing using Stats NZ projections, which project a higher proportion of people in the 'active population' bracket, could result in the need for a further eight additional fields by 2043 across the network.
22. Alongside modelled projections, we have also grounded our understanding with input from the clubs and with field-by-field assessments of the types of actions we can reasonably undertake to enhance the capacity of our current network.

23. Our 'intervention options' (Appendix A) are specific to each reserve and each field within it. The resulting actions will include a mix of:
- (a) flood lighting (e.g. improving current provision or new lights)
 - (b) turf replacement (e.g. grasses or artificial turfs)
 - (c) irrigation, drainage and new water supplies (e.g. water bores)
 - (d) changes to field configurations
 - (e) relocations of some codes and working with clubs to alter usage patterns
 - (f) acquiring land and developing new reserves.
24. The sections below summarise our options for each community area. We will begin implementing quick wins from this coming summer, with more complex options being refined in partnership with the clubs over the same period. Appendix A will become a comprehensive, budgeted, action plan.
25. The potential gains from the identified intervention options broadly correlate with the shortfalls in available hours of play, currently and as the city is predicted to grow. Note that our projections are out to 2043 only but, due to structural ageing, demand is expected to have peaked by that point even as the city grows further.
26. There remain a number of uncertainties around the viability of some of the interventions identified, as there are with the extent of future demand. Our focus is on actions that can be taken now and over the next few years, with further iterations of our action planning to be undertaken in due course.

Intervention options by community catchment area

Bethlehem

27. In Bethlehem, we have competing demands for land for housing and active reserves, with Council considering the extent to which land originally acquired for active reserves at Pōteriwahi (Parau Farms) and Smiths Farm should be used for housing. Our most recent assessment recommends that we should still look to provide three sports fields in the Bethlehem area. The feasibility of integrating active and passive reserve provision alongside a significant quantum of housing development at Pōteriwahi (Parau Farms) is being explored as an option, alongside options that consider full use of the site for housing. We would envisage any active reserve within Pōteriwahi functioning as a neighbourhood scale greenspace, providing organised sports opportunities but also operating as a local park. A report seeking further direction on Pōteriwahi will be brought to Council following conclusion of engagement with mana whenua.
28. We have investigated alternative options for provision in the Bethlehem area itself, and in the wider Western part of the city. There are currently no 'ready-to-go' alternative sites to Pōteriwahi or Smiths Farm for the provision of three fields within Bethlehem. However, we are exploring the potential of an alternative site on the Te Puna side of the Wairoa River, which is within 2km of Pōteriwahi. This site has the potential to provide sufficient capacity, albeit that it has a mix of ownership, access and site feasibility issues to resolve before we could classify it as a workable alternative. These issues will take some time to resolve but work is underway to do so.
29. Whilst provision of a three field active reserve in Bethlehem remains preferable to meet our service level objectives, we are also exploring options in the Tauriko West area that could meet our field supply requirements. We will need to provide new active reserve capacity to meet the needs of the Western Corridor, so if new provision in Tauriko were to also serve Bethlehem, it would require additional land (again in competition with housing) and would be less accessible from Bethlehem itself.
30. Confidential Appendix B provides some further details in regard to these sites and sites not in Council ownership.

Western Corridor

31. In the Western Corridor, we will require four new fields (or their equivalent) in the next 10-12 years. Options to provide this include:
- (a) the potential development of Maarawaewae (Greerton Racecourse) into a health and leisure hub with the Western Corridor being its primary source of active reserve demand;
 - (b) acquisition of land through a developer agreement with a Tauriko West landowner, ideally as part of a community facilities hub (active reserve, indoor courts, library, community centre, playcentre) which would ideally be located next to a new school in the area as this, along with use of artificial turf, would potentially allow sharing of space and therefore less competition for land for housing;
 - (c) development of Council's Merricks Farm site in Pyes Pa; and/or
 - (d) provision outside the catchment at Council-owned land in Ohauti.
32. The Maarawaewae option, and/or the Tauriko West options are considered preferable.
33. Confidential Appendix B provides some further details in regard to these sites.

Otūmoetai

34. Fergusson Park is the key active reserve in Otūmoetai, which also draws football and cricket players from a wider catchment (in part due to the deficit of capacity in the Bethlehem area, and in part because it is a large reserve with established clubs). A deficit of circa 40 hours a week training capacity is identified. Lighting, field reconfiguration, irrigation and changes to the grass type are identified as options for immediate and detailed investigation.
35. A key constraint at Fergusson Park is access to bore water to sow in and maintain better grasses, along with the fact that its high use in summer for cricket constrains options for upgrades in advance of the winter season. Availability and consent for bore water will be explored. The proposed upgrades to Links Avenue Reserve will provide alternative training options for some players.
36. There are existing LTP budgets for improvements to Fergusson Park – sports field enhancements, upgraded facilities, pathway and stormwater groyne improvements – and we will begin a comprehensive site design and undertake any quick wins as soon as possible in 2022.

Te Papa

37. Capacity shortfalls along the Te Papa Peninsula are not acute and are not expected to become so. Provision at Maarawaewae would comfortably meet demand growth. Other options include lighting, irrigation and sowing more resilient grasses at Morland Fox and/or Pemberton parks in Greerton.

Ohauti – Welcome Bay – Maungatapu

38. Demand is expected to peak in this area in 2031, with an additional 51 hours of training capacity required by that point. Options to provide that capacity over the next few years include lighting, irrigation and new grasses at Te Wati and Waipuna parks.
39. We may also need to use land Council owns in Ohauti for a new 1.5 field football reserve, depending on how demand plays out over the next few years. The site is in the vicinity of an area of expected additional housing development, and could also provide some sports field capacity, if required, for the Western Corridor. We would propose holding this land while the other actions in the catchment are undertaken. However, budget for its development – currently in 2023/24 and 2024/25 – is to be reallocated to other short-term sports field capacity projects.

Mount – Arataki

40. In the Mount, a small deficit in mid-week rugby training capacity has been identified through the supply and demand modelling. This could be alleviated by providing some extra lights at Arataki Park. Note also though that through the Blake Park Future State process, increasing capacity issues were identified by community rugby users there, especially as a result of increased demand from the Adams Centre for High Performance. Through our options for the development for Blake Park, we will further assess options for increased capacity for community and high-performance use in this area.
41. Aside from this, because Links Avenue Reserve and Macville Park in the Mount are football-focused sports fields, and because they are centrally located and therefore accessible from across the city, we are of the view that they can provide a citywide function in the provision of development pathways for talented footballers. Further details of proposed actions are detailed below.

Papamoa

42. The only sports fields in Papamoa are at Gordon Spratt Reserve, which has a shortfall of over 50 hours training capacity. This correlates with the views expressed by the clubs through the recent Future State co-design process. We have begun detailed and comprehensive investigations of options to increase capacity, including lighting, new grasses (potentially also an artificial turf) and field reconfigurations. As with Fergusson Park, water is the main issue and we are exploring bore water options and consents, and the use of city water supplies to bed in new grasses over the coming summers. Note also that our current Agrichemicals policy constrains our ability to grow in better quality grasses (see below).
43. We have also explored land swap and land acquisition options in the vicinity but these have not come to fruition at this point in time. The proposed upgrades to Links Avenue would also provide alternative training capacity for some players and, as we explore options for the development of Baypark with Bay Venues Limited, there may also be options to provide some sports field capacity there.

Papamoa East (including Wairakei – Te Tumu)

44. Existing demand in Papamoa East is adding to the pressure at Gordon Spratt Reserve. Future demand will be largely driven by growth and it will be essential that we provide additional fields in the Wairakei – Te Tumu area in circa 10 years' time, or before if the Wairakei – Te Tumu development is enabled sooner. Sufficient land has been identified through the Structure Plan process and we are in early-stage discussions with the Maori land trust that has responsibility for the Kaituna 14 Block, to enable it to be secured for active reserve development in due course.

Artificial turfs

45. We have also recently undertaken an assessment of the potential to make use of artificial turfs across the network. In principle, because we have a significant and growing deficit in mid-week training capacity for football, artificial turfs have the potential to provide a solution that enables more hours of use than grass for the same amount of space.
46. However, they are certainly not a panacea because they compromise field use by other codes and informal recreational users, and because they are constrained by the number of hours that teams are able and willing to play. If they replace existing fields, you can only gain a few additional hours of use and they are expensive to install, and more complex to manage and maintain.
47. Our conclusions as to the circumstances that artificial turfs are suitable are as follows:
 - (a) where there is a high football training demand, but limited other uses of the space;
 - (b) where there are potential weekday daytime users, especially schools nearby to maximise the community value that is derived from the investment;

- (c) in new growth areas where active reserves can be designed and managed to provide a mix of suitable surfaces for different users from the start; and
 - (d) where the site is feasible from geotechnical, planning and access perspectives, and its configuration would suit an artificial turf.
48. Our analysis of the suitability and feasibility of artificial turfs across a number of sites has led us to the conclusion that the Links Avenue project described below is an excellent location of the city's first football artificial turf.

Agrichemicals

49. Optimisation of grass sports fields is dependent on the availability of appropriate management tools and currently Council's agrichemical use policy does not allow the use of products suitable for managing these types of fields. Council's use of toxic agrichemicals for vegetation management policy lists approved products. This currently does not include pre-emergent chemicals. This list can be amended by Council, however the Toxic Agrichemical Advisory Forum (TAAF) who assist Council in its determination of acceptable toxic agrichemicals and their circumstances of use have, in the past, opposed use of these.
50. Pre-emergent chemicals are necessary to gain and maintain optimum capacity increases out of resilient 'warm season' grasses, which is one of the key recommended actions for investigation in Appendix A. Accordingly it will be necessary to review the use of toxic agrichemicals for vegetation management policy to determine whether the use of these chemicals can be approved.

Links Avenue – Home of Football

51. As well as looking to provide appropriate local training and match capacity across the network, we also look to work with the clubs and Sport Bay of Plenty to enable better development pathways for talented children and young adults. This can benefit those individuals and can inspire children of all skill levels to participate in sport.
52. With significant growing demand for football at all levels, and interest from the clubs and NZ Football in Tauranga having quality development pathways and opportunities to come together to enable combined senior teams to participate in the Northern League, we are proposing to upgrade Links Avenue Reserve and Macville Park in Mount Maunganui to become our 'Home of Football', with high quality training and match facilities. The project will provide additional citywide training capacity and development programmes. The proposed project (which is in its design phase) will increase capacity for local and citywide use.
53. Key to the success of this opportunity will be quality playing surfaces and we propose:
- (a) providing a new artificial turf for training and a new sand-based grass turf for match-play at Links Avenue, along with new lighting, increased parking provision on the site and the potential relocation of the dog club to a suitable alternative site; and
 - (b) at Macville Park, resurfacing to provide a sand-based grass turf (or artificial turf), allowing more hours for community use and for player development.
54. We are in the process of attempting to acquire land adjacent to the reserve to enable additional carparking, and the re-purposing of an area currently used for spill-over parking and the dog club to become an additional training field.
55. We are also in discussions with the Transport team to ensure that an upgraded facility can work with the short and longer-term transport changes that are proposed for Links Avenue. The times of use of the facility is expected to be predominantly off-peak and it is considered that site access design can be configured in such a way as to ensure safe passage of people walking, cycling and traveling by bus or car down Links Avenue, and into and out of the facility. We will continue to engage with Transport colleagues and with the community in the vicinity to ensure quality outcomes for all users and residents of Links Ave.
56. An appropriate management and governance regime for the facility would also be required to balance the demands of community sport with the development programme. We are working with the clubs to scope and create that.

57. The feasibility and costs of this development are still being refined and we intend to bring a proposal with cost estimates for a decision on implementation to an upcoming Council meeting, along with consideration of the funding approach and opportunities for cost-recovery.

STRATEGIC / POLICY/ STATUTORY CONTEXT

58. Council's work in its active reserves is guided the Active Reserves Level of Service Policy and in part by the Reserves Management Plan and the Reserves Act, alongside regular updates of our understanding of the active reserve network's operational capacity and changing demand from sports clubs and recreational users.
59. It should be noted that the existing Active Reserve Level of Service Policy does not consider a scenario where Council initiates and funds artificial turf to meet community need. Therefore, a decision to provide artificial turf in this circumstance is inconsistent with Council's policy. It is proposed that the Policy is amended in due course through the planned review of the Sport and Active Living Strategy.

FINANCIAL CONSIDERATIONS

60. The 2021 Long-term Plan includes approximately \$117m for the development of additional active reserve capacity and the acquisition of land (covering previously identified projects in Bethlehem, Ohauti, Fergusson Park and Gordon Spratt Reserve, and land acquisition in Tauriko West and Te Tumu). Our updated analysis will lead to recommendations for the reallocation of some of these budgets to the set of actions identified.
61. In 2022/23, we currently have allocated approximately \$1.5m for active reserve capacity improvements. In 2023/24, we have allocated approximately \$6.1m. We also have \$2.9m of development contributions to spend over that period. This is a total of \$14.5m over the coming two financial years and is expected to be sufficient for the actions identified to be delivered over that period. Additional budgets are allocated to upgrading facilities on the reserves, such as clubrooms.

LEGAL IMPLICATIONS / RISKS

62. No legal issues or significant risks have been identified in relation to the decisions being sought. However, risks in relation to key potential projects will be assessed prior to further implementation decisions.

SIGNIFICANCE

63. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
64. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
- (a) the current and future social, economic, environmental, or cultural well-being of the district or region;
 - (b) any persons who are likely to be particularly affected by, or interested in, the proposals; and
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
65. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the proposal is of low significance.

ENGAGEMENT

66. Taking into consideration the above assessment, the proposal is currently considered of low significance and we are of the opinion that no further engagement is required prior to Council making a decision. However, further engagement will be required with key stakeholders and local communities on many of the intervention options identified.

NEXT STEPS

67. Next steps will include the following:
- (a) Implementation of quick wins in the 2022/23 financial year, with any budget reallocations addressed through the Annual Plan Deliberations process.
 - (b) Working with the city's football clubs, other stakeholders and potential co-investors to develop the design and management regime for a Home of Football at Links Avenue Reserve and Macville Park.
 - (c) Review the use of agrichemicals for growing in resilient grasses on active reserves.
 - (d) Development and implementation of a comprehensive plan for interventions across the active reserves network.

ATTACHMENTS

1. **Attachment A - Sportsfield Intervention Options - A13291085** [↓](#)
2. **Attachment B (confidential) - Active Reserve Options not on Council owned land - A13294490 - Public Excluded**

Table 1 - Current and 2043 projected provision of sports fields and possible interventions / actions to meet demand

Analysis Area	Type of use ¹	Modelled Surplus / Shortfall ⁴ (hours per week) based on where clubs are currently located ²			Intervention options	Impact of interventions	Costs L/M/H L= <\$1m, M= \$1m - \$3m, H=\$3m+	Comments			
		where participants live ³	2022	2043					2022-2024	2025 - 2030	Beyond 2030
City East											
Papamoa	Training	-65	-34	-41	Gordon Spratt Reserve - Sow warm season grasses across the park and light 4 - 5 fields.	Establish Simpson Reserve as a permanent dedicated training area for football (bring forward if other actions unsuccessful).	-	The net impact of the proposed interventions is that the shortfall would be addressed.	Lighting x 5 full fields – L/M	The success of sowing in new turf and gaining maximum efficiencies from warm season grasses is dependent on having access to water for irrigation. Currently it is not permitted to use town water supply for field irrigation during periods of water restrictions. The success of a resource consent for water-take is currently unknown but under investigation. Re-sowing the fields will need to be staged over a number of seasons to minimise disruptions.	
	Competition	41	66	66		If warm season grass options are not successful, consider use of artificial turf. (See comments)		Warm season grasses provide approximately 4 additional hours per field per week (increasing the capacity of the whole park by up to 50 hours per week. Some of this is necessary to enable the fields to withstand additional usage from being lit)	Warm season grasses x 8 full fields – L/M		
								Lighting provides access to fields from around 6pm – typically this would provide access for around 12 hours per week (4 nights, 3 hours per night). In total, the proposed lighting would provide access for approximately 48-60 hours per week of training space.	Simpson reserve development - L/M		For lighting to be an appropriate solution, it is necessary for the resilience of the field to be high enough to sustain a reasonable amount of use. Therefore, the appropriateness of lighting is dependent of the grass replacement.
								Alternatively, a new, optimally developed and lit field could provide 22 usable hours across the week.			Resource consent or city plan zone change and reserve management plan review required to change the function of Simpson Reserve.
Papamoa East	Training	0	-21	-43	(Note that existing demand in catchment uses Gordon Spratt Reserve)	Commence land development of a new active reserve in the Te Tumu area, as per the structure planning currently underway.	Complete development of new active reserve.	The impact of the proposed intervention is that the shortfall would be addressed.	H	Further work is required to determine whether a full-size field could be accommodated at Simpson Reserve. Maximum success of this site would require irrigation, drainage, warm season grasses and appropriate supporting facilities such as storage.	
	Competition	0	-20	-37				Sufficient land identified for required capacity including space for non-grass sports and recreation.	Costs are budgeted in the LTP		More detail, and potentially additional actions will be identified through the site planning work at Gordon Spratt Reserve and Alice Johnson Oval. Planning to-date for the Te Tumu area has identified a site for a future active reserve on the Kaituna 14 Block.
											Could also compensate in course of time for any undeliverable additional capacity at Gordon Spratt Reserve. The net impact of the proposed interventions is that the shortfall would be addressed.
Mount / Omanu / Arataki / Matapihi	Training	-13	4	-17	Arataki Park – Light Field 1	-	-	Given Arataki Park Field 1 has a capacity of approximately 22 hours per week, but is not lit, lighting would provide access to weeknight evening training that is currently in-accessible - for around 12 hours per week (4 nights, 3 hours per night).	Arataki Park - L	Requires clubs to train on their competition field which does not currently happen at Arataki Park.	
	Competition	34	45	34					Links Avenue Reserve - redevelopment including replacing a grass training field with an artificial turf, re-turfing match field to sand-based 'warm season grass', new extra half turf, plus improved lighting		Links Avenue Reserve - M/H
											15-20 hours per week estimated gain from Links Ave package of works, plus talent development training capacity.
City East Total	Training	-78	-112	-101							

Item 11.3 - Attachment 1

Analysis Area	Type of use ¹	Modelled Surplus / Shortfall ⁴ (hours per week) based on where clubs are currently located ²			Intervention options			Impact of interventions	Costs L/M/H L= <\$1m, M= \$1m - \$3m, H=\$3m+	Comments
		2022	2022	2043	2022-2024	2025 - 2030	Beyond 2030			
Greerton / Gate Pa	Training Competition	-15	5	-5	Pemberton Park – install drainage, warm season grasses and lighting Morland Fox Park - install drainage and new turf to increase capacity	Maarawaewae – option for new active reserves at the current Tauranga Racecourse site as per the Greerton Maarawaewae study. Note that this would primarily serve new demand from Western Corridor.	-	The net impact of the proposed interventions is that the shortfall can be addressed.	Pemberton Park – L Morland Fox Park - L	In the past there has been opposition from neighbours of Pemberton Park regarding lighting proposals. It is unknown if light spill or noise was the concern - lighting increases the length of play into the evening.
		-5	15	7				Installing drainage and warm season grasses would be necessary to increase the capacity of the fields to accommodate the increased usage from being lit. Lighting provides access to fields from around 6pm – typically this would provide access for around 12hours per week (4 nights, 3 hours per night).		
								The fields at Morland Fox Park are already lit. Installing drainage and new turf could increase capacity, making the field better able to cope with the usage from weeknight training.		
Tauranga Central	Training Competition	-4	-2	-10	-	Wharepai Domain – install drainage and lighting (depending on overall plan for Domains). Tauranga Domain – Fields 2 & 3 – install drainage and irrigation	-	Each new, optimally developed and lit grass field could provide 22 usable hours across the week.	L	Options for the Domain will be considered in context of planning for the site as a whole, including consideration of a Community Stadium on the site.
		-5	2	-3				The net impact of the proposed interventions is that the shortfall can be addressed.		
								Installing drainage at Wharepai Domain could increase field capacity by 4 hours per week.		
Welcome Bay / M'tapu / Ohauiti	Training Competition	-16	-35	-46	Light Te Wati Reserve Field 1	Waipuna Park – sow warm season grasses and install drainage to increase capacity and then light to make additional capacity accessible for training.	Develop new sports fields at Ohauiti Reserve if required.	The net impact of the proposed interventions is that the shortfall can be addressed.	Lighting – L Waipuna Park – L Ohauiti Reserve – H	Reallocate 1 Waipuna field from football to rugby. Develop a new football field at Ohauiti to replace the one lost from Waipuna, if required.
		14	-1	-7				Sowing warm season grasses and installing drainage at Waipuna Park would provide an additional 4 hours capacity per week per field (adding approximately 32 hours field capacity across the park per week). This would be necessary to increase the capacity of the fields to accommodate the increased usage from being lit. Lighting could provide access to up-to 12 hours per field per week.		
								Given Te Wati Reserve Field 1 currently has a capacity of approximately 22 hours per week, but is not lit, lighting would provide access to weeknight evening training that is currently in-accessible - – typically this would provide access for around 12 hours per week (4 nights, 3 hours per night).		

Analysis Area	Type of use ¹	Modelled Surplus / Shortfall ⁴ (hours per week) based on where clubs are currently located ²					Intervention options			Costs L/M/H L= <\$1m, M= \$1m - \$3m, H=\$3m+	Comments
		where participants live ³									
		2022	2022	2043	2022-2024	2025 - 2030	Beyond 2030				
Each new, optimally developed and lit grass field could provide 22 usable hours across the week.											
City West	Training	-79		-160							
Total	Competition	0		-54							
Citywide Total	Training	-157		-261							
	Competition	75		8							

Notes:

¹ - This is combined demand from rugby union, rugby league and football. Using this combined figure flattens out the actual surplus/shortfall experienced by each code on an individual basis as there will be capacity shortfall for one code that appears to be resolved through a capacity supply for another code, which may not be possible in reality. Competition and Training can take place on the same fields provided that training is restricted to avoid deterioration to the field quality. The recommended actions have been developed by analysing the figures for individual codes. The model assumes that training happens during the week and competition happens on weekends. Shortfalls are indicated with a ‘-’ and in red font; surpluses are indicated in black font.

²– Club-based location modelling - In this modelling, demand is allocated to the analysis area where the participants play (based on actual membership data). This reflects where the demand is currently generated (note – given the modelling is undertaken at a sub-regional level, the figures provided for Tauranga clubs include those participants who live in the Western Bay of Plenty and travel into Tauranga for sport).

³ – Participant-based location modelling – In this modelling, demand is allocated to the analysis area where the participants live. In planning for the future, consideration is given to meeting demand in the area where it is generated, consideration of how fields, clubs, codes and competitions operate, and capacity in nearby community areas (note given the modelling is undertaken at a sub-regional level, the figures provided for Tauranga exclude those participants who live in the Western Bay of Plenty but travel into Tauranga for sport).

⁴ - The figures in this table are based on the “Accessible Field Capacity” of the fields, rather than the “Full Field Capacity”. For planning purposes, we have considered where there are shortfalls in Accessible Field Capacity, but has been informed by the Full Field Capacity information:

- (a) Accessible Field Capacity considers the supply and demand at the peak times when participants want to access the fields and there are potential barriers limiting the accessibility of these fields, i.e. floodlighting. This demand is mid-week, primarily training demand after 6pm when the majority of the senior teams want to train.
- (b) Full Field Capacity considers the total number of hours of play per week that a field can handle before deteriorating beyond the ability to naturally recover without reasonable interventions. This does not take account of restrictions on accessibility (i.e. no lights after 6pm) but helps us to understand how many hours per week a field could reasonably be expected to be used for. This is important for identifying fields where the capacity could be increased by interventions such as drainage, irrigation or different turf, and in identifying which fields could cope with the additional use from being lit.

These figures are outputs from the 2022 Sportsfield Supply and Demand Modelling. They provide a good indication of what the current situation is and what will likely be required in the future, but as is usual practice when modelling, the figures are based on a number of assumptions; consequently:

- (a) Detailed planning/analysis at a site and field level is required in addition looking at the modelled outputs.
- (b) The demand projections through the modelling are conservative as they are based on a conservative population forecast and a conservative current participation – utilising a different aging profile could result in the need for around 8 additional fields by 2043.

A key input for the modelling is the city’s population projections, and specifically the aging profile of those projections. The 2022 sports field modelling is based on the 2019 Smart Growth projections, which utilise the NIDEA population projections. Based on these projections, the city’s population is projected to increase by 44% from the 2021 Population estimate level to 2063 – from 153,799 to 220,717. Due to the ageing population, growth in the ‘active population’ (defined as 5 to 49 years) is lower than the total population growth, with the 5 to 49 age group projected to rise by 3%, from 82,324 to 85,146. The NIDEA and the Statistics New Zealand population projections apply different aging profiles to their projections, with NIDEA projecting a more rapidly aging population. Should the Statistics New Zealand aging profile have been used as the base for modelling, by 2043 projected demand is 17.8% higher in Tauranga. This would result in demand for an additional approximately 150 hours of training and competition demand per week, which would equate to the need for an additional approximately 8 full grass fields.

Another key input for the modelling is participation. Anecdotally, clubs and regional sporting organisations have reported a decline in participation of up to 10% as a result of Covid-19 disruptions. While this decline has not been verified, it is worth noting that this suggests that the projections are conservative as they are based on a potentially lower participation base than would have been otherwise expected.

11.4 Blake Park and Gordon Spratt Reserve & Alice Johnson Oval - actions following 'future state' user workshops

File Number: A13266050

Author: Ross Hudson, Team Leader: Planning

Authoriser: Gareth Wallis, General Manager: Community Services

PURPOSE OF THE REPORT

1. To report on the recommendations of the Blake Park and Gordon Spratt 'Future State' processes with park users and make proposals for implementation of those recommendations.

RECOMMENDATIONS

That the Council:

- (a) Thanks the users of Blake Park and Gordon Spratt Reserve and Alice Johnson Oval for their open-minded engagement in the Future State workshops, and recognises the support of Sport Bay of Plenty in facilitating these sessions in the second half of 2021.

Gordon Spratt Reserve & Alice Johnson Oval

- (b) Endorses the recommendations contained in Attachment A – Gordon Spratt and Alice Johnson Reserve Future State Project – and commences the implementation of these.
- (c) Notes the opportunity for accelerated delivery of a new cricket pavilion at the Alice Johnson Oval, with budget reallocations to be considered through the 2022/23 Annual Plan Deliberations process.
- (d) Notes the opportunity for early implementation of lighting projects to increase availability of sports fields, with budget reallocations to be considered through the 2022/23 Annual Plan Deliberations process .
- (e) Supports proceeding with site master planning for Gordon Spratt Reserve and Alice Johnson Oval, to identify and implement opportunities to increase capacity and utilisation by the sports clubs.
- (f) Completes the business case for a multi-purpose clubroom facilities, and requests that staff report to Council with indicatively priced proposals for key actions in 2022.

Blake Park

- (g) Endorses the recommendations contained in Attachment A – Blake Park Future State Options Report – and commences implementation of these.
 - (h) Proceeds with site master planning at Blake Park and Baypark, including consideration of options for the Mount Maunganui Sports Centre, Tauranga Netball Centre, Mount Maunganui Tennis Club and the High Performance Centre activities that use grass fields space; and requests that staff report to Council with priced proposals for key actions in 2022.
 - (i) Requests staff to work with Sport Bay of Plenty to establish a Blake Park Management Board, chaired by the General Manager Community Services.
 - (j) Requests that staff consider strategic options for the role of Council in the provision of facilities for High Performance Sport, and brings these options to Council for consideration in 2022.
-

EXECUTIVE SUMMARY

2. As the city grows and changes, pressure on our active reserves network increases, with competing demands from sports clubs, informal recreational users, high-performance teams and events. Along with planned investments in new active reserve capacity in growth corridors, reconfiguration of our current reserves, redistribution of uses across the network, and changes to the management of our strategic multi-sport sites are all required to maximise the use of and community benefit from those spaces.
3. Through the 2021 Long-term Plan (LTP), Council requested staff to undertake engagement workshops with the users of Blake Park and Gordon Spratt Reserve to work out and agree the best future for those key sites, in the context of the Tauranga network as a whole. We realise that the users of these sites, mana whenua, and our partners at Sport Bay of Plenty and Bay Venues Limited are all invested and therefore carried out an open, transparent engagement process to build trust and engender better relationships.
4. Both sites were identified by staff and user groups as in need of change through clarification of priorities, multi-year investment, and master planning of the sites. The outputs and recommendations of those 'Future State' engagement workshops are captured in Attachment A – 'Gordon Spratt Reserve and Alice Johnson Oval Future State Project'; and Attachment B – 'Blake Park Future State Options Report'.
5. Following those workshops, we continue to engage with the users and are implementing key actions identified. At Gordon Spratt Reserve, the key actions proposed include:
 - (a) Progressing with urgency the planned cricket pavilion and parking improvements at the Alice Johnson Reserve.
 - (b) Investigating options to increase field capacity/hours of use at the Reserve, or in the nearby area, particularly for the rapidly growing football demand.
 - (c) Undertake a detailed business case for the proposed multi-sport clubrooms, building on the initial feasibility work undertaken, to identify a sustainable funding and operational model.
 - (d) Masterplan the reserve and any supporting fields in the vicinity, including identifying appropriate locations for the pavilion and clubrooms, and suitable configurations and management approaches for the sports fields and hardcourt activities.
6. We propose to report back to Council later in 2022 on progress with the detailed planning and implementation of these actions.
7. In relation to Blake Park, the key actions identified are as follows:
 - (a) Establish a Management Board to help manage the park in ways that best accommodate the interests of all its stakeholders, clubs and regular users.
 - (b) Proceed with the relocation of the Mount Playcentre to Golf Road Reserve.
 - (c) Assess the potential for the relocation of the Tauranga Netball Centre to Baypark, potentially freeing up space for additional grass fields at Blake Park. Also consider options for the relocation or reconfiguration of the tennis courts.
 - (d) Consider the removal of the Mount Sports Centre, with potential accommodation of current uses as part of the proposed Tatua Reserve Badminton and multi-sport facility, potentially freeing up more space for carparking.
 - (e) Consider options for the use of the grass fields by the High Performance Centre and give consideration to Council's strategic approach to high performance sport, and its complementary and competing interests with community sport.
8. Note also that the overflow carpark at the junction of Hull and Maunganui Roads at Blake Park is a shortlisted location for a Destination Skatepark. If this were to proceed it would include the relocation of the current skate facilities from the South-eastern end of the park.

9. We will also investigate the option to accommodate a temporary facility for the Mount Cricket Club. We are currently working with the club to understand the requirements, preferred location, and timeline. Our plan is to bring this to the new Blake Park Management Board, if establishment of the board is agreed.
10. Given the multiple potential actions at Blake Park and the inter-relationship between activities there, and current and potential activities at Baypark, we intend to produce plans for the two parks in tandem (also giving consideration to activities at Tauranga Domain), informed by feasibility assessments of the key actions identified above. We would intend to report back on progress of that planning work later in 2022 to inform future decision-making.

BACKGROUND

Gordon Spratt Reserve and Alice Johnson Oval

11. Gordon Spratt Reserve and Alice Johnson Oval are currently used by a number of sporting codes for summer and winter training and competition, as well as non-regular sporting uses such as tournaments and holiday programmes, and other non-sporting uses including informal recreation and the local Lions market. The Reserve and Oval form part of Council's citywide active reserve network.
12. Three co-design workshops were held in the second half of 2021 with regular users of the Reserve to discuss value, challenges, aspirations, and options for the future. It was clear that serving the Papamoa communities' sport and recreation needs is the priority for these groups. Representatives from mana whenua and 13 different organisations participated in this process.
13. The overarching challenge being experienced by the user groups at Gordon Spratt Reserve and Alice Johnson Oval is the availability of playing surfaces, and supporting infrastructure and facilities on Gordon Spratt and Alice Johnson Oval, to meet demand and changing expectations from current and future club members, as a result of continual growth in Papamoa's population and club participation numbers.
14. Key challenges that have been identified by user groups through the workshops are:
 - (a) Shortage of grass field space
 - (b) Need to future-proof space for code specific surfaces (i.e. tennis, bowls, baseball and netball)
 - (c) Lack of clubroom space for after match functions, meetings, prize giving, shelter for spectators etc.
 - (d) Lack of changing rooms
 - (e) Lack of storage
 - (f) Inadequate and insufficient lighting (i.e. tennis, netball, baseball, winter grass codes)
 - (g) Field quality not meeting expectations
 - (h) Lack of conveniently located toilets
 - (i) Car parks and access
 - (j) User group communications/visibility of booking information.
15. The process identified a number of immediate actions to be undertaken, as well as some longer-term actions, and has created an action plan to work through in order to address the challenges experienced by users of and to future-proof the site. Attachment A provides further details. We have begun implementation planning for the suite of actions identified and seek endorsement of the key actions at this meeting.
16. We have also explored land swap and land acquisition opportunities in the vicinity of the park. The land swap opportunity was not successful. We are still in negotiation on the land acquisition opportunity. Further active reserve capacity will be provided in the Wairakei – Te Tumu catchment, in line with the availability of infrastructure to that growth area. In the meantime, we will be implementing all available measures to enhance capacity at Gordon Spratt Reserve.

Blake Park

17. Blake Park is currently the city wide/regional base for hockey, netball, junior rugby and cricket. International standard sporting facilities provided on the Park include; cricket at Bay Oval, hockey at the Tauranga Hockey Centre, and croquet at the Mount Greens Sports site. The University of Waikato Adams Centre for High Performance is adjacent to the Park, with users such as the NZ Rugby Sevens teams and Bay of Plenty Steamers making regular use of the Park for training purposes.
18. Four co-design workshops and some additional separate meetings were held in the second half of 2021, with representatives of existing user groups and hapu, to identify and discuss the values, challenges, aspirations, and options for the future of Blake Park. Representatives from 21 different organisations participated in this process.
19. Users of the Park identified a wide range of challenges and issues. These include strategic issues such as the desire of all codes to have space to grow, and the age and condition of many existing buildings. There are also relationship and operational issues including clashes of use, competition between users for access, especially to field space, and ground maintenance and quality issues. In addition to feedback from users, bookings data highlights significant increases in field use from 2013 to 2021 across high performance and community sport (both competition and training).
20. The process found that given the significant pressure that Blake Park is under, there is a clear need for relatively immediate change. Blake Park cannot continue to cater to all of the current users and uses in a way that will be satisfactory to them in terms of either current operation, and/or growth projections/aspirations.
21. Accordingly, a number of actions have been identified that are required to transition the park from the current state to the desired future state. A key challenge is identifying space for codes that require grass fields for training and competition.
22. We will undertake a masterplan for the site including development of options for changes to the use of space on the site, and relocation of some uses off it. We will do this in tandem with the development of options for Baypark, with Bay Venues Limited, as there are likely to be opportunities to maximise the use of Baypark, freeing up space at Blake Park. We will report back these options, with implementation plans later in 2022.

STRATEGIC / STATUTORY CONTEXT

23. Council's work in its strategic active reserves is guided in part by the Reserves Management Plan and the Reserves Act, alongside regular updates of our understanding of the active reserve network's operational capacity, and changing demand from sports clubs and recreational users.

FINANCIAL CONSIDERATIONS

24. In order to more quickly meet community expectations on the long-standing proposal to provide a new cricket pavilion at Alice Johnson Oval, and in order to proceed with quick wins to improve the hours of use of the sports fields at Gordon Spratt Reserve, we will propose reallocation of existing active reserve budgets through the Annual Plan Deliberations process, pending work underway on a revised project and programme.

LEGAL IMPLICATIONS / RISKS

25. No significant legal implications or risks are currently identified, but as we undertake detailed planning and implementation these will be accounted for.

CONSULTATION / ENGAGEMENT

26. Extensive engagement was undertaken through the Future State processes. Where significant changes to reserves are identified, we will propose consultation in line with Council's significance and Engagement Policy, the Tauranga Reserves Management Plan, and the Reserves Act as appropriate.

SIGNIFICANCE

27. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
28. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
 - (a) the current and future social, economic, environmental, or cultural well-being of the district or region;
 - (b) any persons who are likely to be particularly affected by, or interested in, the proposals; and
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
29. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the proposal is of low significance.

NEXT STEPS

30. Implementation of key projects that can be delivered over the next 24 months, and in parallel, detailed planning, feasibility and business case work, leading to proposals for delivery of further actions or, if already budgeted, direct implementation.

ATTACHMENTS

1. **Attachment 1 - Gordon Spratt and Blake Park FSA Recommended Action Summary - A13294663** [↓](#)
2. **Attachment 2 - Gordon Spratt Reserve and Alice Johnson Oval - Future State Report - March 2022 - A13091723** [↓](#)
3. **Attachment 3 - Final Blake Park Future State Report - RSL - February 2022 copy - A13294667** [↓](#)

Appendix A – Recommended Actions Summary

Table 1 - Gordon Spratt Reserve and Alice Johnson Oval Future State Report – Recommendations.....Page 1

Table 2 - Blake Park Future State Report - Major Recommendations.....Page 2

Table 3 - Blake Park Future State Report - Supplementary Recommendations.....Page 3

Table 4- Gordon Spratt Reserve and Alice Johnson Oval Future State Report – Recommendations

Immediate	Short Term – Site Specific	Short Term - Network	Medium Term	Medium / Long Term
1. Workshop sessions	5. Complete financial case for cricket pavilion & multi-purpose clubroom facility	13. Network wide planning including engaging with Regional Sporting Organisations s	19. Phase 2 – Site Plan rest of site (after decision on land acquisition, water take, network planning)	22. Develop rest of park / any acquired land
2. Temporary container storage solution	6. Investigation of land swap / acquisition and park redevelopment opportunities	14. Assess feasibility of additional playing surfaces sought by individual codes	20. Plan and implement field capacity improving interventions	
3. Commencing bore / water take consent application process	7. Bore/Water Take Application	15. Artificial turf investigations	21. Develop Doncaster Rd (Alice Johnson Oval) side of park	
4. Continue use of Simpson Reserve	8. Site Plan Phase 1 - Doncaster Rd (Alice Johnson Oval) side of park	16. Review Outdoor Spaces Booking Policy		
	9. Papamoa college partnership investigations (College has advised that they are not currently in a position to explore partnership opportunities – re-consider later in the year)	17. Better understand need for storage and changing facilities as current provision meets the level of service – Review of the Active Reserve Level of Service may be required		
	10. Re-establish user group forum to better meet need of the park	18. Targeted review of Tauranga Reserves Management Plan		
	11. Install toilet block near pump track			
	12. Information sharing – gather users views on best maintenance and renovation options and share technical requirements / limitations			

Table 5 - Blake Park Future State Report - Major Recommendations

Action:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Non-Asset Solutions			
1. Establish a Blake Park Management Board (BPMB) to oversee the Park. This BPMB will play a primary role in the further investigations required for determining the long-term future option for the Park. It will also support the implementation of recommendations and play an operational oversight role, including being used as a decision making group for determining access priority when there are clashes between different users. The BPMB should include representatives from the key partners; Council, mana whenua, Sport Bay of Plenty (SBOP), with some appointed representatives from Blake Park leaseholders/users including the University of Waikato Adams High Performance Centre (HPC)	SBOP, Council, Mana whenua	All Park users	Short
2. Finalise the purpose of the Park and develop a long-term vision, in conjunction with the investigations into, and selection of a preferred long-term option for the future of the Park.	BPMB, Council	All Park users	Short
3. Investigate the creation of a dedicated Council staff member with overall operational responsibility for Blake Park. They would have a relationship management role and be the one point of contact for all operational management aspects of the Park, including maintenance contracts, leases and bookings liaison. This role would be the key advisory resource to the BPMB.	Council	SBOP, BPMB	Short
Asset Based Solutions			
4. Develop a Blake Park Masterplan – subject to the outcomes of recommendation 2. Key aspects the Masterplan will need to consider include: <ul style="list-style-type: none"> a. Repositioned fields/buildings/courts. b. The future provision of buildings on the Park may need a few, well located buildings to support playing infrastructure rather than 1 major multi-sport hub building. Due to the shape of the Park one building is unlikely to be able to service all the key playing areas adequately. Collaborative relationships will still be required. c. Car parking requirements associated with the option. Consideration of a parking building to ease parking pressure whilst minimising the reserve footprint dedicated to car parking may be part of this. d. Ways to maximise the benefits of current areas of off-field space. This may include potential for dedicated training areas, seating, shade, shelters, storage or other infrastructure to support on-field activities. 	Council, BPMB, SBOP	Mana whenua, All Park users	Short
5. Develop a Masterplan for the Baypark site. This could be done in conjunction with the Blake Park Masterplan as Baypark provides a key alternative site for potential relocation of some codes/clubs creating spatial opportunities at Blake Park.	BVL, Council	SBOP, BPMB	Short

Action:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
6. Pending the outcomes of the 2021 Supply and Demand Assessment prioritise investment in new sports field space in other parts of the City. ¹	Council	SBOP	Medium
7. Proactively monitor and seek opportunities for land purchase(s) in the vicinity of all existing active reserves with the intent to add additional capacity to these sites, where possible.	Council		Ongoing
8. Relocate the Mount Maunganui Play Centre off Blake Park to create additional spatial capacity to support the masterplan.	Council, Mount Maunganui Play Centre	All Park users	Short
9. Remove the indoor court facility - Mount Maunganui Sports Centre (MSC) off the Park. Regardless of which long-term option is selected for the future, the indoor centre does not need to be based at the Park. The facility is aging and in need of some major renewal work in the short-medium term. The proposed development at Tatua Reserve (the Tatua Reserve Sports Hub) provides an opportunity to cater to some/most of the current users of the MSC. ²	Council, BVL	SBOP, MSC users, Tatua Reserve Sports Hub	Short

Table 6 - Blake Park Future State Report - Supplementary Recommendations

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Non-Asset Solutions			
10. Individual codes/clubs to investigate changes to the current delivery model for Blake Park use such as changes to hours or days of play to help spread peak demand. This should also consider use of other sites in the City to help support programme delivery rather than reliance on Blake Park, particularly for junior rugby.	Individual clubs; regional sports organisations (RSOs)	SBOP, Council	Short
11. Initiate detailed discussions between key Park users regarding future building provision options. This will help inform the development of the Blake Park Masterplan (recommendation 4). The Mount Maunganui Sports Club is keen to combine with other users of the Park in a shared building. Hockey is keen to accommodate squash in a shared facility adjacent to the hockey turfs. All options	SBOP, Mount Sports Club, Squash, Hockey	Council, BPMB	Short

¹ Note: provision of indoor court facilities is considered through the Tauranga Community Facilities Investment plan (CFIP).

² Other indoor court related projects identified through the CFIP are also relevant to this recommendation.

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
should be further discussed in conjunction with investigation into the long-term option(s) for the Park. These discussions will need to consider sustainable income streams for any proposed facilities/clubs.			
12. Review the Council Toxic-Agrichemical Use Policy to ensure that it is appropriately supporting the maintenance needs of sports fields to enable the highest possible levels of use. It is apparent that the current policy restricts some maintenance treatments that can support warm season grasses, which have a higher resilience and play loading (capacity) but can be sensitive to invasion by weed species. This will require technical advice from turf specialists.	Council	BPMB, SBOP, All Park users	Short
13. With technical specialists, investigate all available options to increase the capacity of fields. This may be a combination of improved irrigation, alternative natural surfaces, hybrid surfaces or artificial surfaces. Recommendation 12 will also contribute to supporting increased field capacity.	Council, SBOP	BPMB, all Park users	Short
14. Investigate options for re-naming the Park to give it a more appropriate, meaningful name that recognises the cultural history of the site.	Mana whenua, Council	BPMB, All Park users	Short
15. Develop future regional level facility and programme delivery plans for individual sports codes to give clarity on future needs and priorities at code level. These will need to consider other sites in the City (and sub-region) for supporting each individual code as either a main or satellite site, along with considering the role that Blake Park can play in the future.	RSOs, SBOP	Council, clubs	Short
16. Investigate sharing of resources between organisations based at the Park to support financial and operational sustainability, such as a shared staff members for common functions.	SBOP, BPMB	All Park users, Council	Medium
17. Investigate the development of joint contracts between codes/leaseholders for common service needs. Some possibilities include financial services, security monitoring, grass cutting and rubbish collection services (within leased areas).	All Park users, BPMB	SBOP, Council	Medium
18. Develop a strategy/policy position on Council's role in high-performance sport in the City.	Council, BVL/HP	SBOP, National Sports Organisations (NSOs), RSOs	Short
19. In conjunction with recommendation 18, review the approach to fees and charges for HP use to help support the maintenance requirements at the Park. This could	Council, BVL/HPC	HP users	Short

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
be a set hourly charge or a percentage of maintenance/field renovation costs per annum.			
20. Develop clear use priorities for different parts of the Park as an interim measure to help manage use pressure and clashes of use. Prioritisation options may include a set number of priority access hours for HP and community use of different fields on the Park with the aim to ensure key access requirements are met across fields 1-5.	Council, BPMB	SBOP, All park users	Short
21. Implement increased or changed frequency of Park inspection and litter collection to improve the standard and ease safety concerns, particularly related to broken bottles on weekends.	Council	BPMB, All Park users	Short
22. Undertake an education session with Park users to help them understand the technical requirements and limitations for field maintenance. Also use this as an opportunity to gather information on users' views of the best maintenance/renovation options. ³	Council, SBOP	BPMB, sports-field users	Short
23. Review Council operational and capital budgets and increase where required to ensure adequate funding is available to support ongoing, high levels of use of Blake Park.	Council	All Park users	Ongoing
24. As part of the Council land use policy review (currently underway), consider how the operations of commercial traders on reserves may impact on sustainable income streams for organisations with buildings on Blake Park and other active reserves.	Council	SBOP, BPMB, All Park users	Short
25. Through the Council funding framework development process provide clarity around the types of support that Council can provide to different infrastructure to support sport delivery. This may require a review of the Active Reserves Level of Service Policy.	Council	SBOP, BPMB	Short
26. Work with the Regional Council to investigate better public transport options to support peak park use times (including events) and to help minimise car parking requirements.	Council, BOPRC	SBOP, Events	Short
27. Review the Blake Park section of the Tauranga Reserves Management Plan (2019) to ensure it aligns with key decisions made regarding the Park, particularly following recommendations 2, 4, 20.	Council, BPMB	SBOP, All Park users	Medium

³ This could incorporate information from the satisfaction monitoring WBOP Cricket Association undertake through the captain's report process.

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
28. Develop appropriate signage and cultural features to tell the story of the land and the importance and role of the Park over time. To be done in conjunction with recommendation 14.	Council, Mana whenua	BPMB, All Park users	Short
29. Consider and discuss the ownership aspiration of mana whenua for the Blake Park land and/or implementing a co-management approach for the Park.	Council, Mana whenua	BPMB, SBOP	Medium
Asset Based Solutions			
30. Investigate options to improve the lux levels of the existing lit sports fields to enable night-time competition play. This will support recommendation 10 and in turn may help ease congestion on Saturdays. This will not increase field capacity, rather it gives greater flexibility of use. It may also result in some training displacement.	Council	SBOP, BPMB	Short
31. Investigate whether partnerships with schools could support access requirements for Blake Park users. This should consider any of the current Blake Park sports (court sports and field sports) for both training and games. Ideally these would be permanent partnerships, but at a minimum access to school facilities would be required during field maintenance/renovation closures of Blake Park.	Council, SBOP	Mount Maunganui Primary School, Mount Maunganui High School	Short

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EXECUTIVE SUMMARY

1. This report provides the outcomes from the Gordon Spratt and Alice Johnson Oval Future State project. It summarises the current challenges and aspirations experienced by user groups of Gordon Spratt Reserve and Alice Johnson Oval, identifies options to resolve or achieve those and describes the resulting action plan.
2. The overarching challenge being experienced by the user groups at Gordon Spratt Reserve and Alice Johnson Oval is the availability of playing surfaces and supporting infrastructure and facilities on the Reserve and Oval, to meet demand and changing expectations from current and future club members, as a result of continual growth in Papamoa's population and club participation numbers.
3. Key challenges that have been identified by user groups through the workshops are:
 - 3.1. Shortage of grass field space
 - 3.2. Need to future proof space for code specific surfaces (tennis, bowls, baseball, netball)
 - 3.3. Lack of clubroom space for after match functions, meetings, prize giving, shelter for spectators
 - 3.4. Lack of changing rooms
 - 3.5. Lack of storage
 - 3.6. Inadequate and insufficient lighting (tennis, netball, baseball, winter grass codes)
 - 3.7. Field quality not meeting expectations
 - 3.8. Lack of conveniently located toilets
 - 3.9. Car parks and access
 - 3.10. User group communications / Visibility of booking information
4. The action plan contains a number of immediate, short term, medium term and long-term actions. Immediate actions have already been completed including approving temporary storage solutions, commencing resource consent application for accessing bore water and the use of Simpson Reserve on an interim bases. Some short-term actions are underway including completing the case for the cricket pavilion and investigating land acquisition opportunities.
5. Table 1 below outlines the action plan that has been developed through the Gordon Spratt Reserve and Alice Johnson Oval Future State workshops.

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Table 1 - Action Plan

Immediate	Short Term – Site Specific	Short Term - Network	Medium Term	Medium / Long Term
1. Workshop sessions	5. Complete financial case for cricket pavilion & multi-purpose clubroom facility	13. Network wide planning including engaging with Regional Sporting Organisations	19. Phase 2 – Site Plan rest of site (after decision on land acquisition, water take, network planning)	22. Develop rest of park / any acquired land
2. Temporary container storage solution	6. Investigation of land swap / acquisition and park redevelopment opportunities	14. Assess feasibility of additional playing surfaces sought by individual codes	20. Plan and implement field capacity improving interventions	
3. Commencing bore / water take consent application process	7. Bore/Water Take Application	15. Artificial turf investigations	21. Develop Doncaster Rd (Alice Johnson Oval) side of park	
4. Continue use of Simpson Reserve	8. Site Plan Phase 1 - Doncaster Rd (Alice Johnson Oval) side of park	16. Review Outdoor Spaces Booking Policy		
	9. Papamoa college partnership investigations (College has advised that they are not currently in a position to explore partnership opportunities – reconsider later in the year)	17. Better understand need for storage and changing facilities as current provision meets the level of service – Review of the Active Reserve Level of Service may be required		
	10. Re-establish user group forum to better meet need of the park	18. Targeted review of Tauranga Reserves Management Plan		
	11. Install toilet block near pump track			
	12. Information sharing – gather users views on best maintenance and renovation options and share technical requirements / limitations			

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PURPOSE OF THIS REPORT

6. The purpose of this report is to:
 - 1.1. Describe the current state of Gordon Spratt Reserve and Alice Johnson Oval, including the history of the park, usage information
 - 1.2. Outline the challenges and aspirations that have been identified by user groups.
 - 1.3. Identify options to resolve the problems and achieve the aspirations identified by the user groups.
 - 1.4. Develop an action plan for Gordon Spratt Reserve and Alice Johnson Oval, identifying short, medium and long term tasks.

BACKGROUND

7. On 24/25 June 2021, as part of the LTP 2021-2031 Long Term Plan Deliberations, Tauranga City Council Commissioners resolved that the Council:

Commences the Sport and Active Living Strategy review, Gordon Spratt and Alice Johnson Reserve future state project, and Community Facilities Funding Policy review. Slightly delay commitment to both the cricket pavilion and shared club facility projects, pending the outcome of the reviews (RESOLUTION CO12/21/38(n))
8. This report relates specifically to the Gordon Spratt and Alice Johnson Reserve future state project.
9. A map of Gordon Spratt Reserve and Alice Johnson Oval is provided at **Appendix A**.

THE PROCESS

10. This report summarises the 'Gordon Spratt and Alice Johnson Reserve future state project' committed to through the 2021-2031 Long Term Plan deliberations (resolution CO12/21/38).
11. The overall objective of this project is to find long-term solutions to existing challenges and opportunities currently surrounding Gordon Spratt Reserve and Alice Johnson Oval. The output is to be a solution-focused Gordon Spratt Reserve and Alice Johnson Oval Future State Report that provides short, medium and long-term priorities for Gordon Spratt Reserve and Alice Johnson Oval. This may include the identification of some quick wins / things that can be undertaken immediately, and identification of some longer term pieces of work that need to be undertaken.
12. This is to be achieved through a co-designed, solution-focused programme facilitated by Tauranga City Council and Sport Bay of Plenty looking specifically at Gordon Spratt Reserve and Alice Johnson Oval and working with the existing sporting users.
13. Three workshops were held with user groups to inform this report:
 - Monday 27th September 2021 – Challenges and Aspirations
 - Monday 1st November 2021 – Action Planning
 - Monday 6th December 2021 – Feedback (have we heard correctly? This is the proposed action plan)
14. Representatives from the following user groups have attended one or all of the workshops, and been provided with the summary information following the workshops:
 - Bay Venues Ltd
 - Papamoa Athletic Club

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- Papamoa Beach Sports
 - Papamoa Bowls
 - Papamoa Cricket Club
 - Papamoa Football Club
 - Papamoa Rugby Club
 - Papamoa Tennis club
 - Papamoa Bulldogs Rugby League Club
 - Papamoa Baseball
 - Papamoa College
 - Papamoa Lions
 - Papamoa Touch
15. Mana whenua were invited to the workshops, and we intend to hold a specific hui with mana whenua as the site planning progresses.
 16. The Johnson family, who gifted the land the Alice Johnson Oval sits upon, is also being kept up-to-date on this project.
 17. The notes from the workshops are attached at Appendix D. Summary notes from Gordon Spratt Reserve and Alice Johnson Oval Future State Workshops

HISTORY OF GORDON SPRATT RESERVE AND ALICE JOHNSON OVAL

18. Purchase of Gordon Spratt Reserve commenced in 1988 by the former Tauranga County Council and was completed in 1990 by the Tauranga District Council. The aim of the purchase was to provide a centrally located, multi-functional outdoor recreation and sporting area to cater for the intermediate and long term needs of the Papamoa community.
19. Alice Johnson Oval was gifted to the Tauranga County Council for 'passive' recreation purposes in 1982. This has now been developed as a cricket oval, with the support of the L S Johnson Estate and Trust.
20. The first stage of development of Gordon Spratt Reserve commenced in 1992, with space created for two winter sports fields, cricket and athletics in the summer, and a clubroom facilities, as well as some landscape works in the front part of the park.
21. Phase two included the construction of additional irrigated playing fields, development of tennis/netball courts and the bowling green, and carparking. Alice Johnson Oval was subsequently developed into a cricket oval.
22. Papamoa Sport and Recreation Centre developed in 1994.
23. The Lions market moved to this reserve in February 2017 from Simpson Reserve and is held in the overflow carparking area.
24. In 2018 Council has constructed a tsunami evacuation structure (bund) in the reserve which has been designed so that it may be used as a viewing platform for the sportsfields.
25. Installation of the grass cricket block at Alice Johnson Oval in 2019 supported the establishment of the Papamoa Cricket Club.

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CURRENT USERS

	Winter	Summer
Regular Sporting Use (Training & competition)	Bowls Football Netball Rugby Union Rugby League Tennis	Athletics Baseball Bowls Cricket Football Netball Rippa Rugby Tennis Touch
Non-Regular Sporting Use	AIMS Games Holiday programmes Informal or unbooked use from community members playing informal leagues Tournaments	Informal or unbooked use from community members playing informal leagues Tournaments Ultimate Frisbee
Non Sporting Use	Dog Walking Drones / remote aeroplanes/helicopters Informal recreation Lions Market Papamoa Sport and Recreation Centre Use	Dog Walking Drones / remote aeroplanes/helicopters Informal recreation Lions Market New Year's Eve event Papamoa Sport and Recreation Centre Use

PURPOSE OF GORDON SPRATT RESERVE & ALICE JOHNSON OVAL

26. Gordon Spratt Reserve and Alice Johnson Oval contributes specifically to Council's Community Outcomes, in particular:

- We have a well-planned city - Tauranga is a city that is well planned with a variety of successful and thriving compact centres, resilient infrastructure, and community amenities.
- We value and protect our environment - Tauranga is a city that values our natural environment and outdoor lifestyle, and actively works to protect and enhance it.
- We are inclusive - Tauranga is a city that recognises and promotes partnership with tangata whenua, and values culture and diversity, and where people of all ages and backgrounds are included, feel safe, connected and healthy.

27. Gordon Spratt Reserve and Alice Johnson Oval is an important piece of sport and recreation infrastructure that contributes to achieving the vision of Tauranga's Sport and Active Living Strategy which is "more people more active more often".

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28. Gordon Spratt Reserve and Alice Johnson Oval form part of Council's citywide active reserve network which is guided by the Council's Active Reserve Level of Service Policy **Error! Reference source not found..**
29. The Tauranga Reserves Management Plan (refer **Appendix C**) does not have a clear "purpose statement" for Gordon Spratt Reserve and Alice Johnson Oval, but it does have some key statements guiding the current use. It states that the aim of the purchase was to provide a centrally located, multi-functional outdoor recreation and sporting area to cater for the intermediate and long term needs of the Papamoa community.
30. In the Tauranga Reserves Management Plan, Gordon Spratt Reserve and Alice Johnson Oval is categorised as an 'active reserve'. The key outcomes sought for active reserves¹ is priority for organised sport and events; provide for easy access for sport, recreation and events; social gathering places for different activities; to enable participation in sport at all levels; watch sports stars compete; participate in events; pleasant, wide open, spaces for relaxation, play and fun; available for significant amount of time for unorganised sport and informal recreation.
31. Based on the key values identified by user groups at workshop 1, and ideas on the draft purpose statement discussed at workshop 2 (refer **Appendix D**) the proposed purpose statement is:
Gordon Spratt Reserve is a multipurpose site providing a central home for Papamoa community sport and recreation . Alice Johnson Oval is the home of cricket in Papamoa, and supports winter junior sport. Both are part of Tauranga's network of active reserves.
32. Feedback at workshop 2 was included or excluded from the revised purpose for the following reasons:
 - 32.1. 'It needs to be Papamoa centric / home for the Papamoa community' – While this reserve provides for the Papamoa community, it is important to acknowledge that it does form part of the citywide active reserves network.
 - 32.2. 'Identifying community as the priority group' – While this has been incorporated into the purpose of the park, as part of the citywide active reserves network, this park needs to be managed in accordance with the outdoor spaces booking policy and with the key outcomes sought in the Tauranga Reserves Management Plan.
 - 32.3. 'Referencing both sport and recreation' – This is consistent with the key outcomes sought for active reserves in the Tauranga Reserves Management Plan. It is worthwhile noting this could result in the need for some compromises for organised sport by equally recognising recreation.
 - 32.4. 'Acknowledging 'multi-purpose' nature of the park' – This is an accurate reflection of the nature of the park.
 - 32.5. 'Recognising growth / increasing demand for space at the park' – While it is not proposed to specifically recognise the growth of Papamoa in the purpose statement this is intrinsic in the nature of acknowledging Papamoa.
 - 32.6. 'Acknowledgement that the land of Alice Johnson Oval was gifted for cricket' – the land was originally gifted from the Johnson family for a passive reserve, and with their support was developed for a cricket oval. It is not accurate to note that the land was gifted for the Papamoa Cricket Club.
33. The draft purpose of the park is consistent with the current provisions of the Tauranga Reserves Management Plan and we proposed it be formalised alongside the site planning process.

¹¹ Part A, Section 5.2.1

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PROBLEM DEFINITION

34. The overarching challenge being experienced by the user groups at Gordon Spratt Reserve and Alice Johnson Oval is the availability of playing surfaces and supporting infrastructure and facilities on Gordon Spratt and Alice Johnson Oval, to meet demand and changing expectations from current and future club members, as a result of continual growth in Papamoa's population and club participation numbers.
35. Key challenges that have been identified by user groups through the workshops are:
- 35.1. Shortage of grass field space
 - 35.2. Need to future proof space for code specific surfaces (tennis, bowls, baseball, netball)
 - 35.3. Lack of clubroom space for after match functions, meetings, prize giving, shelter for spectators
 - 35.4. Lack of changing rooms
 - 35.5. Lack of storage
 - 35.6. Inadequate and insufficient lighting (tennis, netball, baseball, winter grass codes)
 - 35.7. Field quality not meeting expectations
 - 35.8. Lack of conveniently located toilets
 - 35.9. Car parks and access
 - 35.10. User group communications / Visibility of booking information
36. For each of these key challenges, the following section describes the current state, describes the problem, where possible identifies and provides a high level assessment of possible options, and proposes a recommended way forward.
37. Many of these problems are inter-related, and actions to improve some problems may result in opportunities or additional challenges for other problems.
38. Other challenges and aspirations that have been identified through the user group workshops are summarised in **Appendix D** have been considered within the options assessment, or in some instances taken directly into the draft Action Plan.

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PROBLEM 1: SHORTAGE OF GRASS FIELD SPACE AT GORDON SPRATT RESERVE AND ALICE JOHNSON OVAL

39. Current state and problem definition

Current State	<ul style="list-style-type: none"> - Grass fields: 12.5 full field equivalents (7 full fields, 4 three-quarter fields and 5 half sized fields). Council does line marking following guidance from clubs to meet their needs – accordingly field can be configured to meet the needs of clubs. - Netball: 2 courts. - Cricket: 1 grass cricket block and 5 artificial cricket wickets. - Baseball: 1 senior diamond + 2 junior diamonds. - Tennis: 16 courts. - Athletics: track marked on grass surface; 1x throw cage; 2x shotput; 1x long jump. - Bowls: 1 green. <p>Refer Error! Reference source not found. for maps of the winter and summer field layouts.</p>
Problem Definition	<p>We are hearing from the sporting clubs at Gordon Spratt Reserve that there is significant pressure on the sports fields and the need for additional playing space. The booking data shows that unlit fields are regularly booked between 4-6.30pm during winter and lit fields are regularly booked between 3/3.30 – 9pm during winter*. This is supported by the latest sports field supply and demand modelling that is showing that there is a shortfall in the availability of lit grass sports fields to meet current demand for weekday training. Information on the options to improve both the capacity of the sports field network and access to that capacity will be considered through the Active Reserves Planning reporting to Council in April.</p> <p>The lack of a bore and water take consent to irrigate the fields during the summer 'water ban' season creates challenges with increasing the capacity of the grass sports fields, or developing additional fields. Suitable water supply would enable more resilient turf year round and the ability to reconfigure the fields. Council is currently in the process of applying for resource consent to drill test bores on site, which is the first step to subsequently seek resource consent for water take. There are no guarantees that consent will be granted.</p> <p>The current park layout, including the use of surface swales for drainage, does not make the most efficient use of the space available.</p> <p><i>*Noting that fields are booked in January prior to when clubs know final team numbers and coach availability so these hours may not be fully utilised.</i></p>

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40. Options Identification – Problem 1 – Shortage Of Grass Field Space at Gordon Spratt Reserve and Alice Johnson Oval Site

Options	Description	Advantages	Disadvantages
Option 1: Allow the use of outfield areas for training	Allow the use of outfield areas for training	<ol style="list-style-type: none"> 1. Doesn't require land purchase 2. Doesn't require significant investment in infrastructure 3. An option specifically for junior training. 	<ol style="list-style-type: none"> 1. Would require irrigation to get the best benefit out of this option. 2. The lights focus on the established fields – additional lighting would be required for training.
Option 2: Create additional field capacity in the Papamoa Area	2a – Continue to allow football to use Simpson Reserve for training as an interim measure, and investigate the costs, benefits and processes required to develop Simpson Reserve as a sports field to feed into the network wide sports field provision.	<ol style="list-style-type: none"> 1. Simpson Reserve – is currently used for training without any known issues. 2. Additional resource added to the sportsfields resource network. 3. Additional playing hours added to the network. 4. Users have advised that they are not specifically attached to Gordon Spratt Reserve, but would need to remain in the Papamoa area. 	<ol style="list-style-type: none"> 1. Decrease in time the space is available to the local community for casual recreation and play, relaxation, community activity and events. 2. Significant investment required to meet level of service. Currently no irrigation or lighting. 3. Moving major equipment (e.g. multiple goals) is a major issue to transport there and back each time, and/or to leave them there not secured. Storage required. Other facilities may also be demanded (e.g. toilets). 4. Time consuming consultation and submission process required with the local community prior to formal change to an active reserve. 5. Demand on parking in the residential area.

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Options	Description	Advantages	Disadvantages
	2b – Explore community share partnerships with schools.	1. Users have advised that they are not specifically attached to Gordon Spratt Reserve, but would need to remain in the Papamoa area.	1. Fields may already be being used close to capacity. 2. Fields may not be available during hours community is demanding use.
	2c - Artificial Turf Council is currently undertaking an investigation into the need for and feasibility of artificial turf – more information will become available through that investigation.	1. Doesn't require irrigation (access to water required for cleaning) 2. Option to explore partnership with Papamoa College to maximise use 3. 'Unlimited' hours of use (typically adds 40 hours capacity)	1. Code specific 2. Loss of green space 3. Depending on location, likely loss of an existing grass field (need to consider how many additional hours of play will be gained?) – this could impact on larger tournaments or impact on other codes that currently use the same space (e.g. baseball, cricket) 4. Requires specific management regime and distinct site management
	2d Purchase additional land in the Papamoa area	1. Additional space. 2. Users have advised that they are not specifically attached to Gordon Spratt Reserve, but would need to remain in the Papamoa area.	1. Financial cost. 2. Restricted land supply. 3. Water take / irrigation challenge.
	2e. Redevelop the reserve in a different location (e.g. 'land swap' / acquisition and redevelop the park)	1. Opportunity to design the park to best practice standards 2. Potential to increase size of the park 3. Users have advised that they are not specifically attached to Gordon	1. Likely financial cost (acknowledging this would be offset by sale of the existing park) 2. Likely significant time period would be required for acquisition, design

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Options	Description	Advantages	Disadvantages
		<p>Spratt Reserve, but would need to remain in the Papamoa area.</p> <p>4. Potential to develop new park while Gordon Spratt Reserve is still available.</p>	<p>and construction – not solving the immediate challenges.</p> <p>3. Unknown interest from current land owners</p> <p>4. Water take / irrigation challenge.</p> <p>4. Alice Johnson Oval has a different acquisition history to Gordon Spratt Reserve – may not be included in any relocation proposal</p>
Option 3: Reconfiguration of Gordon Spratt Reserve	<ul style="list-style-type: none"> Possible options ranging from retaining hard infrastructure – through to “Blank Slate” full park redevelopment to increase capacity as much as possible. Could include allocating fields to their most efficient use. Opportunity to share fields (e.g. with different coloured line-marking). 	<p>1. Opportunity to maximise use of existing space.</p> <p>2. Initial concept plans have not been able to create additional field capacity within the current grass area. Options to relocate the hard courts, greens and community centre have not been explored.</p>	<p>1. Financial cost, depending on option pursued.</p> <p>2. Water take / irrigation challenge.</p> <p>3. Large areas of the park out of use for an extended period of time (6-18 months) for each piece of redevelopment.</p>
Option 4: Utilisation of the wider network	Require clubs to undertake some training on other sports fields within the network	<p>1. Council's active reserve level of service policy is network based.</p> <p>2. Clubs already do this to some extent.</p> <p>3. Does not require additional investment in the sports field network.</p>	<p>1. Gordon Spratt Reserve and Alice Johnson Oval is the only active reserve in the Papamoa and Papamoa East Community Analysis Area. A principle of the level of service policy is reasonable geographic distribution.</p> <p>2. There is not lit capacity in training fields in close proximity to Papamoa.</p>

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41. Proposed recommended way forward – Problem 1: Shortage of grass field

42. Proceed with Options 1, 2, 3 and 4 above.

43. Identify options to increase field capacity in the Papamoa area. To do this:

- 43.1. Continue to allow Simpson Reserve to be used for training as an interim solution, and investigate the appropriateness and investment required to convert this reserve to an Active Reserve on a permanent basis.
- 43.2. Pursue resource consent for bore and subsequently water take
- 43.3. Continue investigating options for additional land acquisitions in the area.
- 43.4. Following that, site planning needs to be undertaken to determine the best way forward, including a robust cost-benefit analysis of all options considered.
- 43.5. Detailed options assessment required of different concept plan options, including
 - enabling the outfield areas to be used for training
 - field reconfigurations
 - artificial football turf – explore partnership with Papamoa College
 - re-developing Simpson Reserve as a formal playing field

44. The 2021 Sports Fields Supply and Demand Study has recently been completed. In light of this, it is necessary to look at the network to make sure additional capacity is being provided in the right part of the city, This will include exploring in detail whether it is possible to provide appropriate playing opportunities more closely to where demand is coming from, as opposed to necessarily continuing to expand where supply currently is located.

PROBLEM 2: NON-GRASS FIELD SPORTS - NEED TO FUTURE PROOF CODE SPECIFIC SURFACES TO ACCOMMODATE GROWTH

45. Current state and problem definition

Current State	Code	Comments from Bay of Plenty Spaces & Places Strategy 2020 related to Gordon Spratt Reserve & Alice Johnson Oval reference report
	Athletics	Gordon Spratt Reserve – Grass Athletics Track -. Proposed (current) status “Local”. Tauranga Domain Athletics track - Tauranga Domain Athletics track. Proposed status “Regional”.

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		<p>Notes • The all-weather track at Tauranga Domain was upgraded in the 2017/18 season costing \$766,000.</p> <ul style="list-style-type: none"> • Hire fees for accessing the Tauranga Domain athletics track have increased. • Tauranga Domain is often unavailable during summer as large events book the facilities. • There are potential issues with the resurfacing of the Tauranga Domain track, as many other tracks across the country have experienced accelerated wear and tear with recent developments. • Athletics Waikato-Bay of Plenty have indicated that the level of provision of facilities is adequate across the region. • Continue to support the existing artificial track (supplemented with a network of seasonal summer grass tracks). • With population growth focussed in the Western Bay sub region the key regional level athletics track facility should be maintained in the Tauranga area. (pgs175/176)
	Baseball	Baseball in Tauranga continues to show growth since returning to the region in 2015. Tauranga City Baseball is based out of Gordon Spratt Reserve in Papamoa. There is no other baseball delivered in the Bay of Plenty (p46).
	Bowls	1x artificial green, plus small clubrooms adjacent to tennis club. Allocation of land on the reserve for future expansion if required. (p94).
	Cricket	2x full size and 3x junior sized artificial wickets - including Alice Johnson Oval – 4-lane net facility currently being installed. New grass wicket and oval have been developed. Proposed status "District" (p62).
	Netball	2 x courts used for recreational and club activity (spoke of Harbourside Netball Centre) The courts are used for basketball, as well as overflow for tennis games in summer. TCC arrangement for public use in winter (p80).
	Tennis	<p>The Papamoa Tennis Club is recognised as the only sub-regional facility in the Bay of Plenty – consisting of 12 hard courts and 4 astroturf (all are floodlit) (p69).</p> <p>14x mixture of astroturf and plexipave courts and 2x asphalt courts (2x asphalt netball courts also available for tennis) (p71).</p> <p>Western Bay of Plenty Tennis also operates from the tennis facility at Gordon Spratt Reserve.</p>
Problem Definition		All codes aspire to continue to grow and are of the view that there will continue to be increasing demand.

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46. Options Identification – Problem 2: Need to future proof code specific surfaces

Options	Advantages	Disadvantages
Option 1: Do not provide additional facilities	1. No financial requirements	1. The needs of the clubs and codes are not met 2. Future participants may be turned away if inadequate / insufficient facilities
Option 2: As part of site planning process, undertake work to confirm need for a feasibility of additional facilities	1. Robust process will ensure that appropriate and adequate facilities are located in the right place at the right time 2. An appropriate financial plan is in place to support facilities establishment and ongoing operation	1. Time taken to undertake site planning process 2. Clubs may be disappointed if they do not get everything that they perceive they need
Option 3: Install the new facilities as requested by clubs	1. Meets the perceived needs of the clubs	1. May not be the most efficient use of resources (funds and land)

47. Proposed recommended way forward – Problem 2: Need to future proof code specific surfaces

48. Proceed with Option 2.

49. As part of the Site Planning process, need to confirm the need for and feasibility of the additional playing facilities sought by the individual codes.

PROBLEM 3: LACK OF CLUBROOM SPACE FOR AFTER MATCH FUNCTIONS, PRIZE GIVING, SHELTER FOR SPECTATORS

50. Current state and problem definition

Current State	Clubroom space is available at the Papamoa Sport and Recreation Centre, the bowling club and tennis club.
Problem Definition	The needs assessment and feasibility study completed since 2018 both identified the need for new clubroom facilities at Gordon Spratt Reserve and Alice Johnson Oval in addition to the existing Papamoa Sport and Recreation Centre. There is currently limited access to the Papamoa Sport & Recreation Centre as it is regularly booked by other user groups – users feel that the current arrangement with a BVL managed facility is not working.

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	<p>The Long Term Plan 2021 – 2031 includes some funding for both a multi-purpose cricket pavilion and a multi-purpose shared clubroom facility. A resolution at adoption of the 2021-2031 Long Term Plan was to slightly delay commitment to both the cricket pavilion and shared club facility projects, pending the outcome of the reviews.</p> <p>Council's Active Reserves Level of Service Policy (refer https://www.tauranga.govt.nz/Portals/0/data/council/policies/files/active_reserve_level_of_service_policy.pdf) states (in Schedule 3) that council may not provide or contribute to the cost of development of clubrooms on active reserves. The Active Reserves Level of Service Policy identifies Council's approach to the provision of toilets, storage and changing facilities on active reserves (Policy 5.2.1 (g)). If a building development proposal by an organisation (eg clubrooms) helps to achieve these requirements then Council may consider financial support for those components identified in 5.2.1 (g) of the Policy.</p> <p>The current feasibility study has not completed the financial, commercial and management considerations to ensure that the proposal/s optimises value for money, is commercially viable, is financially affordable and is achievable.</p> <p>Clubs have indicated a willingness to seek funding to contribute to the development of the club rooms / pavilion. The ongoing funding model has not been discussed, however again clubs have indicated a willingness to pay-per-use.</p> <p>Through this process clubs advised that their position on the need for the clubroom remains as it was during the 'Xyst process' – with the exception that the final location would depend on the layout of the park (it is intertwined with the Site Planning Process). There is concern amongst the user groups that the time taken through this process could result in losing the funding allocated.</p>
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51. Options Identification – Problem 3: Lack of clubroom space for after match functions, prize giving, shelter for spectators

Options	Advantages	Disadvantages
Option 1: Complete the business case for the clubrooms	1. Will ensure that the future facility developments are fit for purpose and financially viable.	1. Delay in commitment to investment resulting from work required. 2. Some additional time input required from clubs to ensure robust data and information is used to inform the final proposal.
Option 2: Do not complete the business case for	1. Construction could potentially start sooner. However, funding for the build is in 2023/2024	1. The building designs may not be fit for purpose or financially viable.

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the clubrooms – proceed with investment	financial year so would require an adjustment to the annual plan to start prior to that date.	2. It may be difficult to get any external funding required as adequate financial information is not available.
Option 3: Do not complete the business case for the clubrooms – do not proceed with the investment	1. Financial saving	1. Does not meet the needs of the clubs, which have been confirmed through previous Needs Assessment and Feasibility Study work.

52. Proposed recommended way forward – Problem 3: Lack of clubroom space for after match functions, prize giving, shelter for spectators

53. Proceed with Option 1.

54. Council has commissioned Visitor Solutions Ltd to complete the business case (financial case) for the clubroom facility and cricket pavilion. Business case should consider the option of undertaking the upgrades to the Alice Johnson Oval side of the park as Stage 1, given the acquisition history and role within the park as a cricket oval / junior training fields the ultimate use of this park of this park is not proposed to change.

PROBLEM 4: LACK OF STORAGE

Current State	<p>Baseball – no allocated storage</p> <p>Netball – no allocated storage</p> <p>Cricket – no allocated storage</p> <p>Touch – no allocated storage</p> <p>Tennis – storage within leased area</p> <p>Bowls – storage within leased area</p> <p>League – access to 1x small storage bay (approx. 10m2)</p> <p>Athletics – access to 1 x medium storage bay (approx. 30m2)</p> <p>Rugby – access to 1 x large and 1 x small storage bays (approx. 50m2 + 10m2)</p>
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	<p>Football – access to 2 x small and 2x medium storage bays approx. 30m2 x2 + 10m2 x2</p> <p>Council (Director of Spaces and Places) has provided interim approval for:</p> <ul style="list-style-type: none"> - Football - 20ft container - Cricket – 20ft container.
Problem Definition	<p>The Council's current Active Reserves Level of Service Policy requires 1 storage bay per code (approx 20m²), with an annual rental paid to Council. Some codes currently have access to less storage than required under Council's Level of Service Policy and some codes currently have access to more storage than required under that policy. However, most codes are of the view that their current storage provision is inadequate.</p>

55. Options Identification - Problem 4: Lack of Storage

Options	Advantages	Disadvantages
Option 1: Don't provide any new storage	<ol style="list-style-type: none"> 1. Financial saving. 2. Does not increase pressure on the physical space of the park. 	<ol style="list-style-type: none"> 1. Does not meet the needs of the user groups.
Option 2: Provide storage based on user's requests – no analysis	<ol style="list-style-type: none"> 1. Would meet the perceived needs of the user groups. 	<ol style="list-style-type: none"> 1. This would be inconsistent with Council's Active Reserves Level of Service Policy. A decision is required under section 80 of the Local Government Act to make a decision outside policy, why and whether the policy will be reviewed.
Option 3: Investigate need for storage and feasibility – offer interim solutions	<ol style="list-style-type: none"> 1. Would be able to make an appropriate decision under section 80 of the Local Government Act regarding either acting outside policy or amending the policy. 2. Provides options to show user groups what better, collaborative storage solutions can look like long term. 	<ol style="list-style-type: none"> 1. User groups may not get what they want.

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56. Proposed recommended way forward – Problem 4: Lack of Storage

57. Proceed with Option 3 in the long term. Continue to provide interim solutions to groups on an as-required basis until a long term solution has been constructed.

58. We need to more clearly understand the need, and assess the options including costings, and whether this is a localised issue or applies more broadly across the active reserves network. Increasing provision would require a review of Council's Active Reserves Level of Service Policy, or a decision under Section 80 of the LGA to make a decision outside of policy.

PROBLEM 5: LACK OF CHANGING ROOMS

Current State	<p>Changing rooms available in the Papamoa Sport & Recreation Centre – these are prioritised by those teams using fields 1 & 2 and bookings of these are managed by Bay Venue Limited.</p> <ul style="list-style-type: none"> - 2 x referee room - 4 x Changing room including showers (large enough for 1 team at a time) <p>Changing rooms available in the rear changing room/toilet/storage block</p> <ul style="list-style-type: none"> - 2 x Referee room - 4 x Changing room including showers (large enough for 1 team at a time)
Problem Definition	<p>Under the current Active Reserves Level of Service Policy Council aims to provide 6 changing rooms and 3 officials rooms for a reserve with 6 or more senior grass sports fields. Gordon Spratt Reserve has 7 full sized senior sports fields.</p> <p>Gordon Spratt has three winter codes which play simultaneously. The park as currently arranged can be considered as 2 or 3 separate areas which have their own facility requirements.</p> <p>While the current provision of 8 changing rooms and 4 referee rooms is currently greater than what is required under Council's Level of Service Policy, users have advised that this is not enough to meet their needs and the size and layout of the park lends itself to require additional changing rooms.</p>

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59. Options Identification - Problem 5: Lack of changing rooms

Options	Advantages	Disadvantages
Option 1: Don't provide any additional changing rooms	<ol style="list-style-type: none"> 1. Financial saving. 2. Does not increase pressure on the physical space of the park. 	<ol style="list-style-type: none"> 1. Does not meet the perceived needs of the user groups.
Option 2: Provide additional changing rooms based on user's requests – no analysis	<ol style="list-style-type: none"> 1. Users would be satisfied their needs have been met. 	<ol style="list-style-type: none"> 1. This would be inconsistent with Council's Active Reserves Level of Service Policy. A decision is required under section 80 of the Local Government Act to make a decision outside policy, why and whether the policy will be reviewed.
Option 3: Investigate need for additional changing rooms and feasibility	<ol style="list-style-type: none"> 1. Would be able to make an appropriate decision under section 80 of the Local Government Act regarding either acting outside policy or amending the policy. 	<ol style="list-style-type: none"> 1. Does not meet the perceived needs of the user groups.

60. Proposed recommended way forward – Problem 5: Lack of changing rooms

61. Proceed with Option 3. We need to more clearly understand the need, and assess the options including costings, and whether this is a localised issue or applies more broadly across the active reserves network. Increasing provision would require a review of Council's Active Reserves Level of Service Policy, or a decision under Section 80 of the LGA to make a decision outside of policy. Through the clubroom, pavilion and site planning work, ensure that an adequate of changing rooms.

PROBLEM 6: INADEQUATE AND INSUFFICIENT LIGHTING

Current State	<p>Currently fields 3, 4, 5, 7 & 8 are floodlit</p> <p>All lights provide 100 lumens which meets training standards.</p> <p>Fields 3,4 and 5 have old metal halide bulbs which are due for renewal.</p> <p>Fields 7 and 8 are relatively new LED lights</p>
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Problem Definition	<p>The Council's current Active Reserves Level of Service Policy supports projects that aim to increase the capacity of existing grass sportsfields through improvements such as floodlights. The policy recognises the role of Council in the provision, ownership and operation of floodlights for grass sportsfields, recognising the role that floodlights play in helping to increase capacity of grass sportsfields. Council ownership will occur over a period of time as floodlight replacement is required. The policy states that floodlights are provided to enable training and local games to be played.</p> <p>During the winter season, the un-lit fields are nearing their full capacity just from booked training hours. If weekday use of these fields was increased (through the additional of lighting for evening training/games) then there would be less capacity available on these fields during the weekend. The typical winter week-day booking schedule is provided at Error! Reference source not found. (paragraph 94).</p> <p>Grass sports fields have a maximum weekly capacity. This is the number of hours of play per week that a field can withstand before sustaining long term damage that might result in perceived poor quality fields, field closure and increased maintenance costs. Increased maintenance cannot always solve the problems created, as time and the right seasonable conditions are also required (e.g. for grass to grow).</p>
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62. Options Identification - Problem 6: Inadequate and insufficient lighting

Options	Advantages	Disadvantages
Option 1: Light additional fields	1. Will meet the needs of user groups that are reporting a shortage of lit training space. Consideration needs to be given to whether the turf can cope with the additional volume of training ue.	1. Cost of lights and potentially associated increased maintenance inputs 2. Need to ensure field has capacity to accommodate the additional use training lights will demand
Option 2: Increasing field lighting to 200lumens to accommodate match play	1. Would meet the desires of some user groups.	1. There is currently a shortfall in lit training space. Allocating some training time to games may exacerbate the shortage of space available for training. It needs to be further explored how this would work, for example would some weeknight game play replace the need for some weeknight training?
Option 3: Do not changing lighting provision	1. Cost saving.	1. Does not assist in addressing the shortage of lit training space experienced at Gordon Spratt Reserve. 2. Does not meet the desires of the user groups.

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63. Proposed recommended way forward – Problem 6: Inadequate and insufficient lighting

64. Proceed with Option 1 and investigate the benefits and implications of Option 2.

65. A detailed options assessment needs to be undertaken to determine the most appropriate response to this problem, as part of the wider 'whole of park' planning and active reserve network considerations. The options assessed should include:

- 65.1. Consider additional lights (for example on fields 1 and 2) – however this would also require an increase in field capacity to provide for the additional use of the turf.
- 65.2. Investigate what outfield spaces could be used for training – explore whether clubs would utilise these, investigate the possibility of lighting from both sides of light towers to light the out relevant outfield spaces.
- 65.3. Investigate benefits from and impacts from increasing lux to enable night games – what would be the impact on weekday training capacity? Is the pressure point the weekends or the weekdays?

PROBLEM 7: FIELD QUALITY NOT MEETING EXPECTATIONS

Current State	Some user groups provide feedback that the quality of the fields is not meeting their expectations.
Problem Definition	<p>Overuse – increased team numbers creates more hours of use on fields than the turf can cope with. Compressed training times due to coach availability results in up to four squads training on a single field at one time, increasing intensity of use. The current management regime relies on codes to make sensible decisions about cancelling trainings in wet conditions. In winter and summer the turf cannot recover quickly enough to meet the demands from the user groups. While users will often cancel trainings when the fields need protecting from wet conditions this doesn't prevent other informal users from using the fields – hence not protecting the fields.</p> <p>Irrigation – Currently the park relies on treated town supply water for irrigation. During water restrictions in summer Council is unable to irrigate fields. In autumn, we are virtually starting from scratch to provide suitable turf for winter codes. As a result the turf barely gets enough time to establish strength.</p> <p>Agrichemicals – Contractors are restricted by the Agrichemical Policy on what chemicals are permitted making it very difficult to eradicate undesirable weed and grass species that prevent the desirable sports turf from becoming as resilient as possible.</p> <p>Renovation periods – Prime renovation periods dictated by natural environment to optimise results.(Spring and Autumn) Fortunately this coincides with historic seasonal cross over of sports codes. To get the best results out of our renovations requires the right tools(agrichemicals) and time. With a distinct blurring of the seasonal code cross over as more winter</p>

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	codes adapt to continue into summer, scheduling renovations (twice a year, spring and autumn) is becoming more challenging.
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66. Options Identification - Problem 7: Field quality not meeting expectations

Options	Advantages	Disadvantages
Option 1: Make changes to improve the quality of fields	<ol style="list-style-type: none"> 1. Meet the demands of user groups. 2. May encourage further engagement in sports – supporting the Sport and Active Living Strategy's vision of 'more people more active more often'. 	<ol style="list-style-type: none"> 1. This may be difficult to achieve - Successfully gaining resource consent for water take is beyond the control of Council. - Council takes advice from the Toxic Agrichemical Advisory Group on the use of agri-chemicals. IN the past this group has opposed the use of pre-emergent chemicals.
Option 2: Do not make changes to improve the quality of fields	<ol style="list-style-type: none"> 1. Resource(time and personnel) savings. 	<ol style="list-style-type: none"> 1. Does not meet the demands of user groups.

67. Proposed recommended way forward – Problem 7: Field quality not meeting expectations

68. Proceed with Option 1.

69. Seek water take consent – given irrigation is necessary to grow in new turf (and enable a change to warm season grasses) there is a need to access bore water to be able to irrigate during periods of water restrictions from the town water supply.

70. Seek changes to the Council's Use of Toxic-Agrichemicals Policy, to enable the use of pre-emergent chemicals to assist in maintaining a higher quality of turf cover.

71. With technical specialists, investigate all available options to increase the capacity of fields.

72. Investigate ways to better manage and enforce field closures.

73. Gather information on users views of the best maintenance/renovation options. Alongside this share with park users the technical requirements and limitations facing maintenance contractors.

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PROBLEM 8: LACK OF CONVENIENTLY LOCATED TOILETS

Current State	<p>Public toilets in the Papamoa Sport & Rec Centre</p> <ul style="list-style-type: none"> - Men's – 1 x urinal, 2 x cubicle - Women's – 3 x cubicles <p>Public toilets in the rear changing room/toilet/storage block</p> <ul style="list-style-type: none"> - Men's – 1 x urinal, 2 x cubicle - Women's – 3 x cubicles <p>Additional public toilets are scheduled to go in near pump track</p>
Problem Definition	<p>The Council's current Active Reserves Level of Service Policy states that, based on the field provision at Gordon Spratt Reserve and Alice Johnson Oval, Council will aim to provide three male toilets and two pod urinals or one trough urinal, four female toilets and one unisex/accessible toilet. This Level of Service is being met</p> <p>Users are advising that there is the need for public toilets on the Doncaster Drive side of the reserve, near the Alice Johnson Oval. The nearest public toilet is located at the toilet/storage/change facility near the vertical evacuation structure. There are currently no uni-sex/gender neutral toilets.</p>

74. Options Identification - Problem 8: Lack of conveniently located toilets

Options	Advantages	Disadvantages
Option 1: Install additional toilets on the Doncaster Drive side of the reserve.	1. Users will have toilet facilities in an appropriate proximity to where they are playing / spectating.	1. Cost 2. Loss of green space / additional building on reserve
Option 2: Do not install additional toilet facilities.	1. No additional lost of green space 2. No associated cost	1. Users inconvenienced by having to walk what is considered to be too far to reach the nearest facilities, or using bushes etc.

75. Proposed recommended way forward – Problem 8: Lack of conveniently located toilets

76. Proceed with Option 1.

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77. Prioritise a toilet facility at the Doncaster Drive side of the reserve through a staged approach to the Site Planning. A decision on how to proceed with the cricket pavilion should be made first, in order to determine whether the toilet block should be a stand alone facility or part of the proposed pavilion. Through the site planning work ensure the adequate provision of toilet facilities in appropriate locations.
78. Engage with sporting users of Gordon Spratt Reserve in identifying the location of the proposed toilet block near the pump track facility, so that it can support both users of the pump track and users of the front playing fields.

PROBLEM 9: CAR PARKS AND ACCESS

Current State	Current carparking provision and planning is in accordance with the 2010 Concept Plan for this park.
Problem Definition	<p>User groups raised the following:</p> <ul style="list-style-type: none"> - Desire for additional sealed parking – both near bowls and near cricket oval. - Desire for reinstatement of the chain near bowls. - Delay gate closing time to suit the needs of tennis. - Challenges to turn right out of the park onto Parton Road. - Pedestrian safety to, from and around the reserve. - Fields 6 and 7 are used as a pedestrian route to/from Papamoa College.

79. Options Identification - Problem 9: Car parks and access

Options	Advantages	Disadvantages
Option 1: Improve car parking and access	1. Provides a safer and more easily accessible space for the users of the park and surrounding streets.	1. Cost
Option 2: Do not improve car parking and access		1. Does not provide a safer or more easily accessible space for the users of the park and surrounding streets.

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80. Proposed recommended way forward – Problem 9: Car parks and access

81. Proceed with Option 1:

82. Through the site planning ensure appropriate consideration is given to provide sufficient and appropriate access and parking.

83. Complete the carparking work in the vicinity of the Oval as a priority.

PROBLEM 10: USER GROUP COMMUNICATIONS / VISIBILITY OF BOOKING INFORMATION

Current State	<p>There is not currently a user group forum operating at Gordon Spratt Reserve and Alice Johnson Oval. Many of the users have worked together over a number of years on the clubroom needs assessment and feasibility study work. The user groups report generally working well together.</p> <p>Currently clubs book field space directly with Council, who manage the field allocations in accordance with the booking policy, which takes a network approach.</p> <p>More even use of the park to spread wear and tear</p> <p>Currently booking information is not visible to other user groups (enquires must be made to Council to know what fields are booked when).</p> <p>Individual clubs / codes don't 'own' fields</p>
Problem Definition	<p>There is not currently a user group and users have recognised that there are benefits from working together.</p> <p>Bookings are done in January before clubs know what teams will be and coach availability.</p> <p>Users are unable to see others' bookings, making booking difficult and inflexible.</p> <p>Multiple codes means that bookings and use at the park is complex.</p>

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84. Options Identification - Problem 10: User group communications

85. User groups raised that although

Options	Advantages	Disadvantages
Option 1: Re-establish user forum	<ol style="list-style-type: none"> 1. Provides a platform for user groups to formally and informally engage with each other, Sport BoP and Council on matters of relevant and interest. 2. Options to consider how bookings for any future clubroom facility can relate to field bookings. 	<ol style="list-style-type: none"> 1. Time commitment from user groups.
Option 2: Provide transparency of the bookings to users	<ol style="list-style-type: none"> 1. Clubs can be more flexible with their own booking arrangements. 2. Supports better optimisation of the spaces on the park. 3. May allow for more collaborative approach between users (e.g. when one code has heavier use, can other codes arrange to have lighter use) 4. BayVenues who manage the Papamoa Sport and Recreation Centre are not involved in the field bookings. 	<ol style="list-style-type: none"> 1. Cost associated with setting up a new IT system.

86. Proposed recommended way forward – Problem 10: User group communications

87. Proceed with Option 1 and 2.

88. Re-establish user group forum led by the users, with the first purpose for that group being to set out it's objective and structure, with the guidance and support of Sport BoP and TCC.

89. Review the Outdoor Spaces Booking Policy, including the processes to implement it to ensure that it is run as efficiently and transparently as reasonably possible.

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ACTIONS – BRINGING IT ALL TOGETHER

90. This process has enabled the Council, Sport BoP and the user groups to look at the park holistically, consider the relationship between resolving each of the problems identified and determining the best way forward.
91. All of the actions identified through this process so far are short term actions (1-3 years). It is anticipated that the recommended Site Planning process may result in a number of actions to be implemented of the medium – long term.
92. The proposed Action Plan was shared with user groups at the third workshop on 6th December 2021 and was well-received, with clubs noting it captured what had been discussed at the previous workshops, but also re-iterating that they have been involved in planning for the clubrooms for a number of years and would like to see this work continue at pace.
93. The proposed Action Plan is provided in Table 3 below.

Table 2 – Proposed Action Plan

Immediate	Short Term – Site Specific	Short Term - Network	Medium Term	Medium / Long Term
1. Workshop sessions	5. Complete financial case for cricket pavilion & multi-purpose clubroom facility	13. Network wide planning including engaging with Regional Sporting Organisations	19. Phase 2 – Site Plan rest of site (after decision on land acquisition, water take, network planning)	22. Develop rest of park / any acquired land
2. Temporary container storage solution	6. Investigation of land swap / acquisition and park redevelopment opportunities	14. Assess feasibility of additional playing surfaces sought by individual codes	20. Plan and implement field capacity improving interventions	
3. Commencing bore / water take consent application process	7. Bore/Water Take Application	15. Artificial turf investigations	21. Develop Doncaster Rd (Alice Johnson Oval) side of park	
4. Continue use of Simpson Reserve	8. Site Plan Phase 1 - Doncaster Rd (Alice Johnson Oval) side of park	16. Review Outdoor Spaces Booking Policy		
	9. Papamoa college partnership investigations (College has advised that they are not currently in a position to explore partnership opportunities – re-consider later in the year)	17. Better understand need for storage and changing facilities as current provision meets the level of service – Review of the Active Reserve Level of Service may be required		

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	10. Re-establish user group forum to better meet need of the park	18. Targeted review of Tauranga Reserves Management Plan		
	11. Install toilet block near pump track			
	12. Information sharing – gather users views on best maintenance and renovation options and share technical requirements / limitations			

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APPENDICES

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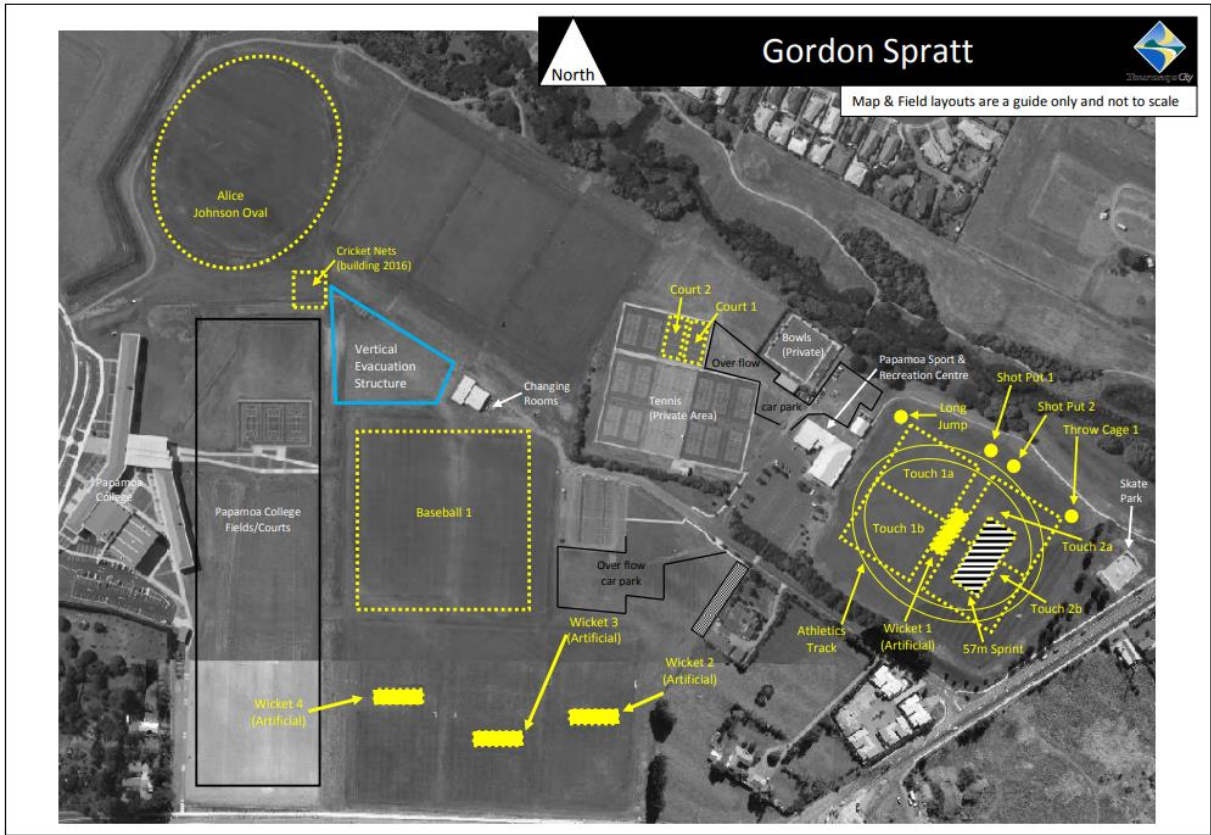
Appendix A. Map of Gordon Spratt Reserve and Alice Johnson Oval

Figure 1 Gordon Spratt Reserve and Alice Johnson Oval - indicative winter field layout



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Figure 2 - Gordon Spratt Reserve and Alice Johnson Oval - Indicative Summer Field Layout



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Appendix B. Field and Booking Information

Field	Field Size	Field Dimensions	Code using	Warm Grasses	Season	Floodlit	Field Capacity
Gordon Spratt - Rugby 1	Full		Rugby	No		None	16
Gordon Spratt - League 2	Full		League	No		None	16
Gordon Spratt - Rugby 3	Full		Rugby	No		Full	16
Gordon Spratt - Field 4	Full		League	No		Full	16
Gordon Spratt - Football 5	Full		Football	No		Full	16
Gordon Spratt - Football 6	Full		Football	Yes		None	20
Gordon Spratt - Football 7	Full		Football	Yes		Full	20
Gordon Spratt - Football 8A	3/4	70m x 50m	Football	No		Full	12
Gordon Spratt - Football 8B	1/2	60m x 40m	Football	No		Full	8
Gordon Spratt - Football 8c	1/2	60m x 40m	Football	No		Full	9
Gordon Spratt - Football 9A	3/4	70m x 50m	Football	No		None	12
Gordon Spratt - Football 9B	1/2	60m x 40m	Football	No		None	8
Gordon Spratt - Football 10A	1/2	60m x 40m	Football	No		None	8
Gordon Spratt - Football 10B	1/2	60m x 40m	Football	No		None	8
Gordon Spratt - Football 11	3/4		Football	Yes		None	15
Gordon Spratt - Football 12	3/4		Football	Yes		None	15

- * These bookings were made in January, before clubs know about team numbers and coach availability.

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94. Regular trainings - Bookings

Lit - Unlit	Monday		Tuesday		Wednesday		Thursday		Friday		Weekday Total	Total Field Capacity 2021
	Time	Hours	Time	Hours	Time	Hours	Time	Hours	Time	Hours	Hours	Hours
Field 1	3-6.30pm	3.5	3-6.30pm	3.5	3-6.30pm	3.5	3-6.30pm	3.5	No regular training		14	16
Field 2	3.30-6.30pm	3	3.30-6.30pm	3	3.30-6.30pm	3	No regular training		No regular training		9	16
Field 3	3-7.30pm	4.5	3-8pm	5	3-9pm	6	3-8pm	5	No regular training		20.5	16
Field 4	3.30-9pm	5.5	3.30-9pm	5.5	3.30-9pm	5.5	6.30-9	2.5	7.30-8.30pm	1	20	16
Field 5	4-6.30pm	2.5	4-9pm	5	4-9pm	5	4-9pm	5	No regular training		17.5	16
Field 6	No regular training		No regular training		No regular training		No regular training		No regular training		0	20
Field 7	4-7pm	3	4-9pm	5	4-9pm	5	4-9pm	5	No regular training		18	20
Field 8	No regular training		4-9pm	5	4-9pm	5	4-9pm	5	No regular training		15	28
Field 9a	No regular training		4-6.30pm	2.5	4-6.30pm	2.5	4-6.30pm	2.5	No regular training		7.5	12
Field 9b	No regular training		4-6.30pm	2.5	4-6.30pm	2.5	4-6.30pm	2.5	No regular training		7.5	8
Field 10a	No regular training		4-6.30pm	2.5	4-6.30pm	2.5	4-6.30pm	2.5	No regular training		7.5	8
Field 10b	No regular training		4-6.30pm	2.5	4-6.30pm	2.5	4-6.30pm	2.5	No regular training		7.5	8
Field 11	No regular training		4-6.30pm	2.5	4-6.30pm	2.5	4-6.30pm	2.5	No regular training		7.5	15
Field 12	No regular training		4-6.30pm	2.5	4-6.30pm	2.5	4-6.30pm	2.5	No regular training		7.5	15

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Appendix C. Tauranga Reserves Management Plan Gordon Spratt Reserve and Alice Johnson Oval Reserve Specific Information

3.77. Gordon Spratt Reserve and Alice Johnson Oval



Address / Location	Gordon Spratt Reserve and Alice Johnson Oval is bordered by Tara Road, Parton Road, the Wairakei Drainage reserve, Papamoa College and privately owned land. Papamoa, 3118
Reserve Category	Active (refer to Part A for details)
Size	293,050m ² (approx.)

Legal Description	Reserves Act 1977 Classification and Gazette Reference (if applicable)
Lot 2 DPS 88154	Recreation Reserve [Alice Johnson Reserve] NZGZ 2001 p 1100
Lot 4 DPS 34051	Recreation Reserve [Gordon Spratt Reserve] NZGZ 2001 p 1100
Lot 7 DPS 88154	Recreation Reserve [Alice Johnson Reserve]
Lot 6 DPS 34051	Recreation Reserve [Gordon Spratt Reserve]
Lot 8 DPS 34051	Recreation Reserve [Gordon Spratt Reserve] NZGZ 2001 p 1100
Lot 1 DP 489902	Recreation Reserve

History/General Information

- Purchase of Gordon Spratt Reserve commenced in 1988 by the former Tauranga County Council and was completed in 1990 by the Tauranga District Council. The aim of the purchase was to provide a centrally located, multi-functional outdoor recreation and sporting area to cater for the intermediate and long term needs of the Papamoa community.
- Alice Johnson Oval was informally gifted to the Tauranga County Council for 'passive' recreation purposes in 1982. This has now been developed as a cricket oval, with the support of the L S Johnson Estate and Trust.

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2019 Tauranga Reserves Management Plan

- The first stage of development commenced in 1992, with the development of two playing fields, an athletics track and a clubroom facilities, as well as some landscape works. Phase two included the construction of additional irrigated playing fields, development of tennis/netball courts and the bowling green, and carparking. Alice Johnson Oval was subsequently developed into a cricket oval.
- The Lions market moved to this reserve in February 2017 from Simpson Reserve and is held in the overflow carparking area. This type of use may need to be relocated as sports use at the site intensifies in the future. This represents a positive community use. More recently, Council has constructed a tsunami evacuation structure in the reserve. It has been designed so that it may be used as a viewing platform for the sportsfields.

Key Known Values**Archaeological**

- Shell middens, composed of locally available shore line species, are the dominant site type located on the Papamoa consolidated dunes. Archaeological surveys have not found any midden sites on this reserve.
- There are expansive areas of recorded garden soils and these have implications on the understanding of the archaeological history of the area. Any archaeological assessment of the neighbouring Papamoa College Site and Alice Johnson Oval (Phillips, 1999) identified an archaeological site on the north-eastern boundary of Alice Johnson Oval – no garden soils were identified in the immediate vicinity of the site.

Māori

- The Coastal area is significant for the tradition of ancestral occupation for Ngāti Ranginui, Ngai Te Rangi, Ngāti Pukenga and Waitaha. The tradition of Ngai Ranginui is the landing of the Takitimu waka and the establishment of settlement by ancestors in the Papamoa area. Ngā Potiki is the hapu with mana whenua over the area.
- By the turn of the 20th century, farming and agricultural subsistence on suitable areas inland from the coast predominated, but the traditional pattern of coastal resource exploitation remained. It was in this period that burial grounds were located nearer the marae on the Rangataua Harbour.
- The cultural landscape values have remained in place to the present period because of the continuity of the tradition of food gathering along the foreshore and nearby location of marae of Matapihi, Whareroa, Te Maunga, Mangatawa, Kairua Road, and Taranaki Lane, maintaining the principle of ahi kaa or mana through residence or occupation in the area. The three iwi resident in Tauranga, Ngāti Ranginui, Ngai Te Rangi, and Ngāti Pukenga, all have an ancestral background to this coastal area. The majority of this coastal zone was formerly the territory of Waitaha whose ancestors were contemporary with Ngāti Ranginui. They are now resident at Manoeka, Te Puke.
- Apart from its significant settlement history in pre-European times, the Mount Maunganui / Papamoa coast is particularly sensitive in terms of battle sites and burial sites. In the majority of cases, information about battle sites and burial areas has been lost.

European

- The reserve is a small part of an original 1,200 acre farm, taken up in the 1890s, half of which was sold off quite early. The whole farm is likely to have been ploughed to develop pasture from the original Manuka cover. Moreover, all the early farmers put in fodder crops as supplementary summer feed for the regular January and February droughts. The usual Papamoa practice was to rotate the fodder crops, usually turnips, beet or choumoellier, around the farm. It is likely that even paddocks fronting onto Papamoa Beach Road were cropped for summer green feed.

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2019 Tauranga Reserves Management Plan

Other Values and Information

- The Papamoa area consists of two major geological zones, the first being a belt of consolidated Holocene dunes aligned parallel to the coast, and the second consists of an expansive former hinterland – earlier this century land behind the dune belt formed an almost impassable wetland region known as the Kaituna Swamp or Papamoa Bog.
- Current Facilities include:
 - Sports and Recreation Centre, managed by Bay Venues Limited and available for hire by the community
 - Artificial bowling green
 - Tennis courts
 - Netball and basketball courts
 - Skate park
 - Pump track
 - Cricket nets
 - Change room facilities
 - Jump pit
 - Playground
 - Athletic facilities
- A Needs Assessment has been completed which supports a Feasibility Study being undertaken to investigate a shared sports hub facility at the park to provide for growth.

Leases (as at January 2018):

Lease Reference #	Lessee	Lease Expiry Date
4175	Papamoa Sports Bowling Club Inc	31 December 2027
5449	Papamoa Tennis Charitable Trust	28 February 2036
5928	Bay Venues Limited (Papamoa Sports and Recreation Centre)	30 June 2048

Reserve Specific Management Statements:

Refer to Part B for general management statements that apply to all reserves and management statements that apply to reserves with this reserve category.

1. Rationalise the number of buildings on the site.
2. Anticipate that more buildings are likely to be required to respond to growth.
3. Require multiuse model for future new buildings and facilities.
4. Encourage multiuse of specialised surfaces.
5. Recognise and provide for the special cultural and spiritual relationships that iwi have with the Papamoa area. Carry out measures to ensure the long term conservation of significant cultural and spiritual sites.
6. Provide interpretative information in consultation with iwi.
7. Undertake a needs assessment to enable expansion of specialised surfaces.
8. Continue to manage an ongoing relationship with the Papamoa community.
9. Monitor ongoing impact of school use on the reserve.
10. Consider enhancement of the interface with the Wairakei Stream reserve.
11. Permit the ongoing use of the reserve for a tsunami evacuation structure.

Appendix D. Summary notes from Gordon Spratt Reserve and Alice Johnson Oval Future State Workshops

Notes from Gordon Spratt and Alice Johnson Oval Future State Workshop 1 – 27 September 2021

Values Summary

- Local, central hub for Papamoa community sport that is easy to access
- Family friendly and caters for all ages
- Large, open space that is multipurpose
- Year round – all seasons
- Green space with great sunsets
- Rich history - gift & donation of the Johnson family, home ground for 30+ years for teams
- Offers diversity, and accepting of different cultures
- Offers opportunities
- A good surface with good parking
- Great New Years’ Eve venue

User Groups in Attendance:
Bay Venues Limited
Papamoa Athletics Club
Papamoa Bowls
Papamoa College
Papamoa Cricket Club Inc
Papamoa Lions
Papamoa Rugby Club
Papamoa Football Club
Papamoa Rugby League & Sports Club
Papamoa Sports Tennis Club
Tauranga City Baseball

Topic	Current State - Issue / Challenge / Problem	Future State - Aspiration / Outcome
Storage, Changing Rooms and Toilets	<ul style="list-style-type: none">• Lack of storage• Not enough changing rooms• No toilet/changing facilities/storage at the Doncaster Road end of the park• Access to the public toilets - they are consistently locked on weekends	<ul style="list-style-type: none">• More storage• More changing rooms• Toilets / changing facilities / storage at Doncaster Road end of the park• Access to public toilets on the weekend• Incorporate storage into a shared facility• Think outside the box - e.g. storage - without building a new storage facility, use container storage - Baseball / tennis want containers (e.g. want to put one behind the back stop)
Lights	<ul style="list-style-type: none">• Baseball need specific designed lights• Rugby - need a whole other field with lights. Sometimes lights don’t work (e.g. when it rains)• Night games can’t be held in Tauranga because lights aren’t good enough• Not enough lights - 1.5 lit fields - 300+ children (where lighting is so poor, can only play on specific parks of the field)• Tennis - have lights, but they're old and many don't work - costs associated with repair - Could offer additional hours per week (approx. 40 with more lighting)• Need to replace lights with LEDs on the back field• Lighting could be an issue re: finding funders to assist	<ul style="list-style-type: none">• Light that suit the needs of baseball• Enough lights to meet the training needs of all codes• New lights at tennis will attract new events (lighting and court development underway)• Lights so the sports can use the park all year• Lights for night games
Clubroom / Facilities	<ul style="list-style-type: none">• Papamoa Sport & Recreation Centre having to co-ordinate lots of different clubs• Unable to host visiting clubs (lack of facilities)• Aged facilities, infrastructure old• No space for parents/families to wait during times other children are training’• Lack of office space for team administration• Visibility of all use - Events, sports and rec centre• Xyst came back with a proposal for 3 buildings – the 3rd building at the from was missing from the draft LTP	<ul style="list-style-type: none">• Need a community hub specific to sport club needs• Big shared facility to bring community together• Club hub needs to be done quickly• Facility without competing demands, effective booking system• Facilities with a gym and pool• Separate facility under shelter for when fields are closed• Modern facilities that meet the needs of all users• Facility with changing rooms, toilets, clubrooms, space for visitors/spectators• An indoor facility on the reserve for any code to use• Touch - lots of demand for growth but need a facility at the back, so that this could be the main home for touch, Plus fields need to be improved

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Topic	Current State - Issue / Challenge / Problem	Future State - Aspiration / Outcome
		<ul style="list-style-type: none">Cricket - expecting big growth to continue, needs better quality wickets, storage, more wickets, toilet and facilities to enable this and not limit growthA hub for all of the sports - that provide the after match, administration, a place to meetNew gym being developed at Papamoa College. keeping old gymRe-create a new 'Papamoa Sport Centre' entity in a shared hub - this has already been discussed around how this facility will be structuredIn the last discussions, a building was identified as being needed now which wouldn't solve the long term plans but would ease some of the current frustrationsA facility is needed in line with the orientation of the park. 1) realign the park 2) put the facilities in the most suitable placeChange use of current recreation centre to cater for codes on the parkTennis - identified as the regional hub for their sport, want covered courts & lights & bigger clubroom (for storage and administration)
Ground quality / Maintenance	<ul style="list-style-type: none">Irrigation restricted to town supply waterMaintenance of grounds / challenge with the cross over of seasonsCricket field condition terrible later in the season when water restrictions hitRec Services may not have the equipment to maintain the fields properlyPrickles on the fields nearest Tara RoadNo renovation periodOverlap between winter and summer sports - field maintenance during this period is a challengeFields sprayed during the day - means fields hesitant to use in the afternoon - No communications around whether still safe to use after this sprayThe school has similar issues with maintenanceLack of 'all weather' facilityPapamoa College fields have been re-sown in the past couple of years - don't turn to dust in summer	<ul style="list-style-type: none">Artificial surfacesUpgraded fields that meet the needs of all usersA watering system (bore) so the sports can use the park all yearBetter field conditionsTell the RSOs what the maintenance schedule is, so fields aren't available
Park / field layout	<ul style="list-style-type: none">Large underutilised part of reserveChallenges re: layout and accessibility, spectator point of viewBaseball - need more room for backstopsNeeds another grass cricket wicketLack of central path/access way through the park e.g. particularly for emergency access without having to go around by roadTouch fields @ back (3 & 4) - are not ideal size or rectangular. Needs longer but has to work around swalesTsunami bund is too bigBowls double in numbers in recent years but the plan for a second turf has been removed from the planSwales cause issues with being unable to re-arrange fieldsdifficult finding the right field	<ul style="list-style-type: none">Redevelop / Reconfigure the whole park to better meet the needs of the users, won't necessarily mean that more space is required. Rearranging the fields to create more.Astroturf / Artificial requiredSell Gordon Spratt - buy land between Tara Road and the highway and create a new sports field there from scratchRe-orientation of the park that caters for the wider group - understand what individual users need and then start planning from there, including the provision of car parks, facilities etc Collaborative approach to redesign.Do we need the tsunami bund?More baseball fields -the draining swale is the issue for fitting in moreWant to get Gordon Spratt right to cater for our community - first and foremost. Need to get this rightTake the learning from the challenges that Gordon Spratt is facing now, help inform the development of Te Tumu so they don't face these challenges. Te Tumu isn't a solution - that will be a town of it's own that will need it's own clubsGordon Spratt - now has an opportunity to have a 'total think' about the park which could benefit everyone more than just the last facility discussions would have doneOpportunity to re-arrange / design the parkIn the past the cost to re-arrange the fields has been given as the reason not to re-arrange the fieldsGoal is to have baseball in AIMS Games - would require the facilityCommunity focus. The additions wouldn't change the values - they should generally just improve themThe more opportunities for the community to play sport, the better.Don't get rid of the playground (update it)

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Topic	Current State - Issue / Challenge / Problem	Future State - Aspiration / Outcome
Specialist surfaces	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Bowls in the Bay needs a covered facility (only location in NZ that doesn't have one) Tennis - in their dreams would have a covered facility for year round play Baseball would like to develop new diamonds utilising artificial surfaces
Field allocation	<ul style="list-style-type: none"> Overlap between winter and summer sports - field maintenance during this period is a challenge 	<ul style="list-style-type: none"> More even use of the park, to spread the wear and tear and meet clubs needs better and allow growth
Access	<ul style="list-style-type: none"> Issues with gates being closed too early Chain needs to be reinstated between courts and bowls - cars doing donuts, breaking up ground Locking of the gate on the Doncaster side of the reserve - up to clubs, not controlled by TCC Lack of accessibility through to Parton Road - kids often waiting in the dark for pick-up and drop-off. E.g. walkway though to the college. Safer pickup drop off One access in and out, will not be sustainable long term 	<ul style="list-style-type: none"> The access from the other side by the college is not well signposted The cycleway going through is good
Parking	<ul style="list-style-type: none"> Sealed parking @ Alice Johnson For some codes walking from parking can be a problem, but for many codes having to walk 5min isn't any issue The grass areas behind bowls needs sealing 	<ul style="list-style-type: none"> Parking during transition time (spring & autumn) Utilise grass area beside tennis for parking
Gifting of the oval from the Johnson Family	<ul style="list-style-type: none"> Alice Johnson oval caveat around the gift from the Johnson family and the meaning Feedback from Johnson family is that they are disappointed with the lack of progress 	Alice Johnson Oval is a different entity to Gordon Spratt and should be treated separ
Code growth	<ul style="list-style-type: none"> Cricket and Touch are the biggest clubs in their codes in the city and have limited room to grow Every one is growing - everyone wants more space Rugby turning kids away due to lack of field space for training All codes are at capacity but still growing 	<ul style="list-style-type: none"> Bulldogs rebuilding following Covid interruptions - #s growing Developing a tournament with the school targeting teens Papamoa Football working to be club licenced. Working with other clubs in the region to develop women's team for national league. Need facilities to cater for this. Continuing to grow Baseball - quality diamonds at a national level and to entice Tuatara here for exposure for the sport A rubber athletic track (this could service Te Puke also) Papamoa = biggest growing suburb in NZ - needs more focus
Wind break / shelter	<ul style="list-style-type: none"> Exposure, when it's cold, it's freezing 	<ul style="list-style-type: none"> Better wind shelter - all along Tara Road to block SW wind from howling across the fields
Cost	<ul style="list-style-type: none"> For Papamoa Lions to host the market (approx., \$150+gst / market) - don't use power / aren't making a profit / space unused otherwise Sponsorship is always an issue (not enough businesses in Papamoa) 	
Council / Planning	<ul style="list-style-type: none"> Frustration with consistent and ongoing lack of action from TCC. Way too much discussion and no action Have had numerous discussions around this over the past 10 years Constraints within user agreement - still need to book what is required (can't do blanket booking) - for groups - book building per use (difficult to book because draws come out weekly) Potential of the park - Council support can be good but can feel like holding back too Council - processes, personalities, willingness to let go and think outside the square 	<ul style="list-style-type: none"> Need to acknowledge that a lot of people have put in a lot of volunteer time Need to recognise that this is all volunteer time The LTP submission is what people want here - the information has been provided already Need more clarity on decision making - Who said no? Why is the Tsunami bund there? Council needs to "get sh*t done" and stop talking about it Need to get some really clear short term wins (e.g lights now, may need to come down in 5 years time if fields re-arranged but that's ok) Need a really clear plan with identified short wins that happen Collaboration between the codes to provide direction and input into the improvements
Wider network	<ul style="list-style-type: none"> Simpson Reserve - massive space that's hardly used - Council has given permission to hold a market there eon the same say as the Lions, but the Lions were kicked off there Simpson Reserve - school tends to use 	<ul style="list-style-type: none"> Utilisation of wider network Simpson Reserve needs to be changed to an active reserve
User Group Communications	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Regular communication among the delegates of the sports Codes need to talk to each other at RSO level

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Topic	Current State - Issue / Challenge / Problem	Future State - Aspiration / Outcome
		<ul style="list-style-type: none">• One club- multiple codes• Be able to collaborate with all codes• A list of contact of who to talk to would be handy• Everybody wants the best - everyone is competing but gets on pretty well and works together to get good outcomes• Hub to begin with doesn't need to be physical - could be online.• Rugby league and rugby already work well other, as are other codes
Change in play / expectations	<ul style="list-style-type: none">• Codes continuing through winter / summer• People playing codes & society have different (higher) expectations than in the past• Challenge with allocations of the fields e.g. training cannot start earlier due to availability of coaches working• Challenges with having to set up goalposts themselves (Bulldogs)	<ul style="list-style-type: none">• Bulldogs / Baseball - possible need to review seasons - changes in one code would have a knock on
Safety	<ul style="list-style-type: none">• Safety around goals and goal posts• Irresponsible dog owners (not cleaning up is the main issue)• Homelessness - In particular this year some people have moved into the park	<ul style="list-style-type: none">• Exposure - no hidden spots mean that it's a safe area and everything is visible• Cameras around the car park and walkways - security / deters bad behaviour



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Challenges

lack of storage	Incorporate storage into a shared facility	need room fo more baseball backstops	need specific designed lights for baseball	rec centre having to coordinate lots of different clubs	need a community hub specific to sport club needs	need m,ore lights,changing rooms	Visibility of all use - Events, sports and rec centre	Irrigation restricted to town supply water.	large underutilised part of reserve	One access in and out, will not be sustainable long term	Issues with gates being closed too early
Sealed parking @ Alice Johnson	Chain needs to be reinstated between courts and bowls - cars doing donuts, breaking up ground	Alice Johnson oval caveat around the gift from the Johnson family and the meaning	No toilet/ changing facilities/storage at the Doncaster Road end of the park	Aged facilities, infrastructure old	Exposure, when it's cold, it's freezing	Exposure - no hidden spots mean that it's a safe area and everything is visible	Challenges re: layout and accessibility, spectator point of view	Have had numerous discussions around this over the past 10 years	Cost - for Papamoa Lions to host the market (\$150+gst / market) - dont use power / arent making a profit / space unused otherwise	Potential of the park - Council support can be good but can feel like holding back too	Constraints within user agreement - still need to book what is required (can't do blanket booking) - for groups - book building per use (difficult to book bee
Rugby - need a whole other field with lights. Sometimes lights dont work (e.g. when it rains)	1.5 lit fields - 300+ children (where lighting is so poor, can only play on specific parks of the field)	Tennis - have lights, but they're old and many don't work - costs associated with repair - Could offer additional hours per week (approx. 40 with more lighting)	Need to replace lights with LEDs on the back field	People playing codes & society have different (higher) expecations than in the past	For some codes walking from parking can be a problem, but for many codes having to walk 5min isnt any issue	Locking of the gate on the Doncaster side of the reserve - up to clubs, not controlled by TCC	Maintenance of grounds / challenge with the cross over of seasons	Cricket field condition terrible later in the season when water restrictions hit	Rec Services may not have the equipment to maintain the fields properly	Touch fields @ back (3 & 4) - are not ideal size or rectangular. Needs longer but has to work around swales	Tsunami bund is too big
Bowls double in numbers in recent years but the plan for a second turf has been removed from the plan	artificial required	Unable to host visiting clubs (lack of facilities)	codes continuing through winter / summer	The grass areas behind bowls needs sealing	Lack of 'all weather' facility	Challenge with allocations of the fields e.g. training cannot start earlier due to avallability of coaches working	Having to set up goalposts themselves (Bulldogs)	utilisation of wider network	No space for parents/families to wait during times other children are training	Lighting could be an issue re: finding funders to assist	Prickles on the fields nearest Tara Road
No renovation period	Lack of central path/access way through the path e.g. particularly for emergency access without having to go around by road	Simpson Reserve - massive space that's hardly used - Council has given permission to hold a market ther eon the same say as the Lions, but the Lions were kicked off there	Needs another grass cricket wicket	Feedback from Johnson family is that they are disappointed with the lack of progress	All codes are at capacity but still growing	Simpon Reserve - school tends to use	Overlap between winter and summer sports - field maintenance during this period is a challenge	Lack of office space for team administration	Every one is growing - everyone wants more space	Rugby turning kids away due to lack of field space for training	Fields sprayed during the day - means fields hesitant to use in the afternoon - No communications around whether still safe to use after this spray
Lack of accessibility through to Parton Road - kids often waiting in the dark for pick-up and drop-off E.g. walkway though to the college. Safer pickup drop off	Cricket and Touch are the biggest clubs in their codes in the city and have limited room to grow	Safety around goals and goal posts	Frustration with consistent and ongoing lack of action from TCC. Way too much discussion and nno action	Access to the public toilets - they are consistently locked on weekends	difficult finding the right field	Alice Johnson Oval is a different entity to G Spratt and should be treated seperately	The school has similar issues with maintenance	Swales cause issues with being unable to re-arrange fields	Irresponsible dog owners (not cleaning up is the main issue)	Homelessness - In particular this year some people have moved into the park	

Topic 1 – With the values in mind - what does the ideal future of Gordon Spratt Reserve and Alice Johnson Oval look like that would allow organisations and users to exist cohesively?

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new lights at tennis will attract new events	big shared facility to bring community together	artificial surfaces	Facilities with a gym and pool	seperate facility under shelter for when fields are closed	Reconfigure the whole park to better meet the needs of the users, won't necessarily mean that more space is required	club hub needs to be done quickly	astro turfs	lights for night games	one club- multiple codes
Redevelop	Sell Gordon Spratt - buy land between Tara Road and the highway and create a new sports field there from scratch	Facility without competing demands, effective booking system	Re-orientation of the park that caters for the wider group - understand what individual users need and then start planning from there, including the provision of car parks, facilities etc	Facility with changing rooms, toilets, clubrooms, space for visitors/ spectators	More even use of the park, to spread the wear and tear and meet clubs needs better and allow growth	Bowls in the Bay needs a covered facility (only location in NZ that doesn't have one)	Do we need the tsunami bund	No indoor facility on the reserve for any code to use	Lights and a watering system (bore) so the sports can use the park all year
Upgraded fields and modern facilities that meet the needs of all users	Tennis - in their dreams would have a covered facility for year round play	Bulldogs - Astroturf / artificial	Parking during transition time (spring & autumn)	Need to acknoweldge that a lot of poeple have put in a lot of volunteer time	Bulldogs / Baseball - possible need to review seasons - changes in one code would havbe a knock on	Regular communication among the delegates of the sports	Codes need to talk to each other at RSO level	Rearranging the fields to create more	Need to recognise that this is all volunteer time
More baseball fields -the draining swale is the issue for fitting in more	Papamoa College fields have been resowen in the past could of years - don't turn to dust in summer	The LTP submission is what people want here - the information has been provided already	Lights						

Topic 2 - What are your current plans for the future of your sport / organisation at Gordon Spratt Reserve and Alice Johnson Oval? What are the key aspirations for the future of your sport / organisation?

baseball would like to develop new diamonds utilising artificial surfaces	New gym being developed at Papamoa College. keeping old gym	Bulldogs rebuilding following Covid interruptions Numbers growing	Developing a tournament with the school targeting teens	Papamoa Football working to be club licenced.	working with other clubs in the region to develop womans team for national league. Nee	Need facilities to cater for these aspirations	Be able to collabarate with all codes	Utilise grass area beside tennis for parking	Touch - lots of demand for growth but need a facility at the back, so that this could be the main home for touch. Plus fields need to be improved	Bowls - see comments from previous question re: future plans
Want to get Gordon Spratt right to cater for our community - first and foremost. Need to get this right	Take the learning from the challenges that Gordon Spratt is facing now. help inform the development of Te Tumu so they don't face these challenges	Cricket - expecting big growth to continue, needs better quality wickets, storage, more facilities to enable this and not limit growth	Tennis - lighting and court development underway	Tennis - longer term want to cover some of their courts	Te Tumu isnt a solution - that will be a town of it's own that willll need it's own club	Re-create a new 'Papamoa Sport Centre' entity in a the shared hub - this has already been discussed around how this facility will be strucutred	Baseball / tennis - containers want to put one behind the back stop	Tennis - identified as the regional hub for their sport	Night games cant be held in Tauranga because lights arent good enough	Tennis - want covered courts & lights & bigger clubroom (for storge and administation)
Tennis - better parking	Cameras around the car park and walkways - security / deters bad behaviour	Better wind shelter - all along Tara Road to block SW wind from howling across the fields	Continuing to grow	Baseball - quality diamonds at a national level and to entice Tuatara here for exposure for the sport	Looking to the future - a rubber athletic track (this could service Te Puke also)					

Topic 3 - What would make Gordon Spratt Reserve and Alice Johnson Oval better than it is today? What would need to change at Gordon Spratt Reserve and Alice Johnson Oval to achieve the ideal future?

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change use of current rec centrtre to cater for codes on the park	Lights for games	better field conditions	Tell the RSOs what the maintenance schedule is, so fields aren't available	Simpson Reserve needs to be changed to an active reserve	Need more clarity on decision making, Who said no	Why is the Tsunami bund there?	Collaborative approach to redesign	Council needs to "get sh*t done" and stop talking about it	In the last discussions, a building was identified as being needed now which wouldn't solve the long term plans but would ease some of the current frustrations	A facility is needed in line with the orientation of the park. 1) realign the park 2) put the facilities in the most suitable place
Gordon Spratt - now has an opportunity to have a 'total think' about the park which could benefit everyone more than just the last facility discussions would have done	Sponsorship is always an issue (not enough businesses in Papamoa)	Council - processes, personalities, willingness to let go and think outside the square	A hub for all of the sports - that provide the after match, administation, a place to meet	Papamoa = biggest growing suburb in NZ - needs a little more focus	Opportunity to re-arrange / design the park	Xyst came back with a proposal for 3 buildings	In the past the cost to re-arrange the fields has been given as the reason not to re-arrange the fields	Goal is to have baseball in AIMS Games - would require the facility	Need to get some really clear short term wins (e.g lights now, may need to come down in 5 years time if fields re-arranged but that's ok)	Need a really clear plan with identified short wins that happen
Think outside the box - e.g. storage - without building a new storage facility, use container storage	The third building at the front from the Xsyt report was missing from the draft LTP	Hub to begin with doesn't need to be physical - could be online. Rugby league and rugby already work well other, as are other codes	A list of contact of who to talk to would be handy							

Topic 4 - What examples of the future that we've described (in our values and Q1 & 2) already exist at Gordon Spratt Reserve and Alice Johnson Oval? What from Gordon Spratt Reserve and Alice Johnson Oval (currently) do you want to ensure is taken forward into the future ?

community focus	The additions wouldn't change the values - they should generally just improve them	The more opportunities for the community to play sport, the better	Collaboration between the codes to provide direction and input into the improvements	Dont get rid of the playground (update it)	The cycleway going through is good	The access from the other side by the college is not well signposted	Everybody wants the best - everyone is competing but gets on pretty well and works togheter to get good outcomes
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Gordon Spratt Reserve & Alice Johnson Oval – Future State Assessment Report – March 2022

Notes from Gordon Spratt and Alice Johnson Oval Future State Workshop 2 – 1 Nov 2021

In attendance:
Bay Venues Ltd
Papamoa Athletic Club
Papamoa Beach Sports
Papamoa Bowls
Papamoa Cricket Club
Papamoa Football Club
Papamoa Rugby Club
Papamoa Tennis club
Invited but absent:
Bulldogs Rugby League Club
Papamoa Baseball
Papamoa College
Papamoa Lions
Papamoa Touch
Hapu
Johnson Family

Draft Purpose Statement for Gordon Spratt Reserve & Alice Johnson Oval

Draft statement for discussion: Gordon Spratt Reserve is a central home for Papamoa community sport. Alice Johnson Oval is Papamoa's primary cricket oval, and supports winter junior sport.

Recognise Growth

- Acknowledge that the size is a challenge (it's not big enough) Every one needs more land
- Codes would be willing to move to get the additional space. It's not an attachment to this specific site (Noting it is hard and expensive to move)
- A view that there is limited space for training rather than games (e.g. football could extend junior games into the afternoon)
- Alice Johnson - no changes

Think about all the users and the future

- What other new sports are coming along? (e.g. athletics had a 1-yr break and back with 150 children)
- Tennis is looking to run national tournaments, aspirations for covered courts, expanded club room
- sport and recreation - rather than community sport - Prioritising the local community (but enable some wider e.g. national sport)
- add recreation to the purpose (with regard to skateboarding and walkways etc) but
- "Multi purpose" needs to be included to include community events as well as sport

Papamoa Community

- Stay the heart of sport for Papamoa
- retain community as a priority above any other national/or even RSO and wider sporting events, and/or commercial activities.

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Ideas

- "Central home for a growing community of Papamoa community sport"
- "GSR is a central home for Papamoa community sport & recreation"
- "AJO is a dedicated cricket ground that supports Papamoa community cricket and winter junior sports"
- "AJO is the gifted home of Papamoa Cricket club and supports winter junior sports"

Summary – Proposed Revised Purpose Statement:

Gordon Spratt Reserve is a multipurpose site providing a central home for Papamoa community sport and recreation. Alice Johnson Oval is the home of cricket in Papamoa, and supports winter junior sport.

Clubroom Facilities Discussion

- Talking to the village comment - there is funding for a pavilion at AJO
- Tennis - wouldn't want to be housed out of a multi-purpose building
- 1000% support the facility - support that
- Field layout mapping needs to be done -
- Winter issue is, we don't have enough fields.
- A facility with 6 changing rooms isn't going to work. There's 4 changing rooms in the toilet block. There's 4 in the PSRC. Going to need 14 changing rooms + the fields to support that
- Kieran updated that he & Paul have asked some questions internally around the land on the opposite side of Tara Rd and whether that might be an opportunity
- Make front 2 fields training fields.
- In the past the funding has moved – Kieran explained that through the LTP the funding for the clubroom / pavilion has been deferred but not removed
- If we're not going to get more land, we need more fields
- Astro turf option - allows you to move games off game day (taking games of a Sat and Sun potentially)
- Need to 'buy ourselves' 10 years in terms of this plan
- This is trying to put a bandaid on it
- Simpson Reserve?
- Need to know the mapping on the field before can lock in the building
- Fear is that if we look at the fields then we risk losing the funding for the clubroom
- There can be no more than 2 winter users on this field (currently 3) - Rugby, Football & Rugby League
- The issue is not summer
- There is a strong view from MP that there is not enough field space (e.g. an additional field was required 8 years ago)

Summary – Feedback on current opinion on the clubroom facility

- A clubroom facility is required, in addition to specific facilities for cricket, tennis & bowls.
- The field layout work needs to be undertaken first or in conjunction with identifying the best site for the facility.

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- The facility needs to provide sufficient changing rooms to match the field supply.
- The cricket pavilion should proceed irrespective of the multipurpose clubroom facility & field re-alignment work.
- Concern that the allocated funding will be lost in the time it takes to complete the master planning of the site.

Three Key Questions

- Need to see a range of options drawn out to view. Need to look at is a blank canvas
- Tennis & Bowls are willing to move offsite or elsewhere within the park
- The current PSRC doesn't need to be located there
- Tennis & Bowls could join together into one clubhouse
- Need to look at is a blank canvas (e.g. pretend that the carparks aren't there)
- The way we operate - e.g. we play at these times because the RSOs set
- Recognise that this isn't unique to Gordon Spratt
- MoU between codes across the BoP, not just at this space, around things like the cross over between seasons, allocating time for maintenance
- With RSOs - have seasons driven through communities rather than from when Super Rugby is - drive this at Sport NZ level
- Short term solutions - e.g. mapping the fields
- E.g. need 16 changing rooms for 8 match day games and need 8 match date games because have x senior teams
- User Groups - Representation of a whole (an entity that looks after the bookings in conjunction with TCC)
- Facility management approach
- The users already work together well
- Sharing of admin resources, funding - e.g. offsite storage for when it's the offseason
- It doesn't matter how well the codes work together it doesn't create more space at the park
- Turn cricket wickets at rear 45 degrees (N to S), plus add another grass wicket in between the current 3,4 & 5 area. Make artificial wider so useable by more people
- Put baseball at the front of the reserve and share with athletics
- Need two buildings, one for winter codes and one for summer
- With clubs managing field closures, football for example can call off trainings and close the fields but this doesn't stop others using the fields and doing damage
- There needs to be a transparent booking process with any new facilities – e.g. the booking of any clubroom facilities on the park should have priority 1 being park users (over commercial/dance/yoga).

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Summary –**Question 1: Field / Park Layout – How could this be improved?**

- Lots of ideas were raised and numerous maps drawn out – some starting from a ‘blank slate’ and some making minor tweaks.
- Need to get some concepts for the park professionally prepared.

Question 2: Change in play / expectation - What are the changes you could make in the way you operate, that would utilize what we’ve got better?

- Sport BoP needs to drive change at an RSO level
- There is willingness for users to relocate from this site if there were an alternative available in a suitable geographic location

Question 3: User Group Communications - Could this be driven collectively? What do you want to get out of a collective group?

- User groups currently work well together
- Option to explore codes working together with TCC to manage bookings, rather than each individual club doing so.

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What could you do individually as your club / organisation? (with the support of Sport BoP and / or TCC as required)				What could clubs / organisations do together? (with the support of Sport BoP and / or TCC as required)				What could TCC and / or Sport BoP lead? (with the input of clubs / organisations as required)			
Action	QW	RFD	CX	Action	QW	RFD	CX	Action	QW	RFD	CX
Tennis lights Netball – Netball Court Lights Tennis – Priority Action	✓			Shared office space for team administration (does this need to be on-site?) Tennis – Does not support Tournaments require this function to be on-site. Opportunity with PSRC.		✓	✓	Storage - Permit temporary containers as in interim solution Netball – Priority Action Tennis – Priority Action Bulldogs – Priority Action – for Field 1 & 2 Cricket - Storage in addition to AJO Facility Cricket – Priority Action	✓		
Utilisation of the wider network - e.g. Oceandowns, Waipuna - We have to - Still want to be within relevant geographic location - Simpson Reserve = Quick win	✓	✓		More even use of the park, to spread the wear and tear and meet clubs needs better and allow growth - Weather influences - Lighting changes required	✓	✓	✓	Re-arrange park / Field realignment (Update Concept Plan) Specific tasks for further investigation: - Large, underutilised parts of the reserve - Re-orientation of the park that caters for the wider group - understand what individual users need and then start planning from there, including the provision of car parks, facilities etc - Toilet, changing, storage facilities at Doncaster Road end of the park - Reinstate 2 nd Bowling Green to concept plan - Another grass cricket wicket – orientation N-S - Additional baseball backstops - Touch fields (3 & 4) are not ideal size or rectangular - New baseball diamonds utilising artificial - A rubber athletics track - Access – is one in and out suitable for the long term? - Central access way / through the park (important for emergency access) - Accessibility through to Tara Road for safer pickup / drop off - Keep the playground Cricket - Re-orientation of winter codes, but ensure full size cricket fields. Senior size wickets total 3x artificial + 2 grass on GSR and AJO Football – Priority Action (lights, field use, facility) Rugby - Priority Action Bowls - Priority Action Cricket - Priority Action Athletics – Priority Action			✓
Explore options for hosting visiting clubs - With the current set up clubs are making it work - PSRC can block bookings – may need MoU	✓		✓	Regular communication among the delegates of the sports Collaborative hub could start as an online place A list of key contact to talk to Tennis - Priority Action	✓	✓		Seal Parking - At Alice Johnson - Grass area behind bowls Bowls – Does not support sealing the grass area behind bowls		✓	

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							<p>Tennis – Priority Action – grass area behind bowls and netball court as per netball request</p> <p>Bowls – Priority Action – Seal carpark by storage, bowls, rugby #2</p> <p>Athletics – Priority Action</p> <p><i>Note potential linkage with Master Plan</i></p>			
<p>Review season requirements</p> <p>- Need to have the support of RSOs to have these discussions (applies across BoP not just GS)</p>	✓	✓		<p>Codes need to talk to each other at RSO level</p> <p>- With the support of Sport BoP</p>	✓	✓	<p>Gates / Chains</p> <ul style="list-style-type: none"> - Reinstate chain between courts and bowls <p>Bowls – Priority Action</p> <ul style="list-style-type: none"> - Have Council locking of gate on Doncaster side of the reserve - Ensure gates open for appropriate hours – <p><i>Task: confirm, is it that they're being shut before the signposted time, or that the signposted time is too early – The hours aren't late enough for tennis requirements</i></p>	✓		
<p>Review arrangements for setting up goalposts</p> <p>Bulldogs – Priority Action – This should be done by TCC; or leave the posts up for the season</p>	✓	✓		<p>Develop a tournament with the school targeting teams</p> <p>Was this potentially an action for the school?</p>	✓	✓	<p>Lights -</p> <ul style="list-style-type: none"> - That suit baseball's needs - Additional lights for winter training - Replace back field lights with LEDS <p><i>Task – Investigate</i></p> <p>Rugby - Priority Action</p> <p>Field 3 – Papamoa Rugby would be willing to assist with funding.</p>		✓	
<p>Bowls – covered facility</p> <p>Football – Does not support</p>			✓	<p>Financial sustainability / sponsorship</p> <p>- Ongoing – exploring different models (e.g. membership / funding / shared sponsorship options?)</p>		✓	<p>Access to the public toilets</p> <ul style="list-style-type: none"> - Follow up with contractor, remind they need to be open 	✓		
<p>Tennis – covered facility</p>			✓	<p>Football – Supply and Demand Study across the Western Bay of Plenty</p>			<p>Changing Rooms</p> <ul style="list-style-type: none"> - Assess need – <i>are additional changing rooms needed in addition to those identified as being required as part of the Cricket Pavilion? They are</i> <p>Football – Priority Action (More of them)</p>		✓	
<p>Access to the public toilets – calling Council when they are closed, even on the weekend</p> <p>Football – Does not support</p>	✓						<p>Clubroom facilities</p> <ul style="list-style-type: none"> - Club hub as per Xyst report - Need effective booking system - Facility with changing rooms, toilets, clubrooms, space for visitors/spectators <p>- AJO Pavilion</p> <ul style="list-style-type: none"> - <i>Task – Progress financial case; note relationship with Masterplan/Concept Plan update</i> <p>Rugby - Priority Action</p> <p>Cricket – Priority Action (AJO Pavilion)</p> <p>Athletics – Priority Action</p> <p>Bulldogs – Priority Action</p>		✓	
<p>Tennis – Practice Hitting Wall</p>							<p>Papamoa Sport & Recreation Centre</p>	✓		

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								<div>- Work with BVL on providing for sports club bookings within the Papamoa Sport and Recreation Centre</div> <div>Football – Priority Action (access to facility and fields)</div>			
								<div>Tsunami Bund</div> <div>- Investigate whether tsunami bund size could be reduced</div> <div>Could this be built elsewhere?</div> <div>Cricket - Does not support</div>		v	
								<div>Agrichemical Communications</div> <div>- Communication on whether fields are still safe to use when they have been sprayed that day (on the sign that goes up)</div> <div>Football – Does not support</div>	v		
								<div>Artificial turf -</div> <div>- Task - Council is currently investigating the need for and feasibility of this, the winter supply & demand study specifically asks a question about this, make sure your club has completed its survey</div>		v	
								<div>Simpson Reserve</div> <div>- Change to use for sports fields</div> <div>- Task - This requires further investigation / need assessment</div>		v	
								<div>Improve ground maintenance</div> <div>- Define and communicate a renovation period</div> <div>- Ensure Rec Services have the correct equipment</div> <div>- Fix prickles on the fields nearest Tara Road</div> <div>- Working with RSOs to plan maintenance schedule</div> <div>Task – Review maintenance approach to identify areas for improvement</div> <div>Cricket – Priority Action</div>		v	
								<div>Investigate resource consent for installation of bore and water take –</div> <div>Task - this investigation is underway, is dependent on availability of ground water</div>		v	
								<div>Under field drainage, enable removal of swales and realignment of fields</div> <div>This is related to the realignment</div>			v
								<div>Dog owners -</div> <div>Task – additional signage around dog restrictions, consider review of Dog Control Policy & Bylaw if outstanding issues</div> <div>Football – Does not support</div>	v		
								<div>Markets</div> <div>- Review costs (This is set annually though Council’s User Fees and Charges Schedule)</div>		v	

Gordon Spratt Reserve & Alice Johnson Oval – Future State Assessment Report – March 2022

								- Review why Lions were removed from Simpson Reserve but another market is now established there			
								Review booking process – <i>Task - need to understand what the issues are here – there are good reasons why we need to know what time clubs are using the fields, rather than allowing blanket bookings.</i> <i>Online visibility?</i>		√	
								Move Papamoa Sport and Recreation Centre from the park – <i>Relationship with Community Centre Planning Work</i>			√
								Plant wind shelter (trees) along Tara Road – <i>Speak with the arborists about options</i>	√		
								Address homelessness			√
								Sell Gordon Spratt and buy land between Tara Road and the highway and create a new sports field there from scratch <i>Rugby - Priority Action</i>			√
								Recognise and acknowledge volunteer time	√		
								Cameras around the carpark and walkway (for security, to deter bad behaviour) <i>Tennis – Priority Action</i>	√		
								Wind shelter along Tara Road	√		
								<i>Netball - Seal a third netball court</i> <i>Netball – Priority Action</i>			
								<i>Netball – shelter and storage at netball courts</i> <i>Netball – Priority Action</i>			
								<i>Netball – Wind cloth on fences at tennis and netball</i> <i>Netball – Priority Action</i>			
								<i>Tennis - LED Lighting on pathway to club building / carpark</i>			
								<i>Tennis - Drinking Fountain</i>			

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Notes from Gordon Spratt and Alice Johnson Oval Future State Workshop 2 – 6 Dec 2021

Is there anything else that hasn't been captured?

- Football - Entry/Exit to the park (Car + Pedestrian) across Parton Rd. It is sometimes quite unsafe. Perhaps there needs to be a roundabout at the entry?

- Athletics - Is there any impact from other facility discussions e.g. Blake Park
 o TCC - not anything from BP that will currently look to impact GSR/AJO

- Lions Club - Is there Council provision for capex?
 o TCC - Yes there is a provision through LTP. This process is just to check actions, need and concerns. Check Budget and outcomes are sufficient. Move forward with Master Planning process.
 o Lion Club - Is there enough for everything?
 o TCC - Council is a Funding Partner and will go through the process to ensure that what is needed and how that might be funded.

- Cricket - Approaching other Funders - Is this clubs or councils responsibility
 o TCC - A partnership approach between clubs and council

- Cricket - Wish to bring forward the gifted story of AJO into more prominence

Sport BOP & TCC collaborative partnership to find some solutions here.

Sport BOP - Timeline - Still working within timeline - Physical works were scheduled for 2022-23 anyway, and there is a commitment from council and clubs in the room to work together for the best outcome and future commitment

- Rugby - Priorities
 o Tara Road (and/or more land) is obviously Key,
 o Along with the application and ability to Bore and Take water
 § Football - Water Treatment Plant?

Concept Planning – Visitor Solution had look and created some possible high level options to view tonight what might be possible.

These are not final solutions just exercise to show what could be done - especially with any school partnership. There is not enough space at GSR - so a partnership with the school may enable access to more.

- Papamoa College Partnership
- Booking shared spaces
- Artificial Turf
- Tauranga RMP
- potential amendment of use of council land policy

At this stage Tsunami Bund can't be moved due to engineering - *Paul Dunphy - may require further discussions.*

- Netball/PBS - Important to communicate community/school, priorities, times and balance.

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- Baseball - Need to think about future proofing Papamoa Sport for 20-30 years - not just now. If Tara Road is an option, great, otherwise further exploring Te Tumu.
- Rugby - Let us know if we need to do anything to help with the land swap conversations - our mini's and juniors have ties to the land at Tara Road - if you want our help to communicate we can.

TCC Close - These plans shown tonight are high level - more to come in the master planning process, exploring any further partnerships. Need to finalise the Venue needs, the options for the masterplan and the funding of project. Is likely we will look to implement some QW's - likely AJO first followed by the rest of the park.



Blake Park Future State Options Report



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Disclaimer

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1. Executive Summary

The purpose of this report is to provide high level options for the future state of Blake Park (the Park), along with a suite of recommendations that are required to transition the Park from the current state, to the desired future state. These options and recommendations have been developed as an outcome of co-design workshops undertaken with the users of the Park, research and understanding of good practice in multi-use sports parks.

Through the co-design workshops a set of principles and values for the park were developed with park users:

Principles and values:

- We will work together, endeavouring to achieve functional shared use.
- We acknowledge the community importance of Blake Park, including for non-sporting community events and casual use.
- Protecting the greenspace (fields) and environment is important.
- We want Blake Park to be inclusive and accessible.
- We value quality, fit-for-purpose playing spaces and facilities.

These were used to inform the development of options and the recommendations contained in this report.

Background

Blake Park is currently the city wide/regional base for hockey, netball, junior rugby and cricket. International standard sporting facilities provided on the Park include: cricket at the Bay Oval, hockey at the Tauranga Hockey Centre and croquet at the Mount Greens Sports site. The University of Waikato Adams Centre for High Performance (HP) is adjacent to the Park, with users such as the NZ Rugby Sevens teams and Bay of Plenty Steamers making regular use of the Park for training purposes.

Blake Park is experiencing significant capacity issues. Many sporting clubs, organisations and activities are not able to be accommodated to the level¹ they desire. Users of Blake Park and other stakeholders have expressed concerns around the management and long-term strategy for the Park.

Currently there are a number of projects underway, or proposed, relevant to community sport and high performance use of the Park. There is potential for these projects to impact across the site and also potential for a more connected, strategic approach to investment decisions, overall utilisation and optimisation of current and future facilities on the Park.

Summary of Key Issues

The built infrastructure on the Park (buildings, hard courts, cricket training nets and turfs) has been developed over a long period. Some of the assets have recently been developed or refurbished. Other assets, in particular buildings, are reaching a stage where they will require refurbishment or major redevelopment in the short to medium term. Direction is required to help inform future development plans. A summary of the status of current assets is provided in Appendix 2.

As part of the co-design workshops, users of the Park identified a wide range of challenges and issues. These include strategic issues such as the desire of all codes to have space to grow and the age and condition of many existing buildings. There are also relationship and

¹ By this we mean at the desired times, for as long as desired and with expected quality standards rather than the level of the competition.



operational issues including clashes of use, competition between users for access especially to field space and ground maintenance and quality issues.

In addition to feedback from users, bookings data highlights significant increases in field use from 2013-2021 across high performance, community sport (both competition and training). Details of these increases are set out in Section 3.1.

Since 2013, Tauranga City Council (Council) has worked to increase field use capacity through the introduction of warm season grasses (kikuyu or couch) on fields 2 and 3 and increased maintenance inputs (refer to section 3.2 for detail). However, these measures have only resulted in an increase of total assessed field capacity at the Park by 29%. There are limited options available to further increase capacity of the existing sports fields without significant changes such as development of artificial or hybrid turf surfaces.

Given the significant pressure that Blake Park is under there is a clear need for change. Blake Park cannot continue to cater to all of the current users and uses in a way that will be satisfactory to them in terms of either current operation and/or growth projections/aspirations.

Summary of Future Options

A range of options for the future of the Park were considered, these are detailed in Section 8 of this report. In summary the options considered were:

- Retain status quo
- Change the delivery model for some or all users.
 - A. Home for field sports only + Mount Greens
 - B. Home for fields sports + tennis and Mount Greens leased areas
 - C. Become grass sports High Performance Hub and remove community grass field use
 - D. Retain community sport use and relocate all or part of the High Performance Centre off the Park
 - E. Expand the Park through purchase of additional land

Retaining the status quo and changing the delivery model were eliminated as not viable to secure the level of change required.

Regardless of the ultimate option selected for the future purpose of Blake Park there are a number of recommendations that should be considered and implemented in the short to medium term, while the necessary investigations into, and implementation of the long term option(s) are undertaken. Each of the long-term options will take some time to implement so it is important that some changes are made in the short to medium term to help ease current pressures. These are presented as major and supplementary recommendations in Section 10 of this report.

Park User Feedback

A Blake Park user workshop was held on 29 November 2021 to present and obtain feedback on the high-level options and recommendations. Briefly summarised, the feedback from users was:

- There was a very strong preference for retaining the community focus of the Park. Users represented at the workshop² felt the primary purpose of Blake Park should be as a community sport park.
- Most organisations showed a willingness to further consider Option A and Option B, which received similar ratings. Overall, many organisations saw the extra benefit of

² Most organisations at the workshop were community based clubs/organisations. Despite being invited there was limited attendance from organisations with a high performance focus.



Option A (spatially) but some favoured Option B as it allows tennis to remain on the Park.

- Option E was considered as ideal but many organisations questioned the cost of it and how realistic it was.
- Option D was the next most strongly favoured.
- Most organisations present at the workshop supported all 9 major recommendations.
- Most organisations were also generally supportive of the supplementary recommendations.

Key Recommendations

1. Council should endorse the major and supplementary recommendations contained in this report and commence implementation of those.
2. Council should commence development of a Masterplan for Blake Park, as a priority, with both Options B and D to be considered as part of the Masterplan process.
3. At the same time Council should also progress consideration of its role in high-performance sport (recommendation 18) and the Baypark Masterplan (recommendation 5) as a priority³ as these items will influence consideration of Option D during the Blake Park Masterplan process.

³ This will allow Council to clarify its role in high performance sport, develop the Baypark Masterplan and further consider the concept of a multiuse stadium for Tauranga. All of these components may play a role in the long-term future for high performance sport in the City.



2. Introduction

Blake Park is experiencing significant capacity issues. Many sporting clubs, organisations and activities are not able to be accommodated to the level⁴ they desire. Users of Blake Park and other stakeholders have expressed concerns around the management and long-term strategy for the Park. Currently there are a number of projects underway, or proposed, relevant to community sport and high performance use of the Park. There is potential for these projects to impact across the site and also potential for a more connected, strategic approach to investment decisions, overall utilisation and optimisation of current and future facilities on the Park.

2.1 Purpose of This Report

The purpose of this report is to provide high level options for the future state of Blake Park, along with a suite of recommendations that are required to transition the Park from the current state, to the desired future state. These options and recommendations have been developed as an outcome of co-design workshops undertaken with the users of the Park, research and understanding of good practice in multi-use sports parks.

2.2 Key Terms

There are some terms used in the report that readers may not be familiar with. An explanation of these is provided below:

In this report we use a narrow definition of **community sport** to mean competitive sporting activities undertaken by children and adults at a local club or association level and community members participating in organised sporting events, including training.

In the context of Blake Park **high performance sport** is considered to include emerging and elite athletes who compete at regional, national and international levels. It includes organised training programmes undertaken to prepare these athletes for competition. A significant proportion of high performance use of Blake Park is for training and development programmes.

Use of Blake Park for more individualised recreation such as play, jogging, walking the dog or throwing a frisbee with friends or family is considered to be **informal recreation**.

Recreational/casual use can also include playing traditional team sport in a less-competitive and more social way. It might be offered by a community sport club (pay -to-play) but may also be undertaken by other groups or communities of interest, outside of a formal club setting. Typically this is without a formal booking and with a more flexible approach to participation and rules such as the number of players within a team.

⁴ By this we mean at the desired times, for as long as desired and with expected quality standards rather than the level of the competition.



2.3 The Process

To inform the development of this report Council and Sport Bay of Plenty (SBOP) led a series of co-design workshops with the current, regular users of Blake Park. The approach was used as a way of working together to better understand issues and aspirations and to come up with co-developed outputs for the future of Blake Park. The process involved 4 key stages:

- Workshop 1 - values, competing demands, issues and challenges
- Workshop 2 - pathways to the future. What do we want in a perfect world (aspirations)?
- Workshop 3 - action planning (together). How do we get there together?
- Workshop 4 - feedback. Have we heard correctly?

To support this process and the resultant options and recommendations report other key actions included:

- Secondary data review including other councils' approaches to multi-use parks.
- Hui with mana whenua at key stages.
- Interviews with specific stakeholders such as the University of Waikato Adams High Performance Centre staff and tenants.
- Project team workshops with Council and SBOP staff.



3. Current State

Overview of Blake Park

Blake Park is a premier sports park which serves local clubs, city wide sporting competitions, sporting tournaments and a number of high performance sports. The Park is the key community sporting hub for the City (at present), with only Gordon Spratt Reserve in Papamoa providing a similar area of sports field surface. The Park is able to effectively serve a city wide sporting function for many sporting codes due to its location and close proximity to major roads such as Hewletts Rd and State Highway 2.

Blake Park is well located with access from two main roads (Maunganui Rd and Totara Street). Its large street frontage makes it a high profile site, highly visible to the community. However, the Park is an irregular shape and requires careful planning to accommodate any desired changes as clubs and activities grow and develop. Whilst Blake Park's primary function is as an active reserve, it also provides a significant amount of green, visual amenity to the area, providing visual relief from the urban and industrial environment and space for passive and informal recreation.

Figure 3.1 Blake Park Aerial View 2021



Source: Tauranga City Council

Figure 3.1 shows all of the areas which are part of Blake Park outlined in yellow. The Park is home to a variety of sporting clubs and codes including bowls, croquet, cricket, football, hockey, rugby, touch, netball, tennis, squash, skateboarding and indoor sports (at the Mount Maunganui Sports Centre). Many of the clubs at the Park have made significant investments into infrastructure over the years including club rooms, specialised playing surfaces such as turfs and hardcourts, and lighting.

Blake Park is currently the City wide/regional base for hockey, netball, junior rugby and cricket. International standard sporting facilities provided on the Park include: cricket at



the Bay Oval, hockey at the Tauranga Hockey Centre and croquet at the Mount Greens Sports site. The University of Waikato Adams Centre for High Performance (HP) is adjacent to the Park, with users such as the NZ Rugby Sevens teams and Bay of Plenty Steamers making regular use of the Park for training purposes. Blake Park also provides a large, flat greenspace making it highly sought after for large non-sporting events. It is also used by fitness groups such as boot camps and for informal recreation. To some degree, the high levels of organised use of the site are starting to restrict its availability to serve informal recreation needs.

Council's Tauranga Reserves Management Plan (2019) restricts non-sporting events' use of Blake Park to 4 events per annum. This is to help minimise disruption to regular sporting activity from events on the Park, supporting the active reserve function of the site.

State of Key Infrastructure

The built infrastructure on the Park (buildings, hard courts, cricket training nets and turfs) has been developed over a long period. A summary of the status of current assets is provided in Appendix 2.

Some of the assets, have recently been refurbished due to age, including some of the netball, tennis courts and associated fencing and lighting. The Tauranga Hockey Association undertook major turf redevelopment works in 2012/13 for 2 turfs and developed a third turf in 2020/21.

Many other assets, in particular buildings, are reaching a stage where they will require refurbishment or major redevelopment in the short-medium term. For example, the Mount Maunganui Sports Club (Mount Sports) is ageing and requires seismic strengthening,⁵ the netball building is ready for refurbishment, including strengthening of the veranda. The Mount Maunganui Sports Centre (MSC), built in the 1960s, has had very limited refurbishment over the years and is expected to require approximately \$430,000 of renewals work over the next 5 years, including re-roofing.⁶

Mount Sports has long had aspirations to upgrade and extend their building, including for additional squash courts. The future of their facility was considered through the Blake Park Multi-Club Sports Facility Feasibility Report (2021) which concluded that there was a need for a new Sport and Recreation Hub on the Park, in an alternative location to the current building. The report also recommended that squash be co-located on another site. The concept of squash not being part of the Mount Sports redevelopment was not well received by the Mount Sports Club⁷.

A number of other users of the Park have plans for redevelopment or extension to buildings including:

- Tauranga Hockey Association – proposal to develop a new administration and pavilion facility to replace their existing, small facility.
- Bay Oval – proposed building extension for corporate hosting; proposed indoor training facility.
- High Performance Centre (HPC) – potential expansion in association with Bay of Plenty Rugby Union (BOPRU).
- BOPRU – investigating the development of an accommodation lodge adjacent to the HPC and the Park

⁵ Summarised from Blake Park Multi-Club Sports Facility Feasibility Report (2021), Xyst Ltd, p3.

⁶ According to the BVL asset management plan - renewals programme and budget.

⁷ Summarised from Blake Park Multi-Club Sports Facility Feasibility Report (2021), Xyst Ltd, p2.



There is also a proposal to develop a new indoor court sport facility at Tatua Reserve (the Tatua Reserve Sports Hub) which is approximately 700m away from the current MSC facility on Blake Park. A business case is currently underway for that facility, which provides an opportunity to consider catering for some or most of the current users of the MSC within that facility.

Given the numerous development plans and the aged condition of some of these key facilities it is timely, and important to develop a comprehensive plan for the future of Blake Park.

3.1 Blake Park Field Use Trends

Table 3.1 Total Hours of Field use by Booking Type 2013/14-2020/21

	Competition	Event	High Performance	Tournament	Training	Annual Total
2013/14	1791.75	366.00	192.50	1973.00	1912.50	6235.75
2014/15	2218.50	696.93	245.00	1673.25	2549.00	7382.68
2015/16	3032.00	705.00	791.75	1683.25	2159.00	8371.00
2016/17	2308.95	506.00	774.25	2267.50	1647.75	7504.45
2017/18	2275.55	183.00	1759.50	2351.50	1797.05	8366.60
2018/19 ⁸	3478.83	0.00	2207.25	1568.00	1500.25	8754.33
2019/20 ⁹	2392.50	90.00	2326.65	1900.42	3111.33	9820.90
2020/21	1779.50	468.50	2173.17	209.50 ¹⁰	2323.00	7493.67
Percentage change 2013-2021	-0.68%	+28%	+1028%	-89%	+21%	+20%

Key:

Competition - Club level cricket, football and rugby competition

Event - Non-sporting events on the Park ticketed/not ticketed

High Performance - Regional, national and international bookings from the tenants of the High Performance Centre

Tournament - School, club, regional, provincial tournaments including AIMS Games

Training - Club level cricket, football and rugby training including some academy use

Note: There have been some inconsistencies with how different booking data has been entered and some high performance use has been included in the training category in recent years.

Source: Tauranga City Council

Table 3.1 shows booked, rather than actual use. It does not factor in any informal recreation or recreational/casual use of the park that occurs without booking. It also does not reflect any last minute cancellations or changes to hours of use (either increases or decreases) that may occur with organisations that have bookings such as a training session going longer than booked.

The baseline of available field bookings is not consistent from year to year as field renovation or other work on the Park can reduce the availability of fields. It is also important to note that Covid-19 reduced some field bookings in 2019/20 but more significantly in 2020/21 due to cancellations affecting regular competitions and tournaments, in particular. Covid impacts have, in some ways, distorted the overall trend in use of the Park between 2013-2021.

⁸ Fields 2 and 3 had major renovations which resulted in no events use and some reduction in training bookings.

⁹ Construction of the covered cricket training lanes removed the availability of junior fields 6a, 6b, 7a and 7b.

¹⁰ Cancellation of AIMS Games was a key contributor to this reduction. Typically it requires anywhere from 600-800+ hours of tournament use per annum.



The overarching trend shows significant increases in field use requirements at Blake Park over the past 8 years. Overall, there has been a 20% increase in the hours of use of the fields, with total use hours per annum increasing from 6,235 in 2013/14 to 7,493 in 2020/21. Of note, prior to the impacts of Covid-19 the percentage change between 2013/14 and 2019/20 was 57% increase in total field use.

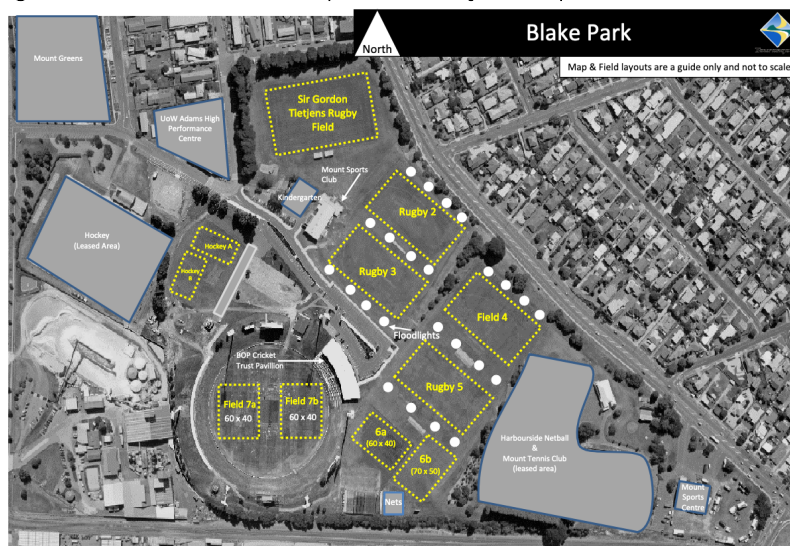
There has been a 1028% increase in high performance use from 192.5 hours in 2013/14 to 2173 hours in 2020/21¹¹. At the same time there has been a 21% increase in training use. Event use hours have also increased by 28% over the period.

Competition use reduced slightly (-0.68%) from 1,791 hours in 2013/14 to 1,779 hours in 2020/21. However, a significant portion of that reduction is attributed to Covid-19 impacts. In 2019/20 competition use had increased by approximately 33% from 2013/14. Tournament use has also shown a decline (-89%), most of this is also related to Covid-19. Although in 2019/20 tournament use had reduced by (-3%) some of this is due to less availability of the Park as increases in other uses occur. One example of a change in tournament use over the period is the relocation of AIMS Games football which is now played at Gordon Spratt Reserve. All of this additional use has occurred without any significant increases to the field capacity available (see below).

3.2 Blake Park Field Layouts

These maps are included to provide context to the field bookings data and give a general overview of the fields on the park (winter and summer). The field layouts shown are symbolic only rather than accurately measured. It is also important to note they are overlaid on old aerial maps and do not show all the latest developments at the park such as the new cricket training facilities and oval loop pathway which have impacted the useability of field 6a and 6b which previously provided junior/intermediate fields for rugby, kiwi tag and training uses.

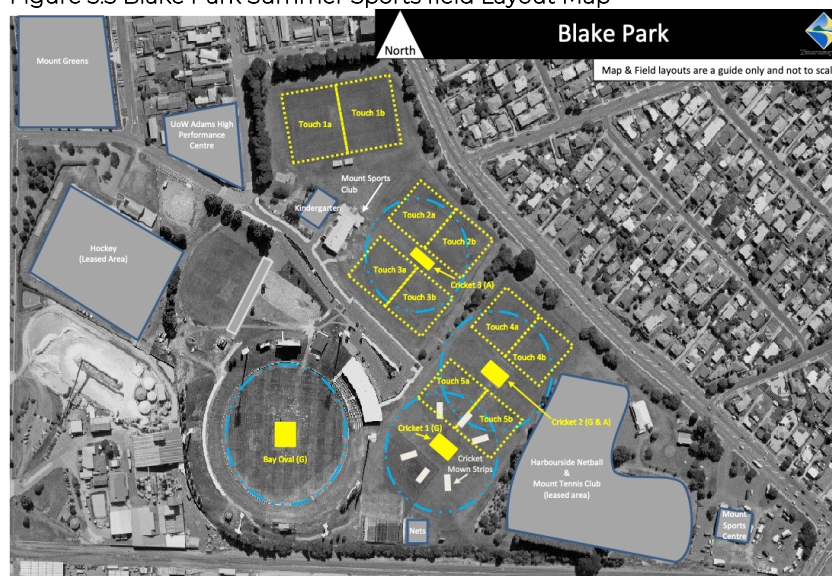
Figure 3.2 Blake Park Winter Sports field Layout Map



¹¹ When the HPC was developed it was not clear how important the use of Blake Park fields would be, or how many access hours would be required in addition to community use at the time.



Figure 3.3 Blake Park Summer Sports field Layout Map



Source: Tauranga City Council

3.3 Sports Field Capacity

To help manage sports field capacity Council obtains specialist turf advice on a regular basis. Council has also been undertaking regular sports field supply and demand assessments since approximately 2011.

Table 3.2 Blake Park Field Capacity Hours Assessments 2013-2021¹²

Field	Field Capacity Hours Assessment		
	2013	2016	2021
Sir Gordon Tietjens Rugby 1 (GT1)	12	16	16
Rugby 2	14	14	22
Rugby 3	14	14	22
Rugby 4	14	18	18
Football/Rugby 5 ¹³	6	18	18
Rugby 5A	8	NA	NA
Rugby 5B	8	NA	NA
Field 6A	8	8	8
Field 6B	8	8	8
Bay Oval - 7A	5	5	10
Bay Oval - 7B	5	5	10
Total Assessed Capacity	102	106	132

Note: This data is presented using the field names from the winter field layout map.

A number of factors impact the capacity of individual sports fields including turf/grass type, irrigation/drainage and provision of sports field lighting. For Blake Park the field capacity

¹² Sourced from Tauranga City Council Parks and Recreation department staff.

¹³ Football was relocated off Blake Park between 2013-2016 and the space was converted to rugby use. Football use was primarily games, there were no lights hence only 6 hours capacity assessed in 2013.



has had a 29% increase since 2013, largely due to the introduction of warm season grasses (kikuyu or couch) on fields 2 and 3 and increased maintenance inputs.

The hours assessed are what is considered to be ideal utilisation in order for the field surface to remain at an appropriate quality standard for community use, without the need to significantly increase maintenance inputs. There also may be instances where no further maintenance inputs can assist with improving field capacity. The reality is that many of the Blake Park fields are already used significantly more than the assessed capacity, meaning it is increasingly challenging to maintain surface quality. This is a particular issue for the fields used for high performance purposes, which require higher quality standards and therefore increased maintenance inputs to achieve those quality standards. It is also increasingly difficult to schedule appropriate field maintenance closures due to the dynamically changing requirements from high performance user groups and overall demand pressures at the Park.

There are limited options available to increase capacity of the existing sports fields without significant changes such as development of artificial or hybrid turf surfaces. For example, the introduction of warm season grasses on fields GT1, 4 and 5 would provide approximately 14 hours additional field capacity (bringing them up to 22 hours each). But downsides include putting the fields out of use for a minimum of 6 months for redevelopment and grow in and issues with managing weed species in warm-season grass fields. Optimisation of natural sports fields is dependent on the availability of appropriate management tools and currently Council's agrichemical use policy does not allow the use of products suitable for managing these types of fields. Council's use of toxic agrichemicals for vegetation management policy lists approved products. This currently does not include pre-emergent chemicals. This list can be amended by Council, however the Toxic Agrichemical Advisory Forum (TAAF) who assist Council in its determination of acceptable toxic agrichemicals and their circumstances of use have, in the past, opposed use of this type of agrichemical.



4. Key Issues and Challenges for Blake Park

To inform the development of this report a series of co-design workshops were held with the current, regular users of Blake Park. The workshops provided an opportunity to confirm the values associated with Blake Park, identify key issues and challenges, aspirations for the future and a range of potential responses to the challenges. This section provides a summary of the key issues and challenges. More detail on each of the co-design workshops including the values of Blake Park, aspirations for the future and the range of potential responses, including user feedback is provided in Appendix 1.

Overarching Challenges/Issues

Users of the Park were invited to share their experiences, competing demands, issues and challenges. The issues identified fell under 4 key themes – strategic, relationships, legislative/policy and operational. Some issues can be managed with simple, operational responses. However, many issues require more complex consideration and responses.

Table 4.1 Summary of Issues at Blake Park – Identified by Users

Strategic	Relationships
<ul style="list-style-type: none"> • City growth and lack of future planning. • Need to look at the Park more holistically. • Blake Park will be too small soon. • Codes want space to grow – including recreational/casual use opportunities. • Buildings – the number of them, the state of (aging/condition). Not fit-for-purpose. • Wasted areas of space. • Spatial allocation to different codes causing tension. • Tension around local community space versus international/high performance (HP) space. • Funding sustainability. 	<ul style="list-style-type: none"> • Lack of collaboration, need to work better together. • Competition between high performance and community sport. • Significant tension between community sport and HP desires. • Many want their own new building, some desire for a shared one(s). • Question value of BP User Forums • Competition between codes e.g. summer vs winter codes (longer seasons/cross over). • Codes competing for Council time, help and funding (through LTP).
Legislative / Policy	Operational
<ul style="list-style-type: none"> • Reserves Act 1977 (limitations) – seen as a barrier. • Current lease issues and limitations (linked to Reserves Act 1977). 	<ul style="list-style-type: none"> • Clash of uses of the Park (e.g. events). • Sports are growing - new, more diverse formats and lack of space for these. • Better programming needed as more users “demand” access. • Ground maintenance/quality issues- more operational investment needed due to high use, including to keep grounds suitable for HP requirements. • Parking and toilets (lack of). • Safety (field condition and broken glass).



Relationships with Council

The relationship between Council and users of the Park is important to the current and future functioning of the Park. A broad spectrum of views were reflected from general positivity and satisfaction with the relationship with Council through to significant frustration.

Table 4.2 Summary of Relationship Based Feedback

Basis of Relationship Issues with Council	
Linked to Agreements or Rules	Linked to Communication
<ul style="list-style-type: none"> • Frustration with Reserves Act 1977. • Leases are considered outdated. • Agreements with Council that have been changed or not adhered to creates a lack of trust with some. • Questions of fairness? Lease areas (turfs, courts) pay for lights, water usage. (with Non-lease areas Council pays). • Council puts limits on use but feel more could actually happen on the Park 	<ul style="list-style-type: none"> • Users feel process is delaying them. • Discrepancies re decisions, hearing different things from different people. • Hear of Council "plans" for our sport that we are not involved in. • Communication and collaboration has been viewed by Council as optional. • Lack of transparency at times.
Basis of Positive Relationships with Council	
<ul style="list-style-type: none"> • Flexibility and autonomy with their use of grounds/courts/turfs and their own buildings. • Help of specific staff members. • This process shows Council is willing to listen, is an opportunity to be heard. 	

Summary Comments

- There is increasing pressure for use of the Park by a wide range of users.
- The key issues facing Blake Park link directly to the significant increases in field use requirements at the Park in recent years, as demonstrated in section 3.1.
- A clear vision and purpose for the Park needs to be developed early, as this is a key influencer of long term recommendations.
- The current mix of users/usage does not allow for optimisation of the Park.
- It is recognised by most of the users that the Park cannot be all things to all clubs/codes and some need to relocate.
- Most community users have shown a willingness to share and support both community and HP use in the future.
- Some HP users have expressed strong desires for dedicated field space.
- Some HP users have indicated a willingness to consider alternative locations in the City, however some have not.
- There is a need to consider the future options for Blake Park in the context of the wider network, including plans for changes at other sites, for example, Gordon Spratt and new Active Reserve development plans.



5. Growth and Projected Demand

5.1 Growth

The Bay of Plenty region and Tauranga City continue to see strong population growth. In 2014 population and household projections were produced by the National Institute of Demographic and Economic Analysis (NIDEA) for Smartgrowth and the Bay of Plenty Regional Council. Since that time the projections have been reviewed a number of times, to take into account 2018 Census results, the COVID-19 pandemic, housing development trends and the revised Stats NZ population projections. The latest Council growth modelling is provided in the Tauranga City Population and Dwelling Projection Review 2021.¹⁴ It is noted that both "COVID-19 and the housing shortage are a developing situation and the revised projections can be further refined if necessary."¹⁵

Figure 5.1 Extracted Table 1: Five Yearly Population and Household Projections, 2018-2063, Tauranga City.¹⁶

Year (at 30 June)	Resident Population	Occupied Dwellings³	Total Dwellings
2018	142,100	51,312	56,272
2023	157,675	56,444	61,867
2028	168,338	61,224	67,076
2033	181,150	67,312	73,712
2038	191,700	71,709	78,505
2043	201,000	74,906	81,990
2048	209,037	77,263	84,558
2053	212,967	79,077	86,536
2058	217,113	81,068	88,707
2063	220,717	82,869	90,669

This review shows the projected population and dwelling increases for Tauranga City are significant. Key projections are:

- The Tauranga population is projected to reach 181,500 by 2033 (27% increase from 2018 base) and 201,000 by 2043 (41% increase from 2018)
- A total projected increase in the Tauranga population of 78,617 people by 2063 to reach 220,717.
- Total dwellings increasing to 81,990 by 2043 (45% increase from 2018 base) and 90,669 by 2063 (61% increase).
- A combined Sub-regional¹⁷ population of 280,337 by 2048 (43% increase from 2018 base) and 292,317 by 2063 (49% increase from 2018 base).¹⁸

¹⁴ Sourced from <https://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/reports/population-and-dwelling-projection-review>

¹⁵ Ibid, p2

¹⁶ Table 1 extracted from Tauranga City Population and Dwelling Projection Review 2021, p4.

¹⁷ Combined Tauranga City and Western Bay of Plenty District Council areas.

¹⁸ Tauranga City Population and Dwelling Projection Review 2021, p4.



This growth will not be evenly spread across the City, rather there will be pockets of more or less intense growth in different parts of the City.

Blake Park is within the Mount North sub-unit, one of the high density areas that have City Plan Zoning that enables intensification to occur.¹⁹ The more detailed, revised population projections 2018-2048 for Mount Maunganui are:

Table 5.1 Mount Maunganui - Allocation of Revised Projections 2018-2048 by Statistical Area 2 (SA2).²⁰

Statistical Area 2 (SA2)	Resident Population		
	2018	2033	2048
Mount Maunganui Central	340	364	460
Mount Maunganui North	3,396	3,669	4,049
Mount Maunganui South	3,031	3,116	3,239

For the 2021-2031 LTP the following Resident Population projections were used:

Table 5.2 Mount Maunganui - 2021-2031 Allocation of Revised Projections by SA2.²¹

Statistical Area 2 (SA2)	Resident Population	
	2021	2031
Mount Maunganui Central	346	361
Mount Maunganui North	3,521	3,643
Mount Maunganui South	3,073	3,109

Figure 5.2 Mount Maunganui – Key Assumptions by Growth Type.²²

Growth Type	Key Assumptions
High Density	Redevelopment of a number of key sites in High Density zone. Some mixed use development expected in the commercial zoned areas. Within the wider Mount Maunganui intensification area.
Intensification Area (IA)	Mount Maunganui Intensification Area - Redevelopment of sites expected to maximise site potential, increasing over the projection period as housing stock ages, land value increases, and planning provisions enable and encourage greater intensification though wide areas constrained by identified hazards. Completion of Girven Road SHA in short term.
Infill/ Intensification outside IA	Limited infill development in part of Te Maunga outside Mount Maunganui Intensification area.
Rural Infill	Limited rural subdivisions/ partitions in Matapihi, particularly through papakainga housing.
Greenfield	No Greenfield SP areas assumed in Mount Maunganui GMA. Te Maunga CAU Greenfield meshblocks included in Papamoa GMA (ie: Maranui Street SP area).

This shows that the population of the area surrounding Blake Park is projected to show continued, strong population growth. Blake Park will continue to experience challenges catering to local access for sport, recreation and greenspace for a growing local population, alongside its role providing a citywide function for a number of codes, with a growing citywide population.

¹⁹ Tauranga City Population and Dwelling Projection Review 2021, p6.

²⁰ Data summarised from Tauranga City Population and Dwelling Projection Review 2021 Appendix 6: Statistical Area 2 (SA2) Allocation of Revised Projections – 2018-2048 (as at 30 June) sourced from <https://www.tauranga.govt.nz/Portals/0/data/council/reports/population-household-review-2021-app6.pdf>

²¹ Ibid

²² Ibid, excerpt from p11 table 4.2.2



5.2 Projected Demand

This project has significant interdependencies with the Sports field Supply and Demand project that is currently underway. Once that work is completed it needs to be incorporated into the masterplan process and the final decision making with regards to Blake Park.

6. Trends in Sports

6.1 Sports Park and Facility Provision Trends

There are a number of trends impacting on the provision of spaces for sport and recreation to occur. The following trends highlight the current situation and possible future requirements of sports park and facility provision.

Increasing Service Level Expectations

Over time there has been demand from participants for high levels of service provision for sport to occur. This has led to demand for more sports to be participated in on specialised surfaces or to have higher standards of traditional surfaces. A number of sports are requesting artificial surfaces to guarantee quality and reduce the impact of weather events (such as hockey, athletics and football).

Wider Range of Sports

The options to participate have increased as new sports have been invented or introduced from overseas. Historically there were a few winter sports and a few summer sports. Now, there are over 90 sports played at secondary school level²³. This has placed pressure on existing sports parks and facilities.

Wider Environmental Factors

Environmental impact is becoming more of a consideration when planning, designing, building and operating sports parks and facilities. The environmental impacts of development, high water use for many operations and the carbon footprint of developments are also considerations that are starting to be understood.

A Move to Multi-use Parks and Facilities

There is a move away from single-purpose sports parks or facilities, in many cases. Clubs have seen the benefits from sharing resources with other organisations, in an effort to maximise the use of parks and facilities.

Increasing Awareness and Demand for Inclusiveness in the Provision of Parks and Facilities

Sports that have traditionally focussed on one segment of the population have needed to become more inclusive. In this regard there is a move toward offering facilities that cater for a far broader participant base. There is a rise in participation in women and girls' participation and this needs to be reflected in how facilities are built and operated (such as gender neutral change spaces).

Increased Demand for Lit Playing Spaces

A number of codes are requesting additional floodlit spaces to play and train on. This is placing pressure on existing field capacity.

²³ NZSSC Census 2000-20 Trends



Ageing Buildings

A large number of sporting facilities that were built in the post-World War II era are now coming to the end of their useful life. In many instances there is significant deferred maintenance on these facilities and clubs cannot afford to keep them well maintained. Adding additional pressure to this is the requirement for earthquake strengthening among many older sporting facilities.

School Developments

There is a trend in New Zealand for schools to re-develop areas with multi-use, artificial turf areas as they can intensify use of space. Many of these artificial turfs are not full size and are used by the school for the majority of time. Often these turfs are being developed without floodlights, ruling out the ability for winter sports codes to hire this space for evening trainings.

6.2 Operational Trends

Move to Year Round Play

Many sports are changing their delivery approach and offering year round play with summer leagues for what were once traditional winter sports and extensions to seasons for some sports such as rugby based codes. This can improve revenue streams for sports organisations and can improve utilisation of assets such as turfs and hardcourts. However, it can create issues for timing the maintenance (of natural fields) and clashes for access between traditional summer and the expanding winter sports. It also means staff and volunteers are experiencing increased pressure from extended operating seasons.

Declining Level of Volunteers

Clubs are reporting it is becoming more difficult to get volunteers to commit to long term roles in their organisations. This is placing additional pressure on existing volunteers as replacements are often very hard to find.

Decline in Traditional Sport Participation

Changing lifestyles and the often highly competitive nature of some traditional team sports is seeing declining levels of participation in some of these activities, for both young people and adults.

Individual Versus Team and Recreation Versus Sport

We are witnessing a paradigm shift in participation from the overwhelming popularity of traditional team-based sports to more non-traditional, often individual, sport and recreation activities. Some of this is driven by the time demands of modern lifestyles, including weekend and shift work impacting on people's ability to participate at traditional times. This includes a trend towards more casual participation such as social summer competitions for many traditional sports.

Increased Focus on Recreation

With Active NZ Survey²⁴ results showing increasing participation in active recreation Sport New Zealand is now prioritising active recreation alongside traditional sport. This provides an opportunity for sports clubs to engage people in new, less structured formats and widened the number of organisations who may benefit from government support.

²⁴ Sport NZ annual participation surveys



Securing Funding

There are reported declines in some funding areas. Class 4 Gaming Trusts are reliant on gaming licenses to operate and in many districts across New Zealand are seeing a sinking lid policy reducing the number of machines in operation. This has a direct impact on the funding available to distribute to charitable purposes.

Other funding agencies are reliant on favourable returns on investment to grant proceeds to organisations. The current COVID climate means in some areas there is less funding available for distribution.

Changing Use of Sports Clubrooms

The heyday of clubrooms as a default community bar is long gone. Many sports clubs are reporting a reduction of revenue from bar takings, reflecting the changes in how people are utilising clubrooms. This is forcing clubs to look at other ways to generate revenue from their clubrooms, such as hiring out or sharing with other community organisations.



7. Primary Users and Participation Trends

The primary sports clubs and codes at Blake Park are:

- Mount Greens Sports - bowls, croquet and petanque
- Cricket – Bay Oval and Mount Maunganui Cricket Club
- Rugby – Mount Maunganui Sports Club, BOPRU (including junior rugby) and NZ Sevens
- Codes with specialised surfaces - Tauranga Hockey Association, Tauranga Netball Centre, Mount Maunganui Tennis Club, Sport Climbing Speed Wall (adjacent to the Bay Oval);
- Indoor Sports at the Mount Maunganui Sports Centre – providing for a variety of indoor sports such as basketball, indoor bowls, roller sports and others.
- Squash at Mount Maunganui Sports Club

There is also recreational/casual use by the community for both sport and non-sporting uses.

7.1 National Participation Trends

The following information is sourced from those codes that have high level national trend information available:

Cricket

- Overall declining numbers playing the game, although increasing numbers of juniors participating.
- Changing nature of the participant away from traditional forms of the game towards modified forms such as T20.

Hockey

- Overall growth in participation.
- Now a year round sport with summer and winter formats.

Netball

- Declining numbers of Netball NZ affiliated players.
- Increasing use of indoor courts and/or covered outdoor courts.

Rugby

- Participation growth (approximately 2.5%) is below population growth (5.1%) (2016-2019 period).
- Growth in alternative formats of the game such as sevens.
- Growth in women's rugby participation.

Tennis

- Slight overall growth in participation.
- More casual players and growth trend in national programmes such as hot shots (junior) and cardio tennis.

Bowls

- Declining club membership.
- Steady casual, pay-to-play participation.

Croquet

- Growth in both membership and casual participation.
- Increased interest in the golf croquet format of the game (shorter, simpler format).



- Steady tournament participation (note: decline in Covid-19 affected years).

7.2 Sport NZ Active NZ Survey and Insights Participation Data

Table 7.1 shows the estimated levels of participation (all ages) within the total population in the key codes that currently use Blake Park.

Table 7.1 Expected sport participation rates as percentage of population

Code Use	Mount Maunganui SA2 areas 2018			Tauranga City 2018	National NZ
Field/turf Based Codes	North	Central	South		
Cricket	0.9%	0.8%	1.4%	1.3%	1.8%
Rugby	1.3%	1.2%	2.1%	2.2%	2.3%
Touch	1.1%	1.0%	1.7%	1.7%	2.4%
Specialised Facility Codes					
Hockey	0.9%	0.6%	1.2%	1.3%	1.6%
Netball	1.5%	1.2%	2.0%	2.1%	3.2%
Tennis	1.7%	1.4%	1.8%	1.9%	2.2%
Squash	0.8%	0.8%	0.8%	0.7%	0.7%
Rock climbing/bouldering	0.4%	0.3%	0.5%	0.5%	0.5%
Mount Greens Sports					
Bowls	1.0%	0.7%	0.6%	0.9%	0.7%
Croquet	0.2%	0.2%	0.2%	0.2%	0.2%
Petanque	0.1%	0.1%	0.1%	0.1%	0.1%

Source: Sport NZ Insights Tool²⁵

The data presented gives an indication of the expected participation levels from the local Mount Maunganui area as well as city wide. Both are provided as Blake Park serves a local participation function as well as a city wide participation and competition function for many codes such as hockey, netball and junior rugby. Many of the clubs such as cricket and tennis, also draw players from outside of the three immediate Mount Maunganui suburbs.

²⁵ Sourced from <https://sportnz.org.nz/resources/insights-tool/> Data modelled from Active NZ Survey and Statistics NZ Census 2018 at a Tauranga City and SA2 (mesh-block level). Sport NZ notes that several assumptions were made in developing the data and care should be taken in using it. However, it has value as an indicator of expected participation rates.

7.3 Blake Park Club / Association Trends

Table 7.2 is self-reported membership and use data from regular use clubs/organisations based at the Park.

Table 7.2 Membership and Use Summary by Club/Association

Area of the Park	Sport/ Group	2020 / 2021 members/ player numbers	Use/Membership Trend
Mount Greens Sports (Totara St)	Mount Bowls	155	Declining
	Croquet	80	Stable
	Petanque	32	Stable
Tauranga Hockey Centre Turfs	Tauranga Hockey	Winter: 2,546 Summer Term 1: 594 Term 4: 1,116	Growing (pre-COVID)
Playing Field Clubs (1-5)	Mount Maunganui Cricket	Senior 70 Junior 203 Twilight 300 +	Stable - growing
	Mount Sports Club - rugby	Senior 60 Women 30 Junior 255 Touch 490	Decline in senior Stable junior and women Growth in touch
Hard Courts Area	Mount Maunganui Tennis	380	Growing (prior to COVID) Stable 2020/21
	Tauranga Netball Centre	3,492	Growing
	Mount Sports Club - netball	2020 – 0 2019 - 30	2020 COVID affected Stable pre-COVID
Indoor Court	Mount Maunganui Sports Centre	N/A – used by a range of sports / recreation groups	Growing
Squash	Mount Sports Club - squash	150	Declining membership Increasing court use including casual

More detailed use information for each organisation is provided in Appendix 5, along with additional details from some organisations who provided a greater level of membership or use information.



8. Summary of Future Options – Asset Based

Given the significant pressure that Blake Park is under there is a clear need for change. Blake Park cannot continue to cater to all of the current users and uses in a way that will be satisfactory to them in terms of either current operation and/or growth projections/aspirations.

This section looks at the alternative options for the future of the Park. Each option provides quite different scenarios and priorities for future use.

- Retain status quo.
- Change the delivery model for some or all users.
 - A. Home for field sports only + Mount Greens.
 - B. Home for field sports + tennis and Mount Greens leased areas.
 - C. Become a grass sports High Performance Hub and remove community grass field use.
 - D. Retain community sport use and relocate all or part of the High Performance Centre off the Park.
 - E. Expand the Park through purchase of additional land.

Feedback provided to date indicates that Blake Park has specific issues related to use and capacity that need to be addressed and are reflected in these options. The options are also based on the assumption that there is an overall supply issue for sport fields in the city. However, this is subject to findings of the yet to be released 2021 Supply and Demand Assessment.²⁶ There appears to be a need for the development of new spaces and places in the City to address current capacity issues, but again this is subject to the supply and demand assessment data. The assessment of the options is only high level at this time, due to the lack of complete data for analysis. How the issues are addressed at Blake Park will have a bearing on how other network wide issues are addressed.

It will be very important that future investigations into the preferred option or options carefully consider more detailed demand/needs information and the cost/benefit of implementation of the option(s). All options will require the development of a park masterplan to maximise the available space, the masterplan will also need to consider other key aspects such as building locations, to support activity, and changes to car parking (this could be multi-storey). Different options may alter car parking demand depending on the associated changes in use at the Park. Any future masterplan will take a number of years to be fully implemented, with key stages required i.e. relocation of some users first, to then allow conversion of space to alternative uses. Staging the masterplan will also provide the opportunity to spread the investment requirements and allow ongoing utilisation over the implementation period.

Some codes have expressed a clear interest/desire for satellite facilities in other parts of the City. Access to multiple fields and appropriate support infrastructure (lights, change rooms, storage and social space) is required for those to function well. Some of these may need to be developed as interim steps to help manage capacity issues while the Masterplan at Blake Park is implemented. Tables 8.1 - 8.7 show what was considered in relation to each option.

²⁶ This work is currently being undertaken for Council by Global Leisure Group with support from Sport Bay of Plenty. It should be noted that the supply and demand modelling focuses on projected growth in community use. Blake Park's HP use is accounted for in the model but projected growth in HP use is not included.



Options Eliminated As Not Viable

Table 8.1 sets out the advantages and disadvantages of the 2 options that were eliminated for not being viable to address the current and future issues with the Park.

Table 8.1 Options Eliminated as Not Viable

Brief Description	Advantages	Disadvantages	Reason Eliminated
Option: Status Quo			
All current leases and users remain on the Park	<ul style="list-style-type: none"> No sport or club is displaced. Respects the history of all current uses of the Park. 	<ul style="list-style-type: none"> Increased tensions. No room for growth for individual codes. Most codes or clubs will not be satisfied (long term). Current sport expansion or development plans will further restrict future options for the Park if they are progressed. 	<ul style="list-style-type: none"> Option does not address capacity issues, therefore tensions between users will likely increase.
Option: Change the Delivery Model for some or all users of Blake Park			
<p>For example, split junior rugby activity across other reserves in the City.</p> <p>Increase night time competition play for field and court based sports.</p> <p>Make changes to HP use model by placing restrictions on what HP can have/use. i.e. limit hours of HP field use per week.</p> <p>Consider changes to field surfaces such as artificial or hybrid turfs.</p> <p>Likely to require the creation of additional infrastructure at other sites e.g. extra hockey turfs, additional fields and/or improved field quality and support facilities at some other locations.</p>	<ul style="list-style-type: none"> No sport or club is displaced. Respects the history of all current uses of the Park. Reduces some of the grass sports pressures at the Park (e.g. junior rugby on Saturday mornings). Eases Saturday morning congestion. Extra capacity can be created if changes to field surfaces are made. 	<ul style="list-style-type: none"> Unlikely to address overall growth and capacity pressures for other codes (beyond possibly junior rugby). Creates some access opportunities for others but no additional field capacity unless surface changes are progressed. Extra field access created is not at times desired by HP users or senior rugby but changes to times of play may be possible. Increased night time competition play may clash with training requirements. Does not provide for HP desires - seeking more access not less. 	<ul style="list-style-type: none"> Will not achieve the overall level of change required to address key issues. However, some changes in delivery models can still be expected to occur as part of other solutions.

Other Options Evaluated

A range of options were identified and evaluated against how they could support the values and key criteria that were identified through the workshops as important considerations for the future of the Park. All options would provide a clear future purpose for the Park. As noted above, it will be very important that



future investigations into the preferred option or options carefully consider more detailed demand/needs information and the cost/benefit of implementation of the option(s). Tables 8.2 – 8.7 below set out the advantages and disadvantages of each of the other options considered.

It will be very important that future investigations into the preferred option or options carefully consider more detailed demand/needs information and a more detailed cost/benefit analysis of implementation. All options presented below propose the removal of the Mount Maunganui Sports Centre (MSC) indoor court off the Park. Only BVL (owners/managers) and a few users of the MSC attended the workshops, meaning the views of many users of that facility were not captured in this process. However, due to its age, lack of functionality for modern needs and the extra spatial capacity it would create on the Park, it is recommended to remove it and consider alternative ways of providing for users of that facility.

Table 8.2 Option A

OPTION A: Home for 'field' sports only + Mount Greens		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> 'Field sports' is considered to include both grass fields and turf based fields (ie, hockey). Relocate all non-field based users/facilities off Blake Park. (See relocation options below) (except for Mount Greens). Convert the space obtained into additional sports field space to create extra capacity, primarily for rugby (all types) and cricket field(s).²⁷ This may include grass or alternative surfaces such as artificial or hybrid fields.²⁸ Continue tournament use of the Park – primarily for multi-field tournaments from local – national level. Relocated facilities and potential site(s) for investigation could include: <ul style="list-style-type: none"> Playcentre – Golf Road Reserve. Netball – Baypark. Tennis – Baypark or portion of the airport land/ part of Omanu golf club. MSC (indoor centre) – Tatua and other facilities. 	<ul style="list-style-type: none"> Provides additional capacity for the main pressure points - field based codes (rugby, sevens, cricket). Estimated to provide 2-3 full sized rugby fields and 1 cricket field. Provides capacity to achieve a functional balance between high performance and community use of sport fields, noting future growth will still need to be managed. New locations for court based sports may provide capacity for long term growth. May create opportunities for better building positions to support field codes. Opportunity to modernise provision for relocated codes (eg, new buildings, courts including covers/lighting.) Opportunity for proposed Tatua Reserve Sports Hub to accommodate some/most existing MSC users. This will also add value to the Tatua business case proposition. 	<ul style="list-style-type: none"> Costs of relocation and redevelopment of infrastructure. May be opposition from some codes/organisations/activities that are proposed to relocate. Neither tennis nor squash identified relocation as an idea for their sports through the co-design process. Relocating users off the Park who have had long term use of the site does not respect the history of the Park. Limited spatial capacity for events (as sport use will be the key priority allocated to new field areas). If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users.²⁹ Reduction in the number of codes may impact on the 'buzz' associated with Blake Park., eg, during AIMS Games.

²⁷ Pending the outcomes of the 2021 Supply and Demand Assessment to confirm the key codes.

²⁸ There are challenges around providing suitable artificial surfaces for cricket use, although Cricket Australia has endorsed community-level cricket on appropriate synthetic surfaces (see <https://www.communitycricket.com.au/clubs/running-your-club/facilities-and-infrastructure/synthetic-fields>). In New Zealand Westlake Girls High School has 2 FIFA class artificial fields used for both football and cricket.

²⁹ There is already an indoor court capacity issue in the City.



OPTION A: Home for 'field' sports only + Mount Greens		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none">• Skate ramp – Hull Rd land (overflow parking) or potential to link with the proposed new city skate park.• Squash could be relocated off, or may be able to be retained within a building redevelopment. <p>Note: even with extra field capacity future growth and field use levels will need to be carefully managed and approved, particularly HP use.</p>	<ul style="list-style-type: none">• Likely support from netball who raised the idea of relocation.• Growth opportunities for all codes relocated and remaining.	



Table 8.3 Option B

OPTION B: Home for 'field' sports + tennis and Mount Greens leased areas		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> 'Field sports' is considered to include both grass fields and turf based fields (ie, hockey) Retain the tennis club (reposition it closer to Hull Rd) with a reduced number of courts. Relocate all other non-field based users/facilities off Blake Park (except for Mount Greens). Convert the space obtained into playing field(s), primarily for rugby (all types)³⁰ and possibly some junior cricket. This may include grass or alternative surfaces such as artificial or hybrid fields. Continue tournament use of the Park – primarily for multi-field tournaments from local to national level. Relocated facilities and potential site(s) for investigation as in option A above. Squash could be relocated off, or may be able to be retained within a building redevelopment. 	<ul style="list-style-type: none"> Provides additional capacity for the main pressure points - field based codes (rugby, sevens, and cricket). Estimated to provide 2 full sized rugby fields and 1 cricket field. Provides some capacity to help achieve a functional balance between HP and community sport use of fields. New location(s) for netball may provide capacity for its long term growth. May create opportunities for better building positions to support field codes. Opportunity to modernise provision for relocated codes (eg, new buildings, courts including covers/lighting). Opportunity for proposed Tatua Reserve Sports Hub to accommodate some/most existing MSC users. This will also add value to the Tatua business case proposition. No need to remove tennis from the Park. Likely to be supported by most users. May create additional capacity for field based tournament use of the Park, although less than in Option A. 	<ul style="list-style-type: none"> Costs of relocation and redevelopment of infrastructure. Costs of repositioning tennis courts with minimal spatial gains for other uses. Will provide less field capacity and building space capacity than option A. Repositioning tennis would reduce car parking provision at the Hull Rd end of site. Reduction in car parking space will be detrimental to other users, including events. Tennis / netball will no longer be able to share courts meaning less efficient use of court space under this option. May be an overall reduction in the total number of courts available to tennis. Limited spatial capacity for events (as sport use will be the key priority allocated to new field areas). If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users. Reduction in the number of codes may impact on the 'buzz' associated with Blake Park, eg, during AIMS Games.

³⁰ Subject to the 2021 Supply and Demand Assessment



Table 8.4 Option C

OPTION C: Become a grass sports High Performance Hub and remove community grass field use		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> Convert current grass fields to high performance use only. Relocate all community/club level grass field sports off Blake Park. Retain existing leased areas for specialised surfaces (Bay Oval, hockey, netball, tennis, Mount Greens). Expand the HPC. Could still retain most tournament use of Blake Park. To gain extra spatial capacity should still relocate MSC (indoor court) and Playcentre off the Park. Squash could remain in partnership within a redevelopment of one of the specialised surface leaseholders. 	<ul style="list-style-type: none"> Provides the dedicated field access that HP users are seeking. Reduces the need for major building development on the Park (HP needs are for appropriately positioned storage facilities and some additional administrative space only). No need to relocate netball, tennis, skate. Opportunity for proposed Tatua Reserve Sports Hub to accommodate some/most existing MSC users. This will also add value to the Tatua business case proposition. Opportunity to expand the HP use of the Park. Supports the original investment in the specialised aspects of the HPC and the desired expansion. Opportunity to increase other events use of the Park as events will not impact regular community sport. However, impacts of events on HP field surfaces would need careful management. Supports the BOPRU planned investment in an accommodation facility adjacent to the Park. 	<ul style="list-style-type: none"> Costs of relocation and redevelopment of infrastructure. Lack of certainty around HP uses in the long term (eg, sevens use unclear past 2024). No obvious Mount based 'home' for rugby or cricket clubs as site(s) will need spatial capacity for 4-5 rugby fields and 3 cricket fields and training nets area. Disrespects the history of club use of the Park (100 years for rugby). Likely to be high levels of opposition from clubs and community. Not consistent with the importance of community, particularly as articulated by mana whenua. Would lead to underutilisation of the fields as HP use does not require all the field capacity available. Existing courts may not provide adequate capacity for netball (long term). Does not support Mount Maunganui community participation in grass field sports. Not in line with most user ideas from the co-design process. If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users.



Table 8.5 Option D

OPTION D: Retain community sport use and relocate all or part of the High Performance Centre off the Park		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> • Redevelop the HPC and associated fields in a new location that can have dedicated HP use. Land size required: 3 fields³¹ plus an HPC building. • There are 2 key scenarios for this option: <ul style="list-style-type: none"> ◦ D1. Move all HPC use and repurpose the HPC facility/space to some other purpose. ◦ D2. Move all HPC grass field users to a new, purpose built HP hub including approx. 3 fields and building facilities (this could be in one or more locations in the City). • Retain existing leased areas for specialised surfaces (Bay Oval, hockey, netball, tennis, Mount Greens). • To gain extra spatial capacity should still relocate MSC (indoor court) and Playcentre off the Park. • Removes the majority of HP pressure off the Park, allowing the retention of community sport use. 	<ul style="list-style-type: none"> • Removes the key pressure point (HP field use) from the Park. • Significantly reduces or eliminates the requirement for new field space on Blake Park as community use would take some of the capacity freed up by relocation of HP. • Respects the history of the Park as a home to rugby and cricket clubs. • No need to relocate netball, tennis, skate, squash. • If MSC (indoor court) is relocated off the Park it will also add value to the Tatua business case proposition. • Likely support from some community users (although they do recognise the value HP brings). • Provides an opportunity to find alternative uses for the HPC building and/or land. • May provide opportunity for more events on the Park. • May create additional capacity for tournament use of the Park, although this will still need to be balanced with regular use needs. • Retaining all current Blake Park community sports retains the 'buzz' associated with the Park, including for AIMS Games. 	<ul style="list-style-type: none"> • Costs of relocation and redevelopment of infrastructure. • Some or all of the specialist prior investment in the Adams Centre becomes a sunk cost (depending on if the building is repurposed or removed). • Requires more field capacity overall (in the City) as there will be dedicated use of new HP fields. • Business risk to BVL (owner of HPC) would increase if have a split location scenario, will need to secure extra users to maximise each of the facilities. • Limited demand from community sport for the current HP use hours (daytime), although overall additional capacity will be available for field based sports. • Impacts the BOPRU-led accommodation facility planned in close proximity to Blake Park. Therefore, BOPRU may not be supportive. • Does not recognise the overall value the community feels HP use brings, including the sense of pride and mana the community sees HP use bringing to the Park.³² • Economic value of HP in that location is not recognised (but may be transferrable to the other potential locations in the City). • Still limited spatial capacity for events (as sport use will still be the key priority allocated to field areas). • If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users.

Table 8.6 Option E

³¹ HP Users have expressed a desire for access to 5 fields but with dedicated use that number of fields is unlikely to be required/justified by the actual use hours needed.

³² Although it should be noted HP tenants have specific tenancy terms and may not renew in future.



OPTION E: Expand the Park through purchase of additional land		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> Purchase additional land adjacent to the Park to increase overall park capacity, for example the Salt Works. The extra land could be used to: <ul style="list-style-type: none"> E1. Relocate court based sports (netball, tennis, skate) – freeing up space for extra community focussed field sport, or alternatively <ul style="list-style-type: none"> E2. Create new grass sports fields. To gain extra spatial capacity should still relocate MSC (indoor court) and Playcentre off the Park. 	<ul style="list-style-type: none"> Both E1 and E2 would provide extra field capacity for cricket at HP and community level. Both E1 and E2 would create extra field capacity for rugby (all types) at HP and community level. Increased spatial capacity may also create the opportunity for an indoor training centre and additional car parking (if required). No need to relocate any current users off the Park. If MSC (indoor court) is relocated off the Park it will also add value to the Tatua business case proposition. May provide more location options and capacity for events on the Park. Will create additional capacity for tournament use of the Park, although this will still need to be balanced with regular use needs. Retaining all current Blake Park community sports retains the 'buzz' associated with the Park, including for AIMS Games. 	<ul style="list-style-type: none"> High land value in area may be prohibitive. Depending on the land desired to be purchased there may be challenges of negotiating with multiple landowners. Costs of relocation and redevelopment of infrastructure. Option A likely a lower cost way to create similar additional capacity for field sports. Overall, very similar outcomes to option A and likely to be significantly higher cost. Previous uses of additional land may have redevelopment implications, eg, the Salt Works is classified as a Hazardous Activities and Industries List (HAIL) site. If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users.



Initial Assessment of Options

As an outcome of the values discussion held in workshop 1 RSL developed a set of principles, values and criteria which were used to give an initial assessment of the options.

Table 8.7 Principles and Values Used to Assess Options

Principles and values:	Criteria:
<ul style="list-style-type: none"> We will work together, endeavouring to achieve functional shared use. We acknowledge the community importance of Blake Park, including for non-sporting community events and casual use. Protecting the greenspace (fields) and environment is important. We want Blake Park to be inclusive and accessible. We value quality, fit-for-purpose playing spaces and facilities. 	<ul style="list-style-type: none"> Clarity of purpose. Aligns with principles, values. Optimizes usage of the Park. Supports outcomes for more than one code/user. Helps achieve functional shared use. Provides citywide benefit. Estimated cost.

This assessment, provides an overview of how the different options relate to the values of the Park and support the kind of future that users are seeking for the Park.

Table 8.8 How the Different Options Relate to the Values of the Park

Options A - E	Provides clarity of purpose	Aligns with principles and values	Optimizes usage of the Park	Supports outcomes for more than one code/user	Helps achieve functional shared use	Provides citywide benefit	Estimated capital cost
Option A: Home for 'field' sports only	✓	✓	✓	✓	✓	Medium	Medium
Option B: Home for 'field' sports + tennis leased area	P	✓	P	✓	P	Low/med	Low/med
Option C: Become a grass sports High Performance Hub /remove community grass field use	✓	X	X	✓	X	Medium	Medium
Option D: Relocate all or part of High Performance Centre off Blake Park/ Community only site	✓	P	P	✓	X	Medium	Medium
Option E: Expand the Park through purchase of additional land	✓	✓	✓	✓	✓	High	High

Key: ✓ = mostly met P = partially met X = mostly unmet

9. Options for Further Consideration

A Blake Park user workshop was held on 29 November 2021 to present and obtain feedback on the options and recommendations. In summary the feedback from users³³ on the high-level options was:

- There was a very strong preference for retaining the community focus of the Park. Users represented at the workshop³⁴ felt the primary purpose of Blake Park should be as a community sport park.
- The overall view of Option C was 'not favoured'.
- While many organisation indicated Option E was favourable or even ideal, many felt the likely high cost would be prohibitive to the achievability of it.
- Most organisations showed a willingness to further consider Option A and Option B, which received similar ratings. Overall, many organisations saw the extra benefit of Option A (spatially) but some favoured Option B as it allows tennis to remain on the Park.
- Tennis were not in favour of any of the options which proposed a change to their leased area. Their resistance to Option B was partially based on the suggestion that it would likely reduce their court numbers. The Masterplan could explore the provision of up to 19 courts for tennis.
- Option D was the next most strongly favoured.

Feedback on Major and Supplementary Recommendations

Most organisations present at the workshop supported all 9 major recommendations. Most organisations were also generally supportive of the supplementary recommendations. Some additional recommendations were also suggested at the workshop. There are some key priority recommendations that need to be progressed immediately, such as the Masterplan(s). There are also other interim changes that will be required in the short term to ease the current pressure on the Park. One of these key supporting recommendations is for clubs and codes to explore changes to the delivery model for their sport, for example changes to competition times to ease pressure on Saturdays.

Following discussions with the project team of Council and Sport Bay of Plenty staff, where appropriate, user feedback on specific major and supplementary recommendations has been reflected into the final recommendations tables contained in Section 10 of this report.

Key Recommendations

1. Council should endorse the major and supplementary recommendations contained in this report and commence implementation of those.
2. Council should commence development of a Masterplan for Blake Park, as a priority, with both Options B and D to be considered as part of the Masterplan process.
3. At the same time Council should also progress consideration of its role in high-performance sport (recommendation 18) and the Baypark Masterplan (recommendation 5) as a priority³⁵ as these items will influence consideration of Option D during the Blake Park Masterplan process.

Rationale for Recommended Masterplan Options:

³³ The feedback provided was an indication from the representative present, rather than a formal response from the club or organisation.

³⁴ Most organisations at the workshop were community based clubs/organisations. Despite being invited there was limited attendance from organisations with a high performance focus.

³⁵ This will allow Council to clarify its role in high performance sport, develop the Baypark Masterplan and further consider the concept of a multiuse stadium for Tauranga. All of these components may play a role in the long-term future for high performance sport in the City.



- While Option A obtains the most spatial capacity for future changes to the Park, Option B recognises that tennis is a Mount Maunganui based club with a long history in the community and at Blake Park.
- Other users/facilities that are proposed to be relocated have a wider role, for example, Tauranga Netball Centre serves as the competition base for the sub-region and the Mount Sports Centre draws many users from across the City, for example Tauranga Indoor Bowls Association and roller sports users.
- Netball has indicated a willingness to consider relocation.
- While tennis is not supportive of Option B at this time the Masterplan will determine how many courts can be provided. The potential for new purpose built courts (which may be exclusive use for tennis) may be appealing when further detail can be considered.
- High performance sport is the key pressure point at Blake Park and Council's role in this needs to be clarified.
- Other locations and projects the City is currently exploring may provide other options for high performance sport.

10. Recommendations for Transitioning the Park

Regardless of the ultimate option selected for the future purpose of Blake Park there are a number of recommendations that should be considered and implemented in the short to medium term, while the necessary investigations into, and implementation of the long term option(s) are undertaken. Each of the long-term options will take some time to implement so it is important that some changes are made in the short to medium term to help ease current pressures. The majority of these are non-asset solutions, although there are also some minor asset based changes that could be made in the interim.

The recommendations that are considered to be required regardless of the final future purpose of the Park are detailed in the tables below, along with who should be involved and the indicative timeframe/priority for the recommended action. They are categorised into non-asset and asset-based solutions.

10.1 Major Recommendations

Action:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Non-Asset Solutions			
1. Establish a Blake Park Management Board (BPMB) to oversee the Park. This BPMB will play a primary role in the further investigations required for determining the long-term future option for the Park. It will also support the implementation of recommendations and play an operational oversight role, including being used as a decision making group for determining access priority when there are clashes between different users. The BPMB should include representatives from the key partners; Council, mana whenua, Sport Bay of Plenty (SBOP), with some appointed representatives from Blake Park leaseholders/users including the University of Waikato Adams High Performance Centre (HPC)	SBOP, Council, Mana whenua	All Park users	Short
2. Finalise the purpose of the Park and develop a long-term vision, in conjunction with the investigations into, and selection of a preferred long-term option for the future of the Park.	BPMB, Council	All Park users	Short
3. Investigate the creation of a dedicated Council staff member with overall operational responsibility for Blake Park. They would have a relationship management role and be the one point of contact for all operational management aspects of the Park, including maintenance contracts, leases and bookings liaison. This role would be the key advisory resource to the BPMB.	Council	SBOP, BPMB	Short



Action:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Asset Based Solutions			
4. Develop a Blake Park Masterplan – subject to the outcomes of recommendation 2. Key aspects the Masterplan will need to consider include: <ul style="list-style-type: none"> a. Repositioned fields/buildings/courts. b. The future provision of buildings on the Park may need a few, well located buildings to support playing infrastructure rather than 1 major multi-sport hub building. Due to the shape of the Park one building is unlikely to be able to service all the key playing areas adequately. Collaborative relationships will still be required. c. Car parking requirements associated with the option. Consideration of a parking building to ease parking pressure whilst minimising the reserve footprint dedicated to car parking may be part of this. d. Ways to maximise the benefits of current areas of off-field space. This may include potential for dedicated training areas, seating, shade, shelters, storage or other infrastructure to support on-field activities. 	Council, BPMB, SBOP	Mana whenua, All Park users	Short
5. Develop a Masterplan for the Baypark site. This could be done in conjunction with the Blake Park Masterplan as Baypark provides a key alternative site for potential relocation of some codes/clubs creating spatial opportunities at Blake Park.	BVL, Council	SBOP, BPMB	Short
6. Pending the outcomes of the 2021 Supply and Demand Assessment prioritise investment in new sports field space in other parts of the City. ³⁶	Council	SBOP	Medium
7. Proactively monitor and seek opportunities for land purchase(s) in the vicinity of all existing active reserves with the intent to add additional capacity to these sites, where possible.	Council		Ongoing

³⁶ Note: provision of indoor court facilities is considered through the Tauranga Community Facilities Investment plan (CFIP).



Action:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
8. Relocate the Mount Maunganui Play Centre off Blake Park to create additional spatial capacity to support the masterplan.	Council, Mount Maunganui Play Centre	All Park users	Short
9. Remove the indoor court facility - Mount Maunganui Sports Centre (MSC) off the Park. Regardless of which long-term option is selected for the future, the indoor centre does not need to be based at the Park. The facility is aging and in need of some major renewal work in the short-medium term. The proposed development at Tatua Reserve (the Tatua Reserve Sports Hub) provides an opportunity to cater to some/most of the current users of the MSC. ³⁷	Council, BVL	SBOP, MSC users, Tatua Reserve Sports Hub	Short

³⁷ Other indoor court related projects identified through the CFIP are also relevant to this recommendation.



10.2 Supplementary Recommendations

These recommendations are in no particular order.

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Non-Asset Solutions			
10. Individual codes/clubs to investigate changes to the current delivery model for Blake Park use such as changes to hours or days of play to help spread peak demand. This should also consider use of other sites in the City to help support programme delivery rather than reliance on Blake Park, particularly for junior rugby.	Individual clubs; regional sports organisations (RSOs)	SBOP, Council	Short
11. Initiate detailed discussions between key Park users regarding future building provision options. This will help inform the development of the Blake Park Masterplan (recommendation 4). The Mount Maunganui Sports Club is keen to combine with other users of the Park in a shared building. Hockey is keen to accommodate squash in a shared facility adjacent to the hockey turfs. All options should be further discussed in conjunction with investigation into the long-term option(s) for the Park. These discussions will need to consider sustainable income streams for any proposed facilities/clubs.	SBOP, Mount Sports Club, Squash, Hockey	Council, BPMB	Short
12. Review the Council Toxic-Agrichemical Use Policy to ensure that it is appropriately supporting the maintenance needs of sports fields to enable the highest possible levels of use. It is apparent that the current policy restricts some maintenance treatments that can support warm season grasses, which have a higher resilience and play loading (capacity) but can be sensitive to invasion by weed species. This will require technical advice from turf specialists.	Council	BPMB, SBOP, All Park users	Short
13. With technical specialists, investigate all available options to increase the capacity of fields. This may be a combination of improved irrigation, alternative natural surfaces, hybrid surfaces or artificial surfaces. Recommendation 12 will also contribute to supporting increased field capacity.	Council, SBOP	BPMB, all Park users	Short



Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
14. Investigate options for re-naming the Park to give it a more appropriate, meaningful name that recognises the cultural history of the site.	Mana whenua, Council	BPMB, All Park users	Short
15. Develop future regional level facility and programme delivery plans for individual sports codes to give clarity on future needs and priorities at code level. These will need to consider other sites in the City (and sub-region) for supporting each individual code as either a main or satellite site, along with considering the role that Blake Park can play in the future.	RSOs, SBOP	Council, clubs	Short
16. Investigate sharing of resources between organisations based at the Park to support financial and operational sustainability, such as a shared staff members for common functions.	SBOP, BPMB	All Park users, Council	Medium
17. Investigate the development of joint contracts between codes/leaseholders for common service needs. Some possibilities include financial services, security monitoring, grass cutting and rubbish collection services (within leased areas).	All Park users, BPMB	SBOP, Council	Medium
18. Develop a strategy/policy position on Council's role in high-performance sport in the City.	Council, BVL/HP	SBOP, National Sports Organisations (NSOs), RSOs	Short
19. In conjunction with recommendation 18, review the approach to fees and charges for HP use to help support the maintenance requirements at the Park. This could be a set hourly charge or a percentage of maintenance/field renovation costs per annum.	Council, BVL/HPC	HP users	Short
20. Develop clear use priorities for different parts of the Park as an interim measure to help manage use pressure and clashes of use. Prioritisation options may include a set number of priority access hours for HP and community use of different fields on the Park with the aim to ensure key access requirements are met across fields 1-5.	Council, BPMB	SBOP, All park users	Short
21. Implement increased or changed frequency of Park inspection and litter collection to improve the standard and ease safety concerns, particularly related to broken bottles on weekends.	Council	BPMB, All Park users	Short



Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
22. Undertake an education session with Park users to help them understand the technical requirements and limitations for field maintenance. Also use this as an opportunity to gather information on users' views of the best maintenance/renovation options. ³⁸	Council, SBOP	BPMB, sports-field users	Short
23. Review Council operational and capital budgets and increase where required to ensure adequate funding is available to support ongoing, high levels of use of Blake Park.	Council	All Park users	Ongoing
24. As part of the Council land use policy review (currently underway), consider how the operations of commercial traders on reserves may impact on sustainable income streams for organisations with buildings on Blake Park and other active reserves.	Council	SBOP, BPMB, All Park users	Short
25. Through the Council funding framework development process provide clarity around the types of support that Council can provide to different infrastructure to support sport delivery. This may require a review of the Active Reserves Level of Service Policy.	Council	SBOP, BPMB	Short
26. Work with the Regional Council to investigate better public transport options to support peak park use times (including events) and to help minimise car parking requirements.	Council, BOPRC	SBOP, Events	Short
27. Review the Blake Park section of the Tauranga Reserves Management Plan (2019) to ensure it aligns with key decisions made regarding the Park, particularly following recommendations 2, 4, 20.	Council, BPMB	SBOP, All Park users	Medium
28. Develop appropriate signage and cultural features to tell the story of the land and the importance and role of the Park over time. To be done in conjunction with recommendation 14.	Council, Mana whenua	BPMB, All Park users	Short
29. Consider and discuss the ownership aspiration of mana whenua for the Blake Park land and/or implementing a co-management approach for the Park.	Council, Mana whenua	BPMB, SBOP	Medium
Asset Based Solutions			
30. Investigate options to improve the lux levels of the existing lit sports fields to enable night-time competition play. This will support recommendation 10 and in turn may help ease congestion on	Council	SBOP, BPMB	Short

³⁸ This could incorporate information from the satisfaction monitoring WBOP Cricket Association undertake through the captain's report process.



Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Saturdays. This will not increase field capacity, rather it gives greater flexibility of use. It may also result in some training displacement.			
31. Investigate whether partnerships with schools could support access requirements for Blake Park users. This should consider any of the current Blake Park sports (court sports and field sports) for both training and games. Ideally these would be permanent partnerships, but at a minimum access to school facilities would be required during field maintenance/renovation closures of Blake Park.	Council, SBOP	Mount Maunganui Primary School, Mount Maunganui High School	Short

11. Appendix 1 - Co-design Workshops

11.1 Workshop 1 – Values, Issues and Challenges

Values

Workshop 1 provided the opportunity for users of the Park to express what they have always valued about Blake Park along with the experiences and values they want future generations to experience. These are summarised in table 11.1 below.

Table 11.1 Summary of Past and Future Values

Key Past Values	Key Future Values
<ul style="list-style-type: none"> • Greenspace • Location - Easy to get to (access) • Home for multiple sports • Community use • International stage • History • Caters to all ages, family friendly • Improving health • Available • Safe place • Proud “Mounties” • Has mana • Close to Mauao • Unofficial hub for AIMS Games • Saturday morning Blake Park is “alive” 	<ul style="list-style-type: none"> • A home • A positive experience • First class (quality facilities) • Caters to all ages • A place to be proud of/mana • Easy to access • Inclusive • Safe place • Sustainable • Fun

Overarching Challenges/Issues

Users of the Park were invited to share their experiences, competing demands, issues and challenges. The main themes from the discussions have been captured in the table below

Table 11.2 Summary of Issues at Blake Park – Identified by Users

Strategic	Relationships
<ul style="list-style-type: none"> • City growth and lack of future planning. • Need to look at the Park more holistically. • Blake Park will be too small soon. • Codes want space to grow – including recreational/casual use opportunities. • Buildings – the number of them, the state of (aging/condition). Not fit-for-purpose. • Wasted areas of space. • Spatial allocation to different codes causing tension. • Tension around local community space versus international/high performance (HP) space. • Funding sustainability. 	<ul style="list-style-type: none"> • Lack of collaboration, need to work better together. • Competition between high performance and community sport. • Significant tension between community sport and HP desires. • Many want their own new building, some desire for a shared one(s). • Question value of BP User Forums • Competition between codes e.g. summer vs winter codes (longer seasons/cross over). • Codes competing for Council time, help and funding (through LTP).
Legislative / Policy	Operational
<ul style="list-style-type: none"> • Reserves Act 1977 (limitations) – seen as a barrier. • Current lease issues and limitations (linked to Reserves Act 1977). 	<ul style="list-style-type: none"> • Clash of uses of the Park (e.g. events). • Sports are growing - new, more diverse formats and lack of space for these.



	<ul style="list-style-type: none"> • Better programming needed as more users “demand” access. • Ground maintenance/quality issues- more operational investment needed due to high use, including to keep grounds suitable for HP requirements. • Parking and toilets (lack of). • Safety (field condition and broken glass).
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Table 11.3 Summary of Relationship Based Feedback

Basis of Relationship Issues with Council	
Linked to Agreements or Rules	Linked to Communication
<ul style="list-style-type: none"> • Frustration with Reserves Act 1977. • Leases are considered outdated. • Agreements with Council that have been changed or not adhered to creates a lack of trust with some. • Questions of fairness? Lease areas (turfs, courts) pay for lights, water usage. (with Non-lease areas Council pays). • Council puts limits on use but feel more could actually happen on the Park 	<ul style="list-style-type: none"> • Users feel process is delaying them. • Discrepancies re decisions, hearing different things from different people. • Hear of Council “plans” for our sport that we are not involved in. • Communication and collaboration has been viewed by Council as optional. • Lack of transparency at times.
Basis of Positive Relationships with Council	
<ul style="list-style-type: none"> • Flexibility and autonomy with their use of grounds/courts/turfs and their own buildings. • Help of specific staff members. • This process shows Council is willing to listen, is an opportunity to be heard. 	

11.2 Workshop 2 - Pathways to the Future

At workshop 2 users were asked to think about the ideal future of the Park, aspirations for their sport, what would make the Park better and what would need to change to achieve the ideal future. The main themes are summarised below.

Question 1: With the values in mind - what does the ideal future of Blake Park look like that would allow organisations and users to exist cohesively?

- Work together more, increase communication and transparency (including shared information such as booking/events calendar).
- Quality, fit-for-purpose playing spaces and facilities with year round use (shared).
- Define the users/strategy on use (may include defined access, seasonal windows and use priorities).
- Masterplan.
- Dedicated Council staff member.
- Sharing of resources between codes, for example, could be shared paid staff.
- Financial sustainability - less reliance on grant funding.
- Renovations/maintenance improvements.

Question 2: What would make Blake Park better than it is today?

- Think about park holistically.
- Upgraded/new facilities such as multisport building(s), lights.
- Relocate some users, for example, to Baypark and other sites in city.



- Better programming.
- Enhanced, planned maintenance; improve quality of grounds (especially for HP).
- Acquire extra land.
- Multi-level car park and/or better public transport.
- Organisations working together.

Question 3: What are your plans for the future of your sport/organisation at Blake Park?

- More space (most codes) to accommodate future growth.
- Higher quality facilities, upgrades or new facilities/buildings (playing surfaces, lights and buildings).
- More members and more income from members.
- More night use.
- Long term home.
- HP Centre has plans to expand (more pressure on the site).

Question 4 - What are the key aspirations for the future of our sport / organisation citywide?

- Growth, more members, appeal to wider demographic.
- Need for satellite facilities in other parts of the City (eg, fields, turfs, courts) including improved training facilities as well as playing facilities.
- Sustainable clubs/organisations.
- Quality facilities capable of hosting high levels (including International).
- Able to deliver to growing population across the City may include extended hours.
- Facilities in schools to support access when fields under renovation/maintenance.
- HP Centre may need to look at satellites (regional academy, cricket, others).
- Some clubs are not citywide – location determines their boundary.

Question 5: What would need to change at Blake Park to achieve the ideal future?

- Increased capital and operational funding.
- One or more codes moving off the Park.
- Collaboration, build community connections.
- Shared facilities, clubroom that works, views of fields etc
- Improved forward planning including Masterplan – improved layout, realigned or repositioned fields/buildings/courts.
- Board to oversee park operations.
- Other services on site that support sport, health, consider/improve environment and therefore health outcomes.
- Past Council decisions to be upheld.
- Improved sponsorship opportunities/revenue to run sports.
- Improve transport.

Question 6: What examples of the future that we've described (in our values and Q1, 2, 3, 4) already exist at Blake Park? / What from Blake Park (currently) do you want to ensure is taken forward into the future?

- Community aspects - use by all ages, levels, grass roots accessibility.
- Full accessibility - can get into the Park from all directions.
- Continue as a multisport hub -helps create the buzz.
- Pride in history of the Park.
- Balance between users (HP and community use).
- Green space.
- Security of current leases.
- Local club environment (don't want to be too generic, lose club history).



- HP athletes having direct access to fields.

11.3 Workshop 3 – Action Planning

At workshop 3 users of the Park were asked to consider the values and issues identified in workshop 1, and the ideas for the future from workshop 2 in order to help them consider what the purpose of the Park might be and the key actions and changes that need to occur at the Park.

Purpose of the Park

The following example purpose statement was discussed:

Blake Park is the home for organised sports from community level to international, and is a base for major infrastructure making it the Citywide/regional headquarters for several sporting codes.

Summary of user responses:

- The purpose is key in defining the essence of the Park, what is provided.
- Home is a key word.
- Community is a key word.
- Balance is a key word.
- Greenspace.
- No more 'headquarters' (no room).

Actions

Workshop attendees considered potential actions identified at workshop 2, identified further actions they felt were required and gave a view on what they considered were possible quick wins, ideas that need further development or are complex. They also identified what they considered to be the top priorities for future action.

Actions were also categorised into individual code actions, collective actions and actions that need to be led by Council and/or SBOP but still may be collective actions.

The highest priority actions were:

- Develop a Masterplan for the Park.
- Develop a geographically relevant multi-sport building.

Increased capital and operational funding from Council was felt to underpin the whole process and future actions.

The next most commonly supported were:

- Develop a Board to oversee the Park operations.
- Review the purpose and long-term vision for the Park
- Sharing of resources between codes such as shared staff.

Some other actions which were prioritised were:

- Looking to other sites in the City, one or more codes relocating off the Park.
- Car parking building/options and public transport.
- Dedicated Council staff member.
- Mount Maunganui Sports Club combining with other users.

Users also contributed to the criteria that have been used as part of assessing the recommendations in this report. The final principles, values and criteria developed as an outcome of workshop 3 were:



Principles and values:	Criteria:
<ul style="list-style-type: none"> We will work together, endeavouring to achieve functional shared use. We acknowledge the community importance of Blake Park, including for non-sporting community events and casual use. Protecting the greenspace (fields) and environment is important. We want Blake Park to be inclusive and accessible. We value quality, fit-for-purpose playing spaces and facilities. 	<ul style="list-style-type: none"> Clarity of purpose. Aligns with principles, values. Optimizes usage of the Park. Supports outcomes for more than one code/user. Helps achieve functional shared use. Provides citywide benefit. Estimated cost.

11.4 Workshop 4 – Feedback: Have we Heard Correctly?

Summary of User Feedback on High-Level Options:

- There was a very strong preference for retaining the community focus of the Park. Users represented at the workshop³⁹ felt the primary purpose of Blake Park should be as a community sport park.
- The overall view of Option C was 'not favoured'.
- While many organisation indicated Option E was favourable or even ideal, many felt the likely high cost would be prohibitive to the achievability of it.
- Most organisations showed a willingness to further consider Option A and Option B, which received similar ratings. Overall, many organisations saw the extra benefit of Option A (spatially) but some favoured Option B as it allows tennis to remain on the Park.
- Tennis was not in favour of any of the options which proposed a change to their leased area. Their resistance to Option B was partially based on the suggestion that it would likely reduce their court numbers. The Masterplan could explore the provision of up to 19 courts for tennis.
- Option D was the next most strongly favoured.

Major Recommendations – User Feedback

- Most organisations supported all 9 major recommendations.
- While overall support was indicated some specific user comments were made related to recommendations:
 - 1 - All codes would need to be represented. Question of what this would mean for leaseholders?
 - 4 – Don't support any greenspace loss to car parking (through Masterplan). Question the sustainability of a 'village approach' to buildings, repositioning should be prioritised; preference not to reposition tennis courts if means a reduced number.
 - 5 – Citywide plan for sports facilities is needed rather than individual park plans; reference to Masterplan for Tauranga Domain linked to stadium proposal; do not consider moving tennis to Baypark.
 - 6 – Indoor facilities also need to be prioritised.
 - 8 and 9 - As long as suitable replacement options are available.
 - 9 – Removing MSC for sports field space makes sense but other options beyond Tatua also need to be considered; this is critical for indoor bowls, need a suitable alternative; Tatua will not cater to TCB needs as a single court facility is not practical.

³⁹ Most organisations at the workshop were community based clubs/organisations. Despite being invited there was limited attendance from organisations with a high performance focus.



- Major recommendations that were not supported by some users or were questioned more fully included recommendations:
 - 1 - Considered there were too many stakeholders with diverse views as to what the Park should be delivering.
 - 7 – Question the ‘bang for buck’ for ratepayer dollars; question how realistic this is given land price.

Supplementary Recommendations – User Feedback

It appeared that most organisations were generally supportive of the supplementary recommendations. Specific comments made by users included:

- 10 – Support for a village model for buildings due to geo-spatial and individual club requirements; agree full plan is required.
- 11 – Only if it is safe for participants; update policy to allow best use of materials.
- 13 – Seen as low priority by some, supported by some.
- 14 – Strongly support this.
- 15 – Shared services need to be a priority; needs to be fit-for-purpose and negotiated, collaborative process.
- 16 – What does a collaborative approach to HP look like?
- 18 – Current use of the Park needs to be managed. Games should have priority over training.
- 19 – Lack of indoor facilities and outdoor courts limits this for basketball.
- 20 – Better communication needed.
- 21 – No understanding of current policy; would this include Bay Oval? If not why not?
- 22 – Needs to be collaborative process for this; needs to be done before (21) to ensure that Council spend is adequate before passing on cost to users.
- 23 – Reviewed in line with future plan.
- 25 – Needed in other areas as well, for example, Baypark.
- 27 and 28 - Suggest swap order of recommendations.
- 28 – Low priority.
- 29 – ‘Night time’ competition. This will reduce pressure on Saturday congestion; low priority for one.

Some organisations specifically disagreed with some recommendations including:

- 16 – Question why Council needs to support professional sport, public/ratepayer subsidy?
- 27 – Don’t see current need, would need to understand the reason why.
- 30 – Already happens now.

Ideas for new recommendations:

- Investigate joint contracts between codes for common service needs.
- Collective approach to managing the Park and parts of leased areas from an operational perspective, such as rubbish, grass cutting etc.
- Recommendation regarding security of the whole Blake Park area as there are issues.
- Ensure there is a contractor review process that will ensure optimum turf management year on year.

Other general comments made by users included:

- Need to develop better understanding of actual hours used not booked hours.
- All users need to be looked after – no one should be worse off.



- Important that current clubs/building owners maintain control of their buildings including any new facilities.
- Ask current users on their ideas on buildings and facilities, new layout. Those using the Park know it best.



12. Appendix 2 – Blake Park Asset Status

This section provides a summary of the current status and future plans related to the main assets based on the Park.

Asset	Status	Future Plans
Club/Association/Trust owned assets		
Mount Greens Sports (MGS) – playing surfaces	<ul style="list-style-type: none"> Bowling greens (including 1 artificial), croquet lawns and greenkeeper storage and toilets developed in 2010. Petanque piste and building developed 2016. 	<ul style="list-style-type: none"> Potential cover to artificial bowling green area. Future replacement of artificial bowling green mat (when required).
Club Mount Maunganui	<ul style="list-style-type: none"> Developed in 2010. Provides the clubroom facilities for MGS, also serves as a general social club to a range of other individuals and community groups. 	<ul style="list-style-type: none"> Unknown.
Tauranga Hockey	<ul style="list-style-type: none"> New turf 1 (Whanga/harbour) and turf 2 (Tahatai/Coast) developed in 2013. Turf 3 (Moana/Ocean) developed in 2020. 	<ul style="list-style-type: none"> New or redeveloped pavilion.
Bay Oval	<ul style="list-style-type: none"> High quality oval maintained to international cricket standards. Pavilion (including changing rooms and administration) opened in 2014. Major LED lighting system installed 2017. Training nets area - covered in 2020. 	<ul style="list-style-type: none"> Pavilion expansion for corporate hosting. Desire for indoor training centre.
Mount Maunganui Sports Club	<ul style="list-style-type: none"> Originally developed in the 1970s, some additions and alterations through 1980-early 2000s. Seismic issues have been identified. 	<ul style="list-style-type: none"> Desire for a new building, location to be determined.
Mount Maunganui Cricket Club	<ul style="list-style-type: none"> Historic facility was removed in 2015. 	<ul style="list-style-type: none"> Desire for a new building providing clubrooms, changing facilities and storage.
Tauranga Netball Centre	<ul style="list-style-type: none"> Complex (including building) opened in 1993. Most recent court resurfacing undertaken in 2019/2020. Seismic issues have been identified. 	<ul style="list-style-type: none"> Desire for upgraded building.
Tauranga Tennis Club	<ul style="list-style-type: none"> Courts originally developed in 1970s. Most recent court resurfacing undertaken in 2019/20. Building redeveloped in 2014/15. 	



Asset	Status	Future Plans
Council / BVL owned assets		
Skate ramps (vertical and junior)	<ul style="list-style-type: none"> • Original 12 foot (3.7m) ramp built in 1987. • Replaced by new, bigger 14 foot (4.3m) ramp in 2014. • Junior ramp donated by local business. Reskinned with the same surface material as vert ramp in 2014. 	
Mount Maunganui Sports Centre (MSC)	<ul style="list-style-type: none"> • Developed in 1960s, relatively minor modifications over the years. • Minor kitchen, toilet and changing room refurbishment in approximately 2010. 	<ul style="list-style-type: none"> • Asset management plan includes \$430,000 over 2021-2026 period. This includes \$333,000 in 2025/26 for roof replacement, wall finishes and some minor work.
University of Waikato Adams High Performance Centre	<ul style="list-style-type: none"> • 2015/2016 major redevelopment of building to convert to high performance use. 	<ul style="list-style-type: none"> • Desire to expand the facility.



13. Appendix 3 – Regional and Local Strategic Context

13.1 Bay of Plenty Spaces and Places Strategy (September 2020)

This document provides a high level strategic framework for regional sport and recreation spaces and places (facility) planning in the Bay of Plenty Region. It provides a strategic view of the regional priorities for future sport and recreation spaces and places. It provides key principles and decision making criteria to apply when considering facility related projects.

Figure 13.1 Guiding Principles of the Strategy⁴⁰



Section 6.1 of the document sets out a facility investment decision making process and evaluation criteria as follows:

Key work stages

1. Facility concept outline.
2. Preliminary feasibility assessment.
3. Detailed feasibility assessment.
4. Memorandum of understanding.
5. Detailed business case.
6. Negotiate partner and funding agreements

⁴⁰ Excerpt from Bay of Plenty Spaces and Places Strategy (September 2020), Visitor Solutions Ltd, p.13. Sourced from <https://www.sportbop.co.nz/downloads/Final-Bay-of-Plenty-Spaces-and-Places-Strategy---Summary-Report.pdf>

Figure 13.2 Evaluation Criteria – Level One⁴¹

Level One Criteria	
Guiding Principles ⁵	Investing Strategically The degree of alignment a facility or proposed facility has with national, regional and local plans and strategies, such as code specific national facility plans and those concerned with urban planning, infrastructure development, tourism / economic development, and transport networks.
	Maximising Value The degree to which any existing or proposed facility matches the projected needs of the community within its core catchment area. In the case of facilities with wide utilisation (such as aquatics facilities) this involves consideration of all potential and existing users from general recreational users through to organised sports codes (memberships).
	Sustainability The track record and ability of the proponent organisation. This can be assessed through an independent review of an organisation's governance, management, operations (including financial viability), and membership levels. ⁶
	Accessibility The extent to which the facility is accessible to a wide section of the community including geographically, affordability, demographic inclusiveness and visibility/awareness.

Figure 13.3 Evaluation Criteria – Level Two

Level Two Criteria	
Guiding Principles ⁴	Investing Strategically The degree to which a facility or proposed facility complements (avoids duplication) / optimises the existing or proposed facility network and builds on the Bay of Plenty region's strengths. The degree to which demand exceeds supply (once all existing facilities are being run at an optimal operational level) and the facility or proposed facility is capable of meeting the identified gap. The ability of the facility, or proposed facility, to progress the competitive sporting objectives of the Bay of Plenty region and wider New Zealand society.
	Maximising Value The potential for operational and/or capital partnerships between multiple stakeholders. The return on investment (measured in terms of community benefit) that the facility, or proposed facility, can generate.
	Sustainability The degree to which the existing or proposed facility is operationally sustainable (taking a whole of lifecycle approach which looks at operational and maintenance costs throughout the facility's life). The ability of the facility, or proposed facility, to reflect international and national best practice in its location, design and subsequent operation.
	Accessibility The degree to which the facility addresses known community disparities and encourages participation in areas/cohorts/sectors of greatest need.

⁴¹ Ibid, p18.



Recommendations included in the strategy of direct relevance to the future of Blake Park include:

Priority projects (1-3 years) ⁴²

16. Blake Park – support the Bay Oval Pavilion project, and indoor cricket training facility in accordance with the outcomes of a feasibility study.

19. Blake Park – Continue exploration of the need and viability of a multi-purpose turf.

20. Mount Greens Sports – continue detailed planning and the development of a feasibility study for covering the green.

Hockey

- Use a hub and spoke model for hockey provision, with the Tauranga Hockey Centre (at Blake Park) as the hockey hub for the Western Bay sub-region (supported by a network of school facilities).
- Maintain the Blake Park turfs in line with their asset management plan.
- Explore widening the existing financial partnership between TCC and Tauranga Hockey to secure fit-for-purpose provision at Blake Park and school ancillary facilities. This approach will broaden quality provision through a hub and spoke model and create potential facility efficiencies through greater multi-use functionality.
- Consideration of lighting to maximise availability should be explored.⁴³

Clubroom Facilities

- Identify how cricket clubroom provision can be accommodated on Blake Park. Options should explore the expansion of the pavilion, rationalising facilities to create multi-use clubrooms that service the fields and/or courts being complementary to surrounding infrastructure.⁴⁴

Other Priority Project recommendations⁴⁵ with potential relevance to Blake Park include:

14. Develop new sports fields in the Tauranga west area to increase supply of sportsfields as required through the demand and supply assessment.

15. Progress a feasibility study for a dedicated regional badminton facility within Tauranga.

18. Within the Eastern and Western Corridor, secure land and commence feasibility work for the provision of local social infrastructure including community centres, indoor recreation centres, aquatic facilities and sportsfields. Work with other organisations to explore potential partnership opportunities for delivery of these facilities.

13.2 Sport Active Living Strategy (2012 update – the Strategy)

A review of this Strategy is due to commence but will not be completed in time to help inform this project. As part of the review of the Strategy Council intends to develop an "investment/implementation plan that provides a coherent pathway for the development

⁴² Ibid, p. 22

⁴³ Bay of Plenty Spaces and Places Strategy, p30.

⁴⁴ Ibid, p36.

⁴⁵ Ibid, p22-23.



of the active reserve network.”⁴⁶ Specific considerations of the Strategy review are likely to include “understanding current and forecasted growth, competing demands from users, usage of buildings, configuration of fields, and the need for and feasibility of artificial turf.”⁴⁷ It is also intended that this report will help inform the Strategy review.

As the review is not yet underway, key aspects of the 2012 Strategy are summarised here for context, noting that a shift in direction may come about through the pending review.

Vision	“more people, more active, more often”
Goals	<p>Goal 1: A wide range of sporting activities and opportunities available to all.</p> <p>Goal 2: Creating pathways to enable groups and individuals to reach their potential (includes player, coaches, officials, administrators and volunteers).</p> <p>Goal 3: Participation in sport is recognised and valued.</p> <p>Goal 4: People are aware of sporting opportunities available in our area.</p> <p>Goal 5: Our programmes and events motivate and educate people on the value of being active and encourage participation.</p> <p>Goal 6: Our environment (built and open space) encourages and motivates people to be active in their daily lives.</p>
Principles	<ul style="list-style-type: none"> • Sport and active living contribute not only to the wellbeing of individuals but create community cohesion and identity. • Our sport and active living resources will be focused on our existing and emerging strengths. • Sport and active living opportunities need to be accessible for all to participate in. • Community and volunteer input is recognised as the backbone of many sport and active living activities. • Partnership and collaborative approaches are vital to the delivery of sport and active living opportunities in our communities.

⁴⁶ Ordinary Council Meeting Agenda 24 June 2021 – Issues and Options – Blake Park p5. Sourced from: https://infocouncil.tauranga.govt.nz/Open/2021/06/CO_20210624_AGN_2387_AT_WEB.htm

⁴⁷ Ibid.



13.3 Tauranga Reserves Management Plan (2019)

The Tauranga Reserves Management Plan (TRMP) provides direction for all reserves in the City. The goal of the TRMP is to provide a consistent approach to the management of reserves through establishing a guiding mission statement and objectives for the network of reserves managed or administered by Council, providing general management statements that apply to all reserves and also specific management statements for individual reserves where necessary.⁴⁸ The Plan also provides a decision making framework to inform all decisions, including request for use of reserve land. Decisions are to be made using the decision making process set out in Part A section 2.2 of the Plan.

High level direction in the TRMP of relevance to Blake Park includes:

1.3 Overarching Management Statements

1. Manage reserves according to the role the reserve plays within the wider reserve network.
2. Appropriately balance the potentially competing values of reserves, depending on the specific context of each reserve and their proposed activity or use if applicable.
3. Allow for appropriate development of reserves, where this is consistent with the purpose and values of a reserve.
4. Preserve, protect, enhance, or restore where appropriate, the values for which each reserve has been established.
9. Recognise, develop and enhance recreational opportunities in a way which is consistent with the purpose and values of each reserve.
10. Facilitate a wide range of experiences and activities to happen in our reserves.⁴⁹

The TRMP Part C includes the following reserve-specific management statements regarding Blake Park:

1. Continue to manage the Park to provide for sports and high profile sporting events at all levels, and as a base for major infrastructure for several sporting codes, including hockey, cricket, netball, rugby, tennis and greens-based sport.
2. Monitor the increasing demand on the Park and the impact on all users, in order to assist in prioritising usage of the Park.
3. Enable Bay Oval to become New Zealand's premier cricket ground.
4. The Tauranga Hockey Association leased area is permitted to extend to enable the future construction of a new hockey centre, installation of two additional full size artificial turfs (staged development) (or any combination of turf to provide to full size equivalent turfs), and to enable the better installation of portable seating, provided that:
 - a. The Hockey Association proves it is sustainable and needed.
 - b. Any additions to buildings are encouraged to also cater to other users.
 - c. The fourth artificial turf is multipurpose and will be able to cater to cricket practice and other suitable user groups should demand be identified now or in the future.
 - d. the Hockey Association can demonstrate ongoing financial viability to operate the facility in a way that does not decrease the viability of any of the other facilities

⁴⁸ Content summarised from Tauranga Reserves Management Plan (2019) Part A, p.3. Sourced from https://www.tauranga.govt.nz/Portals/0/data/council/plans/reserve_management/files/tga_rmp/final_tauranga_rmp_introduction.pdf

⁴⁹ Ibid, p4.



- on the Park.
- e. The Hockey Association will cover costs of reinstalling fencing.
5. The Mount Sports Club lease is permitted to extend to provide additional squash courts, provided that the Mount Sports Club can demonstrate ongoing financial viability to operate the facility in a way that does not decrease the viability of any of the other facilities on the Park.
 6. Permit a lease for the Bay Oval Trust pavilion, ancillary buildings and cricket nets, and the summer use of the Bay Oval playing surface, to the Bay Oval Trust.
 7. The current Playcentre lease will expire in 2019 and will not be renewed. Before the lease expiry in 2019 Council will work with the Playcentre to investigate new sites, and will assist in the relocation of the Playcentre to a suitable location.
 8. The land on Hull Road (Section 44 Block VII Tauranga SD), and Maunganui Road (Part Section 46 Block VII Tauranga SD) will continue to be used for overflow car parking where necessary.
 9. The Bay Oval is to be used for junior sports in the winter season.
 10. Manage the reserve in accordance with any resource consents held by Council for the Park.
 11. Restrict the number of non-sporting events that are predicted to attract over 2,500 attendees to a maximum of four within each calendar year.
 12. Enable the enhancement of vegetation within the Park to improve its visual and landscape amenity values and to screen the Park from the surrounding industrial activities.
 13. When required, all users will utilise the network of sports fields in accordance with Council's Outdoor Spaces Booking Policy.
 14. Investigate options to provide for increasing demand for field space at Blake Park, including consideration of the need for and feasibility of an artificial surface, and utilising the wider network.⁵⁰

⁵⁰ TRMP Part C, p73. Sourced from https://www.tauranga.govt.nz/Portals/0/data/council/plans/reserve_management/files/tga_rmp/final_tauranga_rmp_reserve_specific_info.pdf



14. Appendix 4 - National Facilities Strategies

14.1 Hockey New Zealand Facility Strategy Update (2016)⁵¹

This Strategy identifies the current and future demand for hockey within New Zealand. It reviews and updates the 2010 National Hockey Facility Strategy. Hockey continues to evolve as a year-round sport making it difficult to accurately track participation as many players play both winter and summer hockey and may be double counted. However, overall growth is clear, with a 21.1% increase in winter hockey players since 2010 (51,947 registered in 2015) and a 42.6% increase in summer players over the same period (to 18,829).

The Strategy uses the concept of a Full Time Equivalent (FTE) turf to provide an indicator of turf accessibility. An FTE is a turf that provides at least 54 hours of access per week.

Information in the 2016 plan of relevance to the Bay of Plenty (BOP) and Tauranga Hockey is:

- Bay of Plenty had 1,929 registered players in 2015. 67.7% of the registered players were in the 5-12 year group, followed by 19.5% aged 13-18 years and 14.7% aged 18+.
- BOP has 4 full sized wet turfs that equate to 4 FTEs.
- BOP turf provision indicators were assessed as “all appears ok. No obvious areas of concern” with a ratio of 482 total players per FTE and 165 full field players per FTE.
- Tauranga Hockey had 2,495 registered players. 59.7% were in the 5-12 year group, followed by 27.4% aged 13-18 years and 12.9% aged 18+.
- Tauranga had 2 Full sized wet turfs in 2015,⁵² supported by 2 wet dressed turfs in schools. These equated to 2.5 FTEs in 2015.
- Tauranga turf provision indicators were assessed as “over the demand parameter, action is likely to be required” with a ratio of 998 total players per FTE and “pressure is increasing, begin investigation into future options” with 165 full field players per FTE.
- Projected growth and use measures show that Tauranga is expected to be exceeding turf utilisation parameters again by 2033.
- Tauranga Hockey membership increased by 59.3% between 2001 and 2015.

14.2 Cricket Planning Documents

New Zealand Cricket Strategic Plan 2017

- The Plan identifies cricket as a game for all New Zealanders, a game without barriers - a game that can be played anywhere, by anyone, with a high-performance culture underpinned by quality facilities, people and systems.
- Three of the 34 priorities relate to facilities:
 - Aligned high performance facilities.
 - Quality facilities to support game and player development.
 - The right facilities to support the delivery of community cricket across NZ.
- The only measure relating to facilities is a new high-performance facility built and operational.
- There is no mention of the 2013 NZ Cricket Facilities Strategy in the 2017 Strategy.

New Zealand Cricket Facilities Strategy 2013

- The Strategy was developed to define and provide direction for future facility investment, enabling the best use of existing and future facilities. While investment in some new facilities was envisaged a desire to improve knowledge of those

⁵¹ Developed by Global Leisure Group (GLG) for Hockey NZ.

⁵² it now has 3 full size wet turfs at Blake Park.



maintaining and developing grounds was a key focus as well as forming partnerships with schools and other cricket pitch owners such as councils.

- The Strategy identified two future needs facility requirements:
 - Further nationwide investment in artificial playing surfaces.
 - Capital investment in high quality natural playing surfaces in schools nationwide.
- It also identified 4 non-asset solutions:
 - Development of an NZC-approved advisor programme for provision of support services to facility providers.
 - Development of a nationwide schools' partnership programme to facilitate the sustainable provision of premier playing facilities.
 - Development of a facility usage policy to enable better utilisation of existing facilities in line with the desire to play all semi-hard ball cricket on artificial surfaces.
 - Completion of regional facility network plans for each association. Facility plans to include sustainable operation models for all facility providers.
- Other findings included:
 - Except for Auckland, most regions in New Zealand do not require significant investment in additional new facilities for the participation and development levels of cricket.
 - Each Cricket Association should develop a facility network plan to improve current facilities.
 - Developing more consistency in cricket facilities was a general priority, based on a link between facility quality and player development.
 - A focus was recommended on improving cricket facilities at the secondary school level, including a network-based partnership approach.
 - A focus was also recommended on developing more artificial facilities for playing and training, particularly including all semi-hard ball cricket. More specific use of expert facility advisory resources was recommended.

New Zealand Cricket 'Junior Formats' and Age and Stage Documents

- NZC's Junior Formats document outlines the key parameters in the provision of cricket for junior players and includes aspects of pitch length and boundary size.
- Age and Stage is NZC's Junior Cricket's programme designed to make the game more accessible for junior players through shorter pitches, fewer players and shortened boundaries. Their website provides resources on pitch preparation among other documents.

14.3 National Facilities Guidelines for Tennis (2018)⁵³

Tennis New Zealand launched a new strategic framework in 2017. This document provides facility guidelines to help support the framework and:

- Getting the right courts in the right places
- Getting more players onto courts
- Planning for the facilities needed in the future
- Supporting high performance athlete development
- Hosting of world class international events

It is noted that for tennis to be accessible and thriving continued investment in, and maintenance of high quality facilities is required. The guidelines include a hierarchy of tennis facilities:

1. International (ASB Tennis Centre)

⁵³ Sourced from <https://tennis.kiwi/assets/Resources/TNZ-National-Facilities-Guidelines-LR.pdf>



2. Regional Tennis Centre – Auckland (x2), Hamilton, Wellington, Christchurch, Dunedin (catchment of 250,000 players within 30 mins)
3. Sub-regional Venue – all New Zealand cities
4. Tennis Clubs and Venues
5. Community Courts

Other key points from the guidelines include:

- Tennis NZ supports the provision of covered outdoor courts where the establishment of an indoor court facility is cost prohibitive or suitable land is unavailable. Covered courts provide shade and protection from inclement weather and extend the use of facilities.
- Tennis NZ has identified a national gap in high performance training facilities and clay courts.
- Tennis NZ identifies the trend towards provision and multiuse courts, and sees the use level benefits they bring, particularly for indoor court environments.
- Making it easier to access courts through use of digital court booking and entry systems is also highlighted as an opportunity.

Tennis facilities in Tauranga and the wider Bay of Plenty sit at the level of sub-regional or below in the hierarchy. At a sub-regional level a minimum of 8 courts of International Tennis Federation (ITF) standards are recommended. For 4. Tennis Clubs and Venues the guideline recommendation for metropolitan areas is 1 court per 2,500 population and courts within a 15 min drive time. Tauranga's sub-regional tennis facilities is Papamoa Tennis club located at Gordon Spratt Reserve.

14.4 Older Facilities Plans

A number of codes have facility plans that are dated, with many approximately 10 years old. Therefore, limited direction can be obtained from them. These are noted below:

- Netball New Zealand Facilities Strategy (2011)⁵⁴ and Regional Netball Facility Strategy Development Guidelines (2011)⁵⁵
- Bowls 2020 Securing our Future (2012)
- National Facilities Strategy for Indoor Sports (2013)

Codes or clubs based at that do not have a national facilities strategy include:

- Croquet
- Rugby
- Petanque

⁵⁴ Developed by Visitor Solutions Ltd for Netball NZ.

⁵⁵ Ibid.



15. Appendix 5 – Detailed Code/Club Data

Area of the Park	Sport/ Group	Detailed Use Information
Mount Greens Sports (Totara St)	Mount Bowls	Regular use: 3-4 days per week, 52 weeks per annum; 3-5 tournaments per week; Twilight bowls 100 people per week (12 weeks per annum); Corporate and casual bowls additional.
	Croquet	Regular use - 6 days per week (3-5 hours per day); tournaments, casual use additional.
	Petanque	Regular use 4 days per week (total of 11 hours per week); tournaments; corporate events additional.
Tauranga Hockey Centre Turfs	Tauranga Hockey	Available 7 days, approx. 77 hours per week. Weekday use mostly 3.30pm-8.30pm with some daytime use. Typical Saturday use 8am-6.30pm (with variation in numbers) typical Sunday use 9am – 4pm (with variation in numbers) 2-3 large tournaments per annum.
Playing Field Clubs (1-5)	Mount Maunganui Cricket	Senior field use - 76 hours per week training, games and twilight cricket over a 24 week season.
	Mount Sports Club - rugby	Field use spread across Monday-Saturday: Senior teams 1-2 trainings per week + weekend games; juniors average 1 training + game per week. Touch field use: Friday 5.45pm-7.45pm Clubrooms use averages 20 hours per week (excl. squash – see below).
Hard Courts Area	Mount Maunganui Tennis	7 days per week (2 – 6 hours per day). Coaching and tournaments additional. Year round play with main season October – April.
	Tauranga Netball Centre	Regular competition use 4 days per week (winter). Friday 5.15pm-9pm, Wed/Thurs 6.30pm-8.30/9pm, Saturday 8.30am-9pm. Regular training: Mon, Tues 2 hours per night. Summer Competition Wed 4.30pm-8.30pm. Courts are available for community use outside of netball hours.
	Mount Sports Club - netball	Court use is included in above Tauranga Netball centre data.
Indoor Court	Mount Maunganui Sports Centre	4,390 hours of use 2020/21. 39,448 users visits 2020/21. Main regular users: basketball, pickleball, roller sports including inline hockey, badminton, indoor bowls, remote control cars, leisure marching and more.
Squash	Mount Sports Club - squash	Courts/building used 365 days per annum from 6am-10pm.



A few organisations provided more detailed data. This is also captured here for reference.

Mount Tennis Club

Membership

	2017/18	2018/19	2019/20	2020/21	2021 Current
Adults	224	221	215	239	250
Juniors	126	142	151	149	130
Total members	350	363	366	388	380

Juniors are up to 18 years of age.

Court Hours

	2017	2018	2019	2020	2021
Total hours of use per annum	13,987	13,850	14,405	14,982	4,900

Building Use

	2017	2018	2019	2020	2021
Total hours of use per annum	1,685	1,690	1,728	1,728	576

Mount Maunganui Sports Club

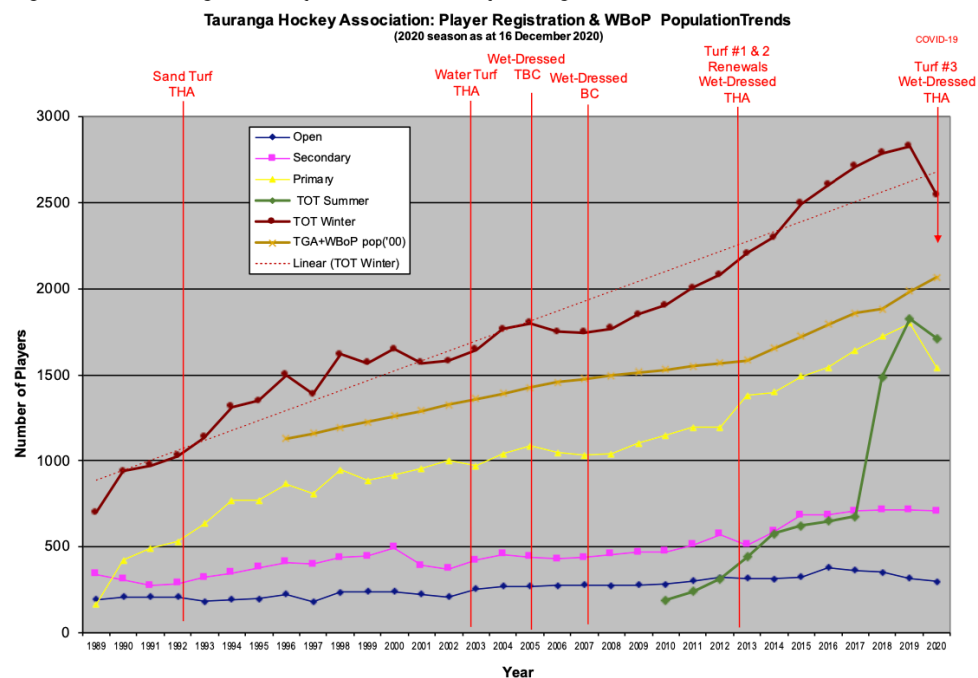
Membership

	2017	2018	2019	2020	2021
Senior Rugby	120	97	65	60	
Women's Rugby			30	30	
Junior Rugby	250	252	243	255	
Squash	209	207	180	150	
Touch	400	400	440	490	
Netball	40	30	30	0	
Total members	1019	986	988	985	Audit not finished



Tauranga Hockey Association

Figure 15.1 Tauranga Hockey Association Player Registration 1989-2020



11.5 Traffic & Parking Bylaw 2012 - Amendment 35**File Number: A13288575****Author: Will Hyde, Senior Transportation Engineer****Authoriser: Nic Johansson, General Manager: Infrastructure****PURPOSE OF THE REPORT**

1. To obtain approval from the Commission to introduce amendments to the appropriate Attachments within the Traffic and Parking Bylaw 2012
-

RECOMMENDATIONS

That the Council:

- (a) Receives the Traffic and Parking Bylaw 2012 Amendments Report.
 - (b) Adopts the proposed amendments to the Traffic and Parking Bylaw 2012 Attachment as per Appendix B, effective from 25 March 2022.
-

EXECUTIVE SUMMARY

2. The Traffic and Parking Bylaw 2012 includes Attachments each of which lists various traffic and parking restrictions.
3. Council can amend the Attachments by Council Resolution.
4. This report sets out amendments to the following:
 - (a) Attachment 7.1: No Parking Behind Kerb
 - (b) Attachment 7.2: Prohibited Stopping and Standing of Vehicles
5. These amendments are proposed to reflect and support operational and safety needs on the road network, which have arisen following the opening of a new school (Te Manawa o Papamoa located on Te Okuroa Drive, Papamoa).

BACKGROUND

6. Te Manawa o Papamoa Primary School commenced operation at the start of Term 1 in February 2022. At that time, no parking controls had been introduced on the roads surrounding the school.
7. A new pedestrian (zebra) crossing is due to be constructed on Te Okuroa Drive prior to Term 2. The crossing is located adjacent to the school and will be the main crossing point for pupils walking to and from the south.
8. A significant proportion of pupils are driven to and from the school. The lack of parking controls, combined with a general desire to park as close as possible to the school, results in significant parking and traffic congestion around the main pedestrian entrance to the school and in the vicinity of the imminent pedestrian crossing (refer to Appendix A for a plan showing the proposals).
9. It is the opinion of the Network Safety and Sustainability team that this constitutes a significant safety hazard to pedestrians, many of whom are year 1 – 6 children.
10. To mitigate the risk of harm it is proposed to introduce parking restrictions in the general vicinity of the school's road frontages, including the imminent pedestrian crossing, in the form of yellow 'No Parking' lines on nearby roads and 'No Parking Behind Kerb' restrictions for the adjacent berms.

11. Effects on parents and caregivers driving to the school will be minimal as there is ample parking immediately beyond the area covered by the proposed restrictions, and the school has a dedicated pick-up and drop-off area on-site.
12. The proposed changes are summarised in Appendix A and detailed in Appendix B.

STRATEGIC / STATUTORY CONTEXT

13. The amendments achieve the vision and strategic transport priorities to help make our network safer and easier for people to get around the city.

FINANCIAL CONSIDERATIONS

14. Negligible – the associated signs and markings costs can be accommodated within existing budgets.

LEGAL IMPLICATIONS / RISKS

15. The bylaw amendment is needed to allow enforcement of changes deemed necessary for safety and amenity purposes.

CONSULTATION / ENGAGEMENT

16. The principal of Te Manawa o Papamoa school has been made aware of the proposed parking restrictions through liaison with the TCC TravelSafe team, and fully supports the proposal.
17. Public consultation prior to implementation is not proposed, as these parking restrictions are considered an essential safety feature. However, residents of adjacent properties will be notified in advance of the proposed restrictions.
18. The operation and effects will be monitored post-implementation (approximately three months after), including reviewing any concerns raised by local residents. If required, and subject to any effects on safety being acceptable, changes to the restrictions will be made.

SIGNIFICANCE

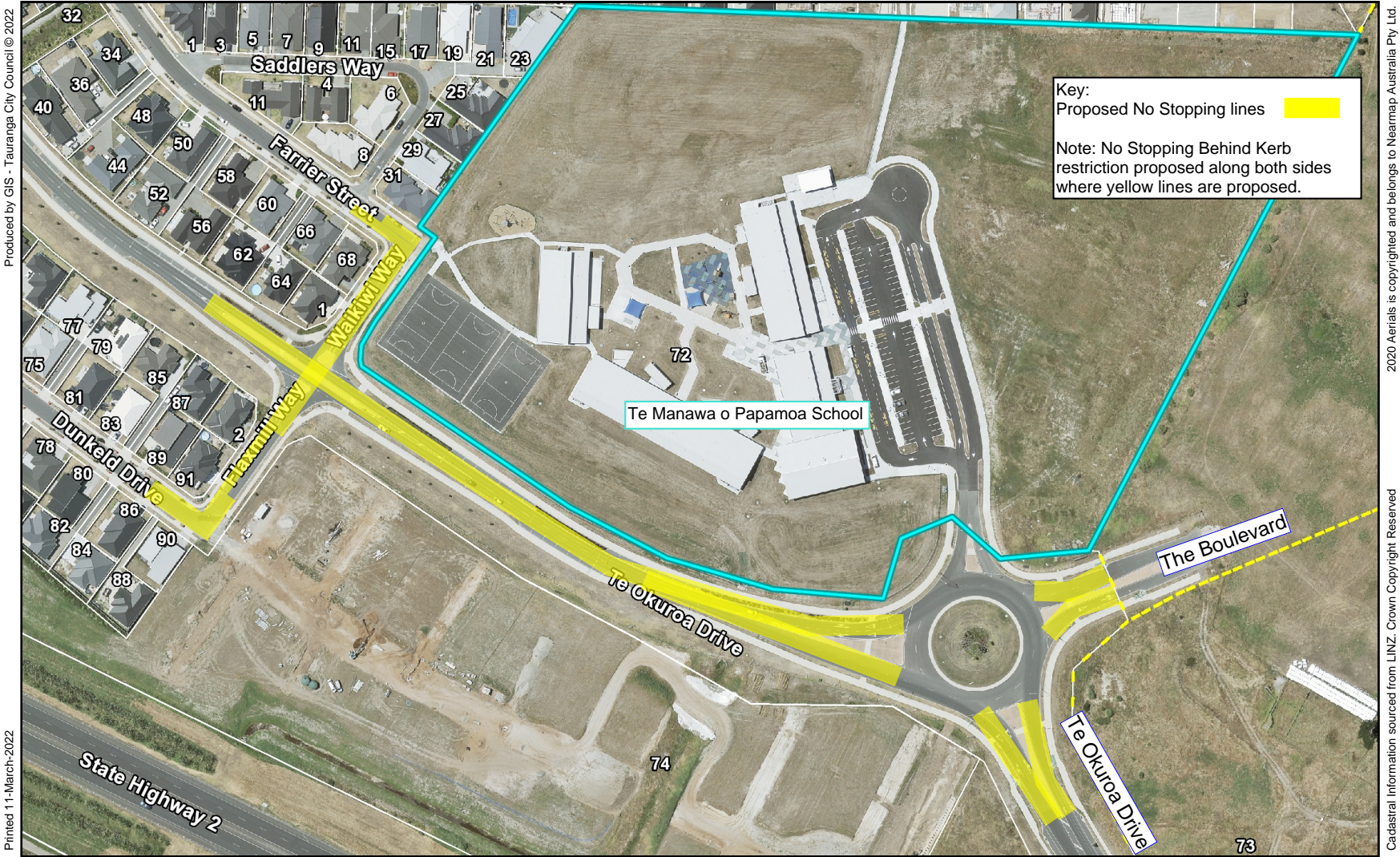
19. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.
20. In making this assessment, consideration has been given to the likely impact, and likely consequences for:
 - (a) the current and future social, economic, environmental, or cultural well-being of the district or region.
 - (b) any persons who are likely to be particularly affected by, or interested in, the decision.
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.
21. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the decision is of low significance.

ENGAGEMENT

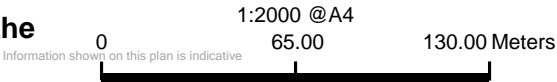
22. Taking into consideration the above assessment, that the decision is of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

ATTACHMENTS

1. **Appendix A - Plan of proposal - A13288811** [↓](#)
2. **Appendix B - T&P Bylaw Amendment 35 - A13288813** [↓](#)



Proposed Amendment 35 to the Traffic & Parking Bylaw 2012



only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained here in is appropriate and applicable to the end use intended.



APPENDIX B: Proposed Amendments to the Traffic and Parking Bylaw 2012 (Amendment 35)

Attachment 7.1: No Parking Behind Kerb

Pursuant to Clause 12.1 and Clause 12.3 of the Traffic and Parking Bylaw 2012, the parking of motor vehicles is at all times prohibited between the kerb line and road boundary in the locations listed below:

No Parking Behind Kerb	
<u>ADDITIONS:</u>	
Dunkeld Drive Both sides	From a point level with the common boundary of No 89 and No91, to its intersection with Flaxmill Way.
Farrier Street Both sides	From Saddlers Way to Waikiwi Way.
Flaxmill Way Both sides	The whole length of Flaxmill Way
Te Okuroa Drive Both Sides	From a point 7m west of the common boundary of No62 and No64, generally eastwards to a point 57m south-east of the roundabout (circulating carriageway) at The Boulevard intersection.
The Boulevard Both sides	From the roundabout (circulating carriageway) at the Te Okuroa Drive intersection, north-eastwards for 42m.
Waikiwi Way Both sides	The whole length of Waikiwi Way.

APPENDIX B: Proposed Amendments to the Traffic and Parking Bylaw 2012 (Amendment 35)

Attachment 7.2: Prohibited Stopping and Standing of Vehicles

Pursuant to Clause 12.1 and Clause 12.3 of the Traffic and Parking Bylaw 2012, the parking of motor vehicles is prohibited at all times in the following locations:

Prohibited Stopping and Standing of Vehicles	
<u>ADDITIONS:</u>	
Dunkeld Drive Both sides	From a point level with the common boundary of No 89 and No91, to its intersection with Flaxmill Way.
Farrier Street North side	From a point 7m east of Saddlers Way, eastwards to the end of Farrier Street.
Farrier Street South side	From the driveway to No66, to the intersection with Waikiwi Way.
Flaxmill Way East side	From Te Okuroa Drive to Dunkeld Drive
Flaxmill Way West side	From Te Okuroa Drive to a point 9m south of the continuation of the Te Okuroa Drive southern boundary; and From the south kerbline of Dunkeld Drive northwards for 18m.
Te Okuroa Drive Both Sides	From a point 7m west of the common boundary of No62 and No64, generally eastwards to a point 57m south-east of the roundabout (circulating carriageway) at The Boulevard intersection.
The Boulevard Both sides	From the roundabout (circulating carriageway) at the Te Okuroa Drive intersection, north-eastwards for 42m.
Waikiwi Way Both sides	The whole length of Waikiwi Way.

12 DISCUSSION OF LATE ITEMS**13 PUBLIC EXCLUDED SESSION****RESOLUTION TO EXCLUDE THE PUBLIC****RECOMMENDATIONS**

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
13.1 - Public Excluded Minutes of the Council meeting held on 21 February 2022	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
13.2 - Te Maunga Pond 1 Desludging	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
13.3 - Sale of Elder Housing	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
13.4 - The Sale of Pitau Road and Hinau Street Elder Housing Villages	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which

		good reason for withholding would exist under section 6 or section 7
Confidential Attachment 2 - 11.3 - Active Reserves - actions to increase capacity	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

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