



# **MINUTES**

**Ordinary Council meeting**

**Monday, 9 May 2022**

**and**

**Wednesday, 11 May 2022**

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**MINUTES OF TAURANGA CITY COUNCIL  
ORDINARY COUNCIL MEETING HELD ON**

**Monday, 9 May 2022 at 10am**      **Bay of Plenty Regional Council Chambers, Regional House, 1 Elizabeth Street, Tauranga**

**Wednesday, 11 May 2022 at 10am**      **Huria Marae, 1 Kaponga Street, Tauranga**

**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 (Acting General Manager: Community Services), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy & Growth), Steve Pearce (Acting General Manager: Regulatory and Compliance), Gareth Wallis (General Manager: Central City Development), Robyn Garrett (Team Leader: Committee Support), Sarah Drummond (Committee Advisor), Anahera Dinsdale (Committee Advisor), Janie Storey (Committee Advisor)

**Monday, 9 May 2022 at 10am**

**1            OPENING KARAKIA**

Commissioner 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**

Nil

## 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 Long-term Plan Amendment / Annual Plan 2022/23 - Hearings 9 and 11 May 2022

#### RESOLUTION CO8/22/1

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Receives the written submissions to the draft Long-term Plan Amendment and Annual Plan 2022/23.
- (b) Receives and accepts submission numbers 1189-1196 that were received after submissions closed at 5pm on 26 April 2022.
- (c) Receives verbal submissions to the draft Long-term Plan Amendment and Annual Plan 2022/23.

**CARRIED**

The following members of the public spoke to their submission to the draft Long-term Plan Amendment / Annual Plan 2022/23.

A copy of all presentations and documents tabled at the draft Long-term Plan Amendment / Annual Plan 2022/23 submission hearings can be viewed on Tauranga City Council's (TCC) website.

#### (1) Submission 931 - George and Shirley Marriott

##### Key points

- Concerned with costs to be incurred with development of Tauriko West, the destruction of quiet and rural amenity and the impacts on their property.
- Closure of PYO blueberry business, which was anticipated to be retirement income, as a result of the development.
- Would now have to try and recoup part of that income by selling part of land as residential sections.
- Noted that rates costs, Infrastructure Funding and Financing (IFF) levy costs and development contributions made it very hard and expensive to develop as a private landowner.
- Requested exemption from IFF levies and considered these should be borne by developers.
- Those that lose value from growth should not have to bear costs of that growth.

- Only recourse for them would be to sell sections as hundreds of homes were built around them.

**(2) Submission 472 - Raymond Ellis Lowe**

**Key points**

- Concerned with transportation within the city.
- Roading should be for ratepayers and not for private enterprise around the city as roads are becoming maxed out.
- The number of trucks was in the thousands every day and port expansion would continue to put more and more pressure on the roads.
- Council needed to be planning for this now, as the port could not help where it was located, but provision needed to be made for that expansion and the impacts it would create.
- Port needed to invest in the local road network and not rely on ratepayers.
- Suggested an inland port with rail carrying freight the rest of the way e.g., at Rangiora or at the base of the Kaimai Range.
- Maungatapu/Matapihi SH29A would be under pressure. Submitter considered that the Maungatapu bridge was precarious and the risk was increasing under pressure.
- People would still use vehicles so there was still a need for carpark buildings.
- Traffic to and from schools added hundreds of vehicles to the roads each day.

**In response to questions**

- Supported shifting a share of roading costs to the commercial sector.

**(3) Submission 1191 - Peter Cooney - Classics Group**

**Key points**

- Generally in support of IFF funding.
- Need full transparency of the information before anyone could give full commitment to the process.
- Had concerns that spending needed to be capped; concerned that there would be substantially increased costs of housing for prospective buyers.
- Needed to be methodology where costs could be recouped at a later stage over all sections developed.
- Commercial risk that this product may not be accepted by the market; some commercial developers had concerns. Had only been tested once in the market with Milldale which was capped at \$1000.

**In response to questions**

- Costs of financing impact on viability of IFF – if IFF not used and development contributions model used, that price was included in the price of the house which a buyer would need to cover in their mortgage.
- CPI of over 2% over a number of years could be an issue; this would be more acceptable in a rising market but not in a decreasing market.
- Concern that a huge number of developments would leave the city and go to fringe towns like Matamata as costs increased significantly.

**(4) Submission 445 - Nigel Tutt, Priority 1**

**Key points**

- CBD blueprint to be launched on what the city would look like in 2030, significant billions of investment involved. There would be many more people living, working and studying in the city.
- Council investment in the city centre was vital and would not be out of place.
- Any short term wins around the city centre would be good as civic precinct development was a long-term project.

- The plan needed to minimise disruption of development in the city centre as much as possible.
- Transport was vital for development and growth – there was work needed on ways roading network was developed.
- Transport System Plan (TSP) – look after and partner in the right way as it was important to deliver this large transport project.
- Funding – rates were a blunt mechanism. Important to develop better funding mechanisms that were more equitable to local businesses as not all commercial traffic was local, much of it came from outside the area.

#### **In response to questions**

- Talent was one of the largest challenges for the Tauranga economy, with current job growth forecasts and also an aging demographic.
- Sufficient attraction and retention plans were needed to be in place or would end up with funding for projects/development but no one to do the work.
- Tauranga was already behind on infrastructure and more spend needed to be applied; use of more funding mechanisms than rates.
- Consideration should be given to how to capture the road users that do not live here e.g., have a form of road user pricing that captured all users of the road network.

#### **(5) Submission 1194 – Norman Sutton**

##### **Key points**

- Challenges facing the city in terms of funding - rates increases would be a big issue for ratepayers, especially the aging population on fixed or limited income.
- Suggested rationalising governance across the city and the region by amalgamating the Tauranga and Western Bay Councils.
- What was good for Tauranga was also good for the wider Bay of Plenty and would provide better access to funding and leverage of the income from the Port to fund city projects.
- There was a need to get people out of cars by providing an efficient bus service, as it was currently very fragmented.
- Need to be able to capture people from Papamoa/Te Puke and a dedicated bus line through Matapihi. Would also need to provide park-n-ride facilities and Council should be securing land for those now.
- Could utilise a ferry service, especially for Omokoroa as an alternative to SH2. Also create a triangular link to Tauranga, Mount Maunganui and Omokoroa.
- Supported one person one vote and not sure that co-governance or the Three Waters reforms were appropriate mechanisms for Tauranga.
- Need for transparency in the city and a duty of care to provide full disclosure for all decisions made.

##### **In response to questions**

- Three Waters was a Government proposal through legislation, therefore Council had no choice, the change would be done to us. Ratepayers, through the councils, would still be owners of the assets.
- TCC would make a submission on the legislation. It would be a significant transition into any new entity.
- TCC have shared contracts with Western Bay of Plenty District Council (WBOPDC).
- Amalgamation may be considered as part of the future of local government reform process.
- 55% of Port of Tauranga was owned by Bay of Plenty Regional Council (BOPRC), 45% was listed publicly. TCC does not receive any dividend/income from the Port.

**(6) Submission 851 - Terry Molloy****Key points**

- Supported the concept of road pricing.
- Supportive of the work done by the Commission, and the two-year extension to 2024.
- Previous councils had not kept up with infrastructure and social infrastructure costs.
- Ratepayers did not have to pay for everything, suggestion to look at other funding mechanisms.
- Connection with the waterfront and acknowledgement of the importance of the coast and moana appreciated.
- Be mindful of impacts of development and growth on small businesses; make sure the foot count does not drop in the central city.
- Supports the Memorial Park walkway.

**In response to questions**

- Would like the museum to be on Cliff Rd though understand rationale for its proposed location.
- Council chamber should also be located in the civic precinct.

**(7) Submission 566 - Chris Pattison****Key points**

- Museum was an ill-conceived proposal and should not be located in the civic centre, it should be elsewhere.
- City centre design was ugly with no greening visible, and would not be attractive for families to come into.
- Suggested an architectural competition be held to get best design.
- Considered Three Waters money should not be used on the civic centre project and should be borne by the residents. Work within our means not max out with the cost.
- Agreed with the commercial rate increase proposal as it would bring the city on a level with other metro areas.
- Hard to understand the proposal for Tauriko without relevant maps available.
- Was a need to widen main roads and bridges and supported a Kaimai tunnel.
- TCC should have control over bus service; supported use of park-n-ride facilities.
- Concerned about spending priorities – how can you spend \$2m on a skate park rather than on tsunami sirens.
- Opportunity to benefit the city; but must be responsible with its spending.
- Noted the amount of vandalism on the buses.

**In response to questions**

- Three Waters money was not from selling the assets, it was an offer from the government regardless of whether councils agreed with the reforms.
- Three Waters was a Government proposal through legislation which was yet to be seen. Council had no choice, the change would be done to us. Ratepayers, through the councils, would still be owners of the assets.
- Many of the city's roads were owned by the Crown. The Commission was working with central government regarding road developments in the city.
- All Commissioners understood how growth had impacted the city, and how the development of the city centre would affect the whole city.

**(8) Submission 581 - Colin Lawrence - Residents Group of Springfield in Hairini****Tabled document****Key points**

- The road resurfacing policy of a single coat of stone chip for streets with less than 10,000 vehicle movements a day amounted to vandalism of roads in subdivisions.

- While stone chip was a requirement for obtaining Waka Kotahi funding, the residents viewed it as a downgrade.
- The cost of stone chip was more than the initial cost of applying the surface; it also impacted on the standard of living for residents and the aesthetic and functional value for residents living in these subdivisions.
- Questioned the cost to Council of dealing with the continual complaints from affected and upset residents in a number of subdivisions within the city.
- Suggested other surfaces, such as a new product called Enviroshield, could be as cost-effective and give a much better result.
- Council may be treating everybody equitably but the result was they were being treated poorly.
- Tabled photos to support his submission and a petition representing 100 of the 104 houses in the subdivision formally requesting the Council to carry out an independent assessment of the road seal in the subdivision. Staff considered it satisfactory but residents disagreed.

**In response to questions**

- Council was limited by cost with asphalt being up to 10 times what it was currently costing.
- TCC was considering areas like this subdivision where residents were prepared to pay extra for a better surface; also considering Enviroshield.
- Agreed that road seal did make a significant difference to the quality of life of the residents.

**(9) Submission 999 - Element IMF, Grant Downing, Tauriko West Ltd****Key points**

- Follow on from Classic Group submission.
- Funding of infrastructure was costing very big dollars with standards increasing all the time to service these trunk assets and corridors throughout the city.
- Understood Council had to play a part in cost of development and growth and supported the increases in development contributions and commercial rates.
- Urged Council not to slow down on the infrastructure development as there were very long lead times on these projects.
- Encouraged by the way alternative funding was starting to come through e.g., IFF funding.
- Conscious of affordability and apportionment of the wider IFF funding package, but needed to fully understand how that model worked.
- IFF levy proposed over first 2000 units at Tauriko, but raised a query about the subsequent 2000 units.
- Would like to continue to be involved in the development of the IFF model and levy and for transparency on how the model worked.
- Noted the enabling works business case confirmed by the Waka Kotahi Board recently was a notable milestone and provided some certainty.
- Supported SH29 freight corridor and noted the importance in providing link to the Port as did not want Tauranga ending up like Auckland with no port access.
- Access to the port was one of the reasons why big companies like Winstone Wallboards chose to locate in Tauranga. There should be an acknowledgement of that by central government with longer term solutions/options for SH29.

**In response to questions**

- Agreed with importance of SH29 for the Port and further development for Tauranga.
- Still more detail to come and public consultation needed before final commitment to the IFF funding model.

At 11.20am the meeting adjourned.

At 11.40am the meeting reconvened.

**(10) Submission 277 - Jennie Arns**

**Key points**

- Wanted to be notified by email when services like refuse collection changed from the normal service.
- It was good to readjust the rates burden between residential and commercial properties.
- Had an issue with the rates burden being apportioned on property values as these were increasing. Many owners were on a fixed income and were paying a disproportionate level of the rates burden with the possibility of being rated into oblivion.
- Focus should not be simply on adjusting the rates burden between residential and industrial/commercial but also needed to consider lessening the rates burden set on higher value residential properties.
- Commercial rates increases often got passed onto tenants, many of which were business owners who had already suffered economically because of Covid.
- Many long-term residents were unable realise any value from their property until death, and if they lived in an area which became desirable and ended up with a higher value property, the rates often became unaffordable.

**In response to questions**

- The Council was bound by privacy legislation and needed to obtain permission from the user with regard to contacting people via email. Work was currently being done around this.
- Concerns around the impact on high value properties/low income ratepayers were understood and were being considered by Council which was looking at a balance between user fees and charges as well as rates differential proportionality.

At 11.52am the meeting adjourned.

At 2.03pm the meeting reconvened.

**(11) Submission 903 - Alan Sciascia**

**Tabled document**

**Key points**

- In 2018 a household travel survey indicated half of homes had a bike; this had increased each year and was now a popular means of exercise and transport.
- Comprehensive cycling strategy noted that people regularly used cycle paths and ride to school programmes.
- There was an increased use of e-bikes, but options to secure these expensive bikes were limited, especially in the city centre. Sought consideration to installing more racks in key locations like the new Farmers building, library and cafes in city and suburbs as a way to encourage more bike use.

**In response to questions**

- Staff would make connection with submitter and hold conversations about the work being done to encourage the use of bikes.
- Council was currently seeking feedback on a project in Otūmoetai and it would be helpful for the submitter to respond.

**(12) Submission 847 - Doug Barnes**

**Key points**

- Thanked Commission for the work being done in Tauranga, their engagement with and for the community.

- Agreed, in principle, with the plan for city precinct as it would be great for the city centre.
- It was essential to have a museum and downtown was the appropriate place. Many smaller places had museums where you could learn about the overall history of an area.
- Sought reconsideration of the cost for the redevelopment when there were many other things that needed to be done like a Community Centre at Gate Pa.
- Some of the buildings to be demolished were only 20 years old and Council needed to determine whether the expense was justified.
- Questioned the need to spend \$300m as it was a lot of money. Realised that there was an opportunity to do it now and that lessening it may result in lost funding options.
- The project needed more grass and less concrete; hoped that the buildings would be built to green building standards and public transport options increased.
- Supported the use of IFF funding for infrastructure and roading costs as it would save debt load on council.

**In response to questions**

- The submitter was thanked for the work he did within the community and with the Community Centre.
- There had been a lot of comments received on the inclusion of more greenery and shade at the civic precinct and there was general agreement to do so.

**(13) Submission 1047 - Scott Adams - Urban Task Force for Tauranga (UTF)****Key points**

- Strong support for Option 1 of the civic precinct as it was needed and showed an investment trigger for private investor confidence. Pleased to see government grants being sourced and the cost of individual components seemed reasonable and fair.
- Transparency needed to identify non-core assets sales.
- Supported an IFF levy for Tauriko but it must be set at a sustainable and affordable level.
- Congratulations on funding received for shovel-ready projects.
- It was questionable whether housing additions would be realised; the area's biggest problem was lack of housing.
- Adding 12,000 new dwellings along with the existing highway infrastructure already in place was questionable. Once you were on the highway you could not get off for a long distance and it was a long way to go back.
- Kainga Ora noted that housing could only become affordable when provided in volume. Suggestion there were other funding sources available and that discussions should be reopened with Crown Infrastructure Projects.
- Increasing city wide development contributions could lead to a problem with supply.
- Transport rate differential should not proceed as the state highways carried most of the commercial traffic not the local roads.
- The commercial sector faced an increase in cost of 24% with the differential; add to that the impact of Covid and inflation and it would deflate the commercial sector further. Need to consider cumulative cost pressures before imposing differentials.

**In response to questions**

- Agreed the differential rates required further work.
- Submitter would support transport rate differential and commercial rate differential if they were fair and equitable and not in place where there were other potential sources of funding.
- Submitter would potentially support a shift of transport funding to road user pricing.

**(14) Submission 1075 - Mike Williams****Key points**

- Option 1 was going to cost \$300m that the city did not have and was marketed to be the preferred choice. There were no clear plans, only concepts, and no cost vs benefit analysis.
- Growth in the city should be upwards or outward.
- There was no clear mandate to spend the funding and it was morally wrong. Defer and hold a mandate referendum in conjunction with 2024 election so local body candidates could campaign.
- Easy to spend others' money and feel good but need to consider the impact on those paying the bills.
- Considered a new museum should be located in the Historic Village.
- There were a number of commercial centres throughout the city, but Covid had changed the way staff work with many now working remotely.
- The final cost of the redevelopment would be more than \$300m.
- The ratepayer was the city's biggest partner, but it appeared the decisions had already been made. Council was moving ahead with no clear mandate which was wrong and poor governance. Should reconsider and ask the community what they really wanted.

**In response to questions**

- The consultation process was open to the whole of the community and no decision would be made until the submissions had been heard.

**(15) Submission 824 - Richard Hart****Key points**

- Supported Option 1 but watch the costs and get on with it.
- Had been submitting to Council processes for 10 years to get regional parks in the city, and now would likely end up in the courts.
- Projects were driven by vested interests and captured by process. Did not want to stop residential development as was needed - the question was how far development went and what boundaries were around it – good city planning was needed not more of the same.

**In response to questions**

- Submitter supported better urban designed greenspace, more use of parks and passive spaces especially around the beaches and rivers. Housing and highways packed beside these was not good planning and needed to be revisited.
- Suggested expansion of open space to make people feel like they were out of the city.
- Campgrounds were getting harder to find and places were needed to park caravans and motor homes off the streets.
- Provide for environment by stepping away from making the focus on how to deliver, and take it back to the community when developments were being planned.

**(16) Submission 953 - Jesse James and John Robson****Key points**

- Sought serious consideration to assist pensioners living at Kamahi Crescent Lifestyle Village at Papamoa.
- Rates were a tax. Two types of principles: horizontal, where those in a similar situation should pay the same; and vertical, which was progressive and those with the most paid more.
- TCC should look at lowering fixed charges and move to variable for the area. With a valuation of \$16m/ha it was high and differed from other neighbourhoods.

- Residents did not own the land so were in a different situation and asked Council to consider whether there were ways of addressing inequity. Mr Robson noted that he was happy to pay more for rates so others could pay less.

**(17) Submission 661 - David Holland**

**Tabled documents**

**Key points**

- Two large road block areas outside the CBD would have been a far more productive use of shovel ready funding.
- Noted that 11 points were included in the submission, some of which concerned complex problems such as flooding.
- Council should take lead in the design and construction of the buildings and counter CO2 emissions - e.g., the NZ Post warehouse provided solar panels and water tanks within their 13ha development.
- Challenged the Council that the finished civic precinct would be completed at no more than \$303m.
- Suggested a more realistic concept plan which was included with his submission.

**In response to questions**

- Supported grey water control to support more greenery and more planting around the city.
- Submitter considered that planting native trees should become a requirement to be imposed when developments were undertaken.
- Submitter suggested planting native trees on public and private land and noted that areas like the foreshore in Papamoa could be planted. Palm or pine trees did not absorb as much CO2 as natives.

**(18) Submission 897 – Greg Brownless**

**Key points**

- Considered the three options for CBD spend included in the consultation were reasonably flawed with no reasonable grounds for the extension.
- No general consultation on the matter and no mandate to make such major changes to Tauranga City Council and load the costs on its citizens into the future.
- Living in Tauranga was becoming unsustainable with the budget likely to blow out.
- Citizens were not relied upon to elect council but could elect parliamentary members. The continued lack of democracy was a loss to the city.
- Problems continued such as the Cameron Road works having already blown the budget by \$45m; the selling of greenspace; the increasing anti-social element. Considered Council was not really in right space to deliver a project of this size and should be left to a democratic society.

**In response to questions**

- The decision to continue with Commissioners was the Minister's, not the Commissioners.
- The cost of green fields growth would be met by developers not ratepayers. A number of submitters had commented on other opportunities within the legal frameworks that the greater proportion be met by developers. The problem was there was always the threat of legal action especially if overcharged; and, while the problem needed government intervention to get real costs, it was difficult under current legislation.

**(19) Submission 1072 - Brian Berry – Mainstreet Tauranga Incorporated**

**Key points**

- Overall support for LTPA. Congratulations to the Commissioners being reappointed and their current focus on an aspirational vision for Tauranga and an undertaking to support the vision.

- City centre vibrancy had suffered in last few years with earthquake strengthening, failed development projects etc.
- There was a proliferation of large suburban shopping centres and, with the loss of the cruise ship industry bringing 21,000 people into the city, the city centre had suffered more than most.
- While supporting the move to have the commercial sector pay more; however, as they had recently suffered more than most, requested a form of rates rebating be applied to the CBD for a period. With a 1.6 rates differential the tenants had already been paying rates increases of 26% and was estimated to go 33%.
- Need to recognise the disruptions the city centre would face with the developments planned over the next few years. The city centre was a wider community asset for benefit of all not just those operating a business there.

### **In response to questions**

- Valuations had just been completed recently with lower percentages in the CBD than other areas.
- If the decision was made to go ahead with the city centre redevelopment, it would commit the CBD to extensive disruption over a long time. For any proposal to have a rates remittance plan, consideration would need to be given to operating in entirety or in more versatile way across areas.
- Submitter suggested the exclusion of the University and Cameron Road.
- Speaking with a number of businesses the concern was with the construction disruption and the sequencing of works within the next 5-10 years.
- Traffic management and getting around the city was front of mind for Council, and would work with parties on the developments. Many indicated that that the end gain would be fantastic.

## **(20) Submission 885 – Jan Polley**

### **Key points**

- Focus and insight into the needs of youth needed to be considered going forward within the civic plan as this would be the group to bring a vibrancy to city.
- Questioned what plans were in place for hearing the voice of the many and varied groups of rangatahi in the city e.g., bible groups, Māori, Pacifica, disabled and rainbow youth.
- Questioned how Council would acknowledge the vulnerabilities around some of these groups and what was the Council's view for incorporating their needs.
- The redevelopment was a great opportunity to reflect on what had been and to take this into the future.

### **In response to questions**

- Important points raised which the Council was very conscious of. Reaching out through means including social media.
- Recognised it was sometimes difficult to get rangatahi involved and realise the importance of this when developing the wider city plans.
- Last year a large group petitioned for sports facilities and a skatepark. With 250 people helping with the design this showed that Council wanted rangatahi to be involved with the things that involved them.
- There would be opportunity to incorporate cultural needs and the youth voice with some elements when going through the civic precinct design.
- The library was well advanced with iwi providing advice on cultural elements and being very much involved in concept planning.
- A full business case was carried out for each part of the design with involvement from wide groups with expertise to cover all aspects.

- Council was mindful of involving young people and adults to create a vibrant area where people could engage, connect and learn about history, recreate and connect the civic redevelopment and through parks, cafes, bars and the waterfront.
- There would be various spaces across the development and down to the waterfront, with huge opportunities to get youth engaged in these spaces and projects.

**(21) Submission 934 – Ross Crowley – Tauranga Ratepayers Alliance**

**Key points**

- The consultation document did not pass muster with lack of definitions and no measurable criteria for public transport or the civic centre redevelopment; did not pass the most basic management test of value for money.
- Most of the features proposed were in the city centre which was a place that did not draw crowds as most of those functions had now gone online, including the library, art gallery, museum etc.
- There was nothing about Baycourt that would attract more people, nor would new paving help with that.
- Council indicated in the document that a museum was essential. The submitter considered that the true public sentiment was that it would not draw crowds, would be a dark and confronting place and would not be a compelling venue to attend. It was a venue that someone may visit once and not go back again.
- The civic area was repelling crowds at the moment and the plan of bringing people back to the heart of city would not happen. Understood that Council had to do something but considered this renewal was not a valid expenditure of money.
- Ratepayer funding was not a bottomless trough with the Council facing the highest rates in NZ.
- The project must go through better management tests, measuring quantifiable alternatives with quantifiable outcomes as there was currently no accountable data to support it.

**In response to questions**

- The submitter noted that everyone was facing uncertain times and exposing budgets and asset base to additional debt should be taken only under highly qualified circumstances; especially with the loss of water-based assets if three waters was taken from the council.
- It was noted that this was one way to have the funding to do the transport projects. Councils were not allowed to take into account the water assets as nothing had been seen of the proposed legislation as yet. Council was looking for alternative funding so the burden was not on ratepayers.

**(22) Submission 861 - Kelvin Jones - Bay Oval Trust**

**Key points**

- Enjoyed a busy summer with lots of cricket and the area being cemented as a premium venue, receiving huge local and domestic audiences and many hours of tv coverage in contrast to top rugby games which were usually at night.
- There were a number of international events coming up with the 5 Nations competition in 2022, the FIFA Women's World Cup 2023, a polo event, the opportunity to host large concerts and T20 Men's World Cup in 2028.
- Acknowledged Council's assistance with projects, but were unable to fund components due to increasing pricing.
- An indoor training facility was a key part of their plans and would cement the facility as a key training hub and world class centre for world class cricketers. On match days it could be used to host spectators out of the sun and could also be hired out as a top facility.
- The Bay of Plenty Places and Spaces strategy recognised the Bay Oval was a priority project to be completed within the next three years.

- Grateful for funding support from Council for both operational costs and capital projects but, compared to other competing venues, it was a challenge with machinery over 10 years old needing to be replaced and replacing cricket wicket covers etc on an annual basis.
- It was a race to raise money for everything including staffing or tractor breakdown when there was a huge game on.
- Compared to the civic centre it was hard to argue that it would be a bang for bucks when the Bay Oval was completed.

#### **In response to questions**

- Congratulations for putting the area on the international stage with the cricket games this season.
- Highlighted that being a community trust and sitting outside of normal machinery of Council did not provide the advantages of maintenance, depreciation, the sharing of resources and had long term ongoing effects on the organisation.
- Originally fundraised to create the Oval; 10 years down the track the finance provided for operating and maintenance costs but the pavilion still needed \$2m and the indoor training facility would require \$3m, 50% of the total cost of \$6m.
- Submitter agreed that an indoor training facility could be located on Blake Park as part of that redevelopment but was separate to a high performance area and noted that the Bay of Plenty Sevens and hockey had also considered added value to the park. It was important to speak with all users and understand each other's needs.

#### **(23) Submission 1002 – Logan Rainey and Catherine Wilson – Property Council New Zealand**

##### **Key points**

- Property was the largest industry in the Bay of Plenty.
- The civic centre redevelopment was a step in the right direction, with a preference for Option 1, as it would unlock the Council's potential.
- Requested access to information on the proposed funding and recommended the Council implement a targeted rate to make up the shortfall.
- In favour of other developments and happy to work with council to unlock Tauriko.
- Disappointed with proposed differentials increase as it was inequitable, and property would end up paying far more when it was already a struggling sector. With the current range of external pressures now was not the time to turn down business.
- Recommended Council did not implement differentials or a transport rate.
- Did not support 15% increase in development contributions as there were better alternatives such as a targeted rate with everyone contributing.
- Strong support for civic precinct.

##### **In response to questions**

- Recognised that business had gone through tough times and cost of inflation and rising interest rates would add more pressure – the dilemma was how to get everyone to pay their fair share and who should pick up costs if more development, services and facilities were wanted.
- Agreed there did need to be investment and who paid needed to be considered with fairness and equity – every sector had a part to play in increasing infrastructure investment.
- Transport funding was hard and an ongoing conversation was needed with all.
- Development contributions graphs for other areas did not show any remissions other councils offer to developers – Commissioners noted the good points raised and would continue to talk more with submitter.

**(24) Submission 171 - Charlie Sherratt****Key points**

- Nice to focus on progress not politics.
- Speaking for his two young daughters with regards to the redevelopment of the civic centre. Supported the integrated civic space as it would draw a crowd and the family would likely go there every weekend.
- The city centre was lacking a heart but was improving and was excited about what was going there.
- Young kids were under-represented; lots of parents shared this view.
- Buildings in the master plan did not have a wow factor.
- Area needed to include shade and be more ambitious with greenspace rather than looking like a concrete jungle.
- Greenspace reduced temperatures rather than concrete which was a heat source.
- There needed to be distinct spaces to sit and read a book, for food trucks to park and more water integrated into the green spaces.
- Suggested the museum included STEM areas/projects.

**In response to questions**

- Getting people to go to a museum depended on the type of exhibitions and how they were managed.
- Council should hold conversations with families at times and places that best suited them e.g., sports fields when games were being played.

**(25) Submission 783 - Marcus Knight****Key points**

- 12 years old and 5<sup>th</sup> generation to live in the city.
- Heritage runs deep and asked where was the museum to tell our stories.
- Wanted a museum to hear his stories told and learn about his history.
- Favourite was the Rotorua Museum.

**In response to questions**

- Thanks for taking time to come in and talk to the meeting.

**(26) Submission 1024 - Lorin Waetford - Ngāi Tukairangi Trust****Key points**

- Appreciated workshops being provided and having options to choose from – the process was easily accessible.
- The Trust had the capability and capacity to see phenomenal growth on its orchards and the Trustees were increasing their learning and understanding.
- Water culture industry was just as successful off as on orchard and the Trust strived to become leaders in the industry.
- Acknowledged tupuna and successful development remained within whanau.
- Strong and open lines of communication must be fostered at every opportunity allowing the Trust to participate in processes with relation to climate change, resource management, freshwater management etc.
- Beautiful design of precinct area. Was time for it to become a cultural beacon as it was important to Trustees.
- Do not want commercial rates to increase as they had doubled from 2007 to 2022 with no tangible benefits which was unsatisfactory. The Trust was advocating for minimal commercial rate increases, but did not want these to be passed on to residential ratepayers either.
- The plans did not acknowledge the collective frustration of ratepayers who had participated in conversations.

- The Trust was committed to doing the mahi to understand the Council and to strengthen the lines of communication.
- Invitation to Commissions to visit Matapihi and talk more with Trustees.

**In response to questions**

- The Council used a range of opportunities in terms of engagement including the option to talk kanohi to kanohi or online.
- Submitter noted that the involvement of the Māori perspective would be with the Trust Chairperson and CEO and filter down on a needs basis.

**(27) Submission 993 - John Robson****Key points**

- Requested that Council did not go into a budget deficit and was prudent with debt levels.
- Acknowledged the recognition that the burden being placed on residential and commercial ratepayers was amiss.
- While the commercial differential was causing some concern for those having to pay it, would be a worse local government management system if decided not to have it.
- Requested that when the Council met with the Property Council it be in a public meeting, not offline.
- Noted that his rates would fall this year, yet there were many people who were struggling.
- Council needed to look at where the money was and what that funded, look at what the city needed and stop confusing financing with funding.
- Tighten up on the funding of the civic development or the cost would fall on ratepayers.
- Noted in 2018 a move to put \$20m in the budget for a museum failed, but the amount was sufficient to build it then.

**In response to questions**

- Development contributions and the legislative framework provided what could and could not be done with regards to developments.
- Submitter suggested looking at what other authorities did and to collect everything possible at the point of subdivision, thereby pushing the impact on the seller of the land not the builders.

**(28) Submission 957 - Stephen Cleland - Tauranga Art Gallery****Key points**

- Supported the civic centre development and saw it as the one chance to have a major revitalisation within the CBD.
- Art gallery could be world class but concerned at the pace of the development putting art at risk with the proposed exhibition centre.
- A larger benefit for the precinct to deliver could be lost unless the gallery was made bigger. The current gallery was bursting at the seams; more space was needed to deliver programmes and would allow more to be delivered.
- The lack of a governance model in the proposal was a concern.
- The art gallery was well placed to lead art exhibitions but opportunities would be lost if they still only had the same space.
- Cost benefit analysis showed greater returns for the city than costs and would result in the gallery being able to have a larger impact and stage much larger exhibitions. While they saw potential, there was not the confidence the development would deliver what had been promised in terms of design.
- Suggested a vital step may have been missed and wanted to see synergy across all areas, including art.

**In response to questions**

- Submitter noted that many exhibitions were attracting major crowds. The reputation of the space and the staff in the team made securing the shows happen.
- With regard to the concerns on mixed use spaces, the submitter noted that it started with the design and who owned the space – if it was the art gallery there would be some confidence with what could happen there.
- Submitter questioned the savings if the purpose was a genuine mixed-use model. It was a massive investment in the infrastructure, but was an area that needed to have control and leadership and to give full confidence that any show would be one of quality rather than what could be a confused space.
- The submitter optimally sought double the space they currently had which would allow them to include much needed education facilities, to be able to devote a space to specialist exhibitions and have more back of house space. Services like the lift could be shared.

**(29) Submission 831 - Bryan Norton****Key points**

- Iwi did not have much sway in the town so it made sense to include their history in the civic precinct.
- Considered it was not the right space for the museum as people would only go once or twice. Make that area an administration area rather than a museum.
- It was hard to get behind and support the project when it was only an artist's impression.
- Opposed to Three Waters as it would muzzle Council.
- Many iwi do not live within their rohe, with his own being at Picton, but he had lived in Tauranga for 35 years.
- The cost of co-governance was wrong and would cost everyone.
- Continue with a rotation of artefacts and storytelling within the civic precinct.
- Would rather the Council spent \$300m on a gondola system as the city needed that more with many of the roads being choked.

**In response to questions**

- Reassurance that Council would not be muzzled with the Three Waters reform. Government had indicated legislation would be in Parliament by the end of year. The Council had accepted the Three Waters working group recommendations and these were being reviewed to ensure what was being recommended met the concerns that the community had raised. This would be used as a basis of the Council's submission. Council needed to work constructively with the DIA and make sure staff were well prepared. This did not stop the Council raising the concerns that the community were raising.
- Funding might be used to contribute to the civic redevelopment site, but it was a complex process to meet the government's criteria.

**(30) Submission 1019 - Nikki Hansen - Tauranga Arts Festival****Key points**

- Supported Option 1, having attracted over 550,000 people into the area since 1999 they had a keen interest in what the area would look like as it would directly impact on them.
- Disruption would be a big thing but, taking a long-term view, this would hopefully be minimised with a timely delivery of much needed equipment and fit for purpose spaces.
- Opportunity to celebrate Tauranga as an arts and culture destination with the mandate of 3/5<sup>th</sup> of residents recognising support in arts.
- Already had a number of missed opportunities due to lack of space.
- As a partner with Council the group were well placed to support and deliver outcomes – the development would see an increase in delivery.

- Ensure engagement was held with mana whenua and arts and the embedding of arts policy at the start was essential.
- Adopting a 1% for art policy was applied in Rotorua, Palmerston North and on the Gold Coast.
- Iwi agreed that the art policy helped with cultural improvement.
- Change, celebrate, connect and understanding diversity would provide local and national recommendations for arts with arts and culture taking a rightful place for future generations.

**In response to questions**

- Submitter noted that the 1% policy for arts had been part of discussions and in conjunction with Creative NZ for the submission.
- It would be critical to have lots of activity throughout the build to continue to draw people into the city.

**(31) Submission 862 - Graham Holloway****Key points**

- Cannot afford the civic precinct redevelopment when people including pensioners were affected by rates increases; Council should not be considering them as rates were going through the roof.
- The submitter had cancelled his rates payment to Council as protest about Council not doing things properly. Existing issues should be fixed before spending more money.
- Proposed rates increases would result in an increase of \$230 for his property.
- Council was not capable of budgeting and prices were always over.
- Questioned the calibre of staff; noted that he was still waiting for remediation for water entering his property because council work in the area was not designed properly. Noted the repair work had failed again and was only a band aid - it was facing the wrong way, was not deep enough and was filled with aggregate.
- Questioned why money was being spent on a museum when there were so many other issues that needed to be fixed, like roading at Greerton and the Mount parking building.
- There was an issue with road speed close to his house; had requested a barrier be installed but it was taking too long – a fence was fine for pedestrians but not for cars.
- A person had a right to his or her land and no one adjacent should be able to do anything to affect your land.

**In response to questions**

- Commissioner Rolleston had been working with the submitter.
- The issues raised with the road, width of footpath and parking would feed into the speed review work currently being undertaken and parking plans being developed over the next year.
- Aware of difficulties of increasing rates for many people with fixed incomes; working on rates remittance and working nationally to find a way to bring relief, but Council's hands were tied by legislation.

**(32) Submission 1193 - Jordan Hansen****Presentation****Key points**

- Provided a presentation on his architecture thesis - Connecting the City; which incorporated a new library and laneway.
- He explained how the library could act as a catalyst for the city centre, with the design incorporating many city icons of Tauranga, Mauao, the Port, Kaimai ranges, cultural involvement and richness.
- Design included connection with the waterfront via a laneway incorporating a number of active parts.

**In response to questions**

- Thanked for sharing excellent presentation and complimented on work done.
- Concepts were in sync with way the commissioners were thinking with the civic precinct redevelopment plans.
- Submitter noted he was top in class for the project and graduated with 2<sup>nd</sup> distinction honours.

At 5.35pm the meeting adjourned.

**Continuation of meeting – Wednesday, 11 May 2022 at 10.41am**

Chair Tolley reconvened the hearing at Huria Marae at 10.41am.

The meeting was opened with a karakia from Peri Kohu.

**11 BUSINESS** *(continued)***11.1 Long-term Plan Amendment / Annual Plan 2022/23 - Hearings 9 and 11 May 2022**  
*(continued)***RESOLUTION CO8/22/2**

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives and accepts further late submissions number 1206 and 1207 that were received after submissions closed at 5pm on 26 April 2022.

**CARRIED**

**(33) Submission 164 - Matire Duncan - Te Rangapu Mana Whenua o Tauranga Moana****Key points**

- Supported the annual plan and retention of autonomy of all rohe and tribes.
- Acknowledged Commissioners who were building trust and confidence in the city with their work.
- Supported Option 1 for the redevelopment subject to 50% of the funding coming from sources other than rates.
- Conversations should have eventuated many years ago – the project would transform the city centre and tell stories incorporating culture and history into the spaces.
- Supported IFF funding on all eligible properties, but it would need clear outcomes to achieve the results.
- Current issues included people driving alone and the moving of freight which severed communities from opportunities. Construction areas caused congestion in other areas because of avoidance.
- Ensure Māori were connected and do not treat Māori land as path of least resistance - respect and build their principles into key documents.
- Supported IFF funding for Tauriko West development as it would bring more houses into the Western corridor. Te Rangapū Mana Whenua o Tauranga Moana had an interest in the project, having been involved in the process, and supported the upgrade. Need to ensure the protection and enhancement of the Wairoa River area with any development.

- The location of each marae was missing from the Transport Strategy.
- Suggested installation of bus shelters outside each marae for people waiting to catch the bus.

#### **In response to questions**

- Perspective around affordability - Te Rangapū considered affordability of housing first rather than transport. Whetu Marae was looking at helping whanau into papakainga housing.
- Current transport investment programme was still not keeping pace with the need to improve. There were no public buses in some areas and insufficient consideration of the best way to move vehicles and freight.
- Continued mana whenua engagement was important to ensure that they were involved.
- Staff had been requested to look at the Transport Strategy for network, arterial and collector roads, as many like Ocean Road had not been upgraded for 15 years, but vehicle use had increased extensively.
- Te Rangapū had housing aspirations but there was no public transport provision around potential housing areas so people could only get there if they had a car. It was requested that Council consider connection to these areas.
- A bus shelter programme was underway, but was reliant on BOPRC. Council was trying to get more funky shelters to encourage people to use buses. The submitter was asked to note priority areas where people were waiting and standing for buses.

#### **(34) Submission 838 - Mary Dillon, Laura and Fiona - Envirohub Bay of Plenty**

##### **Presentation**

##### **Key points**

- Supported vision for the redevelopment in collaboration with mana whenua to create a vibrant city centre.
- Protect and restore mauri moana and make it the first national park city by adding value to nature in urban spaces.
- Now working to reverse the impact on environment by evolving and creating a CBD designed for nature including planning and building for natural resources.
- A sponge city had positive flow on effects, reducing other effects such as heat waves which were now a big killer. Heat could be elevated by 10° with buildings which was a disadvantage to all.
- Create a city that improved health of every living thing, decreased rodents and increased birds in some areas.
- Ensure the delivery of the four well beings and sustainability were being incorporated in any developments.

Amended by Council resolution CO10/22/1 dated 24 May 2022

#### **In response to questions**

- Agreed not enough green shown in the plans and was being addressed.
- There was a 14m drop from Durham Street to the hub and access was critical in that area.
- Recognised that people want more areas of shade and more use of rainwater, recycling and the like.
- Submitter indicated that being sustainable was using today's resources in a way that there was enough for the future; noted the need to acknowledge that we live in a finite natural environment and everyone needed to be connected to that. There was an intrinsic value to green space. People cannot continue to take and not give back anymore and everyone has to do with what they have.
- Submitter noted that biophilic design principles depended on the situation but could include vertical walls and green areas. This was a big transformation and it was a mistake for the city to become all about growth - it needed to be growth in context and sustainability to be intrinsic in what we think and what we do. Highlighted the importance

of inclusion of history and culture in building culture e.g., Māori history embedded in architecture.

- Aware that costs for green star buildings could be more expensive to build and a decision had to be made to make compromises, provide more money or not do some components.
- Cameron Road was key to the development but the submitter considered that the first part was not quite right and needed to keep that in mind and not replicate mistakes as the works move further on.
- With regards to intensification the submitter noted that it was important that the community understood that strategy and government direction and limited the number of houses allowed on properties. The issue went back to three waters and stormwater where greenspaces were all stormwater reserves.

**(35) Submission 1150 - Jo Wills**

**Key points**

- Endorsed what Envirohub had said as they provided opportunities to put Tauranga on the map by doing something significant with the design and plan of city.
- Option 1 was a traditional investor-heavy development with no responsibility to build for the future.
- Emissions had increased, as had deprivation; public transport provision had decreased.
- Invest into buildings that produced their own energy and waste using a biophilic way to build for increased living standards – provide shade, food, reduction of heat etc and return eco benefits for all.
- Opportunities to increase public transport were not in the plan. Investment must be taken for access from all parts of the city. People were stuck in congestion and not able to find a park, therefore the way people move must be a focus or development would be a failure.
- Considered there was no demonstration of reductions or delivering to the urgent needs of now and into the future.

**In response to questions**

- Agreed regarding the comments on taking transport links to the whole city into account.
- Submitter noted that there were a lot of layers and investment in one area, which may not provide people the opportunity to access amenities in their own environment; this was as important as the city centre. People also missed out if they do not have a car or access to public transport.
- Submitter said that costs should be lower now for construction so the costs were not being passing on to future generations. Access to nature and integrating it in a public space was vital as not all people have access to it.

**(36) Submission 481 - Stephen Lasslett**

**Presentation**

**Key points**

- There was still no sport and recreation facilities in The Lakes after 18 months of meeting with Council and 12 months of talking with staff. There was still no mention of these facilities in the 10-year plan.
- Residents had received nothing, not even a picnic table or barbecue and could not get any commitment out of anyone to get some equipment.
- There were five skateparks within the network from Mount Maunganui to Papamoa East and zero in the Lakes area. The same applied to sports fields; enough in the city network with the Lakes getting nothing.
- Considered Council did not listen in spite of repeated conversations. A basketball court or playground would be great.

- Submitter was the last man standing as the other residents had given up trying to get facilities, and did not want to be seen as an idiot for continuing to ask for things to change, but wanted to believe that something would change.
- Wants to see a plan with merit; well done was better than well said.

**In response to questions**

- Apology offered to submitter - Commissioners had assumed after the last LTP that things were happening. Anticipated that next year would be a different situation.
- Confirmed that a pump track and a basketball half-court were due to be installed, with work to start in two weeks' time.

**(37) Submission 491 - Mike Goff - Carlton Street Reserve Playground Facebook Group****Key points**

- Council had done some great jobs on playgrounds in the city but Carlton Street were asking for one that was better than the poorly designed and poorly maintained safety hazard one that they currently had.
- Over 3000 children went to school in the area and the reserve was underutilised with only two swings, two slides and what used to be pirate ship. It was located in an area that was prone to flooding and became a tub after rain as the water did not drain away.
- The equipment had protruding nails, it was graffitied and there had been a car parked there for a while. Other parks looked nice and were well maintained but not this one.
- Requested that the area be upgraded, noting that even old equipment from other playgrounds would be considered an upgrade.
- The whole area needed to be redesigned and reconstructed with a soft rubber type of surface installed.

**(38) Submission 725 - Brian Hodge and Sandra Scarow - Sydenham Botanic Park Advisory Group****Key points**

- Thanked the Council for the support in the past year for the park and paths.
- There had been an increased use of the park as with the new paths it was easier to walk through.
- The original five-year life for the Trust was now 11 years and Council needed to consider how to continue to maintain the area.
- Sought a change in zoning to open space rather than the current residential zoning.
- A more formal path was needed to the stormwater area as it was regularly used by people going to and from the supermarket.
- The pergolas were flourishing and the planting was taking hold and would increase over winter. There were a further six kauri and pohutakawa trees and flaxes to plant.
- The maintenance contractor had struggled to keep the park to standard recently due to Covid, and members were working with staff to help bring it back to how it should be. The open area reduced as the planting grew bigger.

**In response to questions**

- Appreciation for all that the Trust did in the area.
- In response to a query if the group had discussion with staff on potential options, the submitter noted that none had been held in any detail. There was a group of volunteers who provided 4-5 hours a week on maintenance and this would need to be picked up. Some trees may need to be pruned or removed in due course.

**(39) Submission 1065 - Sustainable BOP Charitable Trust****(40) Submission 918 - Glen Crowther****Key points**

- Sustainability was a challenging space at present with the SmartGrowth strategy being

an example of that. The fundamentals were not being addressed in the bigger picture – CO2 emissions, water, social issues etc.

- The \$4.5b plan became a \$5b plan which equated to spending 2.5% more per capita than Wellington City was spending. It did not include climate change action funding, housing and sustainable water use so would not meet government targets.
- There was no investment yet on paper nor any public consultation which was an issue as other Councils had done a lot on climate change and spatial planning - there was no buy-in from people who needed to be brought into it.
- Civic redevelopment - there had been many comments but the consultation document was difficult to understand and was biased to Option 1. There were no financial details included and a lack of a business case for the museum, exhibition centre etc. This was back to front as many wanted to see the cost and benefit analysis before making a comment.
- Questioned the specific outcomes for the wharf redevelopment, did not understand what the city would get for the money set aside, also inflation would push the cost up.
- Queried why people did not get given a choice to spend \$300m in the city centre or look at the area in parts and invest money in other initiatives such as cycleways or improved housing. No big conversations had been held about all those things in total.
- Ownership around the city centre was a huge issue with nothing in the consultation document. People needed to know the implications.
- Queried how operating costs for the library and city centre would be paid.
- Requested the plan be changed to make it more sustainable.

#### **In response to questions**

- Agreed there were still a lot of questions to be answered and at this stage there were two options. In order to include the civic precinct redevelopment as an amendment to the LTP, the project proposal and design was put together quickly and did not address some issues.
- Inflation and increasing cost of materials would be built into the cost.
- Unable to access the Government's Three Waters funding for Option 2.
- Submitter considered there was potential to access funding from government for all sorts of the community facilities and infrastructure. Suggested the Council look at what others were doing in the city like the heritage centre as there were a whole range of options with business cases and costings already put together.
- The Commissioners were aware of groups that were proposing projects.
- Need to focus on the bigger picture and raise the vision beyond the detail in seeking to invest in city that was investing in it. Waikato University were investing \$100m which helped to make investment in the city centre worthwhile. Need to focus on the bigger picture rather than continue to make incremental decisions.
- Submitter considered investing \$300m in CBD would risk no investment in the environment.

#### **(41) Submission 855 - Liz Davies – SocialLink**

##### **Key points**

- Increase in rates - supported Council doing work on how to address the increases for those unable to afford them.
- Tauranga had the highest food prices and power costs in New Zealand - these were non-negotiable costs and it was important to support ratepayers who could not afford the rates.
- Acknowledged the contestable grant funding but felt there should be a fairer distribution across the four well beings.
- Requested information on how social, cultural and environmental well beings were being considered in Council's procurement process. Without assessment, risks were not undertaken and opportunities were lost to improve social well beings.

- Welcomed partnership with Council and had put a proposal forward to ensure an improvement of social issues over time, telling stories of community organisations to raise their profiles so they could access donations, sponsorship and volunteers.

**In response to questions**

- Submitter noted that the arts and sports sectors received lots of funding with no distribution of funds to the environment and little to the social sector. A review would enable a fairer distribution; however, need to be mindful that cutting a supply from one area to give to another would take time.
- Commissioners noted they were keen to have a conversation on the well beings measurement in procurement and how to capture and report it.
- Submitter noted that there was a link to procurement and impact assessment by looking at procurement for social and wellbeing.

**(42) Submission 955 - Marcus Wilkins - Capitalism for the Many not the Few and Democracy for the People by the People and of the People****Key points**

- Concerned around city centre with the statement that other stakeholders included Willis Bond and mana whenua without clear definition.
- Preferred Option 3.
- Excited when first came to town but now wanted to know how the civic centre project would be run – what is collaboration; was it manufactured consent; who were the other stakeholders and how were they selected?
- Considered that submitting when the project was light on detail provided an advantage as submitters leaned towards selecting Option 1.
- Fan of genuine, deliberate engagement with community but the plan did not involve the people in a genuine engagement process.

**In response to questions**

- The Willis Bond contract was signed with the previous Council - the Commissioners had looked at the master plan and continued on with it, but took out the administration offices which would now be built in Devonport Road.
- Had worked in a collaborative way to date, recording the history of site and area and working with the Otamataha Trust as iwi who also worked with Willis Bond and would continue to do so as it was developed further.

**(43) Submission 837 - Liz Cooper****Tabled document****Key points**

- Lived here three years. Considered that the Commission's methods of communication were working as felt had a voice and that people were listening.
- As a working artist, people want to work together; noted that publicly funded art had a huge emphasis on public wellbeing.
- Supported Option 1 and asked that Council adopt the full plan. The city deserved better arts and had to think in big terms for the future. The civic centre reputation and facilities could culturally be bigger; the taonga treasures of the city centre should be a platform and meeting place for objects that tell a story.
- Have pride in the city's treasures and remember the need to think about these not just business.

**In response to questions**

- Speech tabled as there were a number of items raised in the submission that were important to note.

**(44) Submission 1118 - Julie Andrews****Key points**

- Supported Option 3 for sustainability and questioned whether there was a vision focused on the bigger picture or was it being driven by Willis Bond, a big developer with a 12-year contract with influence on the proposals that came forward.
- Suggested a scale down but still see visuals and costs for the feasibility study for culture.
- Rich history was exciting but did not support the amount to be spent to achieve what Council wanted to do.
- Museum referendum was held a few years ago with the majority result that the city did not want a museum.
- Process flawed with a lot of people not having time to engage.
- With regards to the \$48.4m available from Three Waters funding being only available for Option 1, Minister Mahuta's comments focused on money and it was a clear trade off to spend on the civic centre rather than resilience or environmental planning.
- Funding would only be available once so need to spend it wisely and represent the people fairly.
- Cannot see that this process was a mandate to go ahead with Option 1.

**(45) Submission 1111 - Heidi Hughes****Presentation****Key points**

- Council had an opportunity for a unique point of difference and to showcase and take the community to a sustainable future for the city.
- Put green roofs on all the new buildings, could be extended throughout the whole city. The library café could be a reading garden; there could be a discovery garden on the museum with a native walk that talked about the natural history; the exhibition centre could have beach volleyball and have business house volleyball; there could be tussock planting and provide people a place to go in their lunch hour.
- Green roofs had points of improvements, enhancements and reductions and would free the use of land.
- There was too much concrete in the plans at present, there was a need to be careful as permeable land surfaces were needed.
- Need respect for the harbour; could incorporate play areas and soft spaces for children.
- The Tuhoe Headquarters at Taneatua was based on using all elements of design and showed a regenerative way of working - could this be pulled off for the city centre?
- Implement a good procurement process. There was no framework for the green star rating system and to provide accountability for sustainability. An agency was needed to oversee it so it was driven throughout.

**In response to questions**

- An exciting concept that created huge greenspace areas in the city.

**(46) Submission 1187 - Carole Gordon****Presentation****Key points**

- A bolder design was needed for the civic centre. The city did not need a fortress, it needed to link harbour and pedestrian environments. More engagement was needed in the design process and reflection of the need to get buy-in from the people. Need cultural history moving forward.
- Encouraged Option 1 but now lived in a world of significant change, the design needed to be able to grow and be flexible.
- Notes was getting more difficult to source and supply materials.
- Supported an evolving concept that addresses the people and their needs in an intergenerational manner.

- Use public spaces as drivers of equity – they were currently full of cars so could do better.
- Restoration of people – give attention to nature and restore mauri, essence of land and peace making.
- Place solar lighting in Pilot Bay and bring connectivity and happiness and link back to solar fountains in city.
- Embrace botanical gardens in the area to provide colour, greenery and connectivity.
- Council had an opportunity to integrate a transport centre as a people place and integrate a smart city, sustainable, age friendly design with integrity and botanical emphasis.

**In response to questions**

- Submitter noted that the Wharf Street design did not have a lot of things that were needed.

**(47) Submission 1026 - Carole Gordon - SmartGrowth Social Sector Forum****Presentation****Key points**

- Tauranga had a housing crisis and there was an urgent need for 2000 1-2 bedroom units within three years.
- Urban longevity was occurring with people now living to 90 or 100 who needed to live out their lifetime in suitable housing.
- Smaller households were 70% of the overall growth so there was a need to make decisions on housing and communities as liveable communities.
- Queried how to manage public participation in the civic centre space.
- There was growing social inequality in the city with increased demands which Council needed to address.
- An alternative time was requested to discuss key questions raised in the submission that needed answers.

**In response to questions**

- Some of the questions were unable to be answered at present. It was agreed to set up a meeting with the submitter.

**(48) Submission 1017 – Nathan York and Craig Batchelar - Bluehaven Group****Key points**

- Fastest growing populace area in the city was Papamoa East.
- Continued to advocate investment in that area balanced along with other areas in Tauranga.
- There was a challenge of balance to growth and fixing growth issues - if Council did not manage growth it would become a problem in 10 years.
- Wanted to see new pool facility in the eastern area. The swimming community wanted a 50m pool and could not wait 8-10 years for it. Would work with council to help deliver a pool out east.
- Deep dive on development contributions policy wording and reiterate the point of a staged approach for large non-residential development scale projects. Also give equity with residential developments.
- While it was important to have a working heart in the city, do not lose parts of other areas.
- Would like to discuss the town centre development levy policies and detail around these.

**In response to questions**

- Council was aware that Golden Sands had the ability to bring housing into play quickly and the work being done out there was appreciated.

**(49) Submission 187 - Michael Batchelor****Key points**

- Considered Commissioners exceeded their brief with regards to the civic centre proposal and overplayed hand with the ugly and overly expensive proposals in Options 1 and 2 with no basis for the grandiose proposal.
- Role was to deliver a robust LTP with adequate priorities, engage in existing initiatives and to deliver a clear and comprehensive plan to council.
- Analysis of work programme for 2022-25 was 14 pages long and had the civic precinct included in it.
- The civic centre master plan total cost was \$500m not \$300m with the risk status recorded as high.
- Rent and rates burden were main concerns of people and questioned how the document addressed these concerns.
- Did not support spending \$300m on pretty buildings and open spaces when the city centre had been declining for 20 years and would continue for a while yet.
- The debt level at \$458m was the 3<sup>rd</sup> highest in NZ and equated to \$8.5k for everyone in the city. It staggered belief that the Council was considering further debt.
- A smooth transition back to the elected council was needed, and leaving them with either Options 1 or 2 would be a recipe for another disaster. Only option was the sale of Willow Street to reduce the people's debt and then rational decisions could be made by the people.

**In response to questions**

- The entire project was \$500m. However, the development of the hotel and TV3 site was never intended to be paid by council so was not consulted on. The master plan for the TV3 site to Masonic Park was done by the previous council.
- The new Commission had new terms of reference with instructions to develop the 2022-2024 Annual Plan.

**(50) Submission 29 - Lianne Pepperell****Key points**

- Had lived in the city for 19 years and was a paramedic, and as such she was a last resort and support for people if they should need a shoulder to cry on. The people were the most important thing in world – he tangata, he tangata, he tangata - and many do not like change.
- Gone were the days of free parking, of parking outside a store, and a bustling downtown – need people to come to the city centre to be able to move forward.
- Emphasised the importance of working with tangata whenua and arts groups going forward.
- Putting the brakes on spending would only make the civic centre project more expensive - do it once and do it right.

At 1.28pm the meeting adjourned.

At 2.04pm the meeting reconvened.

**(51) Submission 445 – Shane Stewart - University of Waikato and Nigel Tutt – Priority One  
Tabled document****Key points**

- Joint work programme as the tertiary institution would be growing from 1000 to 5000 students which would have an impact on transport etc. Need to provide offerings for people to want to come to Tauranga.

- Many businesses were short of people so it was a win-win for the area.
- Support for buses, the redevelopment of the CBD and Council creating a hub for urban development and planning.
- Having a group of staff and students focusing on and integrating into the city would create benefits to employers - the cost of a new hire was \$10,000 but replacement of a staff member was \$24,000.
- Proposed an 'enrolment to employment' pathway with the Council, recruiting and undertaking initiatives such as scholarships, internships, work experience which would create a flow of graduates. Would start to see the positive impact next year.
- Intention was to start small, focus and learn.
- A similar city studio in Vancouver had seen students and staff been involved in 550 projects within the city over 10 years.
- The programme would establish Tauranga as a global destination which would provide various areas of talent.

#### **In response to questions**

- Numbers depended on the nature of how the programmes filled out. The first year included five scholarships and summer placements; anticipated that other organisations would get involved so would likely be 100+. Would also provide research funding and international students so leverage of each dollar spent increased.
- Conversation would be held on whether to fund one year or commit to three years.

#### **(52) Submission 1207 – Anne Pankhurst - Tauranga Business Chamber**

##### **Tabled document**

##### **Key points**

- Important that Council delivered on promises - do not over promise and under deliver.
- Supported city centre master plan and considered it would lead to other things.
- Museum seemed to be taking over narrative and should not be seen in isolation - remove narrative to make sure it was part of the overall project.
- Important to move ahead with a hotel and venue centre as currently the city only had Baycourt. The sweet spot for conferencing was 200-250 people.
- Operational and capex costs needed to stay within the envelope.
- Western Bay of Plenty transport system – agreed with the need to look at other funding options but the implications around 30-year funding were not clear to the public.
- The differential for Tauriko West would set the suburb apart as no one else had to pay up to \$2.5k for up to 30 years. It was a big commitment for each property. Queried whether there were other policies like deferment that could be used.
- Need to consider implications of a very tight labour market on programme delivery.
- Need to also look at providing school transport as it was noticeably easier to move more freely around the city during school holidays.
- Business community was shy about spending at present after a bad two years. Although some had done well, suggested that the commercial targeted rate be spread and made lighter for 18 months. While business supports the rate they would like to see these funds be targeted and not go into the general bucket.

#### **In response to questions**

- Aware that developers in Tauriko had concerns but work could not be deferred as it did not sit on Council balance sheet; there was still a lot to do before committing to IFF including the need to see commercial return of private investors. Council was seeking agreement for the concept and where it was proposed to be used. It was a significant agreement for new homeowners to sign up to.

**(53) Submission 1067 – Anna Bones and Adrienne von Tunzelman – Age Concern Tauranga****Key points**

- Civic centre project could become a place for older citizens to participate.
- Commended Council on the age friendly policy that was completed; noted it was due for review next year.
- Demography pointed to a time frame where 1 in 10 people would be over 65. There was an increase in the number of people reaching an older old age and it was hoped that designers would keep that in mind with the importance of access – streets and pathways needed to be navigated easily, seating suitable for older and limited mobility and young parents with children to manage.
- The Office for Seniors had a friendly open spaces guide which covered the technical aspects of urban physical design for older people. Would be great to see a change to future proof the age demographics and make it a great place for all ages.
- Rates postponement – concerned older adults on fixed incomes and, while there was assistance with the rates rebates scheme, the maximum claim was \$665.
- It was noted that Council may have removed some of the criteria to qualify for rates postponement, but mortgage reversal may not be option for some. Age Concern were working at a national level to develop a standard for rates postponement schemes.
- Age Concern requested involvement in future discussions with the Council.

**In response to questions**

- Council would look at seniors policies.
- A lift would be installed for access from Durham Street to the waterfront and the greenway path would zig zag to make mobility easier.
- Bringing people into the city would activate the space - keen to see intergenerational concept to bring people together in one space.

**(54) Submission 845 - Greg Bayliss****Key points**

- Had rental properties and was shocked at the number of people living in houses with their parents. Sometimes there were 4-5 families living in tents, caravans, cars etc with their relatives. When having an open home 100-150 families desperate for a place turned up.
- Felt offended when reading that \$300m was being spent on a civic centre 'monument' when people needed housing.
- The people he dealt with would be unlikely to go to a museum or an art gallery; the cost to run these would feed half of those families.
- Suggested that the project would cost \$500m by the time it was done and considered it demonstrated ability or lack of it to make progress.
- Alternative suggestion was to knock down the derelict shops along Grey Street and Devonport Road and put up a mall as many people's main pastime was now shopping.
- Every dollar on rates would need to be paid for by the renters.

**(55) Submission 808 – Ashleigh Yates****Key points**

- Motivation for the video was the result of a post on the Tauranga and Mount notice boards asking for ideas for the city centre.
- Having spent a lot of time living in the city centre while studying at Waikato University, the submitter was concerned with how quite the city centre was on a Saturday afternoon. The area had much potential to be a cultural hub of awesome people.
- Not sure why people were not making contact with the Council, so wanted to do in a different way and created a poetry video.

**In response to questions**

- Commissioners replied with their own poetic video response.
- Complimented submitter for the video that captured what makes the heart and soul of a city.
- While the result might not see all of what was requested, it was about people and what things they wanted to see in the city.
- Submitter noted that there were only restaurants open in the evening, which did not provide options for people on a budget that also wanted to hang out in the city. Recently her 17-year-old cousin came to visit and wanted to do something for teenagers that did not involve alcohol, and there were very few options.

**(56) Submission 943 - Oscar Nathan - Tourism Bay of Plenty****Presentation****Key points**

- Cruise ships would be returning to New Zealand from 28 October 2022.
- Noted that many cities were '8-16' cities with a lot to do during the day but not much in evening - bringing life into the inner city would move Tauranga to a '16-8' city.
- 100% supportive of city centre redevelopment and excited where it was heading.
- Had a close working relationship with Council and mana whenua and noted there were lots of opportunities coming from there.
- Wayfinding and storytelling – an urban centre could really make a statement globally casting a regenerative lens on a sustainable city –not just a better experience but creating experiences to sell and for people to become involved with.
- Distinctiveness of wayfinding opportunities important e.g., a journey from walking and wayfinding signage from a walking or cycling perspective.
- Intended to put a wayfinding committee together – Napier was a good example with art deco and how to bring culture to storytelling.
- Sustainable cities included greening buildings, water to cool buildings and urban farming; there were ways to bring ownership and life into the city.
- There were programmes in a number of cities around the world – six key steps – make it easy to get around without a car, add EV stations, provide access to public resources and green spaces, implement green architecture and support urban farming, improved water conservation and waste management.

**In response to questions**

- Chairperson noted that she had been involved in the Napier wayfinding and agreed the development provided huge opportunities.
- Potential around technology and opportunities for story telling - even on a bus advancements like this were important.

**12 DISCUSSION OF LATE ITEMS**

Nil

**13 PUBLIC EXCLUDED SESSION**

Nil

**14 CLOSING KARAKIA**

The Chairperson thanked Huria Marae for the use of the premises for the meeting, it was an excellent venue and they were the perfect hosts.

Commissioner Shadrach Rolleston gave the closing karakia.

**The meeting closed at 5.03 pm.**

**The minutes of this meeting were confirmed as a true and correct record at the Ordinary Council meeting held on 23 May 2022.**

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**CHAIRPERSON**