



# **ATTACHMENTS**

**Ordinary Council meeting  
Separate Attachments 1**

**Monday, 6 November 2023**



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# Statement of Proposal

## Revenue and Financing Policy

### Introduction

This proposal summarises the key changes to the Revenue and Financing Policy proposed to come into effect from 1 July 2024.

The Revenue and Financing Policy sets out the funding sources for Council's activities over the next 10 years and the rationale for these choices. The policy documents how Council has complied with section 101 (3) of the Local Government Act 2002 (LGA).

### How can I make a submission?

The proposed Revenue and Financing Policy will be open for public submissions from **15 November 2023** until 5:00pm **15 December 2023**.

The full Revenue and Financing Policy and the Funding Needs Analysis that sits behind the policy is available from <https://letstalk.tauranga.govt.nz/longtermplan>. Alternatively, full copies of the proposed Revenue and Financing Policy document and submission forms are available from He Puna Manawa (21 Devonport Road), The Mount Hub (9 Prince Avenue), or in any library.

If you also wish to present your submission in person, Council will hear verbal submissions at a number of hearings from the 12 February 2024. You can indicate if you wish to speak to your submission on the submission form, and you will be contacted to arrange a time to speak.

### Proposed policy changes

In general, funding bands have been revised to reflect the additional revenue opportunities from fees and charges and other revenue sources with the long-term plan period.

#### New industrial rating category

Council considers that some land uses receive more benefit from, or place more demand on, council services and/or may have a differing ability to pay rates. We've identified that Industrial properties receive a greater benefit from, create a greater demand on and cause greater need for council expenditure in many activities, particularly Transportation and Planning.

Council currently has a rating differential charged on commercial rating category properties capital value of 2.1 times the rate charged on residential rating category property. The new 'Industrial' rating category will be defined as land whose primary use is industrial, port, transportation or utility networks. The industrial differential is proposed to be 2.7 initially in the first year of the Long-term Plan and both the commercial and industrial rating categories will

increase over years 2-4 of the long term plan to reach a percentage share of general rates by category of approximately 65% residential, 15% commercial and 20% industrial. The level of differential proposed is in line with levels of rating of industrial properties in comparable metropolitan centres and reflects relative ability to pay as between Commercial and Industrial activities.

### Private pool inspections targeted rate

We're proposing to introduce a targeted rate for required private pool inspections under the Building Act 2004. Inspections are required every three years, and a targeted rate spreads the cost burden over that period, ensuring future owners pay their fair share. Replacing the current three yearly fee with a targeted annual rate will reduce administration, allowing resources to be used in other areas of the Building Services activity.

### Infrastructure Funding and Financing

With the initiation of Infrastructure Funding and Financing levies (IFF), the Transportation Targeted Rate has been removed as a funding source for transportation operating expenditure, however, the policy retains the potential for Transportation Targeted Rate funding to be used in the future. Similarly, the Community Facilities Targeted Rate has been removed as a funding source, as the draft LTP assumes that the large new investments would be funded by levy under the Infrastructure Funding and Financing legislation. The draft policy retains the potential for a Community Targeted Rate to be used in the future for Spaces & Places, City Centre Development, Libraries, Venues & Events, and Art & Culture, as this is likely to be used should the IFF be unsuccessful.

### Te Ture Whenua Māori Act Principles

The draft policy supports two key principles that land is a taonga tuku iho, of special significance to Māori, and as such we should avoid further loss of Māori land. These principles were considered in detail by Council in March 2022 when it adopted the Remission and Postponement of Rates on Māori Freehold Land Policy. The draft policy includes a new section outlining the principles and recognising Council's commitment to understand and apply key Māori concepts to enhance outcomes for our communities, thereby bringing to life the principles of Te Tiriti o Waitangi.

### New flood control activity

We're introducing a flood control activity, to ensure continued flood protection services following the intended removal of the three waters activities from councils. The new activity is proposed to be funded by a mix of general and targeted rates. This activity aligns with legislative changes associated with the waters reform.



# Statement of Proposal

## Proposed 2024/25 Fees and Charges

### Introduction

The Council's fees and charges are set under various legislation, including the:

- Local Government Act 2002
- Resource Management Act 1991
- Dog Control Act 1996
- Building Act 2004
- Reserves Act 1977
- Waste Minimisation Act 2008
- Local Government Official Information and Meetings Act 1987
- Food Act 2014
- Food Hygiene Regulations 2015
- Impounding Act 1955
- Health Act 1956
- Sale of Alcohol Act 2012.

Council's user fees and charges are updated each year. 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.

This proposal summarises the key changes to user fees and charges proposed for the year beginning 1 July 2024.

**All fees are GST inclusive unless otherwise stated.**

### How can I make a submission?

The proposed 2024/25 Fees and Charges will be open for public submissions from **15 November 2023** until **5:00pm 15 December 2023**.

A full schedule of Council's proposed fees and charges not included in this proposal is available from <https://letstalk.tauranga.govt.nz/longtermplan> 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), The Mount Hub (9 Prince Avenue), or in any library.

If you also wish to present your submission in person, Council will hear verbal submissions at a number of hearings from the 12 February 2024. You can indicate if you wish to speak to your submission on the submission form, and you will be contacted to arrange a time to speak.

## Adjusting for inflation

In general, the fees and charges have been reviewed and adjusted in line with inflation of 6%. Extensive benchmarking was undertaken for 2024/25 to consider council's fees and charges alongside other metro councils and ensure consistency in the fees charged.

## Increasing fees

A strategic review of the costs associated with our activities has been completed. For some activities, this has resulted in some increases above the rate of inflation to cover the operational expenses and increasing levels of service. These activities include:

- Animal Services
- Cemetery Parks and Crematorium
- Historic Village
- Mount Maunganui Beachside Holiday Park

## Land Information

The increased property file charges reflect appropriate staff recovery time and overhead costs to fulfil property file requests and documents sourced from property file records for printing. The fees were benchmarked against other larger city councils, showing that the proposed change is in the median range.

Increases to the LIM service reflects the actual staff and management time spent. Urgent requests reflect opportunity cost of changing staff schedules to attend urgent requests.

## Libraries

The increase for interloan requests and research reflects the time and resource spent.

Printing and photocopying costs for libraries, customer services, and information requests have been aligned for consistency.

## Parking

Some of the lease fees for covered and off street parking have been increased. The intent is for the lease spaces to generally be used for casual and free weekend parking, providing benefit to the city centre. The lease fee reflects the benefit received from exclusive use of the spaces.

## Parks and recreation

The fees for events on parks have been aligned to the Use of Council Land fees for commercial ticketed events and market events, due to these activities being of a similar commercial nature.

The car parking fee for mooring holders on The Strand has been increased to align with the price of Parking Building fees.

## Planning

Noise control fees have been amended to align with consultant fees and updated to tier 2 hourly rates.

## Introducing new fees

### Baycourt

A new charge has been introduced for half day venue hire at the Cargo Shed, relative to the full day venue hire and reflecting reasonable costs.

### Building services

A new Building Compliance Officer resource has been included and therefore the associated fee for this has been added.

### Cemeteries

A new cremator is planned for financial year 2024/25, which will allow the old cremator to be utilised for animal cremation. A new fee for animal cremation has been introduced.

With the arrival of the new cremator, the activity will now be able to offer cremation for oversized caskets, where previously these have been sent to Auckland due to existing capacity constraints. Crematories south of Auckland may consider sending their oversized caskets to this crematorium rather than using the Auckland services.

A new fee for a non-resident, additional to plot, maintenance, and burial charges has been introduced.

### Asset Protection Bonds

We're proposing a new fee for a refundable asset protection bond for residential building consents with 3 or more dwelling units. The existing bond is \$1202 per residential property and there is no allowance for multi-units. The multiple unit bond ensures the bond holds the relative risk and cost (up to \$20,000) of potential damage to our infrastructure due to heavier and more frequent vehicle movements, and more tradespeople on site when multiple units are being constructed. Asset protection bonds are deposits only.

### Development works

A new fee has been added for registration and deregistration of Resource Consent bonds. It is a legal requirement to register most Resource Consent bonds against a property title, which incurs legal fees. Currently the legal fees are being charged as a disbursement, without allowing for staff time. The new \$750 fee includes the fees required to register/deregister the bond and includes staff time to coordinate and manage this process.

### Food premises

We have introduced some new fees to follow up site visits, and new fee for unregistered food business warnings and enforcement, in line with the other hourly charges to reflect the time taken.

### Land Information

A new fee for cancellations of property files and LIMs has been introduced to reflect the administration and staff time spent on cancelled services before or part way through their requests.

### Marine Facilities

A daily parking fee has been proposed for users of Sulphur Point, Pilot Bay, and Whareora boat ramps. These new fees are for the direct users and people who benefit from these facilities to contribute to the costs of operating boat ramps rather than this activity being entirely funded by rates.



































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































