



# **ATTACHMENTS**

**Ordinary Council meeting  
Separate Attachments 1**

**Monday, 6 November 2023**



## Table of Contents

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11.5	2024-34 Long-term Plan - Adoption of consultation document	
	Attachment 1 Tauranga City Council - LTP 2024-34 - Consultation Document.....	4

**LET'S GO!**

**HERE'S  
OUR PLAN  
FOR THE NEXT  
10 YEARS**



Tauranga City

**WE'RE  
WORKING  
FOR YOU**

**TCC Long Term Plan 2024-34**

**INVESTING IN OUR FUTURE  
MAKING THINGS FAIRER  
DOING THE MAHI**

Find out more [letstalk.tauranga.govt.nz/longtermplan](https://letstalk.tauranga.govt.nz/longtermplan)

## About this document

Every three years, councils are required to publicly consult on and adopt a long-term plan (LTP) that outlines the direction, investment priorities and budget overview for the 10 years ahead.

This is our draft plan, for your feedback, to continue moving Tauranga forward over the next 10 years and beyond. It's important we hear from all sectors of our community to help shape our city's future.

## Parts of this document

Parts Two to Four is our big picture, where we outline our direction, challenges and priorities that have shaped this draft LTP.

Part Five is where *you* get to shape the plan, this has the issues and proposals for you to feedback on that relate directly to this LTP, these are:

1. Whether we commit to a Community Stadium at Tauranga Domain in this decade.
2. Whether we sell our two carparking buildings to raise capital for other city projects/help pay for the city centre transformation.
3. Whether we introduce new targeted rates.
4. Whether we introduce a new industrial rating category.

In Part Six we talk to you about some other ideas for consideration that won't be included in this LTP, but depending on community feedback, we may explore them further and come back to you through a formal consultation process in the near future. These are:

1. Whether we should provide more incentives for development to enable more people to live and work in the city centre, and;
2. Whether we explore SmartTrip variable road pricing to help reduce congestion and fund transport improvements.

In Part Seven we have other Council consultations for your feedback that we run concurrently to this LTP.

Part Eight lets you know what remains a priority but has had to be delayed beyond the 10 years of our LTP.

Part Nine and Ten we outline our 30-year Infrastructure Strategy and explain our finances and forecasting assumptions.

Part Eleven is the all-important submission form where you can give us your feedback on any or all of the topics we are consulting with you on.

## Water Services Reform

Central government is reforming how three waters services (wastewater, water supply and stormwater) are managed across New Zealand. The Water Services Entities Act 2022 legislates the transition of three waters services from councils to nationally operated Water Services Entities. Tauranga City Council's water services will transition to Water Services Entity C (Bay of Plenty), alongside Western Bay District Council, Whakatāne District Council, Rotorua Lakes Council, Kawerau District Council and Ōpōtiki District Council.

The impacts of Water Services Reform on the Long-term Plan include: -

- Councils have been requested to show they will be responsible for the provision of services for water supply, wastewater and stormwater for the first two years (to 1 July 2026). Budgets for this provision of service have been included in the Long-term Plan 2024-34.
- Associated capital investments and recruitment activities have been included as 'normal' for the first two years, with no impact on 'Business as Usual' activities.
- The pricing strategy is unchanged in any major way.
- A separate budget has been established for 'Flood Control activity', recognising the fact that Council will still need some form of stormwater infrastructure and/or resource to address the issues relating to flooding.

This LTP has been prepared in accordance with current legislation, on the basis that Council's management of these services will not continue from year three onwards, with all 10 Water Services Entities to be in place by 1 July 2026. It should be noted that this information is included in the consultation document for information purposes only. Water Services Reform is a central government mandate. We note that the assumptions for debt repayment on the transfer of waters assets to the new entity is based on agreements with Department of Internal Affairs but there has been no final ministerial sign off of debt settlement. The reform or the transfer of water services to Entity C are not matters for consultation and will not be considered as part of the consultation on this LTP.

*With the recent change of government, the approach to waters reform may change. The high-level financial impacts of council retaining three waters for the term of the LTP are provided in Appendix 4 to the Financial Strategy. The Infrastructure Strategy also includes additional information relating to waters capital requirements for the full ten years.*



4 Tauranga City Council

## Key dates

Consultation  
15 November — 15  
December 2023

This is when you can provide your feedback - we need to hear from you by **5pm on Friday, 15 December**

Hearings  
12 February — 14  
February 2024

This is your chance to speak with our commissioners in person about your feedback, if you wish to do so

Deliberations  
4 March — 5 March  
2024

The commissioners will consider all the feedback from the community

Adopt Long-term Plan  
22 April 2024

The commissioners will confirm the Long-term Plan **2024-34**

Long-term Plan  
is in place  
1 July 2024



## Giving us your feedback

Visit [letstalk.tauranga.govt.nz/longtermplan](https://letstalk.tauranga.govt.nz/longtermplan)

### Go to...



You can complete the feedback form online.

You can also use our online rating calculator to find an estimate of your proposed rates.

### Send...



You can email your feedback to [submissions@tauranga.govt.nz](mailto:submissions@tauranga.govt.nz) or fill in the form at the back of this document and mail it to:

Freepost authority number 370  
2021-31 Long-term Plan Amendment  
Tauranga City Council  
Private Bag 12022  
Tauranga 3143

### Talk to us...



Come and chat to us at one of our events. These are meetings where your views can be shared directly with commissioners and/or staff.

### Community events

#### Drop-in sessions (drop in anytime for a quick chat)

Saturday 18 November, 9.30am to 5pm, Bayfair Shopping Centre, Arataki

Monday 20 November, 11am to 1pm, Mount Hub, 9 Prince Avenue, Mount Maunganui

Saturday 25 November, 9am to 2pm, Mount – Little Big Market, Coronation Park

Saturday 2 December, 9am to 2pm, Pāpāmoa – Little Big Market, Pāpāmoa Pony Club

Sunday 3 December, 10am to 2pm, Bethlehem Town Centre

Monday 4 December, 6pm to 7.30pm, 306 Cameron Road

Saturday 9 December, 10am to 2pm, The Crossing, Tauriko

Wednesday 13 December, 7.30am to 9am, 306 Cameron Road

### Evening event

(join us for a presentation-style look at the LTP and learn more about SmartTrip - an idea for helping to solve traffic congestion)

Monday 22 November, 5.30pm to 7pm, Western Bay of Plenty District Council Chambers, Barks Corner

For a full list of activities and events, and all the ways you can tell us what you think, go to [letstalk.tauranga.govt.nz/longtermplan](https://letstalk.tauranga.govt.nz/longtermplan)

From 15 November to 15 December, we are also keen to hear your feedback on the following topics:

Revenue and Finance Policy

Development Contributions Policy

User Fees and Charges

# Contents

<b>Part one: A message from the Commissioners</b>	<b>1</b>
<b>Part two: Our Direction</b>	<b>1</b>
<b>Part three: Our biggest challenge: striking the right balance</b>	<b>1</b>
<b>Part four: Our priorities</b>	<b>1</b>
Community spaces and facilities	1
Growth in existing urban areas	1
Revitalising the city centre	1
Transport network upgrades	1
Growth in the West (Tauriko)	1
Sustainability and resilience	1
<b>Part five: Consultation topics</b>	<b>1</b>
1. Should we commit to a Community Stadium at Tauranga Domain in this decade?	1
2. Should we sell our City Centre Car Park Buildings to help fund capital projects?	1
3. Should we introduce new targeted rates?	1
4. Should we introduce a new industrial rating category?	1
<b>Part six: Other ideas for consideration</b>	<b>1</b>
1. Should we provide more incentives for development to enable more people to live and work in the city centre?	1
2. Should we explore SmartTrip variable road pricing to help reduce congestion and fund transport improvements?	1
<b>Part seven: Other consultations</b>	<b>1</b>
New user fees and charges	1
Draft Revenue and Finance Policy	1
Draft 2024/25 Development Contributions Policy	1
<b>Part eight: Looking beyond this LTP</b>	<b>1</b>
<b>Part nine: Our Infrastructure Strategy</b>	<b>1</b>
<b>Part ten: Financial Strategy</b>	<b>1</b>
Our finances explained	1
Key financial assumptions	1
Capital expenditure priorities	1
<b>Part eleven: Tell us what you think!</b>	<b>1</b>
Long-term Plan 2024-34	7

Part one: A message from the Commissioners

## Part one: A message from the Commissioners

### Haere mai

### Welcome

The 2024-34 Long-term Plan (LTP) will be the Commission's last contribution to Tauranga City

Council's all-important planning for the future of our city, so it's especially important that as a community, we get this right.

When the new elected council takes office in July next year, we want to provide them with a clear plan which has been consulted with and endorsed by the wider community. To that end, this draft LTP really seeks to confirm the direction laid-out in the 2021-31 LTP and last year's LTP amendment, so it's very much a 'business as usual' approach which takes into account the fact that it costs around 20% more to run our business now, thanks to the effects of inflation, higher interest rates and increased project capital costs. Despite these challenges, our intention for the draft 2024-34 Long-term Plan is to continue with the direction of the previous plan, with a focus on delivery and finishing projects that have started.

All of the things we set out to achieve such as investing in the quality of life for the people who live here, increasing investment in important infrastructure to keep the city functioning and moving forward, and delivering on agreed priorities, still apply.

Key aspects of the vision for the city agreed through those previous consultation processes include investments in community facilities and the amenities provided in our green spaces. This work programme is designed to catch-up on a longstanding underinvestment in our city and ensure that we have the facilities we need to make Tauranga a better place to live, for current and future residents. And of course, we

still have to continue investing in renewing and expanding the infrastructure our fast-growing city requires to meet our housing and transport needs.

To date, we've managed to largely stick to our budgeted rates charges and have kept increases close to the levels indicated in the last LTP. This plan will reset the rates for the coming year and set-out expected costs for the following two years of the LTP period. To achieve a fair allocation of the overall cost of running the city, we're looking to continue the review of our rating system and introduce an industrial rate, which will reflect the greater use the industrial sector makes of our infrastructure, particularly our transport network. That would reduce the proportion of rates costs paid by the residential and commercial sectors and contribute to a fairer rating system. We're also looking to review the fees and charges applied to the use of council services and facilities to ensure everyone is paying their fair share for the resources they use.

We also need to find new ways of funding the city's growth needs. We're already using the Infrastructure Funding and Financing Act (IFF) to contribute towards the cost of implementing our Transport System Plan projects and we're now looking to use IFF funding to contribute towards the rates-funded cost of Te Manawataki o Te Papa – the civic precinct projects which will help revitalise the city centre and create much-needed community, cultural and heritage amenities we can all be proud of. This funding proposal has been the subject of a separate community consultation process ahead of this LTP consultation.

Another possible funding approach for our future transport network could see the introduction of 'SmartTrip' variable road pricing at some point towards the end of this decade, subject to community endorsement and the Government passing new legislation to allow

Part one: A message from the Commissioners

it. We're not looking to make any decisions on SmartTrip at this stage, so this is not part of the formal consultation process, but we would really like the widest possible community feedback on this possible future proposal. See pages 56 to 61 for details, but in brief, SmartTrip would see the current toll charges on Takitimu Drive and the Tauranga Eastern Link removed and the introduction of charges for using the city's main arterial roads during peak travel times. This would have two main effects:

- It would generate revenue to allow future road improvements to be brought forward; and
- It would encourage changes in travel behaviour which would reduce congestion at peak travel times and mean people who do have to use the road at those times would have faster trips and more reliable access to the places they want to go.

One new element in this draft LTP is a proposed community stadium at the Tauranga Domain. We think this proposal has considerable merit, but as indicated above, we already have a number of important community amenity projects on our books and completing those projects has to be the city's first priority. Subject to the community feedback, this project is scheduled to start at the end of this decade (2029/30), which would give future councils time to put the necessary planning in place, or reconsider its priority, if they think that necessary.

As we all know, finding solutions to Tauranga's chronic housing shortage is, and will continue to be, a key priority. It was very pleasing to have confirmation recently that Waka Kotahi NZ Transport Agency has approved the upgrading of State Highway 29 (SH29) to remove the current bottlenecks affecting travel and freight access from the west of the city into the city centre and Port of Tauranga. That's not only crucial to the efficiency of our transport network, but it also paves the way for greenfield housing development in the western corridor growth areas of Tauriko West and Keenan Road, which could allow some 25,000 new homes to be built over the coming decades and provide for industrial development which will support another 6,000-plus jobs. Together with the work underway to enable development in the eastern corridor (such as the Pāpāmoa East Interchange with SH2), plus moves to provide for new

housing on the Council-owned Parau Farms and Smiths Farm blocks, we are at last making progress in dealing with our housing issues, one of which is the extreme unaffordability of home ownership for younger families.

In conclusion, the Commissioners would like to thank the community for recognising and embracing the need for change. Change never suits everyone and can be a cause of significant inconvenience while it's taking place. But it is very necessary in Tauranga, because for too long, we've underinvested in the infrastructure and community facilities our fast-growing city needs.

This draft LTP will help us to put the issues of the past behind us and continue to implement the building blocks for the city of the future – a place we and our children will want to live, work, learn and play.

Kia ora koutou katoa.

Your Commissioners

**Anne Tolley**  
Commission Chair

**Stephen Selwood**  
Commissioner

**Bill Wasley**  
Commissioner

**Shad Rolleston**  
Commissioner



































































































































































































