

Tuesday, 11 June 2024

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council
Council Meeting

Kaupapataka

Volume 6

(Submissions 351 – 430)

Te Rā Hui:
Meeting date: **Tuesday, 11 June 2024**

Te Wā:
Time: **9.00am**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

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HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

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5/27/24, 8:05 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #351

CREATED



PUBLIC
May 26th 2024, 4:50:32 pm

IP ADDRESS



}

Item

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Share your thoughts here . . .

(No response)

Attach a document to your submission

request_for_increased_grant_to_support_operational_costs_and_patrols_in_the_greater_hastings_area.docx

Request for increased Grant to support operational costs for Community Patrols across the Greater Hastings area

To the Mayor and Councillors of Hastings District Council

As a dedicated member of our community safety initiative, I am writing on behalf of all 4 Hastings area Community Patrols to request an adjustment to our existing grant funding of \$3,000 per Patrol. The 4 Community Patrols (viz. Hastings, Havelock North, Flaxmere & Clive Coast) are actively involved in maintaining and promoting safety amongst the community in Hastings and its neighbouring areas by being an extra set of eyes and ears for the NZ Police. We are requesting a slight increase to match the increased cost in providing this vital community service.

Over the past year, we have experienced a significant increase in operational costs, coupled with an increased demand for our services, especially as a result of Cyclone Gabrielle. A chart detailing the main areas of increased costs for just the Havelock North Community Patrol is shown at the end of this message.

Here are the key factors driving the need for additional funding:

Equipment Maintenance and Insurance:

Our patrol vehicles, communication devices, and safety gear require regular maintenance and upgrades. The wear and tear from more regular use necessitates timely repairs and replacement. Insurance costs have also increased.

Fuel and Supplies:

The cost of fuel has increased significantly, which could begin to impact our ability to conduct regular patrols. Additionally, the cost of essential supplies such as first aid kits, flashlights, and protective gear have contributed to increased operational expenses.

Increased Patrol Coverage:

We have expanded our patrol routes to cover more areas, especially those affected by Cyclone Gabrielle e.g. Pakowhai. This extended coverage ensures that we can promptly respond to incidents and maintain a visible presence for the residents that have returned to their homes.

Community Impact:

Our presence has had a positive impact on crime prevention, emergency response, and community cohesion. We believe that continued support will allow us to sustain and enhance these outcomes.

Requested Grant Amount: An increase from \$3,000 to \$4,000 annually per Patrol. An increased total from \$12,000 to \$16,000 (\$4,000 x 4 Patrols)

This grant will directly contribute to the following initiatives:

- Vehicle Maintenance: Ensuring our patrol vehicles remain reliable and operational.
- Fuel and Supplies: Covering increased fuel costs and essential supplies to ensure patrols can maintain an appropriate presence in our communities.

- Training and Development: Investing in ongoing training for our team members so that we remain a professional and capable enhancement for Police operations.
- Community Outreach: Supporting events and programmes that engage residents and contribute to safer communities.

We kindly request your consideration of this proposal. The safety and well-being of our wider Hastings community are enhanced by the ability of all four Patrols to maintain effective patrols and respond swiftly to incidents. Your support will make a significant difference in this regard.

Thank you for your attention to this matter. I am available for any further discussions or clarifications.

Sincerely,

Deon Jordaan
Chair
Havelock North Community Patrol Inc.
0275068221
havelocknorthcp@gmail.com

Item	2022 Cost	2023 Cost	% Increase
Equipment	0	230	230
Maintenance			
Insurance	324	566	75
Fuel	1023	2274	122

5/27/24, 8:06 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#352

CREATED



PUBLIC
May 26th 2024, 5:11:28 pm

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

Pay more, go quicker, invest more

5/27/24, 8:06 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Hi i am writing to you guys about the proposed closing of the Frimley Pool. This is a community pool it is for the community. That includes the schools in the area like Frimley, Camberley and Heretaunga intermediate. My question is if you decide to close the pool who is going to pay for the buses to run them to the big pool (regional pool). The Regional pool is 2.2 metres deep and the children which are not capable of swimming in that depth of water will put them off from swimming. That why the Frimley pool is good for the school swimming sport.

I used to use the pool when it open at 6 am in the morning but you guys decide to change the hours and i no longer go there because of the time it opens in the morning. The last time i swam at frimley was in the last weeks before the time changed and i was in the pool on my 6th length and a staff member taped me on the head and told me i have to get out because the pool levels were not up to swimming in. So my comment was it is an outdoor pool.

Over the years i have used the pool to help people in an open water situation for triathlon and lake swimming. This pool was good for wetsuit training before they got into the sea or lake.

My thought if you kept the water in it over winter the canoe polo can use it has their second pool instead of using the Clive pool on Sundays because lately i have been turning up at Clive on a Monday to swim in the morning at 6 am and the pool has not open at the time of 6 am. A staff member would come out and say the levels are down and we can't swim until the pool levels are up. So twice myself and others had to go home or wait for 15 minutes but that made my swim short. It did open later on that morning. I was told that the canoe polo used it the day before.

Regards Shane

Attach a document to your submission

5/27/24, 8:07 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#353

CREATED



PUBLIC
May 26th 2024, 7:26:43 pm

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

It's about right

It's about right

Pay less, slowdown further

It's about right

5/27/24, 8:07 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Do not close Frimley Pool, this is used by our schools, it needs to be promoted so that more whanau are aware of it and what it has to offer. It is such an inexpensive day out.

Attach a document to your submission

5/27/24, 8:07 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#354

CREATED



PUBLIC
May 26th 2024, 8:10:05 pm

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

It's about right

It's about right

It's about right

5/27/24, 8:07 AM

Wufoo · Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

Increase transparency. No more closed meetings.
Close Hastings City Art Gallery before closing Frimley pool.
Stop wasting \$\$\$millions on traffic tinkering.
Implement a hiring freeze.
Implement constant, everywhere efficiencies from the backroom to the coalface.
Facilitate locals to organise resilience infrastructure in conjunction with Councils.

Attach a document to your submission

5/27/24, 8:07 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#355

CREATED



PUBLIC

May 26th 2024, 8:36:20 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 8:07 AM

Wufoo · Entry Detail

Share your thoughts here . . .

Support closure or defunding of poorly utilised assets. Support cessation of construction/development of poorly utilised cycle ways, particularly around metro areas. Support funding for improvement of water infrastructure.

HDC needs to develop a plan for future property buyouts in advance of the next event, full buyouts are an unsustainable solution where people are knowingly purchasing property in at risk locations. Full buyouts creates a moral hazard where property can be purchased in at risk locations with the perception that the council will fund buyout where extreme loss occurs. Further development of a plan in advance of being required and being communicated to the community ensures that land owners understand the risks. This allows the market to revalue property and therefore any future support becomes more sustainable financially for HDC and the ratepayers who fund it.

Attach a document to your submission

5/27/24, 8:07 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#356

CREATED



PUBLIC

May 26th 2024, 8:44:02 pm

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

Yes

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

It's about right

5/27/24, 8:07 AM

Wufoo · Entry Detail

Share your thoughts here . . .

Document attached from Friends of Hastings District Libraries Inc.

Attach a document to your submission

2024_submission_friends_libraries.doc

Dear Mayor Sandra and Councilors.

26 May, 2024

You may recall that three years ago the Friends of Hastings District Libraries left the Council Chambers in a state of near euphoria. This Council embraced the need to upgrade our library's infrastructure and advanced the redevelopment of the Hastings War Memorial Library within the Long Term Plan.

Last year, Cyclone Gabrielle wiped out homes and livelihoods, roads and bridges. And its wider impact has been to prevent this Council from moving forward with its commitment to the library.

The Friends of Hastings District Libraries are concerned – no, we fear – that because our library system functions brilliantly within its maintenance-starved structure that the library's redevelopment will fall off the Council's priority list all together.

You must not let that happen!

Gabrielle is not the first emergency to shunt aside the needs of the library. There was the need for earthquake strengthening, then the water crisis. And there will be another unforeseen but inevitable emergency. Despite population growth and increased demand for its services, the library has not been upgraded in 30 years. It is now facing the emergency of being an earthquake-prone building.

We have read the Road to Recovery report and largely support it. However, on page 42 we find the "Hastings Library/Art Gallery upgrade" on the list of unfunded projects in the next 10 years, and it is low on the list in sixth position. You must reconsider and push it to top.

In prioritizing, issues can be urgent or important, or both. Not every urgency is important. Not every important issue is urgent. The viability of our library is **IMPORTANT**, and increasingly urgent.

The Friends of Hastings District Libraries Inc ask this Council to put a stake in the ground for the library's redevelopment, planted deeply, unmovable by the next inevitable emergency. As you make the hard choices facing our District, we remind you that our libraries are not a nice-to-have amenity. They are foundational to a multifunctional city, providing a great space for all the people. They support the democracy that makes our district vibrant. They provide nourishment for heads, hearts and hands that create community well-being.

5/27/24, 8:08 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#357

CREATED



PUBLIC

May 26th 2024, 8:51:42 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

5/27/24, 8:08 AM

Wufoo - Entry Detail

Share your thoughts here . . .

I have lived in Hastings since 2020 and I honestly do not understand the logic behind the "growth" (or lack of) in Hastings.

I understand the need to fund cyclone recovery BUT should not the council and the Government fund this recovery without the need to increase rates. Failures on so many levels. New Zealand should always be prepared for the "1 in 100 years disaster". The lack of notice for evacuation, absolute 100% failure of Civil Defence who were ill-prepared for any event - major or minor. Like Red Cross who collected donations donated specifically for this region and purchased their lovely new vehicles, shared the money across New Zealand after they had paid their expenses. Both Civil Defence and Red Cross can never be counted on for help on the ground. Wonderful volunteer work by truly amazing people was what saved many with food, clothing, moral support, and so on.

During my time here I hear about how Hastings is going ahead and we want to encourage tourists. As I walk around I see so, so many empty shops. Private businesses being closed (some due to greedy landlords who would rather have empty dwellings than receive rent). What is going to happen to these empty businesses? Finding a food outlet open at weekends in the main areas is impossible and I feel for those stuck in motels who end up with fried take-out type food as many restaurants have reduced hours which is part of the economic situation currently - but what are the tourists to do? They often have money to spend and Hastings needs it. All the shops (not just the national chains) in Heretaunga Street should be encouraged to be open at the very least 9 a.m. - 4 p.m. 7 days a week. The Bay Plaza with one cafe should have another cafe option. I just question your town planners and what is going to happen to Hastings especially with it looking likely Hawkes Bay Tourism likely to cease to be. Whoever made the decision to have Bay Plaza and the other block of businesses across a busy road must have been having a bad day. At the very least an overhead walkway would help. Such bad planning - how great it would have been to have these sites like a super sized mall on one large plot of land. Lots of demolition and new buildings being erected.

On the positive side - nice to see parks for families being worked on. Nice to see the Council contractors cleaning up some of the public gardens.

Attach a document to your submission<https://app.wufoo.com/entry-manager/3021/entries/357>

2/2

5/27/24, 8:08 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#358

CREATED



PUBLIC

May 26th 2024, 9:13:57 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

it's about right

It's about right

Pay less, slowdown further

5/27/24, 8:08 AM

Wufoo · Entry Detail

Share your thoughts here . . .

The questions above don't give enough options. Councils are in a monopoly position and we don't get to choose like you would do if comparing businesses offering their services.

What the booklet hasn't addressed at all is whether we are getting value for money for our rate payer dollar. We have to take your word for it despite there being no competition and no assessment of how our council performs.

Like the government is doing now and Wayne Brown is doing in Auckland, HDC should be looking for areas to cut costs in the council. I have met many good council staff but there are some that aren't working hard for the rate payers. Every household and business in NZ is facing insurance premium increases, inflation eroding their income and those that have mortgages are particularly stressed. But they have to cope by working longer hours and looking for ways to cut costs. They can't grant themselves a 25% pay rise and neither should the council.

As an example of bloated costs:

1) The swimming pool inspection rate is proposed to increase to \$88. I was told there are about 3000 pools inspected by the HDC. The inspector visits once every 3 years. It takes him about 2-5 minutes to check our pool and then we discuss something else. So, while this inspection is necessary, the cost seems way too high. It isn't a physically or mentally demanding job so I assume the salary is about the average wage of around \$75,000. Yet the pool owners are paying \$264,000 per year collectively and each pool inspection every 3 years costs the pool owner \$264. With 3000 pools, that means about 1000 are checked each year or 4-5 per day. This isn't hard to do. The inspector has plenty of time to book his own inspections so staff costs can be reduced there. Travel may cost a bit but nowhere near the fee that is charged.

2) Road works. An employee of another council told me that on average it takes 5-6 trips to get a pot hole fixed in a road. The guy who checks, cone people, the workers, cone people again picking up the cones then an inspector to see the job is done. This should be able to be streamlined to at least three visits. Why do we need 3-4 people to lay out cones then sit in a truck all day. Instead the workers could be trained, put out some cones, do the work, then take them away. The productivity of road crews is dismal.

3) Roadside rubbish. I have yet to hear of anyone being prosecuted for dumping rubbish on roadside berms. The contractors won't look for names on envelopes in the rubbish as that does them out of a job. A much stricter approach to littering and rubbish dumping would be a practical way to help the environment and eventually reduce costs.

4) Council sponsored events. When we are facing huge cost increases, then like a household budget, any entertainment that costs money should be cut entirely or severely restricted until we are over this problem.

Finally, I have been paying rates for 34 years to HDC and yet we still have all these problems over and above the recent storm damage. Too much money has been wasted in the past on "pet projects", the Municipal theatre (at least twice) and the work the council is meant to do, hasn't been done- 3 waters etc.

Councils, like the government are too generous at spending other peoples money without making sure they are spending it on the correct items, without keeping a close eye on costs and without ensuring that they are getting value for money. They totally avoid looking at themselves to find ways to save money but instead demand more from the public of NZ. Like crowd behaviour, they cite the actions of other governments or councils as an excuse to justify what they are doing.

Eventually, as the population ages, it is going to be very hard for retirees to keep on being able to afford rate increase well in excess of the CPI.

Attach a document to your submission

5/27/24, 8:08 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#359

CREATED



PUBLIC

May 26th 2024, 9:26:32 pm

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

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No

It's about right

Pay more, expand growth areas for development accept more funding risk to ratepayers

Pay less, slowdown further

It's about right

5/27/24, 8:08 AM

Wufoo · Entry Detail

Share your thoughts here . . .

I believe that the urban planning of Hastings currently has serious social and enviromental implications on the lives of many, especially when the impacts Cyclone Gabrielle are considered.

A few key considerations:

Dependence on Car Usage:

The sparse, sprawling development in Hastings has likely led to a heavy reliance on private vehicles for transportation.

This increases carbon emissions, reduces accessibility for those without cars, and exacerbates issues like traffic congestion.

Impacts of Cyclone Gabrielle:

The displacement of thousands in more rural areas during this extreme weather event highlights the vulnerabilities of low-density, dispersed settlement patterns.

More compact, transit-oriented development could have helped mitigate the impacts and enabled more resilient, connected communities.

Agricultural Identity vs. Urban Planning:

Hastings' environmental and agricultural heritage appears to be at odds with its car-centric urban form and restrictive attitudes towards density.

A more balanced, sustainable approach could integrate higher-density housing with green spaces, urban agriculture, and multimodal transportation.

Lingering Earthquake Concerns:

While the 1931 earthquake likely shaped earlier development patterns, modern building techniques have significantly improved earthquake resilience.

Overly restrictive policies based on outdated concerns may be unnecessarily hampering Hastings' ability to transition towards a more sustainable, compact urban model.

Given the adverse impacts of sprawl, the city should strongly consider revisiting its development regulations and embrace higher-density, transit-oriented growth. This could help reduce car dependence, improve accessibility, and create more resilient communities better able to withstand extreme weather events.

Striking the right balance between preserving Hastings' environmental and agricultural identity, while also enabling more sustainable and equitable urban development, will be crucial. A comprehensive review of zoning, building codes, and transportation planning should be undertaken with extensive community engagement to chart a path forward that addresses the city's unique challenges.

Attach a document to your submission

5/27/24, 8:09 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#360

CREATED



PUBLIC

May 26th 2024, 10:07:04 pm

IP ADDRESS



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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

Yes

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No

It's about right

Pay more, expand growth areas for development accept more funding risk to ratepayers

Pay less, slowdown further

Pay more, go quicker, invest more

5/27/24, 8:09 AM

Wufoo - Entry Detail

Share your thoughts here . . .

The MCAHB is proud and grateful for the long journey with Council. It's been two and half years since the Multicultural Strategy launch and for that we are proud of. There has been an increased number of new migrants to Hastings District, and this is evident when you go to the Hospital, education, horticulture etc. We acknowledge that the 'nice to have' things such as celebrating events may be not seen as essential, but it is vital to promoting inclusion and cohesion amongst our communities, possibly preventing discrimination and racism. The present situation is - Funding the Community Connector has been stopped, The Ministry of Ethnic Communities Advisor's role has been disestablished and the Ethnic Police officer role is undecided at present. These huge gaps are having a huge challenge to the Migrant communities in Hastings. With increasing numbers, the challenges are becoming more complex, with very little resources and even the mainstream agencies are struggling to cope. Council needs to ensure that Migrant communities are included in all aspects of Council services, where the migrant voice is heard. Ideally, we would like to see a Community Hub - which can be a central space where all communities across all age groups (cradle to grave concept), can come together - accessing services that are needed but also a space where communities can build capabilities and resilience. A place where all communities can come together to learn about each other's cultures and celebrate each other, because it is in these relationships that the strength is developed to help people in the dark times.

Attach a document to your submission<https://app.wufoo.com/entry-manager/3021/entries/360>

2/2

5/27/24, 8:09 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#361

CREATED



PUBLIC

May 26th 2024, 10:17:12 pm

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

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No

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 8:09 AM

Wufoo · Entry Detail

Share your thoughts here . . .

This questionnaire has limited options which I find manipulative. Making feedback in this manner is controlling the outcome and undemocratic.

There are many ways the council could save money. Why did the council need to spend large amounts of money rebranding itself, pay for library entertainment, revitalising a city that is completely lifeless, both day and night.

What is the Water Museum achieving after all the funds spent? While we are on the subject...why spend \$\$ on fluoride which has been banned in most of Europe and soon to be banned in the USA.

Anniversary celebrations..who did they benefit??

Glossy leaflets telling us about the great news about our impending rate rises of 50% over the next 3 years. Was that money well spent?

Perhaps looking at shrinking your services would be a better step in the right direction. The councillors who make these decisions appear to be completely disconnected from the community they serve.

The majority of your rate payers haven't seen an income increase for many years(incomes in HB are very low compared with other cities) and the remainder of rate payers are on a fixed income.

Do you have any idea how much stress this will cause to working families and retirees? Many people on a fixed income simply wont be able to pay....

Our communities have already endured a huge amount of suffering over the last few years, both physically and mentally.

We have had no say with regard to the above expenses.

Fortunately we can have our say with the ballot box in 2 years time.

Attach a document to your submission

5/27/24, 8:09 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #362

CREATED



PUBLIC
May 26th 2024, 10:49:16 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

Pay more add some projects

It's about right

5/27/24, 8:09 AM

Wufoo · Entry Detail

Share your thoughts here . . .

My main concern is council reducing investment (short - medium term) to Hastings retail district / parks and recreation facilities . Hastings council prior to Gabrielle had invested in numerous inner city upgrading and recreational enhancements - which encouraged new retail investment , more upmarket shopping and entertainment/ sporting choices = increased revenue for the retail / investment sectors and Council (via rates/rentals/ fees). To halt this growth/ investment even temporarily I feel will have a detrimental affect on our city and citizens. Halting this investment (regardless of the current debt) - as I see it - is a backward step and may take many years to regain and improve on the excellent work & investment Council has to date undertaken.

To maintain Hastings Urban area parks sporting & entertainment facilities to the highest possible level - without cutting back that investmnet - must be a benefit to all including council - encouraging people be they visitors (spending dollars / creating jobs) or those moving into the area from outside - again spending dollars and creating jobs PLUS more rate payers = more Council revenue to pay off debt !

Promoting & upkeeping Hastings and area sends a positive message : as the place to live work and visit - this investment will offset (in my view) any gains Council may generate through cutting back on city /recreational and entertainment expenditure. Council has spent (in recent years) so much energy time and investment in this area - of making Hastings and surrounding area a desirable place to live ,work and visit - to stop that ongoing investment - even temporarily - is a backward step(in my view) as per the arguments above !

I realise the task of debt repayment is huge but....?/

Attach a document to your submission

5/27/24, 8:09 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#363

CREATED



PUBLIC

May 26th 2024, 11:15:08 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

Pay less, slowdown further

It's about right

5/27/24, 8:09 AM

Wufoo · Entry Detail

Share your thoughts here . . .

Frimley Pool

Please do not close these pools.

Instead manage them better, they were hardly open during summer these last couple of years and have always been an affordable option for many family's in the Bay. Frimley community is also expanding with new homes so new family's will use the facility and if upgraded with the likes of maybe asking food truck vendors if they would like to set up or installing a playground for kids to play on after their swim, more seating for picnics, the inflatable obstacle course, making it a heated pool so we don't have to go to Napier etc.

I'm sure they are still used for school swimming sports, they definitely were for me when I was young. I'm sure they are also used for events like the Weetbix Triathlon! The pool is much loved by the community and it would be a total shame to get rid of them and make our community travel to havelock or clive or even Napier to cool down. I hope the council hears its community cry and gives it one more go. Hard to find staff? I'm sure WINZ could help with that, free training maybe?

Attach a document to your submission

<https://app.wufoo.com/entry-manager/3021/entries/363>

2/2

5/27/24, 8:09 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#364

CREATED



PUBLIC

May 26th 2024, 11:57:40 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

<https://app.wufoo.com/entry-manager/3021/entries/364>

1/2

5/27/24, 8:09 AM

Wufoo - Entry Detail

Share your thoughts here . . .

I am very concerned about increased rates as both my husband and I are on NZ Superannuation as our only income. We are already suffering from increased grocery and electricity costs and I am concerned that we may end up homeless if the rates increase makes us unable to afford to live in our home. If our rates MUST increase please consider granting a very large rebate ie much larger than the current rebate amount.

Attach a document to your submission

5/27/24, 8:10 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#365

CREATED



PUBLIC

May 27th 2024, 1:56:37 am

IP ADDRESS



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hamrobjen65@gmail.com

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

It's about right

5/27/24, 8:10 AM

Wufoo · Entry Detail

It's about right

Share your thoughts here . . .

While nobody relishes the reality of increased rates, which will make already stretched financial situations for ratepayers even worse, it is obvious that it's a necessary option. NZ as a whole, is wholly unprepared for natural disasters, and you, our council, was no exception. Cyclone Bola in 1988 showed how vulnerable our region was, and it was inevitable that, eventually, we'd be hit by a bigger storm in the future. From my layperson's point of view, it doesn't seem that our local councils had done much to prepare for this inevitability, and now, here we are, in an undesirable financial position. It is my hope that relevant work is being done to help prevent such damage from future inevitable storms.

I agree that unnecessary work around our region should be halted during our time of financial recovery. I am currently seeing work being done on roads in my area which I don't see the value in. Having islands of concrete on either side of our street entrances doesn't make them safer, nor slow traffic down. This is not where the speeding happens, but once on the street, the hooners will hoon. Otherwise, this extra concrete just takes up room on already narrow side roads, and, to be honest, is damned annoying to those of us who are responsible citizens. And an absolute waste of time and money. It'd seem a better use of resources would be to actually fix the roads in Flaxmere, especially Flaxmere Avenue between Wilson Road and Chatham Road, and particularly the Henderson Road roundabout, which gets worse daily. Too many trucks are using Flaxmere's residential roads/streets and causing them damage - this has been going on for decades. I have lived in Flaxmere for 35 years, and we always seem to be on the poor cousin end of council's love - we don't get a lot for our money - it feels like "it's just Flaxmere, whatever's left will be ok for them". We are used to having reduced council activity here. Grass on medians, roundabouts, and traffic islands left to go to weed, and only cut after the weeds have gone to seed to ensure the next generation of weeds for us all. The street cleaner truck only seems to go down the main roads. We have council trees down our street, but no-one has come down here and cleaned up the piles of leaves building up in the gutters. No-one came to clean them out before the last lot of rain we had. Lucky for us our street didn't flood. Flaxmere gets used to help fix council problems (yay, we love high-density housing, just what Flaxmere needs ... Feels like we're being ripped off, again!). I've heard this so much around my community lately. Yet we don't have the services/facilities to offer/cope with increased residency. People are concerned it's going to turn into a slum, and that council doesn't care.

On a brighter note, some suggestions that might help (I don't know how far council has looked into these things). In areas of decreased council activity (parks, etc), get the community on board - adopt a park/garden/area, etc. Does the prison still do PD - maybe get their help with community projects, litter control, etc.

Looking at the rate increase projection for the next 10 years, it appears they'll increase about 70%+ - that's crazy, and even makes places like Flaxmere expensive to live in. Wages don't go up 7%+ a year, so where does council think this money will come from? I'm sincerely concerned about what this extra pressure will do to our community, and what some will do to make ends meet. The rest of us will end up paying for it - again.

When it comes to facilities that council operates, I think some tweaks need to be made to make these work better for communities and be more profitable for council. Instead of closing pools, look at the many sensible suggestions people have made, telling council what they're wanting to make these facilities more usable - bring the community onboard to get these things happening.

That's just a few of my thoughts - enough to be going on with. Thank you for your time.

Attach a document to your submission

5/27/24, 8:10 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#366

CREATED



PUBLIC
May 27th 2024, 2:34:52 am

IP ADDRESS



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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 8:10 AM

Wufoo · Entry Detail

Share your thoughts here . . .

As a rural property I do not use or have easy access to many of the services I am paying for on a daily basis and therefore do not believe these should increase at all.

Changes to road signs and the recent Hastings branded signs is a waste of money at this point in time when the general working and home owning public are struggling financially due to rising costs all over therefore rate increases will just add to this financial pressure and reduce the amount of spending at local shops etc to as only necessities will be purchased. Keep things tidy yes but no need for new unless actually broken at this stage until things like interest rates reduce again

Attach a document to your submission

5/27/24, 8:10 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#367

CREATED



PUBLIC

May 27th 2024, 6:47:05 am

IP ADDRESS



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No

Pay less, recover slower, accept increased risks to the roading network

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 8:10 AM

Wufoo - Entry Detail

Share your thoughts here . . .

A 60% increase in rates over a 2 year period can only be due to poor management of funds. A 28% increase the year before and now another 25% on top.
Regional rates also increase meaning a basic household will now be looking at nearly \$100 a week in rates and receive next to nothing for it.

Will council refrain from taking their self appointed massive pay rises?
Will council look to stop wasteful spending?
Will there be another 20% plus increase next year for the same issues?
The council should be working for the people not against them.

There's meant to be a cost of living crisis, people cannot afford an increase in any cost. Rather than making the many fund the few (such as transport) everything should be cut back to the minimum.

Attach a document to your submission

5/27/24, 8:10 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#368

CREATED



PUBLIC

May 27th 2024, 7:19:40 am

IP ADDRESS



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No

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No

Pay less, recover slower, accept increased risks to the roading network

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 8:10 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Closure of Frimley Pool:

This pool could be developed into an asset, rather than closure. I swim there several times each week throughout summer and aware the pool is often under-used.

However, with advertising, this could increase revenue.

Closing the pool takes away the health benefits of swimming in the open air, especially for those who suffer from asthma. There is much research on the benefits of swimming in colder water to decrease anxiety, depression and pain. This could be used to increase patronage.

Please see this NZ article: <https://www.oceanswim.co.nz/8-benefits-of-cold-water-swimming/>

I have also seen families benefit from the pool on a very hot summers day, having fun on a family outing. The pool is easily accessible, especially when Hastings has no beach. Keeping the pool, is a factor in helping to reduce drownings at beaches.

Taking away the only open aired pool in Hastings is short sighted.

The savings the council propose from closing the pool is negligible in the over all situation.

Please take a step back, take a big breath, and keep this valuable asset.

Thank you for considering this.

Attach a document to your submission

5/27/24, 8:11 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#369

CREATED



PUBLIC

May 27th 2024, 8:06:00 am

IP ADDRESS



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No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 8:11 AM

Wufoo · Entry Detail

Share your thoughts here . . .

No Option to slow growth which i thought should have been available.

We are all hurting and those of us on a pension are Hurting badly.

Many of us do not qualify for rate relief or other subsidies,

There is a Major need for wasteful and unnecessary spending to end.

Cost over runs and best tender for all WORKS should be mandatory.

Sure user pays but this needs to apply across all" fields Arts, Opera House complex ,Waiaroha building etc

Even this over the top booklet and "My hastings which has little in it is not spending wisely,

The Various Contractors who get paid to redo the work that is not completed properly first time.

Perhaps you need to follow the Government initiative and reduce spending and let staff that are not industrious Go

-----Please keep my CONTACT DETAILS private,-----

Attach a document to your submission

5/27/24, 10:31 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#370

CREATED



PUBLIC

May 27th 2024, 8:50:46 am

IP ADDRESS



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Yes

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No

5/27/24, 10:31 AM

Wufoo · Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

lmt_submission_to_ltp.docx



Landmarks Trust submission to the Hastings District Council's LTP

May 2024

The Landmarks Trust was set up at a time when Hastings was experiencing a downturn when essential issues needed to be refocussed on and prioritised. While the region again faces significant challenges the Landmarks Trust reiterates that the values of the Trust are as current now as they were in 2000. Going forward we must reinforce the value of the 4 tenets on which the Trust is based and ensure the sustainability and durability of the Landmarks Development Plan.

Below is targeted feedback form the Landmarks Trust.

1



ARCHTITECTURE

The Landmarks Trusts supports Council's initiatives to raising the profile of Heritage, particularly the Hastings CBD Heritage Buildings. This includes:

- Strengthening the Façade Enhancement Scheme.
- Highlighting the need for collaborative partnerships in supporting the seismic assessments for building owners and collective engineering solutions, especially for conjoined buildings such as the Hastings CBD.
- Reinforcing the cultural heritage significance of the Hastings CBD as a unique 1930s Art Deco Streetscape
- Referencing the current relationships being developed through the City Centre Strategy Review process and desire to work together for developing solutions that protect heritage and enable the growth and development of the CBD
- Reference the importance of contemporaneous relevance of heritage buildings and the need to develop them for the form and function of today's needs.
- General support of Heritage across the entire District.

- 1a The Landmarks Trust supports a focus on Flaxmere and the development of a cohesive integrated community town centre which responds to the needs of the community.

2



PUBLIC ART

The Landmarks Trust is an advocate of Public Art. Public Art promotes civic pride, a sense of place and social wellbeing. The Landmarks Trust had input into the development of a Public Art Policy. The Trust commends this initiative and supports resourcing to implement and action this policy with the provisor maintenance budget is required for existing and future works.

3



LANDSCAPE

- The Trust supports preserving our fertile land is paramount and should be a major consideration in all planning. Land has been lost to urban, industrial and commercial sprawl.
- In providing for housing growth the Trust supports intensification of central city living, with ample green areas set aside. The Trust supports lifting subdivision restrictions to facilitate intergenerational living and community focussed shared spaces and facilities. Developments should provide wildlife corridors, encourage biodiversity including vertebrates, insects and plants.
- The Trust advocates planning for access ways for biking/walking/scooters etc in all new urban developments that are safe and encourage people not to use their cars. These strategies decrease carbon emissions, promotes health and fitness, provides for socialisation.
- The Trust urges the restricting urban development to Havelock foothills and low quality land and the preservation of iconic landscapes especially the Havelock North hills and maunga.
- The Trust supports strategies to improve and preserve the quality of our waterways, planting more riparian strips, managing runoff much more effectively by maintaining the waterways and control water wastage and better manage disposal of wastewater.
- The Trust strongly support care groups for our local reserves and involve the community in their care.
- The Trust advocates for better facilitated waste minimisation to reduce the amount of waste going to landfill, the closing of recycling centrally located depots is working against waste minimalization.
- The Landmarks Trust supports the implementation of tree maintenance programmes that include watering and appropriate pruning policies.

4



HISTORY

The Landmarks Trust supports a coordinated approach to the preservation of historical information, and Toānga with partnerships between Hastings District Council, local archives, history groups and Mana Whenua to keep history alive and relevant.

Landmarks - Promoting Excellence in History, Landscape, Architecture and Public Art since 2000

Hastingslandmarks@gmail.com



HastingsLandmarksTrust

5/27/24, 10:32 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#371

CREATED



PUBLIC
May 27th 2024, 8:58:55 am

IP ADDRESS



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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 10:32 AM

Wufoo - Entry Detail

Share your thoughts here . . .

An increase of 25% (\$1000 plus for most) is disgusting. If the council hadn't let people build in known high risk areas we the rate payers wouldn't need to be funding so many buy backs.
Maybe you should be collecting EQC levies as part of the rates as those of us that pay insurance are paying for the uninsured. Collect as part of rates then no one opts out and there would be more money in the pot nationwide for disasters.
Maybe the staff at the council can take a pay freeze for a couple years like the rest of us have had to endure. That could help with the council debt.

Attach a document to your submission

5/27/24, 10:32 AM

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HDC - 2024 - 2034 Long Term Plan

COMPLETE

#372

CREATED



PUBLIC

May 27th 2024, 9:02:17 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

<https://app.wufoo.com/entry-manager/3021/entries/372>

1/2

5/27/24, 10:32 AM

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Share your thoughts here . . .

Re: Frimley Pools
Removing the bombing pool was the WORST decision ever made! Whoever made that decision needs the SACK! Learn your demograpgic - This is hawkesbay! The kids want somewhere to bomb! We drive from Flaxmere to Havelock just so my boys can bomb/manu.
Your proposing closing the pooool due to lack of numbers but have removed all the fun! Make it make sense. When i was a kid the aquatics was always PACKED! If its struggling now that can only be a result of a poorly managed space. Basically reverse all of managements decisions over the last 5-10 years and the people will be back just like they used to be!

Attach a document to your submission

5/27/24, 10:32 AM

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HDC - 2024 - 2034 Long Term Plan

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#373

CREATED



PUBLIC

May 27th 2024, 9:03:45 am

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No

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It's about right

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<https://app.wufoo.com/entry-manager/3021/entries/373>

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5/27/24, 10:32 AM

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Share your thoughts here . . .

(No response)

Attach a document to your submission

hastings_youth_council_final_submission.docx

HASTINGS YOUTH COUNCIL

SUBMISSION ON THE HASTINGS DISTRICT COUNCIL LONG-TERM PLAN

Dear Mayor Sandra Hazelhurst and Council members,

The Hastings Youth Council are writing to provide our feedback on the Hastings District Council Long-Term Plan. Our role in the Hastings Youth Council is to be the representation for rangatahi so therefore expressing our views on this LTP was high on our agenda for 2024. We understand that this LTP is predominantly infrastructure based and that it has been a difficult LTP to write, however there are aspects that we believe important to comment on include the closure of the Frimley pool, pausing of cycle and walkway tracks, and playground updates. Ultimately the people who are going to be impacted the most by this LTP in 10 years are us the youth. We appreciate the opportunity granted to us to contribute to the planning process and share our views on the proposed developments and initiative.

SUPPORT FOR POSITIVE ASPECTS

There are many aspects of this LTP that we strongly believe will have a positive impact on Heretaunga in the future. These include the closure of the Frimley pool, pause on Splash Planet updates, and the Climate Change Strategy.

FRIMLEY POOL CLOSURE

Hastings Youth Council **SUPPORTS** the closure of the Frimley pool, despite a heavy heart. Closing of Frimley Pool during the economic crisis left after Cyclone Gabriel is important for council because it enables the reallocation of limited financial resources to more critical services and community needs. During such times, it is important to focus on essentials and reducing the council debt. Other sectors such as infrastructure of roads and bridges, social welfare, and preparing for Hastings district's population growing 16% from 2023 to 2048 face increased demand. Additionally, the maintenance and operational costs of a pool can be substantial, including staffing, utilities, and repairs, which might not be justifiable when budgets are tight. We understand the job losses coming with the pool closure which directly increases youth, however after the updating of Splash Planet, more jobs are provided here than at Frimley pool. Redirecting these funds can help ensure that the community's most vulnerable members receive the support they need, ultimately promoting greater overall well-being and resilience in the face of economic hardship.

SPLASH PLANET PAUSE

Hastings Youth Council **SUPPORTS** the pausing of updates at Splash planet. Pausing updates of Splash Planet after a recent round of improvements is important because it allows the community and park management to focus on maximizing the benefits of the recent investments before committing additional resources. This pause can help assess the effectiveness and reception of the updates, ensuring that the changes meet visitor expectations and operational goals. Additionally, it provides an opportunity to gather valuable feedback from patrons, which can inform more strategic and impactful future enhancements. Economically, it also ensures that funds are not prematurely allocated to further

updates, allowing the community to prioritize other critical needs, especially during periods of financial constraint.

CONCERNS AND RECOMMENDATIONS

PAUSE ON CYCLE AND WALKWAY TRACKS

Hastings Youth Council **DOES NOT SUPPORT** the pause on The LTP has stated that multiple cycle and walkway track projects have been paused however does not state which of these projects are paused. Pausing cycle and walkway track updates can negatively impact the accessibility and well-being of youth, who often rely on these pathways for safe and independent transportation. Well-maintained and updated tracks provide essential routes for commuting to school, accessing recreational facilities, and engaging in physical activities. Without timely improvements, existing pathways can become unsafe or inadequate, discouraging their use and potentially leading to increased reliance on less healthy or less sustainable modes of transportation. This can limit youth's opportunities disproportionately affecting those from households without access to private vehicles. Therefore, delaying these updates undermines efforts to promote equitable access to community resources for young people.

Additionally, pausing cycle and walkway track updates in a town that prides itself on its exceptional cycling infrastructure can have detrimental effects on the local economy and tourism. Cycling enthusiasts and tourists are drawn to Hastings specifically for their well-maintained and innovative tracks, and halting these updates can lead to a decline in visitor satisfaction and numbers. This decrease can impact local businesses that rely on tourism, such as hotels, restaurants, bike rental shops, and other service providers, ultimately reducing overall economic activity. Additionally, the town's reputation as a premier cycling destination can suffer, leading to long-term declines in tourist interest and investment. How will you sell Hastings to the rest of the nation and world if its main selling point is no longer being invested in?

PLAYGROUNDS

The Hastings Youth Council **RECOMMENDS** slowing down investment in playgrounds in the short-term. In the proposed LTP, there are expected to be 12 playground updates and 3 new additional playgrounds added to the Hastings district. Focusing on maintaining and improving current facilities ensures better resource allocation and avoids the pitfalls of spreading funds too thinly across numerous projects. Additionally, a comprehensive review of current usage patterns and community needs may reveal that strategic enhancements to existing spaces could provide more significant benefits than new developments of these three playgrounds. We do believe in the importance of maintaining resources that we currently do have in Hastings and that this project should definitely occur in the future however we still believe that it is not the best timing for these projects to be occurring. This can be a way for council to save money by not doing all 12 of these updates and creating the additional 3 playgrounds. Funding for these playgrounds are from rates, stated in the LTP, so with the delay of this project, rates can decrease slightly more in this time of financial hardship to lessen the negative impact of rates increases on families.

ENVIRONMENTAL CONSIDERATIONS

As stated previously in the support for positive aspects of the LTP, we agree with council's Climate Change Action plan stated on page 127 of the LTP. It is more important than ever to include Climate Action into our future plans to provide a safe, secure future for Hastings. The youth of Hastings are going to feel the impact of climate change the most. The main part of this that we **STRONGLY AGREE** with is

council including a 10 million allowance by year 10 to address climate change action plans and focussing on water security through the regional costal strategy. We would like to see a **GREATER FOCUS** on adaptation to climate-related extreme weather events, in the form of improved flood protection and early-warning systems for floods and fire. This really matters.

CONCLUSION

In conclusion, while the Hastings Youth Council is generally supportive of the Hastings District Long-Term Plan, we believe there are areas that require further consideration and adjustment. We are keen to stay involved in this process and look forward to continued dialogue with the council. Thank you for this opportunity to express our views on the 2024 LTP. Youth being involved in democracy is important for the future of Hastings.

Thank you for considering this submission.

Yours sincerely,

2024 Hastings Youth Council

5/27/24, 10:34 AM

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HDC - 2024 - 2034 Long Term Plan

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#374

CREATED



PUBLIC

May 27th 2024, 9:06:07 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

Pay more, expand growth areas for development accept more funding risk to ratepayers

Pay less, slowdown further

<https://app.wufoo.com/entry-manager/3021/entries/374>

1/2

5/27/24, 10:34 AM

Wufoo - Entry Detail

Pay more, go quicker, invest more

Share your thoughts here . . .

Please see our submission attached

Attach a document to your submission

submission_on_hastings_district_council_development_contributions_policy.pdf



Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140

Phone: 04 894 7320 | Fax: 04 894 7319
Website: www.summerset.co.nz

SUBMISSION

IN THE MATTER OF:	Proposed 2024 Development Contributions Policy
TO:	Hastings District Council
FROM:	Summerset Group Holdings Limited
DATE:	27 May 2024
BY POST:	Hastings District Council, Private Bag 9002, Hastings 4156
BY ONLINE SUBMISSION:	https://www.myvoicemychoice.co.nz/hdc/2024-2034-long-term-plan/have-your-say/

INTRODUCTION

1. Summerset Group Holdings Limited (*Summerset*) is pleased to have the opportunity to submit on the draft 2024 Development Contributions Policy (*Policy*) proposed by Hastings District Council (*Council*).

BACKGROUND

2. Summerset is New Zealand's second largest developer and operator of retirement villages, which makes it one of New Zealand's largest home-builders. Summerset has 38 villages completed or in development across New Zealand and provides a range of living options for more than 8,000 residents.
3. New Zealand is facing a housing crisis, including a retirement living and aged care crisis. It is therefore vital that the regulatory environment recognises and provides for the development that is required to meet this growing demand, and funding for associated infrastructure, but does so on a fair and proportionate basis.
4. Council's draft Long Term Plan Supporting Information document notes that the district's population is aging at a greater rate than the national rate, with its population aged 65 years or older predicted to increase from 18.3% to 21.7% in 2034. This will result in even further demand for retirement villages.

LOWER OCCUPANCY AND DEMAND PROFILE

5. Somerset acknowledges the Policy's recognition of retirement villages' lower demands on the city's infrastructure in general. However, Somerset considers that the Policy fails to fully take into account the characteristics of comprehensive care retirement villages and their occupants, and the substantial extent to which they reduce the impacts of development on requirements for infrastructure and community facilities.
6. "Retirement village" is an umbrella term given to all types of retirement living, encompassing both "comprehensive care" and "lifestyle" retirement villages.
 - 6.1. Comprehensive care retirement villages provide a full range of living and care options from independent living through to assisted living, rest home, hospital and memory care (dementia).
 - 6.2. Lifestyle retirement villages focus mostly on independent living units with occasionally a small amount of serviced care on a largely temporary basis. When a resident becomes frail over time, usually they would be forced to move from a lifestyle village. This is because care provision is minimal and not suitable as a long-term solution.
7. Each village attracts a very different resident demographic. The average age of a resident entering Somerset's comprehensive care villages is 81 years. For completed and fully occupied villages, the average age across all residents is closer to mid-80s. Residents are typically people that chose to live in their own homes for as long as possible and have moved to a retirement village primarily due to a specific need (such as deteriorating health or mobility challenges, or for companionship). By contrast, lifestyle villages cater for a younger, more active early retiree, with a higher proportion of couples. The average age of a resident moving into a lifestyle village is more mid-to-late 60s.
8. Somerset's villages typically provide an extensive range of on-site amenities that are suited to the older residents' specialist physical and social needs. These on-site amenities greatly reduce, and in some cases eliminate, usage of Council's community amenities and facilities by Somerset's residents.
9. Somerset's average occupancy for its independent units is 1.3 residents per unit regardless of the number of bedrooms in the unit. Somerset's average occupancy for its care units is 1 resident per unit. The reduced occupancy per unit, together with the reduced demand per occupant, results in a reduced demand on both local infrastructure and community facilities when compared against the demand assumptions for a typical household unit.

POLICY NOT FAIR AND PROPORTIONATE

10. Somerset notes and supports the decreased development contribution charges for retirement villages generally. Table 4.4.1 sets out household unit equivalent (HUE) rates for both retirement village units and village aged care rooms.
11. Somerset considers that, in certain areas, the Policy does not go far enough to account for:
 - 11.1. the lower occupancy rate of retirement units and aged care rooms as compared to standard residential dwellings;

- 11.2. the demographic characteristics of retirement unit and aged care room residents;
- 11.3. the extensive on-site amenities and facilities provided by comprehensive care retirement village operators;
- 11.4. the differing occupancy rates and resident demographic characteristics as between retirement unit residents and aged care room residents; or
- 11.5. the already known lower demand placed on reserves infrastructure by retirement village and aged care residents.

RELIEF SOUGHT

- 12. Summerset notes that the reduced occupancy, and demand per occupant, for comprehensive care retirement villages (both for aged care rooms and for independent living units) has been thoroughly tested, most recently via Tauranga City Council's 2023 independent review into infrastructure demand by retirement village residents, a copy of which is set out in Appendix 1. This approach appropriately recognises the reduced demand placed on local infrastructure and community amenities.
- 13. Taking into account both population per unit/room, and demand factors, Summerset suggests adjusting the retirement unit and aged care room HUE rates for those activities set out in the table below, as shown in that table. These rates are based on the equivalent rates in the most recent Tauranga City Council Development Contributions Policy, which were established following the independent review into infrastructure demand by retirement village residents. The review found that on average residents have a demonstrably lower demand for transport, reserves and community facilities, due to villages providing many on-site facilities/amenities and, for aged care residents, a higher need for 24/7 medical care and reduced mobility. We encourage the Council to review the contents of the report set out in Appendix 1 and seek an independent review of its own, which we would be happy to contribute information to.

Development type	Activity	Units of demand
Retirement unit	Roading	0.2 HUE per unit
	Community infrastructure	0.1 HUE per unit
	Reserves	0.1 HUE per unit
Aged care room	Roading	0.1 HUE per room

TIMING

- 14. Summerset submits that the Policy should be explicit about the assessment and timing of payment for large, staged projects that require both land use resource consent(s) and building consent(s). Summerset submits that where both a land use resource consent and a building consent are required, the activity should be assessed for development contributions based on the relevant Policy applicable at the time that the resource consent application is lodged, with

payment of the total assessed development contributions staged such that a proportionate amount is payable prior to uplift of the code of compliance certificates for each staged building consent. That manner of assessment and payment is fair and reasonable and gives developers certainty of the development contributions payable on large, staged projects such as comprehensive care retirement villages.

15. Table 6.1.2 of the Policy provides that development contributions on land use consents are payable “before the land use is given effect to”. For building consents, table 6.1.2 requires that payment of development contributions is made “prior to issue of the code compliance certificate or certificate of acceptance”. For resource consent subdivisions, table 6.1.2 requires payment of development contributions is made prior to issue of the section 224 certificate. Summerset requests that different timing for large scale multi-stage developments is provided for in the Policy as follows.

15.1. Where a building consent is required to be issued for the development proposed, then “giving effect to the land use” should be expressly linked to the issue of associated code compliance certificate(s). That is the point at which the land use could lawfully be given effect to without breaching the Building Act 2004. Given occupancy is permitted at that point, it is also the time at which any additional demand on Council infrastructure would arise. In a larger staged development, this may mean a series of payments over time as the building work under each staged building consent is completed and signed off.

15.2. While section 6 relates to invoicing and payment, it should be clarified that in terms of the timing of the assessment and the version of the policy that applies, the development contributions would be calculated and assessed against the relevant Policy at the time that the land use consent application was lodged but payable at the time the code compliance certificate(s) are granted.

FINAL COMMENTS

16. Summerset is grateful for the opportunity to submit on the Policy and looks forward to engaging with the Council during the consultation process. Summerset would be happy to meet with the Council or attend at a hearing to discuss this submission further if that would assist.



Oliver Boyd

General Manager of Acquisitions and Development, New Zealand
Summerset Group Holdings Limited

INSIGHT | ECONOMICS



Final Report: 12 July 2023

Assessment of Tauranga City Council's Approach to DCs for Retirement Villages

Prepared for:
Tauranga City Council

Authorship

This document was written by Fraser Colegrave and Danielle Chaumeil.

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1. Executive Summary

Tauranga City Council (TCC), like all high-growth Councils, uses development contributions (DCs) to help recover the cost of growth-related infrastructure directly from property developers. During recent consultation on its 2022/23 DC policy, TCC received submissions from stakeholders in the retirement village (RV) sector, who felt that the policy did not go far enough to reflect the allegedly lower-than-average needs of RV residents. Accordingly, TCC commissioned us to review their current approach to charging DCs for RVs and to recommend any potential refinements arising. This document presents our review.

Our review begins by summarising the way and extent to which other Councils in high growth areas accommodate RV developments within their DC policies. In short, while many Councils separately classify RV units and set corresponding conversion ratios for them, there is very little publicly available information supporting them. Further, while very few Councils separately classify aged care units in their DC policies, those that do typically set very low conversion ratios to reflect the highly immobile nature of occupants.

Next, we assessed publicly available information about RV infrastructure demands from resource consent documentation submitted for new or expanded villages. This exercise strongly indicated that RV and aged care units both have similar three water demands to small household units, as currently contemplated by TCC's DC policy, but that their demand for transport, reserves, and community facilities infrastructure are significantly lower than the policy currently provides for. This is due not just to the older age of RV residents and their relatively limited activity/mobility, but also the often-extensive provision of onsite social and recreational facilities to meet residents needs without having to travel offsite.

Finally, we reviewed a range of other information sources to complete the picture, including recent sports and recreation participation surveys, the NZTA household travel survey, and trip generation data collated by the Institute of Traffic Engineers (ITE). These data confirm that older people do indeed travel far less often than younger people, and that they participate much less frequently in sport and recreation.

Accordingly, we recommend that the conversion ratios for citywide DCs be revised to match the table below, with further work required to determine whether such changes are needed or merited for local DCs (given the unique/differing way in which they are applied).

Table 1: Proposed Conversion Ratios for Citywide DCs

Asset Types	RV units	Aged Care units
Water	0.50	0.40
Wastewater	0.50	0.40
Stormwater	0.50	0.40
Transport	0.20	0.10
Reserves	0.10	0.05
Community facilities	0.10	0.05

2. Introduction

2.1. Context and Purpose of Report

Tauranga City Council (TCC), like all high-growth Councils, uses development contributions (DCs) to help recover the cost of growth-related water, wastewater, stormwater, parks, reserves, transport, and community facilities infrastructure directly from property developers. This ensures that the costs of meeting growth are met by those who cause the need for, and benefit from, the underlying capital works.

During recent consultation on TCC's 2022/23 DC policy, the Council received three submissions from stakeholders in the retirement village (RV) sector. They argued that the DC policy does not go far enough to reflect the lower-than-average needs of retirement village residents. Specifically, they note that RV units not only have lower average household sizes, as already reflected in the policy, but that the infrastructure demands of RV residents are also lower per capita due to their older average age, relative inactivity/immobility, and the provision of onsite facilities and activities in lieu of Council-provided ones.

Accordingly, to ensure that the DC policy adequately accounts for the differing infrastructure demands of RVs, TCC commissioned us to review their current approach and recommend any potential refinements. This document presents our review.

2.2. Key Policy Considerations

Altering DC policies is a lengthy and time-consuming process, which must be done either during triennial LTP reviews, or via a special consultative procedure under the Local Government Act 2002 (LGA). Consequently, TCC have requested that evidence supporting any proposed policy refinements be sufficiently compelling and also put in context of the following key considerations:

- DCs are effectively a zero-sum game, so any DC reductions for RVs will need to be offset by higher DCs for other developments (otherwise DC costs will not be fully recovered).
- The policy already enables RV units to be charged 0.5 HEUs for citywide DCs.
- Local infrastructure in greenfield areas must be planned and delivered well ahead of development occurring, so there is limited – if any – scope to adjust the type or quantum of infrastructure capacity provided to reflect the allegedly lower requirements of RVs.
- Local DCs in new greenfield areas are charged on a per hectare basis, with those in existing urban areas effectively fixed at a capped rate per hectare. This may affect the merits of, or need for, changes to local DCs.
- RV infrastructure demands include not only residents but also staff and visitors. To that end, TCC currently does not charge DCs for the non-residential elements of villages.

2.3. Retirement Villages vs Lifestyle Villages

This review considers only the infrastructure demands of comprehensive care retirement villages (RVs), which are defined in para 21 of Summerset’s submission as:

“providing a full range of living and care options from independent living through to assisted living, rest home, hospital and memory care (dementia). The residential care component makes up a relatively high percentage of the overall unit mix.”

This contrasts with the other type of village – lifestyle villages – that also fall under the same umbrella but have different characteristics and hence infrastructure demands to RVs.

For example, according to the Summerset submission, “the average age of a resident on entry to its villages is 81 years, with most living at home for as long as possible, and only moving there usually due to a specific need (such as deteriorating health or mobility challenges, or for companionship – many of Summerset’s residents are widows). By contrast, lifestyle villages cater for a younger, more active early retiree, with a higher proportion of couples. The average age of a resident moving into a lifestyle village is more mid-to-late 60s.”

We acknowledge these important differences between comprehensive care retirement villages and lifestyle villages. Further, because lifestyle villages attract a demographic whose ages and activity levels – and therefore infrastructure demands – are not overtly atypical, we do not consider them any further here and instead consider the case for potentially refining the DC policy to reflect the unique circumstances of only RVs.

2.4. Scope and Focus of Our Review

While our review covers all DC infrastructure types, we focus on the potential case for change in relation to DC-funded parks, reserves, transport, and community facilities infrastructure. These are the activities where the current approach, of charging 0.5 HEUs per retirement village unit, may not adequately reflect the unique nature of retirement villages, including their differing demographics, and the – often significant – provision of onsite facilities and amenities that may reduce the demand for DC-funded ones.

2.5. Steps in the Analysis & Report Structure

Following are the key steps in our analysis and the sections in which they are presented:

- Reviews the approach taken by other Councils to charging DCs for RVs (**section 3**).
- Examines the estimated infrastructure demands of recent RV developments according to publicly available resource consent documentation (**section 4**)
- Explores a range of other information sources to better understand the likely infrastructure demands of RVs (**section 5**)

- Considers possible implications for TCC's DC policy (**section 6**).
- Provides an overall summary and recommendations (**section 7**)

3. Review of Other DC Policies

3.1. Purpose

This section considers the approach taken by other Councils in their DC policies to charging DCs for RVs to gain a better understanding of current practice.

3.2. Approach

We reviewed the DC policies of the various Councils classified as being Tier 1 or Tier 2 under the NPSUD to identify whether, or how, they treat RVs differently from other developments. Reviewing these specific Councils' policies reflects the fact that they are high growth areas, whose DC policies will have also been subject to constant scrutiny - and thus refinement – by an engaged and well-resourced development community. Accordingly, these policies are likely to contain the most robust and reliable information for the matter at hand.

3.3. Findings

Several DC policies separately classify retirement village and/or aged care units from other types of residential development, but few provide any useful detail explaining how village-specific conversion ratios are derived. Nonetheless, to begin, Table 2 shows the conversion ratios currently set by Tier 1 and Tier 2 Councils for RV units, while Table 3 covers aged care units.

Table 2: Conversion Ratios for Retirement Village Units in Tier 1 and 2 DC Policies

Councils	Community Infrastructure	Reserves	Stormwater	Transport	Wastewater	Water supply
Auckland ¹	0.10	0.10	0.10	0.30	n/a	n/a
Christchurch	0.10	0.10	-	0.50	0.50	0.50
Hutt	-	-	0.50	0.30	0.50	0.50
Kāpiti Coast	0.60	0.60	0.60	0.60	0.60	0.60
Palmerston North	0.44	0.44	0.44	0.44	0.44	0.44
Porirua	0.50	0.50	0.50	0.50	0.50	0.50
Queenstown Lakes	0.54	0.34	-	0.24	0.48	0.50
Rotorua	0.50	0.50	0.50	0.50	0.50	0.50
Selwyn	-	-	-	-	0.50	-
Tasman	-	-	-	0.30	-	-
Waipa	0.50	0.50	0.50	0.50	0.50	0.50
Western Bay of Plenty	0.50	0.50	0.50	0.50	0.50	0.50
Median	0.47	0.39	0.47	0.47	0.50	0.50
Average	0.32	0.30	0.30	0.39	0.46	0.41

¹ Auckland Council does not set DCs for water or wastewater because Watercare – an Auckland Council CCO – sets infrastructure growth charges to recover growth-related water and wastewater infrastructure costs instead.

Table 3: Conversion Ratios for Aged Care Units in Tier 1 and 2 DC Policies

Councils	Community Infrastructure	Reserves	Stormwater	Transport	Wastewater	Water supply
Auckland ²	0.10	-	-	0.20	n/a	n/a
Christchurch	-	-	-	0.10	0.40	0.40
Hutt	-	-	0.50	0.30	0.50	0.50
Porirua	0.40	0.40	0.40	0.40	0.40	0.40
Median	0.05	-	0.20	0.25	0.40	0.40
Average	0.13	0.10	0.23	0.25	0.43	0.43

According to Table 2, 12 Tier 1 or 2 Councils separately classify RV units in their DC policy with a range of corresponding conversion ratios set for them. Generally, the conversion ratios set for RV units are about 0.5 or lower, but with some Councils setting higher ones. For example, Kapiti Coast sets a ratio of 0.6 based on average household sizes of 2.5 for all dwellings but only 1.5 for RV units. Across infrastructure types, the lowest conversion ratios are typically set for community infrastructure, reserves, transport, and stormwater. This makes sense as RV units are likely to generate relatively minor demand for these activities – except for stormwater – due to:

- the older age and relative immobility of village residents, coupled with
- the often-significant onsite provision of activities and facilities for the benefit of residents.

Fewer Councils separately identify/classify aged care units, with only four singling them out in their current DC policies. However, where aged care units are separately classified, they tend to attract very low conversion ratios, especially for community infrastructure, reserves, transport, and stormwater. Again, this makes sense, as residents of aged care units are generally highly immobile and unlikely to leave the village often, if at all.

² Auckland Council does not set DCs for water or wastewater because Watercare – an Auckland Council CCO – sets infrastructure growth charges to recover growth-related water and wastewater infrastructure costs instead.

4. Review of Resource Consent Documentation

4.1. Introduction

To obtain more direct evidence of the likely infrastructure demands of typical RVs units (and aged care rooms), we reviewed numerous resource consent applications to scan for any information on modelled or expected infrastructure demands, either per unit, or for the development overall. This section presents our findings.

4.2. Review Approach

Resource consent applications lodged in New Zealand must include an Assessment of Environmental Effects (AEE) that consider the proposal's likely environmental impacts across various dimensions. While the focus and content of each AEE may differ based on the specific development proposed, most include an assessment of infrastructure impacts so that the Council(s) involved can determine whether sufficient capacity exists to service them. As a result, good information on the likely infrastructure demands of RVs may be embedded in the AEEs lodged for them. Accordingly, this section describes the infrastructure demand information that we managed to extract from AEE's filed recently in New Zealand for new RVs, or expansions to existing ones.

4.3. Key Findings

The discussion below summarises salient information found in recent AEE's for eight new or expanded RVs across New Zealand. Where possible, we have converted the estimated infrastructure demands into a per unit or per room equivalent for ease of comparison with the conversion ratios set by TCC and other Councils as per the previous section of this report.

Water and Wastewater

The AEEs show that the water and wastewater demand of a typical RV resident are akin to those of residents living in a "typical" dwelling. Hence, differences arise mainly due to the smaller average household sizes of RV units, which we understand the policy already (largely) accounts for.

That said, we note that some proposed development's expected village water and wastewater usage to be lower than average on a per resident basis, but that this was offset by demand from visitors and staff. Consequently, the overall average for the village (per resident) more or less matches the local equivalents for a typical household/dwelling.

Stormwater

Just like water and wastewater, RV stormwater demands are also unlikely to differ significantly from the average on a per unit or per resident basis as they are driven purely by the quantum and nature of impervious surface area (ISA). Consequently, the stormwater demands of new or expanded villages in Tauranga should probably be assessed just by considering their impacts on ISA.

Transport

Fortunately, many of the AEEs that we found for new or expanded RVs included detailed traffic assessments, which presumably formed part of Integrated Traffic Assessments (ITAs). Amongst other things, these traffic assessments provided direct estimates of the number of daily and AM/PM peak trips for either:

- The overall development (i.e. including both RV and aged care units), or
- RV and aged care units separately.

Where the data were provided in aggregate for the overall development, we have assumed that the RV units generate double the traffic of the aged care units. This allowed us to split the traffic data out into RV units and aged care units to produce the table below, which shows the estimated traffic demands of seven recently consented/developed villages. As far as we understand, these include traffic generated by residents, plus staff and visitors.

Table 4: Estimated Traffic Demand from AEEs for New/Expanded RVs (Vehicle Trips per Unit per Day)

Village Name	RV Units			Aged Care Units/Beds		
	Daily Avg	AM Peak	PM Peak	Daily Avg	AM Peak	PM Peak
Ryman Kohimarama	3.07	0.17	0.20	1.54	0.08	0.10
Ryman Malvina Major	2.50	n/a	n/a	1.25	n/a	n/a
Summerset Waikanae	3.47	0.35	0.40	1.74	0.18	0.20
Waiiti Glenvar	2.97	0.17	0.07	1.48	0.08	0.04
Summerset Prebbleton	3.03	0.11	0.26	0.37	0.06	0.13
Oceania Melrose	3.50	n/a	n/a	1.75	n/a	n/a
Metlifecare Pakuranga	2.40	n/a	n/a	1.20	n/a	n/a
Median	3.03	0.17	0.23	1.48	0.08	0.12

According to Table 4, the average RV unit generates about three vehicle trips per day, with aged care units closer to 1.5 trips per unit per day. Given that TCC's DC policy assumes that an average new dwelling generates approximately 10 trips per day, these data strongly suggest that RV and aged care units generate significantly less traffic than average and hence that policy refinements may be appropriate.

4.4. Reserves and Community Facilities

The three submissions made by the RV stakeholders strongly argue that villages create very limited demand for Council-funded reserves and community facilities because:

- Residents are in their final life stages, and hence often have limited mobility and/or propensity to “leave the village” for recreational pursuits, and
- The villages also provide (often-extensive) recreational facilities and amenities for residents to enjoy onsite without the need to travel elsewhere.

While the AEEs don't appear to speak specifically to these points, it is useful to note that the transport figures quoted above support the claim that residents seldom travel offsite. In addition, we confirm that the various villages we reviewed for this exercise do indeed provide extensive

onsite amenities that avoid the need for residents to travel offsite for recreational and social purposes. This is illustrated in the table below, which shows the range of amenities proposed for each new/expanded village in our sample.

Table 5: Planned Onsite Community Facilities at Proposed New/Expanded Villages	
Village Name	Onsite Community Infrastructure
Ryman Kohimarama	Amenities include a bowling green, swimming pool, spa, gym, theatre, games room, library, and pool and darts room.
Ryman Malvina Major	Bowls, pétanque course, swimming pool, gym, bar, village lounge, library, café, hair salon
Summerset Waikanae	Amenities include a bowling green, café, restaurant, swimming pool, library, recreation centre, and cinema.
Summerset Prebbleton	Recreation and entertainment activities, a café, communal sitting areas; gymnasium, swimming pool, lounges, library, theatre/chapel, hair salon
Metlifecare Pakuranga	Activity and events spaces, lounges, gym, and pool
Ryman Karori	Indoor pool, spa, theatre, crafts room, gym, activities room, bowling green, library, pool and darts room, residents' workshop

In our view, the provision of these onsite facilities coupled with the generally lower mobility of residents – and hence their much lower travel demands -means that RV and aged care units are highly likely to place significantly lower demands on DC-funded reserves and community facilities than a typical household/dwelling.

5. Review of Other Information Sources

5.1. Introduction

Our final research task was to identify and review other information sources that may help us better understand the likely infrastructure demands of new or expanded RVs in Tauranga.

5.2. Participation in Sports (16-Year Trends)

In 2016, Sport New Zealand published a report on trends in sports participation over the past 16 years.³ It found that weekly participation in sport and active recreation by people aged 65+ fell slightly from 68% in 1998 to 65.8% in 2014. When walking is excluded, the fall was more pronounced, with weekly participation in sport and active recreation for those aged 65+ dropping from 33.3% in 1998 to 27.5% in 2014.

Sport club membership is also on the decline, with the number of people aged 65+ that belong to one dropping from just under 50% in 1998 to just over 33% in 2014.⁴

Overall, fewer people are participating in sport and recreation over time, including older people.

5.3. Participation in Sports (2019 Snapshot)

In addition to the trends report noted above, Sport New Zealand has also published other (more recent) data on sport and active recreation participation, which provides a more up-to-date view into the likely infrastructure demands of older people.⁵ While this report contains many interesting insights into the relatively sedentary lifestyle of older people living in New Zealand, the table below appears to provide the most detailed information that is relevant here. It shows the proportion of people of each age, gender, or ethnicity that have participated in each sport or activity during the 2019 calendar year. It shows, for example, that 39% of all respondents ran or jogged during the year, compared to only 2% of those aged 75+.

Overall, these data confirm that people aged 75+ are far less active than younger people. While data for people aged 80+ are unavailable, it seems safe to conclude – based on a simple extrapolation of these data – that their participation rates would be lower than those 75+. Finally, given that the recreational activities most commonly done by older people do not utilise Council-funded infrastructure (such as netball or tennis courts), it follows that they generate very low demands for DC-funded reserves and community facilities.

³ *Sport and Active Recreation in New Zealand. The 16-Year Adult Participation Trends 1998 to 2014*

⁴ On the flip side, gym membership rates increased slightly over the period for most (if not all) age groups.

⁵ *Sport New Zealand. 2020. Active NZ 2019 Participation Report. Wellington*

Figure 1: Participation Rates by Age, Gender, and Ethnicity in 2019 (All respondents aged 18 or older)

Table 8: Proportion of those who have participated in each sport or activity in the 12 months prior among adults in 2019

%		Age						Gender		Ethnicity			
Participated 12 months	TOTAL	18-24	25-34	35-49	50-64	65-74	75+	Male	Female	European	Māori	Pacific	Asian
Walking	85%	88%▲	89%▲	89%▲	83%	79%▼	66%▼	80%▼	89%▲	86%▲	84%	84%	82%▼
Gardening	46%	25%▼	43%▼	50%▲	52%▲	53%▲	48%	42%▼	51%▲	50%▲	43%▼	36%▼	29%▼
Running / jogging	39%	71%▲	61%▲	49%▲	24%▼	6%▼	2%▼	40%▲	38%▼	38%▼	40%	48%▲	46%▲
Individual workout using equipment	38%	61%▲	50%▲	41%▲	31%▼	19%▼	13%▼	38%	38%	38%	43%▲	50%▲	38%
Swimming	34%	44%▲	42%▲	41%▲	29%▼	20%▼	11%▼	32%▼	36%▲	36%▲	35%	30%	27%▼
Playing games (eg. with kids)	32%	34%▲	44%▲	47%▲	20%▼	16%▼	6%▼	28%▼	35%▲	33%▲	36%▲	38%▲	25%▼
Day tramp	24%	34%▲	32%▲	28%▲	22%▼	11%▼	7%▼	24%	24%	27%▲	21%▼	12%▼	17%▼
Group fitness class (eg. aerobics, crossfit)	19%	29%▲	31%▲	22%▲	11%▼	8%▼	10%▼	11%▼	27%▲	20%▲	22%▲	24%▲	15%▼
Yoga	17%	23%▲	28%▲	21%▲	13%▼	6%▼	2%▼	9%▼	25%▲	18%▲	16%	14%	16%
Marine fishing	13%	12%	15%▲	15%▲	15%▲	9%▼	5%▼	19%▲	8%▼	15%▲	16%▲	9%▼	6%▼
Canoeing / kayaking	11%	16%▲	14%▲	14%▲	10%	4%▼	1%▼	12%▲	11%	13%▲	10%▼	7%▼	6%▼
Golf	11%	12%▲	12%▲	10%	10%▼	11%	7%▼	17%▲	5%▼	11%▲	10%	8%	7%▼
Road cycling	10%	9%	10%	12%▲	11%	9%▼	4%▼	11%▲	9%▼	11%▲	8%▼	7%	6%▼
Dance / dancing (eg. ballet, hip hop and so on)	10%	20%▲	14%▲	9%	7%▼	6%▼	4%▼	5%▼	15%▲	9%▼	12%▲	17%▲	13%▲
Surfing / body boarding	10%	14%▲	11%▲	14%▲	8%▼	3%▼	0%▼	11%▲	8%▼	11%▲	10%	8%	4%▼
Tennis	8%	13%▲	10%▲	10%▲	7%▼	3%▼	2%▼	9%▲	7%▼	9%▲	6%▼	6%	7%
Table tennis	8%	18%▲	9%	9%▲	6%▼	2%▼	2%▼	10%▲	6%▼	8%▼	7%	7%	13%▲
Overnight tramp	8%	12%▲	10%▲	9%▲	8%	3%▼	1%▼	9%▲	7%▼	9%▲	7%	3%▼	4%▼

▲ ▼ Significantly higher/lower than the total
Results are from 2019
Base: All respondents aged 18 and over

5.4. NZTA Household Travel Survey

The New Zealand Household Travel Survey measures New Zealander's travel patterns by asking everyone in randomly selected households to record their travel over 2 days.⁶ The results offer valuable insights into how, when and why New Zealanders travel, including variations in travel propensity by respondent age. The following excerpts illustrate how the travel patterns of older people compare to the rest of the population.

⁶ The survey has run in a range of forms since 1989, mainly focusing on a 2 day travel diary. In 2015, the methodology was changed to collect 7 days of travel information. However, in July 2018 we changed this back to 2 days to make it easier for participants and get better data quality.

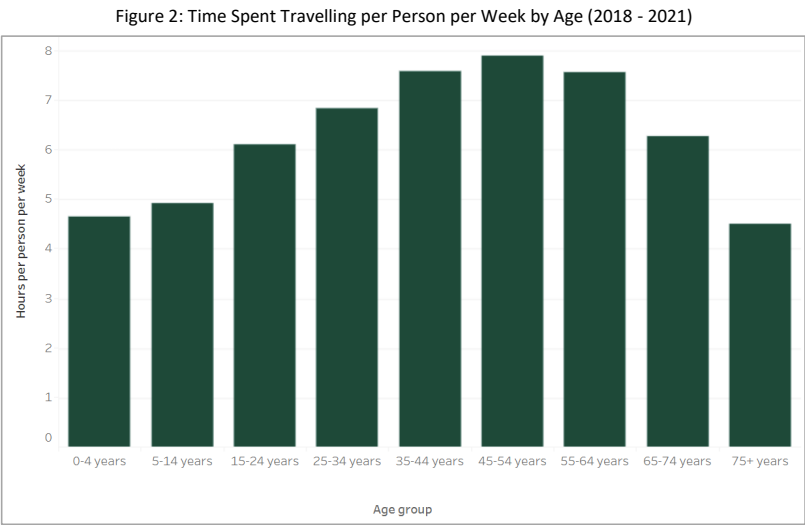
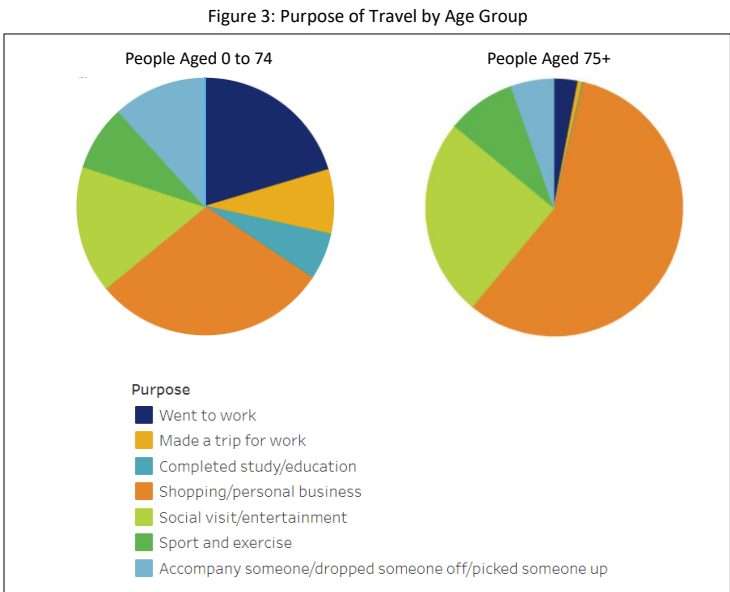


Figure 2 shows that people aged 75+ travel significantly fewer hours per week than younger people. In fact, the average for people of all ages is 6.6 hours per week compared to only 4.6 for those aged 75+.

Not only do older people travel less, but they also travel for different reasons. This is illustrated in the chart below, which compares the purpose of travel between people aged up to 75, and those aged 75 or older. Note that most travel by people aged 75+ is for discretionary reasons (i.e. non-work and non-school) which enables it to be undertake off-peak and thus minimise contributions to congestion during the busiest times.



While not shown in the charts above, this survey also shows that people aged 75 or over are more likely to have mobility issues that limit their willingness and ability to travel, including difficulties driving, walking, and taking public transport. Thus, overall, older people appear to place lower demands on the transport network than younger people.

5.5. Trip Generation Data

Trip generation data, which are used to estimate the traffic and parking demand associated with new developments, adds further context to the relative travel demands of people living in RV or aged care units. For example, the table below (from the 10th edition of the ITE Trip Generation Manual) shows that RV and aged units generate much lower PM peak travel demands than those living in a standard/detached dwelling.

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)					
(Trip Generation Manual, 10th Edition)					
		Setting/Location			
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units		0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

New Zealand research paints a similar picture, with the oft-cited NZTA Research Report 453 – which presents data on trip and parking generation by land use type – shows that RV units generate average and peak daily travel demands that are about 75% lower than a standard dwelling.

6. Implications for the DC Policy

This section considers potential implications of our findings for TCC's DC policy.

6.1. Citywide DCs

TCC currently charges each development a citywide DC towards infrastructure that services all new residents and businesses regardless of where they work or live. The schedule below shows the current charge per standard residential dwelling excluding GST.

Table 6: Citywide DCs per Standard Dwelling ex GST

Asset Types	\$/HEU ex GST	Shares
Water	\$15,131	52%
Wastewater	\$8,331	29%
Stormwater	\$0	0%
Transport	\$274	1%
Reserves	\$522	2%
Community facilities	\$4,933	17%
Total	\$29,191	100%

Table 6 shows that more than 80% of citywide DC relate to the provision of bulk water and wastewater infrastructure, with a further 17% relating to community facilities. Transport and reserves account for the remaining 3%, with no citywide stormwater DCs applying.

In our view, and based on the information summarised and presented herein, we believe that there are compelling reasons to set conversion ratios as per the table below for the purpose of calculating citywide DCs on new or expanded RV developments.

Table 7: Proposed Conversion Ratios for Citywide DCs

Asset Types	RV units	Aged Care units
Water	0.50	0.40
Wastewater	0.50	0.40
Stormwater	0.50	0.40
Transport	0.20	0.10
Reserves	0.10	0.05
Community facilities	0.10	0.05

These proposed conversion ratios acknowledge that typical RV and aged care units generate approximately the same infrastructure demands as a small residential unit for the three waters activities, but that their demands for the other asset types are significantly lower due to:

- The older average age of residents;
- Their relatively limited mobility/activity levels;
- Their limited offsite travel; and
- The onsite provision of social and recreational amenities in lieu of Council-funded ones.

However, at the same time, new retirement village and aged care units do receive “non-use” benefits from new Council infrastructure by improving the amenity of the neighbourhoods in which they reside. In addition, new village and aged care units create network demands from employees and visitors that must be included. The likely overall impacts of these various factors on network demand are reflected in our proposed conversion ratios above.

6.2. Local DCs

In addition to citywide DCs, TCC also charges local DCs to recover the costs of infrastructure that are installed to service growth in discrete parts of the city, including new growth areas.

While we recommend that the proposed new conversion ratios shown in the table overleaf also apply to local DCs, we acknowledge that this is more complicated due to the different way that local DCs are charged. Specifically, while citywide DCs are charged on a per HEU basis, local DCs are charged per lot or per hectare. Accordingly, further work is required by the Council to consider whether or how the changes proposed above for citywide DCs are best given effect to for local DCs, if at all.

7. Summary and Recommendations

This report has considered whether or how TCC's DC policy should be refined to reflect the seemingly different infrastructure demands of retirement village and aged care units. Our review of various data sources suggests that, consistent with submissions received, such units do indeed materially lower demands for certain infrastructure types, namely transport, reserves, and community facilities. While we are clear that these differences should be reflected in changes to the application of citywide DCs, further work is required to understand the need for and/or merits of corresponding local DCs due to the differing way in which they are calculated and charged.

5/27/24, 10:34 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#375

CREATED



PUBLIC
May 27th 2024, 9:08:05 am

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

5/27/24, 10:34 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Please see submission attached

Attach a document to your submission

rvanz_submission_on_hdc_draft_dc_policy_2024.pdf



27 May 2024

To: Hastings District Council
By email

Submission on Hastings District Council's Draft Development Contributions Policy 2024 on behalf of the Retirement Villages Association of New Zealand

1. The Retirement Villages Association of New Zealand (RVA) is a voluntary industry organisation that represents the interests of the owners, developers and managers of registered retirement villages throughout New Zealand. The RVA was incorporated in 1989 by a group of entrepreneurs to:
 - 1.1. represent the interests of retirement village owners, developers and managers;
 - 1.2. develop operating standards for the day-to-day management of retirement villages; and
 - 1.3. protect their residents' wellbeing.
2. New Zealand has more than 460 registered retirement villages and 96% by unit number are members of the RVA. The RVA's members include all five publicly-listed companies (Summerset Group, Ryman Healthcare, Arvida Group, Oceania Healthcare, and Radius Residential Care Ltd), other corporate groups (such as Metlifecare, Bupa Healthcare, Arena Living, independent operators), and not-for-profit operators (such as community trusts, religious and welfare organisations).
3. The RVA welcomes the opportunity to provide feedback to the Hastings District Council on its Draft Development Contributions Policy 2024.
4. Retirement villages play a key role in addressing the housing crisis, and the retirement living and aged care crises. Retirement village developments have a higher population density than traditional residential development. The development of affordable retirement village dwellings, such as those provided by RVA members, reduces land demand pressure and makes further residential housing available as new village residents release their properties to the market.
5. This increase in housing supply helps to relieve pressure on the housing market and contributes towards improved housing affordability in the long term. Affordable housing and the realistic prospect of home ownership for younger generations provides the opportunity for more secure accommodation than renting, and long-term investment opportunities.

6. Retirement villages also have benefits in reduced transport demand from residents, consequential reductions in the use and demand for infrastructure, and climate benefits resulting from the overall density of villages and the aforementioned transport benefits.
7. The RVA wishes to express its support for the submission of Summerset Group Holdings Limited in its entirety. The RVA requests the Hastings District Council engages constructively with Summerset in relation to the Draft Development Contributions Policy.

Signed:



On behalf of the Retirement Villages Association of New Zealand

Date: 27 May 2024

Address for Service:

The Retirement Villages Association of New Zealand
PO Box 25-022
Wellington 6146

Contact's Details:

Attention: John Collyns - Telephone: 021 952 945
Email: john@retirementvillages.org.nz

5/27/24, 10:35 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#376

CREATED



PUBLIC

May 27th 2024, 9:23:49 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

It's about right

It's about right

It's about right

5/27/24, 10:35 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Since 2007 Diwali has been celebrated as a public event in Hawke’s Bay. It was initially organised and celebrated at the Eastern Institute of Technology and later, for few years, at the Sound Shell in Napier. For the last several years it has become a Hastings event and acknowledged as such by the residents of Hawke’s Bay.
Diwali Celebrations in Hastings draw a lot of people from all over Hawke’s Bay and elsewhere in New Zealand. In 2022 over 2,000 people participated and last year it increased to 4,000. It was held at the Mitre 10 Park in Hastings. Diwali has become an integral part of Multiculturalism in Hastings and the broader Hawke’s Bay.

Attach a document to your submission

diwali_funding_request_may_2024.docx

HAWKE'S BAY DIWALI CELEBRATIONS FUNDING REQUEST

Diwali and its Relevance to Hawke's Bay

Since 2007 Diwali has been celebrated as a public event in Hawke's Bay. It was initially organised and celebrated at the Eastern Institute of Technology and later, for few years, at the Sound Shell in Napier. For last several years it has become a Hastings event and acknowledged as such by the residents of Hawke's Bay.

Diwali Celebrations in Hastings draws a lot of people from all over Hawke's Bay and elsewhere in New Zealand. In 2022 over 2,000 people participated and last year it increased to 4,000. It was held at the Mitre 10 Park in Hastings. Diwali has become an integral part of Multiculturalism in Hastings and the broader Hawke's Bay.

Hastings District Council's Multicultural Focus

Hastings District Council has a Multicultural strategy that welcomes people from all ethnicities. Their goal is to Celebrate Multiculturalism and Ethnic Diversity in Hastings District allowing people of all cultures equal access to Council Services and Resources, thus making Hastings Council a role model in terms of Cultural Diversity.

Our Vision

We are committed to making Diwali one of the biggest cultural events in Hawke's Bay.

Goal

We are dedicated towards showcasing Diwali, one of the major Indian cultural celebrations by bringing together all the communities of Hawke's Bay while promoting local talents and supporting businesses.

Objectives

1. To educate the younger generation about their cultural heritage,
2. To promote harmony among various cultures,
3. To encourage participation from diverse communities,
4. To provide a platform for all Indian decedents to showcase their culture and heritage, and
5. To support local businesses and boost region's growth.

The Funding for Annual Diwali Celebration

Indian community along with the diverse communities in Hawke's Bay comes together to celebrate Diwali every year. We are working toward making Diwali a permanent event in the region. By doing so our future generation will get an excellent opportunity to learn about their culture and carry it forward. The other communities get an opportunity to come celebrate and learn about the Indian culture.

Diwali is a festival which is celebrated by Indians and decedents of Indians around the world. It's a big festival, celebrating the good over evil. Diwali has been happening in Hawke's Bay for some time and we would like to continue to preserve the traditions of Diwali for our future generation.

This event has the potential to grow and become one of the biggest cultural events in Hawke's Bay thus enhancing the Hastings District Council's Multicultural Strategy.

Budget

Diwali is an annual event. Proposed budget for Diwali for 2024 and for the future. Please note, that the inflation rate goes up every year.

Proposed Diwali Budget 2024		
Expenses	Estimated \$	
Project Coordinator	1,500	
Māori wardens for parking and Traffic Management	2,000	
Volunteer support - allowance, (meals), Diwali debriefing dinner	1,000	
Lighting - flood lighting and generator	4,000	
Advertising	1,000	
Recycling bin and rubbish disposal	1,000	
Bouncy slide and volunteers/paid workers	2,000	
Photographers hire and videographer	700	
Koha for performances - chocolates and sweets, certificates, key guest token	1,000	
Venue hire	2,000	
Hire of sound system, stage, lighting, decoration, LED screen, and yellow cover for cables	13,000	
Event insurance	1,000	
Fire works	8,000	
Miscellaneous	500	
Total	36,700	

Council Support Need

We will appreciate Hasting's District Council supporting us in creating a remarkable Diwali Celebration every year by funding this project annually. An event that will become a benchmark for other regions to follow.

Outcome

To contribute funding in achieving our vision of having Diwali as one of the biggest events in the region as well as recognition as an important calendar event in Hastings District Council.

5/27/24, 10:36 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#377

CREATED



PUBLIC
May 27th 2024, 9:28:30 am

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

5/27/24, 10:36 AM

Wufoo · Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

2024_submission_long_term_plan.docx

2024 Submission Long Term Plan

Development Contributions Policy

1. The removal of Ring Fenced Development Contributions in 2023 removed the transparency as to how and what costs are associated with Development Contributions;
 - a. Example; The costs to develop in most cases are less than what is forecast due to contingencies, competition and transparencies when costs are evaluated.
 - i. HDC originally proposed DC charges to the Irongate industrial park at between \$328,524.00 and \$546,426.00 based on the size of buildings per ha of land. The uptake of land was estimated to take up to 35 years to fill and as such was phased based on land uptake.
 - ii. No development happened for several years until the Policy changed that was brought about by the landowners developers forcing the change to Councils approach. i.e Ring fencing of the costs and the removal of staging. The actual costs to develop per ha of land was revised to \$85,000/ha based on the actual construction costs.; 2016?) Increased now up to \$122,000 in 2024). The success is viewable to day after 8 years of development.
 - iii. Even with these fees there was no Community benefits attributed to the actual costs brought about by the economic benefits with this type of development. Despite been a requirement of the DC Policy.
2. The point that I am making is that the proposed changes to the Development Contributions over 10 years does not allow for costs to be challenged in an open and transparent manner despite what you will hear from Council senior management.
3. What is been targeted is developers without any form of consideration to the consumer/ homeowner who is going to end up paying on the costs of residential homes.
4. I submitted on the huge increase in DC's in the 2023 submission and when you review the proposed changes to the proposed DC Policy for the next 10 years is neither transparent and appears to be targeted at Development rather than reducing Councils expenditure.
5. There is no ability to refund any DC's over collected back to Developer/ home owner due to the Policy in its current form.
6. In 2023 a report on the infrastructure in Hastings/ H/Nth and Flaxmere identified that Council has not been keeping up to date with the replacement of its infrastructure. Money was been spent elsewhere on nice to have rather than the necessity of its core business. We now find that the DC's are been charged at 100%

of growth without any form of balance against where existing infrastructure will be able to piggy back back / connect into the new infrastructure.

7. A key point to remember is that the proposed increased charges does nothing to promote growth for residential homes or industrial growth in the future Development. All costs get passed on to the client and if this is unaffordable then no development occurs.
8. Whilst I acknowledge the debt caused by Cyclone Gabrielle and Councils decision to push on with the 3 waters without commitment for Government funding, I have not seen any significant Council proposals to review / change Councils operating costs.
9. It seems absolutely absurd that we have 3 local Councils doing similar Local Government Authority requirements with staff costs, Governance and a cling on consultants milking the system without anyone questioning the costs associated with the performance.

2024 Submission Long Term Plan

Building Consent Fees

1. The Building Consent Authorities (BCA) is meant to be to be cost recovery not an income for profit. It is our belief that BCA's should only charge the costs associated with the time it takes to carry out the work. It should not be used as a revenue earner just because Councils debt is increasing.
2. There has been no indication over the past 12 months that HDC were not covering their costs in this department. In fact, HDC in their monthly/ bi monthly reports showing the amount of construction work occurring. In addition to this, HDC were frequently not able to meet its statutory time for processing consents.

5/27/24, 10:37 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#378

CREATED



PUBLIC
May 27th 2024, 10:07:50 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 10:37 AM

Wufoo - Entry Detail

Share your thoughts here . . .

I am off the opinion that the current council does not manage their assets and income correctly. One very quick example is what was done with the, now demolished, Heretaunga house on Warren street. A brand new elevator was installed only for the building to be classified as not earthquake safe 3 months later. The mismanagement of Splash plannet and all the lost revenue from that site. I do not have exact figures and do need it to know the belts can be tightened and internal changes can be made before, the all ready suffering from ridiculous living cost and inflation ridden Hastings people, have to cough up more money!

Attach a document to your submission

5/27/24, 10:42 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#379

CREATED



PUBLIC

May 27th 2024, 10:38:29 am

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No

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No

It's about right

Pay more, expand growth areas for development accept more funding risk to ratepayers

Pay more add some projects

5/27/24, 10:42 AM

Wufoo - Entry Detail

Pay more, go quicker, invest more

Share your thoughts here . . .

Please can the speed limit on SH 2 through Whirinaki be reduced to 70km or lower (from 100km). It would improve the residents quality of life hugely. Thank you.

Attach a document to your submission

5/27/24, 10:42 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#380

CREATED



PUBLIC

May 27th 2024, 10:40:37 am

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No

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No

Pay less, recover slower, accept increased risks to the roading network

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 10:42 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Stop bludgeoning off the home owners

Attach a document to your submission

5/27/24, 10:43 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #381

CREATED



PUBLIC
May 27th 2024, 10:41:51 am

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No

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No

It's about right

It's about right

It's about right

5/27/24, 10:43 AM

Wufoo - Entry Detail

It's about right

Share your thoughts here . . .

(No response)

Attach a document to your submission

5/27/24, 11:15 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #382

CREATED



PUBLIC
May 27th 2024, 10:43:50 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

<https://app.wufoo.com/entry-manager/3021/entries/382>

1/2

5/27/24, 11:15 AM

Wufoo - Entry Detail

Share your thoughts here . . .

It needs to be remembered that many of the rural community have individually paid out significant amount to repair cyclone damage to land and property.
There is not much left to pay for rates increases HDC needs to stop nice to have projects until cyclone repairs are completed and paid for.Significant savings need to be made within council and its contractors need to be accountable for all costs.

Attach a document to your submission

5/27/24, 11:16 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#383

CREATED



PUBLIC

May 27th 2024, 10:45:01 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

Pay more, expand growth areas for development accept more funding risk to ratepayers

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 11:16 AM

Wufoo · Entry Detail

Share your thoughts here . . .

I think what your going to do with the rates its out the gate I'm not sure how anyone is ment to live and provide for their families if you want people to not pay their rates at all your going the right way about it
You can't say this is all cyclone related increases its ridiculous

Attach a document to your submission

5/27/24, 11:16 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#384

CREATED



PUBLIC

May 27th 2024, 10:47:55 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

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Pay less, slowdown further

Pay less, take longer and find more savings

<https://app.wufoo.com/entry-manager/3021/entries/384>

1/2

5/27/24, 11:16 AM

Wufoo - Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

5/27/24, 11:16 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#385

CREATED



PUBLIC

May 27th 2024, 10:57:07 am

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 11:16 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Council is out of control & should rethink with zero budgeting, 17 % for normal running costs is ridiculous. What has been considered in terms of staff reductions & cancelling sponsorship etc?
Rates should only cover the cost. For example, my proposed pool rate of \$85 is for a 3 year check, \$255 for a 10 minute check plus travel time. Why are these checks not arranged by area to make the inspections more cost effective?
Stick to the basics, water, roading etc until you've dug us out of the quagmire.

Attach a document to your submission

5/27/24, 11:21 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#386

CREATED



PUBLIC

May 27th 2024, 11:18:11 am

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

5/27/24, 11:21 AM

Wufoo · Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

The four questions above are far too directed given there are more options to those which have been listed. For instance in question 1, there a mix of actions which need to be employed that differ to what's been proposed or listed, which, is in short, are completely unacceptable.

Council need to work (much) harder to mitigate risks and not place the onus on ratepayers who contend that the proposed rates increases are untenable.

My attached submission addresses the multiple issues.

Attach a document to your submission

chrisbainhdcltpsubmission27may24.docx

Chris Bain LTP Submission

27 May 2024

Rates Increases within the Proposed LTP.....

...Are Unsustainable

- The Proposed LTP Consultation Document (PLTPCD) proposes a cumulative 58% increase over the next 3 years
- When added to that proposed in years 4-10, the impact of an above inflation 4% pa forecast produces a 10-year cumulative increase of 100%
- Neither forecast is remotely acceptable and signals a major disconnect by Council from its constituents
- The proposed rate increase levels are an instant formula for considerable financial distress for ratepayer & Council alike
- The PLTPCD appears to lack context, it talks of Councils woes but fails to understand it's the majority of its (urban-dominated) ratepayer base; this is characterised by an aging population, many of whom live on a fixed income at best, or those struggling to raise a family in the harshest economic conditions seen for a generation or more
- Given all the above, applying the proposed targeted Cyclone rate over just the next 2 years is a flawed approach in my view, especially when the useful life of those fully renewed assets (such as bridges) should be many decades. If so, when effectively creating new assets, the annual cost impact upon ratepayers should match their useful life

...Are Unfair & an Unreasonable Cost Impost Upon the Majority of HDC Ratepayers

- Current HDC rates for our home (Urban Residential Area/Rating Area One) are \$5108 pa (with HBRC rates adding a further \$681 pa = \$5789 in total). Using the supplied 3-year average increases within the PLTPCD, our annual HDC rates are forecast to rise to \$8077, an increase of just under \$3000. In other words, a 58% increase for a progressively reduced level of service/value. Example: we no longer receive regular road sweeping during autumn, to clear leaves originating from trees mainly located on (HDC owned) berm assets
- The current level of HDC rates provides basic services only – we already pay considerably far more per occupier than many, even more so when ours is only a two-person household. This is further exacerbated when compared to those with bigger family units, even more so if the comparison includes a lower land value
- Using the rating example at the top of P31 of the PLTPCD, a 2-person household in Flaxmere currently pays \$1292 per occupant whereas at the other end of the land value scale, a 2-person Havelock household currently pays \$2007 per occupant. In our case, the current cost is \$2554 per occupant, 100% more expensive than the Flaxmere example, for no difference in service consumption. Within 3 years, our HDC rates are forecast to increase to \$4038 per occupant; compare the above comparisons to those with larger family units & the proposed per occupant difference is not only considerable, it is grossly unfair and unreasonable
- This indecently increased 'tax' will come with fewer services than before. I can't recall an example, anywhere, which involves such astonishingly poor 'value' – the yawning gap produced by a reduced level of services and a monstrous price increase
- As an urban dweller, the cyclone impact on HDC assets in my area was relatively minimal – a few fallen trees and the like. We took care of all cyclone damage costs to our property. (NB: I exclude the impact of flooding in the upper section of Joll Rd, because in my opinion, most/much of the damage may have been avoidable)
- The philosophy that "we're all in it together" is all fine and dandy until the rubber hits the road, especially that the greater urban area shoulders 67% of cyclone recovery costs. The proposal could be slightly plausible were the vast majority of HDC ratepayers to use rural roads on a daily basis but that simply doesn't occur. I cannot recall for instance the last time I used the now unusable Brookfield Bridge (at least 10+ years ago). I may have missed it within the PLTPCD, but my strong sense is that the vast bulk of all cyclone recovery costs – at least 75% - occurred within rural areas; the proposal therefore should be more in proportion to where the damage occurred i.e. rural area ratepayers should be levied at least circa 75% of all recovery costs along with such costs being aligned with the useful life of newly repaired or fully replaced assets (certainly not the next 2 years only)
- Yes, those in the rural area will pay more however such rating costs are tax deductible in most cases. Their current rates are quite modest compared to those in the urban area. While some will say that they don't receive the same level of Council (infrastructure) services, it can be seen throughout the PLTPCD that the new, post-cyclone \$ quantum for repairing & maintaining rural roading & bridges, is disproportionately much higher vis a vis those in the urban area. Example: HB Today reports (May 24, 2024) that HDC is spending more than \$7m to fix one slip on Dartmoor Rd. I don't think we (or most urban ratepayers for that matter) have used Dartmoor and/or Apley Rd's with any greater frequency than a blue moon (perhaps once or twice over a decade)

...Show Council Hasn't Sufficiently Disciplined itself to Act Upon Ratepayer Concerns/Requirements

- Pages 8 & 9 of the PLTPCD detail themes gathered from public feedback workshops & on-line forum re what the LTP should look like
- It's therefore (highly) disappointing that the PLTPCD doesn't provide much relevant detail as to how Council will deliver against the numerous, but quite reasonable ratepayer expectations. Most alarming is the disparity between what ratepayers expect and what HDC currently deliver. HDC viewed through a PLTPCD lens appears to be tone deaf, to operate in a vacuum, to barely have paid lip service to said ratepayer feedback
- An example: A "further savings target of 2.5% in Year 1 of the plan" (i.e. after the rating base has just increased by 25%) isn't exactly a real-world aspiration; in the context of Council being in a financial crisis it's a soft, easy to achieve target
- That Council is still signalling future rates increases at levels higher than expected inflation (esp. in years 4-10) further demonstrates a disconnect with ratepayers (let alone the unworkable proposal for years 1-3)

...Clearly Signals That 'Business as Usual' (BAU) is no Longer Appropriate for HDC

- Ratepayers have a bare pantry
- November's public consultation themes are 'on the money' so to speak, providing a clear steer as to what Hastings ratepayers expect of Council
- Where therefore are the actions to match the 'What You Told Us' Themes? A timeline for actions.....?
- Where is the examination of actions that reduce the reliance purely upon borrowing? Rationalise and sell what assets?
- What are core local government services? (i.e. not housing, or job creation). What is the flow-on impact upon headcount & labour cost?
- How and when will Council transition to being a less bureaucratic, highly efficient, low cost service provider? Where is the innovation?
- Where are the actions to readily improve information transparency so that ratepayers can clearly judge - both against annual and longer-term trendlines - the value Council is providing?
- How is HDC performing when benchmarked against other district councils pan-NZ?
- Given the size of the proposed financial undertaking, BAU simply won't cut it
- Ratepayers were asked and have spoken – for Council to sustainably meet/exceed expectations will require substantial & meaningful change (structural/business culture) within and by Council in

5/27/24, 11:22 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#387

CREATED



PUBLIC

May 27th 2024, 11:18:29 am

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No

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No

It's about right

Pay more, expand growth areas for development accept more funding risk to ratepayers

It's about right

It's about right

<https://app.wufoo.com/entry-manager/3021/entries/387>

1/2

5/27/24, 11:22 AM

Wufoo - Entry Detail

Share your thoughts here . . .

Rural communities are still suffering - the financial and mental strain is ongoing. For example the Kererū community has added financial pressures for transport, personal and business (eg. stock) with the Kererū Gorge closed. Take action and get active asap on rural road recovery.

Rivers - these are tāonga and should be highly valued. They sustain all life. Communities have often emerged and developed around rivers. Extraction and processing of gravel should NOT be on or near the river. Unfortunately past short term decisions made by the HDC and HBRC have set a precedent that allows this to continue. The HDC must think Long Term about the potential impact extraction and processing will have on our beautiful rivers, the water quality and the communities that surround them. Any potential damage to the water quality, confined and/or unconfined aquifer should put a halt to all extraction and processing.

Community Halls - these have proven to be vital for the coming together of communities during and after events, both celebrations and emergencies. Community Halls must be given recognition under the LTP. They are the centre of the community. Schools with regulations and Ministry of Education standards will not be able to continue to support community needs. Min of Ed will not fund schools for community needs. This places more emphasis on the importance of community halls as community hubs. Funding available to support the role community halls play must be increased. This can be done via funding applications.

Maraekākaho Church Hall is a historic building. Its history must be recognised within the council, both financially and as a heritage building. This will require funding. The hall has stood the test of time. It played a critical role as a community hub during and after Cyclone Gabrielle. It currently plays a vital role in emergency preparedness and community well-being. The Maraekākaho Church Hall "Brings people together and keeps people connected"

Ngā mihi
Megan

Attach a document to your submission

5/27/24, 11:23 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#388

CREATED



PUBLIC

May 27th 2024, 11:21:20 am

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

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No

Pay less, recover slower, accept increased risks to the roading network

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 11:23 AM

Wufoo · Entry Detail

Share your thoughts here . . .

At a time when everyone is under severe financial pressure and trying to live within their means it is inappropriate for any government official, local or national, to waste money at any level. The proposed rate rises are unacceptable in today's financial climate. Recent examples of wasteful spending being the "Road to Recovery" brochure which will end up in recycling within weeks, printed on highest quality glossy paper and with all the Maori words on it, I note there are no other languages on it and everyone speaks English, it could have been simplified into plain English and printed on much lower quality paper, how much would that have saved? As I drive past the council offices in the late evening I cannot help but notice the number of lights left on in the council offices overnight unnecessarily, it all has to be paid for and although it seems trivial each and every small saving adds up, there's nothing wrong with awareness and good house keeping. Everyone has forgotten how to live in a frugal manner when the situation demands it, and that situation is where we are at the moment, stop borrowing money until the finances are in credit and then build a "rainy day" fund in case of future catastrophic weather or other events.

The number of unnecessary projects undertaken post cyclone which are a pointless waste of money when there are far more urgent things to address such as replacement or repair of destroyed infrastructure, only irritate the people who pay their rates to you, the council, and it is your responsibility to prioritize what is important and urgent and leave the "nice to have" until it is affordable. Made up Maori names on road signs are neither important nor urgent.

Each section of the "Where will your rates go" page has something unnecessary in every section:

1. Water Services - Stormwater, the existing infrastructure works in a normal weather pattern but a much longer term solution is required for extreme weather events, when affordable.
 2. Outdoor spaces - maintenance of existing facilities is all that is required until upgrades can be paid for without borrowing to achieve them.
 3. Transport - Cycleways and walkways, street signs and streetlights require maintenance only with no frills attached.
- I could go on but nothing should be spent that does not show a good value for money return for any money spent

Attach a document to your submission<https://app.wufoo.com/entry-manager/3021/entries/388>

2/2

5/28/24, 2:13 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #389

CREATED



PUBLIC
May 27th 2024, 11:35:51 am

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* Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.

No

* If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

5/28/24, 2:13 PM

Wufoo - Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

We can not afford rate increases on top of everything else. Please find further savings.

In this rural area we dont get much for our rates and do not use public transport so it is unfair to levy us at the same rate as other areas that have access. Neither do we have rubbish collection services (reasonable) however reducing our waste levy would be fairer.

The biggest issue I have is with the council retaining assets or services that do not pay for themselves such as swimming pools no longer being used. The hard decision should be made to divest the asset and close the service.

Also, why do we always spend money on new buildings? There are enough around that can be used more effectively?

The cyclone recovery is costing a great amount, but please make sure this is not an excuse for suppliers to rort the system and increase their prices. Fiscal prudence is required along with making sure we do not provide building consents for areas that are at repeated risk. This applies especially to housing and major infrastructure consents please.

Attach a document to your submission

<https://app.wufoo.com/entry-manager/3021/entries/389>

2/2

5/27/24, 12:31 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#390

CREATED



PUBLIC

May 27th 2024, 11:44:07 am

IP ADDRESS



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Yes

It's about right

It's about right

It's about right

Pay less, take longer and find more savings

<https://app.wufoo.com/entry-manager/3021/entries/390>

1/2

5/27/24, 12:31 PM

Wufoo - Entry Detail

Share your thoughts here . . .

2024-2034 Draft Long Term Plan - Consultation Document
(Dated April 2024 - received in mail Wed 22 May with closing date 27 May 2024)

I have read the document fully (once) and feel qualified to comment accordingly, based upon my personal knowledge - I was a Retail Banker/Financial Advisor/Mortgage Broker from 1976 (starting work) until 2010 when I called it quits - including Sales/Marketing (the first ever for Westpac), Lending and Branch Manager - when Balance Sheets were 'King' and I can say I was one of the best at their analysis. That just shows you I know my way around matters "Financial" having also 90% completed a Massey Financial Planning Diploma as well in the late 90's.

So, my comments:

I agree that 'Long Term Assets' should be funded by Long Term 'borrowings' - just as the current 'new' Government is wisely directing Local Councils to do with '3 Waters'. Finance 101 teaches you that is prudent. So repayments of 'debt' are driven from (in a Council's case), annual grants/provisions from Central Government, any income that can be logically derived from the asset, with, I would suggest, the servicing of interest and costs to be shared across Rate Payers - percentage split on a User Pays and Flat Cost for all who use it.

So, the \$230m loan is the logical way forward - thus it's financial management can be clearly set out and managed over the term of each assets life ie. Depreciation estimates is a good example.

I question however whether it should be Hasting District Council taking on this debt - rather than the Hawkes Bay Regional Council.

I fear, from what I have seen over the past couple of years living here, that the HDC does not have the appropriate resources ie. Knowledge, Experience and Business Acumen to actually do the 'Right Thing - at the Right Time' and feel the Local Government 'laws' would be better suited for all residents within the 'affected area' to have it under the wing of the HBRC. Not that they have any better resources of course - this is new territory for all...

My concern is, that having seen the way Category 3 property owners have been treated (or miss-treated I should say) by the Mayor and Council support employees - I simply do not trust that they can manage this task efficiently, fairly (I refer to the flip flop on Demo costs here as an example) and will simply 'Blow the Funds' and in the end - through Miss-management - the funds will have been expended (like the Silt removal task) and we shall still have people - like we have now - WAITING FOR SOMETHING - 18 months after the event (or drawing down of funding).

In fact, as I suggested to the HBRC during their consultation period - I believe each Regional Council should have a 'Natural Disaster Fund' - taken from a (NEW) annual rates category (similar to the one proposed to 'Ring Fence' this proposed \$230m debt package) with each and all individuals living in 'The Region' paying a levy - similar to insurance ie. one person = one \$ unit (whatever that is to be) so a family of 4 pays 4 times (because they use 4 times (water, sewage created, rubbish, you get my drift). Clearly the EQC is not working for New Zealand and I would go so far (as I fully intend to do) as to say the Central Government needs to do accordingly and set up a National Fund.

Anyway, in my short time allowed - these are my immediate thoughts on this matter.

Attach a document to your submission

5/27/24, 12:31 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#391

CREATED



PUBLIC
May 27th 2024, 11:48:29 am

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No

5/27/24, 12:31 PM

Wufoo · Entry Detail

Share your thoughts here . . .

Kia ora koutou

Creative New Zealand welcomes the opportunity to submit feedback on Hastings District Council's Draft Long-Term Plan 2024-2034.

We thank Council for its ongoing support of arts, culture, creativity and ngā toi Māori in Heretaunga Hastings, and acknowledge the challenges Council currently faces in preparing the LTP, including huge financial pressures.

Arts, culture, creativity and ngā toi Māori are vital parts of Heretaunga Hastings communities and a thriving creative community will support Council to realise its vision and community outcomes.

Please find our submission attached.

Attach a document to your submission

20240405_cnz_submission_hastings_ltp202434.pdf



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L2 2-12 Allen Street
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27 May 2024

Hastings District Council Te Kaunihera ā-Rohe o Heretaunga
207 Lyndon Road East
Hastings 4122

E te Koromatua, ngā Kaikaunihera mā, tēnā koutou katoa

Submission to: Hastings District Council Te Kaunihera ā-Rohe o Heretaunga
Subject: Draft Long-Term Plan 2024–2034
From: Arts Council of New Zealand Toi Aotearoa (Creative New Zealand)

1. Creative New Zealand welcomes the opportunity to submit feedback on Hasting District Council's draft Long-Term Plan 2024–2034 (LTP).
2. We acknowledge the immense challenges for Council in healing Heretaunga Hastings after the severe weather in 2023. We thank Council for its ongoing and award-winning support of arts, culture, creativity and ngā toi in the district, to promote the wellbeing of your communities.
3. Arts, culture, creativity and ngā toi are an important part of recovery for Hastings, through their help for building connected, healthy and socially cohesive communities.
4. As you make decisions on the LTP, **we encourage Council to recognise the essential role and significant contributions of the creative sector in supporting the wellbeing of residents and the future of the district.**

Response to Long-Term Plan 2024–2034

5. Arts, culture, creativity and ngā toi are vital tools for Council to strengthen its communities through connection, empowerment and placemaking.
6. Investment in the arts and ngā toi is investment in social, cultural, environmental and economic wellbeing, and will help Council navigate current challenges.
7. There is substantial evidence that the creative sector can support Council to meet opportunities and challenges through the LTP. For example:

- engagement with arts, culture and creativity positively enhances wellbeing, and means communities are more likely to have strong connections to community, land and place¹
 - 61 percent of New Zealanders agree that the arts make an important contribution to community resilience and wellbeing²
 - 59 percent of New Zealanders agree that ngā toi Māori helps define who we are as New Zealanders (78 percent of Māori agree with this), with 31 percent of New Zealanders agreeing that ngā toi Māori improves how they feel about life in general³
 - the creative sector contributed \$16.3 billion to New Zealand's GDP in 2023.⁴
8. From our most recent *New Zealanders and the Arts—Ko Aotearoa me ōna Toi* research in 2023, we know that New Zealanders' personal connection with the arts continues to grow, and many feel the arts contribute strongly to their mental health and wellbeing. New Zealanders are also increasingly recognising the economic benefits of the arts, and support for public funding of the arts (including funding from local councils) is higher than ever.
9. The arts play a particularly significant role within te ao Māori and ngā toi a rohe (the arts of a particular region; iwi, hapū) are an integral form of expression, identity-building and belonging, as well as preserving language, culture and mātauranga. Ngā toi Māori is increasingly embraced by Māori and New Zealanders as a whole, with more New Zealanders agreeing that they learn about Māori culture through ngā toi Māori and that it motivates them to kōrero Māori.
10. Artists and creatives are **valuable partners** for Council to achieve greater community outcomes in other prioritised work across the district, including infrastructure development, climate change adaptation and housing improvements. As connectors and innovators, creative communities are uniquely positioned to help Council communicate and deliver on its priorities, and can play a vital role in helping Heretaunga Hastings thrive.

Creative sector's support for recovery in Heretaunga Hastings

11. The creative sector supports recovery from natural disasters by bringing people together and offering shared experiences. It supports a stronger sense of connection to place for residents by enhancing and sharing distinctive stories and experiences unique to a rohe.
12. Aotearoa knows the importance of arts and culture in recovery from previous and recent experience. In Christchurch, strategic investment in arts and culture strengthened the social, cultural and economic life of the city after the earthquakes in 2010 and 2011.⁵ More recently, the Government targeted investment into arts and culture as part of its COVID-19 recovery

¹ Wellbeing and Arts, Culture and Creativity in the Waikato: Understanding the impact of arts, culture and creativity on the people of the Waikato region. (2022).

² *New Zealanders and the Arts—Ko Aotearoa me ōna Toi* (2023). Creative New Zealand.

³ *New Zealanders and the Arts—Ko Aotearoa me ōna Toi* (2023). Creative New Zealand.

⁴ *Infometrics sector profiles 2023*. Manatū Taonga Ministry for Culture & Heritage.

⁵ *Gauging the Impacts of Post-Disaster Arts and Culture Initiatives in Christchurch – a Literature Review*, prepared by Life in Vacant Spaces Charitable Trust for the Ministry for Culture & Heritage. Available at: <https://thehub.swa.govt.nz/resources/gauging-the-impacts-of-post-disaster-arts-and-culture-initiatives-in-christchurch-a-literature-review/>

work, to protect jobs and support livelihoods, as well as enable the arts to continue bringing New Zealanders together in a time of crisis.

13. In March 2023, we visited Heretaunga Hastings to co-host, with the Arts Foundation, *All in for Arts—He Waka toi e eke noa nei tātou*. During this event we heard from local communities, in the immediate aftermath of the cyclone, who talked about how arts and creativity impact their lives every day. We heard from a community brimming with creativity and potential.
14. Lindywood Productions is one example of an organisation that was founded with the intent to support the wider Hawke's Bay community, and look after those who are struggling, through creative projects. Supported through the Creative Communities Scheme (our long-running community arts partnership with all territorial authorities), the youth-led film production organisation is producing a full-length feature film that involves hundreds of people from across Hawke's Bay. The film is mainly student-run and will be shown around Hawke's Bay to local communities, with all proceeds going to New Zealand charities and Cyclone Relief.
15. Investment in creativity and ngā toi in Heretaunga – by Council in this LTP – is an opportunity for the district to not only recover from recent challenges, but to grow and thrive. The COVID-19 pandemic showed us the value of arts and ngā toi in challenging times, with their power to inspire, delight and provoke us. They help people understand, interpret and adapt to the world, enabling us to express our identities and build social cohesion.

Strategic priorities

16. **We strongly encourage Council to embed arts, culture, creativity and ngā toi in its LTP's outcomes and strategic priorities**, to strengthen the social, cultural, environmental and economic life of Heretaunga Hastings.
17. The LTP outlines a number of strategic priority areas where the creative sector makes strong contributions.
 - The Economic Powerhouse:
 - Artistic and cultural activity have a strong multiplier effect and attract economic activity to communities, and the district as a whole, to accelerate economic activity.
 - The creative industries – including advertising, technology, publishing, television, radio, film, design, music and performing arts – are rapidly growing in Aotearoa and will support Hastings to diversify its economy.
 - Supported creative organisations and regular arts and culture experiences feed other parts of the local economy, including education, health, trade and enterprise, hospitality, retail and tourism. Strong creative industries create jobs, drive economic growth and attract new business. They enhance the reputation of Hastings as a destination to live, work and invest in.
 - City Centre Revitalisation:
 - Artistic and cultural activity can play a major role in placemaking and rejuvenating districts, to create great places to live.
 - Public art and ngā toi Māori can encourage greater use of public spaces and foster a greater sense of community pride.
 - Incorporating ngā toi Māori design principles into city centres helps profile important cultural and historical narratives.

- Pathways for People:
 - Arts participation helps individuals to find support, develop networks and gain a sense of belonging, as well as increasing community cooperation.
 - Artistic, cultural and creative activity is a powerful way to connect communities and amplify diverse voices.
 - The creative sector provides jobs and equips people with valuable skills to create a more highly skilled local workforce.
 - Enhancing Where We Live:
 - Community art spaces can help improve public safety by offering safe, constructive activities, including for at-risk youth.
18. We valued our engagement with Council in the development of Toi-Tū—Hawke’s Bay Arts, Culture and Events Strategy, and we encourage Council to ensure its LTP shows tangible recognition of its commitment to Toi-Tū and upholds the Strategy’s vision of ‘uplift our creativity to uplift our people’. The Strategy is a crucial framework for support of creative communities in Heretaunga and we encourage Council to continue to work closely with artists, creatives and arts organisations, as well as Napier City Council and Ngā Toi Hawke’s Bay, to implement it.
 19. Since its opening in 2020, Toitōi – the Hawke’s Bay Arts and Events Centre – has become a highly valued community asset that delivers significant value to Hastings communities, the creative sector, and the broader Hawke’s Bay region. The Centre provides accessible and affordable cultural experiences for local communities while offering vital function and rehearsal spaces for Hastings’ creative practitioners and organisations. Toitōi staff are strong ambassadors for the district, contributing to work of national significance and holding valuable relationships throughout the district and nationally.
 20. The awards won by Council in its development of Toitōi and the Hastings Municipal Centre – including the Creative New Zealand EXCELLENCE Award for Cultural Wellbeing at the 2021 LGNZ EXCELLENCE awards, and the Award for Placemaking for your project ‘A Place for Everyone’ in 2023’ with Taituarā – are a testament to the strength of Council’s strategic investment in placemaking and the success it brings to the region.
 21. **We strongly encourage Council to continue this work by supporting, resourcing and enabling the Toitōi team to realise the vision for Toitōi to be ‘the most significant and vibrant arts, culture and events centre in NZ’, and enable them to deliver innovative programmes.**
 22. Given the significant cost pressures faced by Heretaunga Hastings, we encourage Council to consider how the district’s creative communities can support Council in addressing unique challenges. Artists and creatives are particularly skilled in designing and delivering innovative, strategic and cost-effective solutions, and we strongly encourage Council to involve artists in the delivery of the LTP.

Cultural infrastructure

23. Arts, culture, creativity and ngā toi provide essential infrastructure for strong prosperous, connected and healthy communities in Heretaunga Hastings. This includes community hubs, whare taonga, museums, festivals, whare wānanga, galleries, creative skill development workshops, education programmes, exhibitions, performances and internships, among many others.

24. Hastings has many arts organisations and artists creating nationally and regionally renowned work that supports the wellbeing of local communities. Te Whare Toi o Heretaunga Hastings City Art Gallery showcases high-quality local, national and international contemporary art that attracts audiences and visitors from around the district and the country. It is a highly respected arts institution and a crucial part of Heretaunga Hastings' arts and cultural sector, working with local artists and communities to grow creativity in the region including through hosting education programmes for children. The Gallery also hosts artists residencies, such as for award winning and internationally-recognised performance artist Kalisolaite 'Uhila, who developed work that responds to the ways in which people live off and labour on the land.
25. As with other infrastructure such as transport and water, arts and culture require secure, stable investment from core funders, including Council, to survive and service the region. The impact of unstable or paused investment could lead to a loss of vital arts and culture infrastructure – costing more in the long run as it is harder to rebuild, than to maintain.

Council is a crucial co-investor in arts and culture

26. We acknowledge Council is facing immense challenges in drafting its LTP, and needs to balance prudent fiscal management alongside investment in critical infrastructure and the needs of its communities, especially as it continues to recover from Cyclone Gabrielle.
27. Council is a critical investor and partner in arts and culture. Many arts organisations and artists in Hastings receive core investment from Council, often in partnership with central government and community and private funders.
28. Creative communities in Hastings need secure, stable support from Council to survive and service their communities. The area's arts and culture services are reliant on local government contributions, as this support is not guaranteed from other sources. Creative New Zealand's own ability to support the sector is under strain, and we have materially less funding to invest from 2024/25 (around 30 percent) than for the previous five years.
29. Ongoing collaboration between central and local government, and shared investment, is vital for a resilient and supported arts and cultural sector. To maintain this collective approach, **we encourage Council to ensure support for arts, culture, creativity and ngā toi is a core part of its LTP**, including by working with the creative community as well-placed partners to deliver these outcomes for Hastings' communities.
30. Strong cultural infrastructure will support Council to respond to current challenges. As we face a less certain future, the arts have a crucial role in improving social wellbeing by building and regenerating strong, connected and healthy communities.

Creative New Zealand's interest and investment in the arts in Heretaunga Hastings

31. Creative New Zealand is the national arts development agency of Aotearoa New Zealand, responsible for delivering government support for the arts. We're an autonomous Crown entity, continued under the Arts Council of New Zealand Toi Aotearoa Act 2014.
32. Our legislative purpose is to *encourage, promote, and support the arts in New Zealand for the benefit of all New Zealanders*. We do this by *Investing in the arts, Developing the arts, Advocating for the arts, providing Leadership in the arts, and Partnering for the arts*.

33. Creative New Zealand receives funding through Vote: Arts, Culture and Heritage and the New Zealand Lottery Grants Board Te Puna Tahua. In 2022/23, Creative New Zealand **invested nearly \$74 million in the arts.**
34. We recognise the importance of Hastings to arts, culture, creativity and ngā toi in Aotearoa. For arts that are delivered in the Hawke's Bay region, **\$779,637** of direct financial support was provided by Creative New Zealand in 2022/23. Of this, **\$354,408** in funding went directly to the Hastings District, supporting individual arts projects and arts and cultural organisations.
35. Under the Creative Communities Scheme, we also fund territorial authorities directly to support local arts activities. In 2022/23, funding of **\$160,112** was provided to the Hawke's Bay region, which included **\$63,922** to Hastings District Council and your creative communities.

Final thoughts

36. Thank you again for the opportunity to comment on the LTP. We understand there's considerable pressure on all local councils' budgets, and we acknowledge your continued commitment to investing in arts, culture and creativity as part of the overall investment in the wellbeing of your communities.
37. We share your aspirations for the district and look forward to working with you to realise the potential of arts, culture, creativity and ngā toi to support your communities to thrive. Our collective approach will ensure that arts, culture and creativity can deliver value to all New Zealanders and to communities throughout Aotearoa.
38. While we do not wish to address Council in support of our submission, please feel free to contact us if you have any questions or if you wish to discuss it further. The key contact person is:

Name: Cara Paterson
Position: Senior Advisor, Advocacy (Local Government)
Kaiwhakamahere Matua Taunaki, Kāwanatanga ā Kainga
Contact: cara.paterson@creativenz.govt.nz

Ngā mihi nui ki a koutou katoa, nā



David Pannett
Senior Manager, Strategy & Engagement
Pou Whakahaere Matua, Rautaki me te Tūhono

5/27/24, 12:32 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#392

CREATED



PUBLIC

May 27th 2024, 12:00:28 pm

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No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

<https://app.wufoo.com/entry-manager/3021/entries/392>

1/2

5/27/24, 12:32 PM

Wufoo - Entry Detail

Share your thoughts here . . .

You need to consider the cost of living. People are struggling they need relief.

Attach a document to your submission

5/27/24, 12:32 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#393

CREATED



PUBLIC

May 27th 2024, 12:00:56 pm

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It's about right

Pay less, slowdown further

5/27/24, 12:32 PM

Wufoo - Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

1. Debt financing of long term capital works. Some works have lives far greater than 16 years, and generations beyond those sought to pay for it benefit. Therefore, the nature of the finance sought should reflect the life of the asset and be paid accordingly. I.e. Bridge - 50 years, road - 50 years, fences - 10 years etc. Hint : go get 50 year loans for road and bridge works, not 16 years or less.

2. Cut costs and being more efficient. Merging HDC with Napier CC and CHBDC should be on the table again to realise efficiencies for ratepayers. (Wairoa is an outlier and somewhat insular in its outlook - so not a viable merger partner currently.) It would be good to merge with HBRC as well but this may be a step too far at present but could be staged in 5 years. Merging Local Authorities is only one aspect to improving efficiency: the number of Councillors has grown significantly recently. I contend that we are "over governed" in Hastings District and that Councillors should be reduced by whatever percentage they grew recently.

Hints: Enter into discussions with adjoining TLA on merging - seriously.

Reduce the number of Councillors by the number gained recently so that governance costs are more constant.

3. Guarantee that those ratepayers' who benefit from a HDC capital or operational work pay for it. I.e. no free riders. Very few generic or systemic rate dispensations, or allowing non-payment, should occur. If an Act of Parliament enables this, the service should be curtailed to those ratepayers until they can pay. Or, the Act of Parliament is repealed in terms of its disallowing payment from a "charge against the land". Why? We are all in the same boat. Never in my lifetime have the costs of reinstating infrastructure after a natural disaster been so great, so long to remedy and so hard hitting on my income. It is unfair and unreasonable to allow certain individuals or groups of people rates dispensations. Making up their non-payments could break the rest of us.

4. Petrol Tax. HDC documents advise "The receipt of funds from petroleum tax will be used to reduce rates unless they are received for a specific purpose." I disagree with this. All petrol tax funds should be applied to roads in Hastings District. We have enough roads around where I live that need repair, and potholes are now prolific. I would view it as fraud / embezzlement / misappropriation / theft from motorists to apply petrol tax revenue to anything but roads, bridges etc. Hint: HDC need to show more fiscal discipline when receiving funds from a source such as Petrol Tax, that those funds are applied to roads and bridges.

5. Pathways for our people. This seems specific for a certain group of youth or part of the population more so than others (Its not just youth). Several other pathways need to be specified in your papers:

- get the 54% of youth not in school back to school on a regular basis. I.e. 95% annual attendance.
- focus on an environment that stimulates STEM subjects. (Science, Technology, English, Maths) Develop enquiring minds.

Stimulate them.

- Provide work experience schemes so young people can sample work in horticulture, viticulture, agriculture, forestry, engineering. This is preferable to computer games, ram raids, loitering before selecting people to beat up and burgle.

The type of programs you propose seem to apply mostly to Hastings urban people in town. My home in Whirinaki was burgled by youth driving down from Wairoa, Nuhaka and Gisborne. These rangatahi need better pathways in their lives than family members in gangs - but you don't seem to have much organised for Mohaka or Kahuranaki Wards so that errant youth can be slotted to them.

6. Enhancing where we live. Reading various HDC "flip books" on line, I saw little of benefit for Mohaka Ward residents. (Te Pohue and coastal infrastructure are mentioned). The HDC documents are very urban centric, cater to the metropolitan population more and people removed from these areas appear forgotten. This is not my opinion alone. Other residents feel this way. Yet Mohaka is the largest Ward by land area, and has the highest income per capita of the Wards. Mohaka is a driving force for Hastings prosperity as are Kahuranaki and Havelock North-Hastings Wards.

If Mohaka Ward residents want to get to Hastings, they have to go through Napier City. Napier meets nearly all grocery, hardware, automotive, entertainment, building and health needs. I would only get to Hastings four times a year for specialised products or services not available in Napier. Napier is our "economic powerhouse". The writers' of your documents' need a wider view, inclusive of Napier and other localities and the roles they play in Hastings Districts economy, social structure, services provided and prosperity. I contend that a lot of what the Hastings District produces, never goes through Hastings City at all. It goes directly to the Port of Napier or to Taupo, and wider, via SH5 and SH1.

Merging Napier and Hastings as Local Authorities has a lot of sense for me.

Attach a document to your submission

<https://app.wufoo.com/entry-manager/3021/entries/393>

2/2

5/27/24, 12:32 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#394

CREATED



PUBLIC

May 27th 2024, 12:07:46 pm

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No

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No

It's about right

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 12:32 PM

Wufoo · Entry Detail

Share your thoughts here . . .

I oppose the rate of planned rate increases for residential properties in the Heretaunga Hastings region.
I oppose my own property's planned rates increase of approx 25% after the last increase of 25% This amounts to 50% increase within 2-3 years which is unsustainable and unaffordable!

Attach a document to your submission

5/27/24, 12:33 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#395

CREATED



PUBLIC
May 27th 2024, 12:15:07 pm

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mautain.view@xtra.co.nz

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

It's about right

It's about right

Pay less, take longer and find more savings

5/27/24, 12:33 PM

Wufoo - Entry Detail

Share your thoughts here . . .

I strongly Believe that we should choose the second option for number 4, overall rates and debt plan, the reason for this is that families are already struggling in many areas of their finances and this one is too big

A 25 % increase at year one as an example on a \$3710 rate for 23/24 \$927.50 increasing the rates total \$4637.50

Not with standing, that our valuations all went up last year so percentage wise you will be taking a bigger cut anyway, (no one is talking about that).
back to the issue though, we pay rates we also pay regional rate currently 605.95 with an increase likely 1st of July. of around \$120 (not your issue I know but is part of the financial story). combined this could be upwards of \$5360 or \$446 a month.

It would be better to spread the pain over 5 years at 10 % to 15% per year to achieve, (instead of you proposed 50% gain over 3 years). Yes, in means slowing down a bit but is much more manageable and some three-year projects end up blowing out to five anyway.

You say that things are more expensive than three years ago, you are charged with finding more complete deals and cutting cost, we have to be smarter when it comes to spending the city's money. Let's use our local contractors and consultants and get everybody to buy in that we have to do our projects on a budget within reason and achieve them, not massive blow outs by outsiders that don't care about asking for another million or 5.
Finally, when we look at the pie chart at what see that the Operating cost is budgeted at 1.9billion and (but nowhere is it explained what these costs are or will be.

A more in-depth look at where our money goes is needed. the cost is second only to planned infrastructure of which if there was a saving here on both, several millions or 1 of 4 billion at least could be saved. We need to know that our money is going into the projects and running council efficiently not on over paid consultants and compliance sucking up all of the money before a project even gets underway.

It has also come to my attention that on looking up the council website the new proposed rates price for 2024/2025 is already there at the 25% increase Rate.

How is that the proposed rate is already there when this is a proposal to adjust rates, not yet finalized.
and with still a final consultation date of today 27th May 2021. and planned discussions in June.

Hopefully we will see option two put in place and a little more time taken to put in place with cost saving and smart initiatives and spending over the next 5 years, not over the top increases that households will no longer be able to afford.

Many thanks G McDowall.

Attach a document to your submission

5/27/24, 2:18 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #396

CREATED



PUBLIC
May 27th 2024, 12:37:07 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 2:18 PM

Wufoo · Entry Detail

Share your thoughts here . . .

What is one life worth from drowning ? \$250,000.. You have shutdown all economical pools Madison,Windsor,mahora. raureka ..you only have the expensive pools left . (splash planet. sports centre.) clive which is miles away.you have cut back the hours of frimley park so its no longer viable to run „it should have had a cover years ago and solor heating but you where to busy putting in cycle tracks to keep acc busy. in 10 years from now there will thousands of new children in the new subdivision who could walk there .You have not done enough marketing to get schools to use it the deep pool was the best feature you closed that so i know a number who stopped going there
d going Miss managment of the pool. now future generations are going to suffer iff not loose their lives because of short sightedness. pour some of your money from stupid street corner gardens)(which everybody runs over) and up keep and pull the stupid english trees out so you do not have to spend a fortune cleening up after them Native evergreens are the answer. we are heretaunga Hastings nz, Not Hastings UK

Attach a document to your submission

5/27/24, 2:18 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#397

CREATED



PUBLIC

May 27th 2024, 1:00:42 pm

IP ADDRESS



* Name

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

It's about right

Pay more, go quicker, invest more

<https://app.wufoo.com/entry-manager/3021/entries/397>

1/2

Share your thoughts here . . .

Why waste money on glossy Road to Recovery booklets delivered to every household?
What savings being made on non- essential services eg arts and culture?
What is being done to prevent critical infrastructure failing from next cyclone? Eg stop banks, bridges, catchment area management.

Stop over intensification of housing infill development eg where one house is replaced by four under the 'minimum' area per household.

Allow for growth in necessary school development. Keep road safety as a priority.

Look for cost savings in \$millions quoted for infrastructure!/Cyclone projects.

Help small CBD retail survive, don't kill off low turnover outlets with large rates hikes

Attach a document to your submission

5/27/24, 2:18 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

 #398

CREATED



PUBLIC
May 27th 2024, 1:00:52 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 2:18 PM

Wufoo - Entry Detail

Share your thoughts here . . .

I think too much is paid out in salaries and wages for HDC council staff - too many in administration and not enough actual workers - no accountability for many staff.

Also, when rate payers ask if something can be done about the volume and speed of truck and trailer units down Nottinghamley Road - also the speed of most vehicles- we and others have complained and been fobbed off "ring the police" rang the police and they said it's council business- ring council and "yes we will Monitor it " what a laugh! Fobbed off again and these people take home a very good salary!

Attach a document to your submission

<https://app.wufoo.com/entry-manager/3021/entries/398>

2/2

5/27/24, 2:19 PM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#399

CREATED



PUBLIC

May 27th 2024, 1:07:28 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

5/27/24, 2:19 PM

Wufoo - Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

Please refer to our attached letter.

Attach a document to your submission

2405_hastings_ltp_submission.pdf



27 May 2024

The Chief Executive
Hastings District Council

THREE YEAR PLAN 2024 – 2027

1. Timberlands Limited (**we, us, our**) welcomes the opportunity to provide this brief submission on your Three Year Plan 2024–2027 (the **three year plan**).

About us

2. We manage the Kaingaroa Timberlands forest estate on behalf of the Kaingaroa Timberlands Partnership. The estate comprises over 210,000 ha of land, including over 189,000 ha of forest plantation. Approximately 1% of the Kaingaroa Timberlands forest estate (circa 1,500 ha) is within the Hastings District, being Urutomo Forest.
3. Further information about us and the Kaingaroa Timberlands Partnership can be found [here](#) and [here](#).

General

4. Timberlands acknowledges the extraordinary and challenging circumstances Hasting District continues to face as a consequence of Cyclone Gabrielle. We can understand how difficult preparing this three year plan has been as Council seeks to navigate a pathway to recovery and we appreciate the opportunity to be able to put forward our views.

Proposed Rate Rises - 2024 – 2027

5. While recognising the problems you face as a Council, we do not support the ongoing rises in rates proposed in your Three-Year Plan Consultation Document. A 25% rate rise followed by increases of 15% and 10% are unsustainable and every effort needs to be made to contain these costs.
6. We commend your efforts to pare back your expenses by removing capital investment on a number of 'nice to have projects' noting that this will save \$50M over the first five years of the Plan. Your intentions to continue scrutinising all programmes and projects budgets for further savings and efficiencies is also endorsed. In addition, we strongly urge you to use the local government channels available to you and work with your colleagues and government to a collectively identify more appropriate sources of revenue and a better model for funding local government as opposed to being confined to property rates.

Cyclone Recovery Targeted Rate (CRTR)

7. Timberlands acknowledges its responsibilities as a corporate citizen but we do not support the way Hastings District Council has constructed its 'we are in this together' approach. Your Consultation Document states that the CRTR "... has been set to reflect that some benefit more than others from the [cyclone] repairs" and earlier on this same page you identify the rural community as needing to pay a bit more to reflect the direct benefits to these communities (page 36).
8. We contend that your approach is too broad. As a rural ratepayer, we will receive limited benefits from the CRTR. Most of the revenue collected through the rate is to be applied to the roading network repairs and Council's share of the Voluntary Buy-out Programme for category 3 properties. As Council will be aware, we do not rely on local roads for the transportation of logs. Our forest in the Hastings District exits directly onto SH5 (Urutomo). On this basis we neither benefit from nor exacerbate Hastings' district roads.
9. As the proposed new rate currently stands, we would be unfairly rated and we request that you refine at the settings to more accurately apportion benefit.

Timberlands Limited
PO Box 1284, Rotorua 3040, New Zealand
ph: +64 7 343 1070 fax: +64 7 343 1071
website: www.tll.co.nz



Roads Renewal and Maintenance

10. We note that, over and above repairs due to the cyclone damage, planned renewal and maintenance of the district's roading network is a key ingredient of Council's work programme and budget. As discussed above, we neither benefit from nor exacerbate Hastings' district roads and this should be taken into account when determining the rates for rural properties in Rating Area 2.

Formal hearings

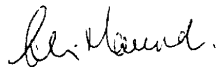
11. We do not wish to formally present our submission to Council.

12. We wish to thank Hastings District Council for the opportunity to submit on the three year plan.

Nga mihi,

Yours faithfully

TIMBERLANDS LIMITED



Colin Maunder

GM - Sustainability



5/27/24, 2:19 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

 #400

CREATED



PUBLIC
May 27th 2024, 1:14:03 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 2:19 PM

Wufoo - Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

5/27/24, 2:20 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #401

CREATED



PUBLIC
May 27th 2024, 1:18:00 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

5/27/24, 2:20 PM

Wufoo - Entry Detail

Share your thoughts here . . .

I am a Havelock North resident and my family and I know that Havelock North is a great place to live, work and play. However, I am concerned the proposed level of rates rise is disproportion to the services we receive as an existing community, and that we are being unfairly targeted to pay for both operational and capital expenditure (growth), and cyclone recovery. My understanding is that this is because of the approach taken in the LTP whereby higher valued properties will pay a higher proportion of rates. Historically rates have been set based on land value, but such a significant targeted rates rise now puts into question the fairness of such an approach. In my view, rate rises should be evenly distributed across all urban residential areas regardless of land value.

Operational expenditure:

I note that in 2024/25 targeted rates will be levied to recover the full costs of water supply, wastewater disposal, kerbside recycling, refuse collection, Waimarama refuse collection, Havelock North parking, swimming pool safety, and a Whakatu stormwater rate (set as a fixed amount per hectare). In addition a targeted rate (water by meter) for water supply is based on the volume of water supplied to meet the cost of the extraordinary supply of water. Targeted rates are also levied to recover capital contributions from residents connecting to new supply extensions in some areas. In addition, the 2024/25 plan proposes to continue funding 80% of the cost of wastewater treatment through a targeted rate.

I acknowledge that some increase is to be expected but consider that the rates increase proposed is simply too high to service existing infrastructure. In my view, any rise in cost to operational expenditure should be balanced against growth and recuperated through development contributions.

Capital Expenditure/ Future growth:

The LTP identifies where expected changes to population growth and therefore land use will occur in Havelock North, and has made land and open spaces available along with infrastructure to support that growth. Significant capital investment is needed to support that infrastructure.

While I support investment to cater for growth, it is not my view that the existing community should not pay for growth and this should be Council led and recuperated through development contributions. To me the LTP is not clear whether this is indeed the case, but when facing an average of +25% rates rise, I do question whether it is the "little guy" left to pick up the tab.

Cyclone recovery:

The LTP does reconcile that only a pragmatic and fiscally sustainable approach is a funding approach which shares broadly the responsibility for the cyclone across the district. I agree with this approach but come back to my point that rate rises should be evenly distributed across all urban areas regardless of land value.

Put simply, I urge Council to reconsider the LTP targeted 2024/25 levies for Havelock North.

Attach a document to your submission<https://app.wufoo.com/entry-manager/3021/entries/401>

2/2

5/27/24, 2:20 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #402

CREATED



PUBLIC
May 27th 2024, 1:22:56 pm

IP ADDRESS



*** Name**

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

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No

It's about right

It's about right

It's about right

It's about right

5/27/24, 2:20 PM

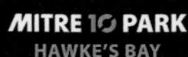
Wufoo · Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

hbrspt_submission_to_hdc_ltp_20242034.pdf



27 May 2024

HAWKE'S BAY REGIONAL SPORTS PARK TRUST – HASTINGS DISTRICT COUNCIL LTP SUBMISSION 2024-2034

The Hawke's Bay Regional Sports Park Trust (HBRSP) was established as a charitable trust in May 2007 to 'establish, promote and administer a regional sports and recreation park'. Our purpose is to be a *'sporting and recreational hub that is a catalyst in improving the region's social, cultural and economic wellbeing through community participation in sport and recreation and promotion of sporting excellence'*.

Since the establishment of the trust the park has continued to grow and evolve to provide for over 320,000 visitors per annum across organised sports, informal recreation and community, regional and national events. Mitre 10 Park is a critical piece of the provision of sports fields and sport and recreation facilities within Hastings and across the wider Hawke's Bay region.

This growth in the facility and the sport and recreational amenities it provides has multiplied the health and wellbeing benefits that the park delivers, though has also created some challenges to be addressed.

This improvement in community wellbeing is delivered across the breadth of organised sports, informal sports and recreation and community events that are delivered at Mitre 10 Park.

The park is home for two separate trusts that together are responsible for the management and maintenance of all the assets. The Hawke's Bay Community Fitness Centre Trust (HBCFCT) operate the Hawke's Bay Regional Aquatic Centre, the Royston Health & Fitness Centre, Avery House Hostel, athlete development programmes and education outside the classroom programmes for schools in Hawke's Bay. HBRSP manages and maintains everything else on the park, including the netball courts and facilities, the hockey stadium, the athletics precinct, the canoe polo facility, the indoor cricket practice arena, the boxing (and fencing) facility, the sportsgrounds and limestone track surrounding the park. Though investigations into the governance of the park have been paused, the two trusts are increasingly working together collaboratively for the benefit of all users of the park and the Hastings and wider Hawke's Bay community.

Our existing partnership with HDC

HBRSP appreciate the partnership it has with Hastings District Council across multiple departments and cannot speak highly enough of the dedicated, friendly and responsive team. The trust is also grateful for the previously approved \$1.5 million towards improving the traffic flows, safety and carparking and the annual operating funding that constitutes approximately a third of our annual operating expenses and is critical to enabling us to do what we do. The purchase of the northern block of land between the existing park and Evenden Road is a key strategic acquisition identified through the initial stages of the masterplan that will play a key role in provision of sport and recreation facilities to meet the growing and evolving needs of the district and the region.

Mitre 10 Park masterplan

The immediate priorities of the trust are working with Hastings District Council, other councils in the region, Iwi, hapu and marae, our tenants and sports codes and other community groups and stakeholders to complete a master plan for the park. This work commenced in 2021 and was halted due to discussions around governance. A master plan for Mitre 10 Park is now required to be developed that reflects the needs of our user and the community of Hawke's Bay, responds to the challenges currently experienced as a result of its growth and success to date, and clearly outlines a compelling vision and purpose and the specific actions and investment required to successfully guide the future direction.

It is critical now that this work is completed to guide the future development of the park. The intention is for Mitre 10 Park to 'do more and be more' to the local and regional community.

Outputs and outcomes of the masterplan will:

- Help to guide the investment of the \$1.5 million from Hastings District Council to ensure the most effective utilisation of this funding.
- Inform the potential usage of the northern block to achieve the vision, purpose and outcomes of the plan.
- Assist with identifying priority capital projects and high-level budgets across the next 10 years and as aligned to the Long Term Plan.

In scope for the masterplan will be developing a cultural narrative, a traffic assessment to identify improvements to carparking, roading and safety, landscaping and planting, sportsfield and other sporting facility demand, a play audit, informal and passive recreation, environmental sustainability, and values development.

This plan will be developed in partnership with Hastings District Council, with council involvement along the journey.

Matters such as connectivity to public transport and cycle paths, roading infrastructure and safety and stormwater management may be priorities to come from the plan, and will all involve the continuation of the close working relationship with HDC, particularly where outcomes are aligned and mutual benefits can be realised.

Civil Defence response in future events

In the wake of Cyclone Gabrielle the resilience of our communities is a priority. During the cyclone response, Mitre 10 Park was used as accommodation for emergency response workers. Across the HBRSP and the HBCFCT there is a desire to play a role in future disaster responses. Preparedness and planning is key to this. Improvements to existing flood protection, the resilience of infrastructure such as power and water and exploring options such as solar power are priorities to work with the relevant regional and national agencies to ensure that we are ready to go when required.

The role of events in economic recovery

Given the economic recovery underway from Cyclone Gabrielle the prudent financial measures and minimisation of 'discretionary spend' in the trust's opinion is the correct path. Within this however HBRSPPT considers that the role that events can play in a region's economic vibrancy can be significant. Investment into the right events can bring people and dollars into the region, showcase the region and what we can offer to the rest of New Zealand and further afield and contribute to the social cohesion and wellbeing of our community. With some rigour around investment criteria, investments into attracting events into the region can deliver considerable economic benefits to the region and accelerate its economic recovery.

Events such as the New Zealand Track and Field Championships, Colgate Games New Zealand Swimming Nationals and other national tournaments and events provide an economic return many times the level of operational investment required to bring them to Hastings and Hawke's Bay.

HBRSPPT request that Hastings District Council consider the level of investment into an events investment budget to help to attract these 'high-value' events to Hastings and Hawke's Bay that create a defined and measurable economic benefit to the region. This is not necessarily for events that are hosted at Mitre 10 Park, though the nature of our facility and amenities lends itself well to the hosting of a number of these sporting and cultural events.

Thank you for the opportunity to let you know our thoughts and your time and consideration. We would like the opportunity to talk to this submission.

If you have any questions or would like any further information please contact me.

Nāku noa, nā



Glenn Lucas

General Manager

Mitre 10 Park/Hawke's Bay Regional Sports Park Trust

5/27/24, 2:20 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#403

CREATED



PUBLIC
May 27th 2024, 1:24:25 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

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No

5/27/24, 2:20 PM

Wufoo - Entry Detail

Share your thoughts here . . .

Submissions attached, on behalf of the Havelock North Business Association

Attach a document to your submission

2024_submissions_to_hdc_ltp_by_hnba_final.pdf

Submission by the Havelock North Business Association
To the Hastings District
For their LTP 2024
10 May 2024

Emma McRobbie, HNBA Association Manager

info@havelocknorthnz.com

Postal address: 208 Gascoigne Street, Hastings, 4120

Submissions on behalf of the Havelock North Business Association,

The Havelock North Business Association (HNBA), thanks Council staff and Councillors for their time and support over the last 12 months. At present we have 310 internal (in rated levy area) and 17 external business members. As we look ahead to the coming year, we are excited about the opportunities on the horizon and remain committed to further strengthening our relationship with Council and enhancing the support we provide to our members.

FUTURE PROOFING HAVELOCK NORTH VILLAGE

We are writing to express the concerns of the Havelock North Business Association regarding the future development and sustainability of the Havelock North Village. With over 600 new residential homes being built in our area, on top of the 10 years of developments the rapid growth in population necessitates preparations to future-proof our CBD infrastructure. This will ensure it can adequately support the needs of both residents and businesses.

One potential solution that we propose to the Council is the development of an updated master plan for the Havelock North CBD; the last plan was commissioned in 2013 and prior to this 2008. Such a plan would allow for comprehensive and strategic planning of infrastructure development, transportation networks, public spaces, community activities and amenities to accommodate the growing population while preserving the unique character and charm of the village.

The Havelock North Business Association is very open to working alongside the council on this important piece of work. We believe that by combining our local knowledge and connections along with the resources and support of the council, a plan would be developed that truly serves the best interests of the local community. A revised master plan could address critical issues such as traffic congestion, parking availability, pedestrian safety, community wellbeing and what future growth looks like. By proactively identifying and addressing these challenges, we can ensure that the Havelock North CBD remains a vibrant and thriving part of the Hastings District.

ARTS, ACTIVATION AND VIBRANCY SUPPORT

The Havelock North Business Association requests for Hastings District Council to consider making CBD art, vibrancy, and activation funding accessible to all of the Hastings District's CBD's. We recognise that there are cyclone recovery priorities that limit the budget in this area for this 3-year LTP but, advocate that the rate paying businesses based in Havelock North deserve a fair share of backing from the Council. We hope with the 5-year Hastings City vibrancy fund coming to completion, that the way forward can be a more inclusive of all CBD's approach.

Vibrant and active CBDs attract people, stimulate economic activity, foster community, and appeal to tourists. We want to ensure that visitors continue choosing to stay in the Hastings District while in Hawke's Bay, as Havelock North serves as the district's accommodation hub, we need to provide vibrant spaces and engaging public activities that keep our CBD appealing and dynamic. The most recent MarketView report show the first positive trending 'spending growth' stats that Havelock North has had in 5 quarters. While we recognise there are several factors at play, we see the potential to drive economic development by capitalising on vibrancy and activations. Our business association plans to increase our own investment in this area because we see and hear from members the positive impact that these have.

An example of some HDC initiatives that our members have asked about being replicated in the Village are:

Submission by the Havelock North Business Association
To the Hastings District
For their LTP 2024
10 May 2024

- Art installations, permanent and pop-up
- Light projections, such as ANZAC and Christmas
- Festive decorations such as Christmas - Havelock North CBD has 1 tree and season's greetings; compared to Hastings City CBD which at a minimum has 5x trees, 3x reindeer, hanging lights displays down the Main street, and a Santa meet and greet.
- Small – medium community events (Such has live music in parks, Santas workshop, outdoor movies, and other albert square activation events)

Despite numerous attempts to engage with Council and prior submission we've consistently been informed that unless we foot the bill, such initiatives will not happen as there is no budget allocation. We continue to use our own budget as creatively as possible but, our income is still only around 50% of our Hastings City counterparts so, we are limited to what we can achieve. By partnering with us to enhance the vibrancy of the Village, we can collectively foster a more dynamic and attractive destination, thus enriching the overall appeal and prosperity of the Hastings District.

HAVELOCK NORTH ENTRY SIGNS

The three signs (Napier, Middle and Te Aute Roads) that mark the entry to the Havelock North area are now over a decade old. These signs are not only dirty and faded but also outdated and falling into disrepair. Originally, these signs were scheduled to be updated as part of phase two of the Hastings District Council's signage rollout plan. However, they were subsequently removed from the plan as a cost-saving measure.

We urge the council to reconsider this decision and include the Havelock North entry signs in the current update plan; costs would be under \$15,000 at an HDC estimate of \$4300 per sign. The state of these signs does not reflect the vibrancy and growth of our community. Updating these signs is not just about aesthetics; it is about community pride and presenting a welcoming image to visitors and residents alike.

In summary, we respectfully request that the council reinstate the Havelock North entry signs into the signage update plan. Investing in these signs will significantly enhance the entrance to our town and demonstrate the council's dedication to equitable enhancement across the Hastings District. The HNBA is open to working with council on the design aspects.

EVENT FUNDING

The Havelock North Business Association asks the Hastings District Council to consider providing three-year funding support for a signature community event in Havelock North.

Over time, the Havelock North Village Street Carnival evolved into a beloved community gathering, and we express gratitude for the Council's shared funding assistance, which has significantly contributed to its success. Following the cyclone last year, we recognised the Council's higher priority spending needs. Consequently, we pivoted to a self-funded, smaller-scale fundraising family event on the Village Green reserve, that operated on approximately one-third of the budget and used activities to fundraise for the Havelock North Volunteer Fire brigade and Te Mata Park. This adapted event has just been carried out for the second time; the format was well received by the community, and a great way to activate the Village Green space.

Originally the Village Street Carnival was conceived to draw locals from across the region into the Village and showcase our street facing businesses. However, increasing feedback from our members indicates that it's time to reassess our expenditure and seek alternatives as it is not driving enough return on investment for the businesses. Therefore, the HNBA has looked at our upcoming budget and its alignment with our strategic goals and have decided

Submission by the Havelock North Business Association
To the Hastings District
For their LTP 2024
10 May 2024

to reallocate the annual \$10-15k funding to an event series that encourages business collaboration, as well as increasing our spend on CBD vibrancy to activate the CBD multiple times per year versus a one-off day.

We can see from the wider community attendance and engagement that there is a desire for Havelock North to have a signature event like Hastings City has with the Blossom Parade or Taste Hastings, one that fosters connections and brings people together. We would love to see the council utilise the Village Green reserve for more events. The HNBA board is interested in creating a signature event for Havelock North: an art and wine event in the Village that engages people from across the district. This event would highlight public art installations, showcase local artists, include a food and wine/beer component, and tie in a range of local businesses. The scale of the event would depend on HDC funding and the ability to secure any additional external sponsorship. If the Council supports this event idea with an allocation of event funding in this three-year plan, the HNBA would commit the Association Manager's time for seeking external funding, event planning, and management, making it a more financially viable option for the Council to consider.

5/27/24, 2:21 PM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #404

CREATED



PUBLIC
May 27th 2024, 1:47:00 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

Share your thoughts here . . .

(No response)

5/27/24, 2:21 PM

Wufoo - Entry Detail

Attach a document to your submission

5/27/24, 2:21 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #405

CREATED



PUBLIC
May 27th 2024, 1:53:37 pm

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No

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No

It's about right

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 2:21 PM

Wufoo - Entry Detail

Share your thoughts here . . .

Many of us living along Beach Rd and adjacent streets will have a very difficult time evacuating for an emergency. New escape route leading to Tuki Tuki Rd through some properties must be created to make new evacuation routes. 54 Beach Rd would be an ideal place for a tsunami escape route to Tukituki Rd.

Attach a document to your submission

5/27/24, 2:21 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#406

CREATED



PUBLIC

May 27th 2024, 1:56:39 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

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No

Pay less, recover slower, accept increased risks to the roading network

Pay more, expand growth areas for development accept more funding risk to ratepayers

Pay less, slowdown further

Pay less, take longer and find more savings

<https://app.wufoo.com/entry-manager/3021/entries/406>

1/2

5/27/24, 2:21 PM

Wufoo · Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

the_road_to_recovery_should_not_be_about_roads.docx

THE ROAD TO RECOVERY SHOULD NOT BE ABOUT ROADS

My submission is that Hastings District Council should not be spending up large on roads , whether by further repairs from Cyclone damage or ongoing maintenance and improvement . Instead the District should be considering a comprehensive public transport system with the North -South railway as backbone to a comprehensive system with plenty of connection to buses and active transport (cycles and feet) .

The reason for my thinking is that I believe we have too many cars and trucks in the District and they are causing damage to the economy, the climate and the environment and our whole way of life and the structure and layout of our cities, towns and rural communities has become totally reliant on the private car yet 30% of the population do not own or drive a car.

Remember, cars spend 90% of their lives with their engines turned off yet are extremely expensive to own, maintain and drive and a major avoidable cost for many families

I do realise there are major hurdles in promoting public transport and rail so I am asking the District council to show courage and vision and lobby central government for changes -- in the way transport is funded through NZTA, in the way kiwirail operates or more accurately does not operate and in respect to the transport connections from Hastings to Napier and from HB Region (with Hastings the centre) to other regions North, South and West.

This is what I would like the Council to do.

1-Consider that in the main, roads in the district have been repaired since the cyclone and that the Council needs to consider other priorities

2-Lobby the Government for Kiwirail to be split between above tracks and below wheels so the national rail network can be transferred to NZTA which will then provide open access on the tracks - as occurs in most European countries plus Australia, Japan and North America. That way other operators can be brought in to operate passenger and freight services on the Palmerston Nth to Wairoa line -which line the current government and kiwirail would prefer closed. There are other operators waiting in the wings

3-Lobby directly , and through the Regional Transport Committee for the Napier to Wairoa line to be repaired and reopened as far as Nuhaka. Remember 80% of this line is in good repair and about 50% of the currently closed line is within Hastings District.

4-Plan for , and make it part of the Long Term Plan that a new combined railway station and bus terminal be built on Russell Street -perhaps between Heretaunga and Eastbourne Streets.

5-Reconsider the way buses operate within Hastings District .

In simple terms my regional public transport plan involves a daily railcar/Unit service from Takapau Freezing works in the South to Nuhaka in the North with more services between Waipukurau and Whirinaki . The only extra track proposed would be a line from the Napier Port down Marine Parade to join the existing line . That line would have huge benefits for port freight as well as passenger transport.

Be assured that this proposal is a realisable dream provided that the Council does not just want to dance to the tune of trucking organisations, motorists, NZTA and a very pro car and pro road government . The Council has consistently said it is concerned about Climate Change and its effects . The 2 biggest emitters of green house gases within Hastings District by far are ruminant animals and

cars. The animals drive the economy -is the Council going to do anything there -not likely so that leaves cars which also cause accidents and spread tyre dust into our waterways and oceans.The Council needs to demonise cars , not worship them. A well thought out public transport system is the answer.

Guy Wellwood May 2024

5/27/24, 2:22 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #407

CREATED



PUBLIC
May 27th 2024, 2:05:43 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

Share your thoughts here . . .

Go back to core values - provide essential quality services to the community eg: roading, lighting, sewerage, water, rubbish collections, Library services, Parks and reserves. User pay contracted public transport etc. No longer fund activities and projects that are not an essential service at this fiscally challenging time. eg The water Museum. Scholarships, no more cycleways (the current ones are hardly ever used).

Developers pay the full cost of providing to services to their projects.

Why do people living in Havelock North pay more rates than someone in Hastings when they have the same if not less services provided? Unfair!

The Capital value of a property should not be used for rating purposes. The number of people in the household and the subsequent water, sewerage usage etc should be the measurement used.

The shingle areas should be used for industry and residential expansion. Fertile food production land should never be used for any other purpose.

Attach a document to your submission

5/27/24, 2:22 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #408

CREATED



PUBLIC
May 27th 2024, 2:20:08 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

It's about right

It's about right

5/27/24, 2:22 PM

Wufoo · Entry Detail

Share your thoughts here . . .

Hi there,

I am submitting on behalf of the Kereru Hall Society as the Chairman of the committee. We are located In the Kereru District 50 minutes west of Hastings.

The Kereru Hall Society is the governing body that manages and cares for the Kereru Hall. The Kereru Hall is the Community Hub for sporting events, Local theater and performances, Community meetings and social gatherings. We are also the community hub for when there is a disaster or some event, we manage the local response from the Hall.

I would like the Kereru Hall to be recognized as part of the Long term Plan due to its high level of responsibility within the isolated district of Kereru.

We are currently undergoing a number of upgrades to the Hall and would very much appreciate some help with funding towards a new Kitchenette to help provide for the Kereru community. We are looking at requiring around \$40,000 for the Hall Kitchen upgrade.

Thanks for your time,

regards

Harry Gaddum

Attach a document to your submission

<https://app.wufoo.com/entry-manager/3021/entries/408>

2/2

5/27/24, 3:26 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #409

CREATED



PUBLIC
May 27th 2024, 2:26:50 pm

IP ADDRESS



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royb@actrix.co.nz

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

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No

It's about right

It's about right

It's about right

5/27/24, 3:26 PM

Wufoo - Entry Detail

Pay more, go quicker, invest more

Share your thoughts here . . .**Te Awanga Stormwater system**

Cyclone Gabrielle showed us that the current Te Awanga stormwater system is under immediate threat of collapsing in the next major storm event. The high flow of the Maraetotara River during the cyclone caused a large shingle build-up beyond the river mouth and this directly changed the direction and impact of the sea/waves, and within a few days the sea crest protecting the Te Awanga Lagoon and surrounding public land was eroded away.

The Lagoon is central to the Te Awanga storm water system, and if it is inundated there would be no storm water system for the 350 households in our community - and a new pump and reticulation system would need to be built under emergency.

As a result of the cyclone the previously broad sea crest was reduced to 4 metres, and two storm events in the following weeks the cyclone saw the sea overtopping the sea crest and flowing into the lagoon. At any time, and this could be tomorrow, the remaining sea crest can be demolished by a storm event. While it is true that there has been a build up of gravel on the Te Awanga beach since the cyclone, we know now that this is very mobile and could disappear within a day.

In the Te ara whakaroa Road to Recovery document, on page 18 under Stormwater it states "Key challenges are: building resilience to prepare for more severe weather events with new flood protection work and renewing/upgrading existing systems". The Te Awanga stormwater system is under immediate threat of collapse, yet there is no provision for any funding to undertake the protection needed.

Representatives of the Te Awanga community, working closely with Graeme Hansen, have established that there is an immediate solution to protecting the public-owned infrastructure - this being the construction of an Eco Reef seawall. Other councils in NZ have already used this system and it is a solution that is shovel-ready. The cost of implementing this sea-wall now would be far less than the cost of undertaking the emergency work required to fix a collapsed storm water system. It doesn't make any financial sense to wait for this to happen, and the do nothing approach would have a severe impact on this community.

It is vitally important the HDC work collaboratively with the HBRC to agree on a way forward to fund and achieve this crucial work as both councils have a direct financial responsibility to ensure that storm water systems are working and resilient in the face of the dramatically changed world we live in post Gabrielle.

Attach a document to your submission

5/27/24, 3:27 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #410

CREATED



PUBLIC
May 27th 2024, 2:27:11 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

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No

It's about right

5/27/24, 3:27 PM

Wufoo - Entry Detail

Share your thoughts here . . .

Please ignore tick under Proposal 4. above - it was made in error and cannot be unticked.

Comments below relate to Council's Development Contributions Policy:

The proposed increases in Development Contributions are significant and come at a time of increasing uncertainty in the development industry. The submission points below seek clarity of process to allow those considering subdivision / development projects to plan with as much certainty as possible.

At Section 2.2 we seek confirmation that the Development Contributions applicable at time of lodging an application for subdivision Consent will be the maximum applying to 224c certification, and that these need not be paid at time of requesting service connections (which occurs part way through subdivision but ahead of any demand being placed on Council's service networks).

Section 6.2. Should read Section 224c, not 224k

Section 6.4. Seek confirmation DC's are applied based on date of application lodgment, as per the final paragraph of this section, unless DC's have reduced in which case section 7.1 would apply.

Section 8.9. This section provides for a reassessment of DC's where a variation of consent conditions is sought. Variations do not extend the consent lapse date and we do not believe a variation should bring about a DC increase, unless the nature of the variation has DC impacts.

Attach a document to your submission

5/27/24, 3:27 PM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #411

CREATED



PUBLIC
May 27th 2024, 2:32:38 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 3:27 PM

Wufoo · Entry Detail

Share your thoughts here . . .

Firstly, very poor method of questioning as this strongly pushes the guilt trip.
Secondly, people are already scraping the bottom of the barrel in terms of finding extra funds to live. You can not seriously think that upping the rates is the best solution at a time like this.
Thirdly, the councils inability to have enough money in the bank due to a multitude of reasons is NOT the ratepayers fault, it is yours and yours alone due to your management ability. Hastings rates are already grossly exaggerated for what we the rate payer gets for the privilege. Why on earth would anyone be happy to pay more?!?!
Maybe take a good long hard look at yourselves before turning to the ratepayer to save you from your monetary predicaments.....

Attach a document to your submission

5/27/24, 3:27 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #412

CREATED



PUBLIC
May 27th 2024, 2:33:05 pm

IP ADDRESS



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No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

5/27/24, 3:27 PM

Wufoo - Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

The proposed 25% increase of rates is unacceptable, and would be would not be needed if Council curtailed unnecessary spending on "nice-to-have" projects.

For example, how much did it cost to clear fell the Hikanui Pa site by helicopter logging, and what is the ongoing cost of now stabilising the site to prevent the hill sides slipping away in severe wet weather events, and developing this into some sort of historic site attraction? Granted that some trees were in danger of falling as a result of cyclone Gabrielle, but surely tree work on the site enough to make it safe is all that was needed for the time being.

This and other "nice-to-have" projects must be stopped and funds spent instead on essential infrastructure works, which are themselves necessary due to years of neglect and misspending.

Some increase in our rates is understandable and bearable, particularly to correct damage caused by Cyclone Gabrielle, but 25%? NO WAY!

Attach a document to your submission

5/27/24, 3:28 PM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #413

CREATED



PUBLIC
May 27th 2024, 2:37:45 pm

IP ADDRESS



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Yes

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No

Share your thoughts here . . .

Please see attached submission for Federated Farmers.

Attach a document to your submission

ffnz_submission_hastings_ltp_202434.docx

<https://app.wufoo.com/entry-manager/3021/entries/413>

1/1

SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ



To: Hastings District Council

Submission on: **Draft Long Term Plan 2024-2034**

Date: 27 May 2024

Submission by: Hawke's Bay Federated Farmers

JIM GALLOWAY
HAWKE'S BAY PROVINCIAL PRESIDENT
Federated Farmers of New Zealand
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INTRODUCTION

Hawkes Bay Federated Farmers welcomes the opportunity to submit to Hastings District Council on its *Long Term Plan Consultation Document 2024-2034*.

Federated Farmers submits on Annual Plans and Long-term Plans throughout New Zealand and make constructive proposals whenever the opportunity is provided.

Federated Farmers also submit on central government policies that affect local government revenue and spending, with the aim of ensuring that local government has the appropriate resources to carry out their functions.

Federated Farmers base our arguments on the considerable cost of rates to farm businesses, in terms of the value and relative accessibility of farmers to ratepayer funded services, the rates levels on farms compared to other residents and businesses, and the failure of property value to reflect the incomes of farmers and their relative ability to pay.

Federated Farmers feedback represents the views of farming members and rate payers from the Hastings District.

We acknowledge any submissions from individual members of Federated Farmers.

Federated Farmers is focused on the transparency of rate setting, rates equity and both the overall and relative cost of local government on rural ratepayers.

Federated Farmers requests the opportunity to discuss this submission with the Council during the hearing process.

AVERAGE RATES INCREASES

The average rates increase for farms in Rating Area 2 at 24% are astronomical and unacceptable. It appears that the 2023 revaluations coming into effect and impacting the General Rate, and the new Cyclone Gabrielle rates are the main culprits for the increases. Federated Farmers has suggestions for both these further on in this submission.

Hawkes Bay Regional Council rates are also going up an average of 19.6% so ratepayers are facing a double-whammy from both councils this year and it is really pushing the limits of affordability, especially when services are signalled to remain the same or even decline.

The example farm detailed below in the Cyclone Gabrielle section of this submission, is expected to pay \$10,549 to the Hastings District Council and an additional \$2,537 to HBRC, bringing the total amount they pay in rates to \$13,086. This is just for one year.

The information published in the newspaper for consultation only shows the urban examples of where your rates are going. Rural examples are needed too.

Submission:

1. Federated Farmers submits that a 24% average rate increase for the year ahead, for farms in Rating Area 2, is unacceptably high and pushing the upper limits of affordability for ratepayers.
2. More needs to be done to reduce spending or even cancel non-core activities to ensure the financial resources available can cover core functions.

GENERAL RATE AND UAGC

Federated Farmers has always appreciated Hastings sophisticated differential system with the two rating areas plus land uses within those areas. We frequently uphold Hastings as a good example for other district councils to follow.

Also appreciated is the reduction in the cents in the dollar that the general rate for Rating Area Two farming has experienced since the 2021 Long Term Plan. Although with the rise in property values, the effect of this is cancelled out and farmers are still expected to pay more rates every year.

2021 LTP:

Differential Rating Area Two

Residential	0.85	0.201821
Lifestyle / Horticulture / Farming	1	0.237436
Commercial	1.65	0.391770

2023 AP:

Differential Rating Area Two

Residential	0.85	0.137376
Lifestyle / Horticulture / Farming	1	0.161619
Commercial	1.65	0.266672

2024 Draft LTP:

Differential Rating Area Two

Residential	0.85	0.140314
Lifestyle / Horticulture / Farming	1	0.165076
Commercial	1.65	0.272375

However we do not support land value as the basis for the General Rate. Land value may be justifiable for regional councils to rate on because most of their activities are based on land and natural environment management, but a territorial authority's functions are firmly on infrastructure and public services that benefit people and the capital asset component of their property.

Land value tends to be a lower percentage of the overall property value in urban areas, an example is Pak'n'Save supermarket at 105 Charles St which has a land value of \$6,390,000 which is only 20% of the total value of \$30,700,000. This extremely successful, nation-wide supermarket is only being rated on 20% of its total property value, whereas a typical family farm operated by a husband and wife with two children is being rated on north of 80% of their total property value. A change to capital value as the basis for the General Rate, retaining the two Rating Areas and appropriate land use differentials, will spread the rates burden more evenly and not overly rely on land-based ratepayers such as farmers out in the hinterland.

Hawkes Bay Regional Council this year has decided to switch to capital value for the General Rate, which Federated Farmers supported. We suggest the Hastings District Council takes a look at the advantages of capital value rating too.

The UAGC can do with improvement to bring it closer to the 30% maximum allowable by legislation. Activities like governance and corporate support should be funded by the UAGC because every ratepayer in the whole district receives the exact same benefit of this activity, like having a councillor and an operational council. It would be preposterous to suggest that a farmer who pays a couple of thousand dollars towards the general rate would receive preferential treatment from governance, so the amount that all ratepayers contribute to this activity should be equal.

We object to the UAGC being used to fund 20% of cost for upgraded Wastewater Treatment facilities for Hastings and Waipatiki. The beneficiaries of these wastewater services are easily identifiable as the properties connected or serviceable, there is no justification for the assumption that every ratepayer in the district receives an equal benefit and should therefore pay an equal amount.

Year	UAGC per SUIP	Total collected	Percentage compared to 30% allowable
2018	\$236	\$6,507,046	24%
2019	\$209	\$6,066,554	23%
2020	\$200	\$5,926,000	26%
2021	\$208	\$6,259,000	26%
2022	\$215	\$6,550,895.	26%
2023	\$213	\$6,482,412	?
2024	\$233	\$7,214,964	?

Submission:

3. Federated Farmers supports the two Rating Areas plus land use differentials that Hastings District Council employs for its General Rate.
4. We submit that capital value is preferable to land value as a basis to strike the General Rate to ensure that all properties are paying more proportionality towards district services on their capital asset which more closely aligns with their use and benefit derived.
5. The UAGC must increase so it is closer to the 30% legislative maximum.
6. That activities like Governance and Corporate Services are 100% funded by the UAGC to reflect that all ratepayers receive an equal benefit and therefore should pay an equal contribution.

CYCLONE GABRIELLE RECOVERY

Federated Farmers is acutely aware of the need for the district to recover its public infrastructure that was damaged by the cyclone. We know this is going to take some serious cash.

Farmers are also recovering from the cyclone. The need for farm fencing to be repaired was so acute that a charity fencing programme had to be set up, with two donated tractors and the extraordinary efforts of workers donating their time to re-fence 100 farms. Only boundary fences were donated to secure livestock, farmers still have the massive task of repairing and replacing internal paddock fences. This work is still occurring. The bigger the farm, the more kilometres of fencing they likely have to repair.

Federated Farmers does not support the Cyclone Gabrielle Recovery Rate being struck on land value. This results in farmers with land value as a significant proportion of their overall property value contributing many hundreds of dollars more to the district recovery, than urban ratepayers. This inequity is compounded by the fact that these farmer ratepayers are also trying to recover their own farm infrastructure.

As an example, a member's farm that had its farm water supply infrastructure destroyed by the cyclone, is expected to contribute \$1,036 towards the Cyclone Gabrielle rate

Type	Description (Basis)	Factor	Amount
2CGCHG	Cyclone Gabrielle Charge	1.00	\$323.00
2CGRATE	Cyclone Gabrielle Rate	5,110,000.00	\$1,036.30
2FARMCMRM	Community & Resource Mgmt Rate	1.00	\$434.00
2FARMGEN	General Rate	5,110,000.00	\$8,435.37
2FARMPOOL	Swimming Pool Safety Rate	1.00	\$88.00
2FARMUAGC	Uniform Annual General Charge	1.00	\$233.00
Total Rates Levied			\$10,549.67

The strike on land value is doubly unfortunate because of the revaluations taking effect this year, and this example farm has had an enormous \$1.5k jump in their land value. Their capital assets have only gone from \$640,000 to \$700,000 in that same time. Land value makes up 87% of their total property value.

Year	Land Value	Capital Value
2023/24	\$5,110,000	\$5,810,000
2022/23	\$3,570,000	\$4,210,000
2021/22	\$3,570,000	\$4,210,000
2020/21	\$3,570,000	\$4,210,000
2019/20	\$2,730,000	\$3,220,000
2018/19	\$2,730,000	\$3,220,000
2017/18	\$2,730,000	\$3,220,000

As a comparison, a residential Hastings property is only contributing a measly \$124.91 to the Cyclone Gabrielle Rate. Combined with the Cyclone Gabrielle flat charge they are contributing \$251.91 towards this activity. A vast discrepancy between what farmers are paying and what residential property owners are paying towards the same activity.

The land value of the residential property has increased under the recent revaluations, but land value makes up 70% of their total property value, less than the farmer's 87%.

Residential Hastings example:

Type	Description (Basis)	Factor	Amount
1CGCHG	Cyclone Gabrielle Charge	1.00	\$127.00
1CGRATE	Cyclone Gabrielle Rate	610,000.00	\$124.91
1RESHCMRM	Community & Resource Mgmt Rate	1.00	\$705.00
1RESHGEN	General Rate	610,000.00	\$2,050.00

Year	Land Value	Capital Value
2023/24	\$610,000	\$860,000
2022/23	\$310,000	\$640,000
2021/22	\$310,000	\$640,000
2020/21	\$310,000	\$640,000
2019/20	\$205,000	\$435,000
2018/19	\$205,000	\$435,000
2017/18	\$205,000	\$435,000

And the Hastings Pak'n'Save supermarket is being charged only \$1,308 towards the Cyclone Gabrielle rate, which is a direct function of their land value being only 20% of their overall property value. Combined with the flat fee, the supermarket is contributing a total of \$1,435.46 towards cyclone recovery. Which is pretty similar to the farmer contribution, despite the supermarket being a much wealthier business.

Commercial Hastings example:

Type	Description (Basis)	Factor	Amount
1CBDHGEN	General Rate	6,390,000.00	\$64,423.74
1CGCHG	Cyclone Gabrielle Charge	1.00	\$127.00
1CGRATE	Cyclone Gabrielle Rate	6,390,000.00	\$1,308.46
1COMHCMRM	Community & Resource Mgmt Rate	2.00	\$1,410.00

Year	Land Value	Capital Value
2023/24	\$6,390,000	\$30,700,000
2022/23	\$4,910,000	\$20,950,000
2021/22	\$4,910,000	\$20,000,000
2020/21	\$4,910,000	\$20,000,000
2019/20	\$3,780,000	\$17,500,000
2018/19	\$3,780,000	\$17,500,000
2017/18	\$3,780,000	\$17,500,000

Federated Farmers considers that the flat fee is a great idea, but the land value rate is creating a massive discrepancy between rural and residential ratepayers, and is hammering farmers who are already paying their own personal recovery bills.

Even through the strike for Rating Area 1 at 0.020477 cents in the dollar is higher than the 0.020280 strike for Rating Area 2, the effect is cancelled out by the use of land value as the basis.

We do not agree that land value is the basis on which ratepayers directly benefit from Cyclone Recovery, because it is the people aspect that is most benefiting from infrastructure repairs to roads and bridges for connectivity. It is a stretch to believe that the farmer contributing \$1,359 gets 440% more benefit from Council recovery activities than the \$251 residential contribution.

Location	Factor	Cents per Dollar of \$ LV
Rating Area One	1	0.020477
Rating Area Two	1	0.020280

Submission:

- Federated Farmers opposes the land value basis on which the Cyclone Gabrielle rate is struck on because it is causing a significant discrepancy between ratepayers with the disadvantage squarely on farmers who will be contributing many times more than other ratepayers.
- Federated Farmers submits that capital value with Rating Area and land use differentials are used to ensure ratepayers are contributing more proportionately towards the Cyclone Gabrielle rate.
- Support is given for the Cyclone Gabrielle charge which ensures all ratepayers within their rating area are contributing an equal amount to recovery activities that they equally benefit from. However to gain full advantage of this mechanism and reduce the over-reliance on the property value rate, the flat fee should be higher.

FOCUS ON WATER, ROADS AND RUBBISH

Federated Farmers strongly supports a focus on core council functions.

However we do not support any general rate and/or UAGC funding towards reticulated water and wastewater services, and rubbish collection services, especially if this contribution is struck on property value which means some people will be contributing more even if they are not connected.

HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2024-34 FOR WATER SUPPLY

	Annual Plan 23/24 \$'000	Year 1 24/25 \$'000	Year 2 25/26 \$'000	Year 3 26/27 \$'000	Year 4 27/28 \$'000	Year 5 28/29 \$'000	Year 6 29/30 \$'000	Year 7 30/31 \$'000	Year 8 31/32 \$'000	Year 9 32/33 \$'000	Year 10 33/34 \$'000
SOURCES OF OPERATING FUNDING											
General Rates, uniform annual general charge, rates penalties	167	163	167	172	177	181	186	190	195	199	204
Targeted Rates	15,137	18,532	21,064	23,867	26,686	28,071	28,706	29,264	29,931	30,429	31,057
Subsidies and grants for operating purposes	649										
Fees and charges	264	751	772	706	819	841	862	882	904	924	946
Internal charges and overheads recovered	5,283	6,539	6,654	6,806	6,925	7,066	7,197	7,332	7,462	7,609	7,745
Local authorities fuel tax, fines, infringement fees and other receipts											
TOTAL OPERATING FUNDING (A)	21,500	25,984	28,677	31,640	34,607	36,159	36,951	37,668	38,512	39,162	39,952

Although \$167,000 of the funding for water supply coming from district-wide ratepayers may seem small, it is still asking rural ratepayers to contribute to an activity they don't benefit from, in order to subsidise those that do. Farmers provide their own water supply and meet drinking water standards, and do not receive ratepayer contributions towards their bores or surface take infrastructure, pipe network or quality/quantity management activities.

Reticulated wastewater receives 20% of its funding from the UAGC which every ratepayer contributes to, regardless if they are connected or serviceable.

Wastewater (Treatment - Domestic Waste)	Yes Low	Yes High	Industry Contributions UAGC	Part of the separation costs of the wastewater treatment project are recovered from those separable industries based on peak flow rates. The Community Benefit component (environmental and cultural considerations) is recovered through the UAGC equally from each rating unit in the district.
			Targeted Rate	A set amount is fixed on all properties connected or able to be connected to the wastewater system. A scaled pan charge is applied to non-residential properties to reflect the greater use (benefit) derived from the wastewater treatment project.

Federated Farmers challenges the community-wide benefit reasoning for reticulated wastewater services being partially funded by district-wide rates.

Clean natural environment as a community-wide benefit for reticulated wastewater services: We sympathise with the Council that meeting the new water quality standards intended to protect a clean green environment are hard to achieve and cost money. Farmers also face this issue, but they are expected by the public to 100% fund their own water quality actions such as fencing, farm effluent management and farming to nitrogen limits. Farmers already contribute a lot of their personal resources to go towards the general public benefit of a cleaner environment, and receive no district ratepayer subsidy for their on-farm actions.

We agree that sanitation provides a community-wide benefit from reticulated wastewater services, but farmers are already contributing to this goal using their own resources, and shouldn't be rated for urban services too. All sanitation provides this benefit and some services (such as town sanitation) should not be selected as worthy of community-wide funding over others (such as rural sanitation.) Farmers contribute to this public benefit by having good sanitation in their own homes, yet there is no equivalent urban ratepayer assistance to fund farmer septic tanks.

It may be argued that farmers benefit from public toilets in town, yet they already pay towards this through the general rate. If a farmer visits a café or a house that is connected to the water and wastewater, the ratepayer that owns that property is already paying their targeted rates to cover the occasional use by a visitor. This scenario is a bit of a stretch when claiming public benefit. Farmers' children using water and wastewater at urban schools should also not be classified as justifying the public benefit aspect, as Ministry of Education properties do not pay rates. Farmers may use the urban sewerage system when emptying their septic tanks, however the cost of this benefit will be directly funded at the time of disposal by a fee, so paid for at the time of use.

Central Hawkes Bay District Council has 100% targeted rate funding for reticulated water and wastewater, we urge the Hastings District Council to be the same and remove the district-wide UAGC/general rate component for reticulated services.

Submission:

10. Federated Farmers supports a focus and prioritisation on core council services and we support Council in its bold decision-making to discontinue activities that aren't delivering value or are already provided by the private sector, like the Frimley swimming pool.
11. We submit that reticulated services like water and wastewater, and rubbish collection, draw their rates funding 100% from targeted rates and not from the General Rate or the UAGC, because beneficiaries of these services are easily identifiable as those connected or serviceable.
12. We suggest that Hastings District Council looks to the Central Hawkes Bay District Council with it's 100% funding of reticulated water and wastewater as an example to follow.

Federated Farmers is a not-for-profit primary sector policy and advocacy organisation that represents the majority of farming businesses in New Zealand. Federated Farmers has a long and proud history of representing the interests of New Zealand's farmers.



The Federation aims to add value to its members' farming businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of the rural community; and
- Our members adopt responsible management and environmental practices.

This submission is representative of member views and reflect the fact that local government rating and spending policies impact on our member's daily lives as farmers and members of local communities.

5/27/24, 3:29 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #414

CREATED



PUBLIC
May 27th 2024, 2:38:09 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

It's about right

Pay less, slowdown further

It's about right

5/27/24, 3:29 PM

Wufoo - Entry Detail

Share your thoughts here . . .

I would like to comment in particular about the Frimley Pool proposed closure. While it is a very emotional topic and one that has many many opinions and strong memories, as someone who lives near this site we have really noticed the significant decline in the use of this facility. One would question the demand for this facility has declined significantly due to the low cost options for home based pools (meaning blow up seasonal pools that are really cost effective now). While the critical need for water skills remains, Im not sure this facility is providing that and there are better alternatives. Yes I get the value for families and this is hard to go up against. but I also understand the infrastructure cost and ongoing maintenance and upgrading that will be needed for this facility. It doesnt add up \$ wise. We simply cannot subsidise this sort of cost in an ongoing way given the other needs in the district. I know it is used for school swimming sports but there are alternatives for this. While schools struggle for funding there is always flexibility in school funding and I'm sure a solution to one off swimming sports. We are fortunate that majority of HB schools continue to have a pool and there are water options for all but it must be user pays for this small window of time each year. Good luck navigating this sensitive issue...the question needs to be...can we afford it?

Attach a document to your submission

5/27/24, 3:29 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #415

CREATED



PUBLIC
May 27th 2024, 2:47:43 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

5/27/24, 3:29 PM

Wufoo - Entry Detail

Share your thoughts here . . .

Please see the attached written submission from Health New Zealand Te Whatu Ora

Attach a document to your submission

healthnz_hastingsdc_ltp_submission.pdf

27 May 2024

Health New Zealand
Te Whatu Ora

Hastings District Council
207 Lyndon Road East
Hastings 4122

Tēnā koe,

Hastings District Council's Draft Long Term Plan 2024–2034

Thank you for the opportunity to provide feedback on Hastings District Council's Draft Long Term Plan 2024–2034.

This submission has been written by Health New Zealand | Te Whatu Ora National Public Health Service (Health NZ) in the Te Matau a Māui Hawke's Bay region. The National Public Health Service is a directorate within Health NZ.

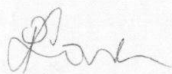
Health NZ has statutory obligations under the Pae Ora (Healthy Futures) Act 2022 and the Health Act 1956 to improve, promote and protect the health of people and communities. Of particular focus for Health NZ is embedding Te Tiriti o Waitangi as its foundation toward improving health outcomes for Māori.

Health NZ acknowledges the immense and wide-reaching impacts of Cyclone Gabrielle and the continued financial pressure this puts on local territorial authorities. Health NZ commends Council for its continued management of essential services (water, sewage and waste) and its role in managing public health risk during a major natural hazard event.

The feedback provided in this submission aligns to Health NZ's commitment towards healthier and more resilient communities by reducing inequities and promoting good health, particularly for Māori, Pacific peoples and disabled people.

For any clarification on this submission, please contact Medical Officer of Health, Dr Simon Baker simon.baker2@hbdhb.govt.nz.

Ngā mihi,



Paula Snowden

Ngāpuhi ki Whāingaroa
Regional Director, Te Ikaroa Central Region
National Public Health Service

[TeWhatuOra.govt.nz](https://www.TeWhatuOra.govt.nz)
Private Bag 9014, Hastings 4156
Waea pūkoro: +64 6 878 8109

Te Kāwanatanga o Aotearoa
New Zealand Government

General comments

Health and wellbeing are influenced by a wide range of factors beyond the health sector. These factors are often referred to as the social determinants of health, and can be described as the environmental, economic and social conditions in which people are born, grow, live, work and age.

Council has a leading role in ensuring public health and our environment are protected. Health New Zealand sees Council as a key partner toward improving the health of the population through a Health in All Policies approach whereby health, wellbeing and equity are key considerations in all policy and decision-making.

Health NZ acknowledges challenges faced by Council during this period of recovery and the impacts decisions may have on rates to enable continued provision of essential services.

Although Health NZ understands the need to reduce council expenditure in certain areas, Council is urged to prioritise the retention of initiatives that enhance Māori wellbeing and reduce inequities. This includes retaining concentrated spending on:

1. Infrastructure and services in areas of higher socioeconomic deprivation.
2. Activities that address major sources of health inequities in the Hastings District, including health-promoting and affordable transport options.
3. Initiatives designed and delivered in partnership with mana whenua.

Response to consultation questions

Topic one: Cyclone recovery targeted rate

Health NZ does not have a position on the proposed introduction of a new cyclone recovery targeted rate.

Topic two: Managing growth

Health NZ supports Council's preferred option to carry on with existing growth infrastructure commitments only, and acknowledges the financial constraints faced by all councils around funding of infrastructure while maintaining affordability. Health NZ supports the ongoing work to improve water infrastructure, with the provision of safe and adequate supply of drinking water and other water infrastructure being critical to public health. This includes the commencement and completion of the new wastewater infrastructure project between Flaxmere and Waipatu. Health NZ understands this project will meet best practice requirements, ensure network reliability, and meet compliance, while creating capacity for increased housing and relieving pressure on parts of the network which are currently at capacity.

Topic three: Delaying nice-to-have projects

While recognising cost pressures faced by Council, Health NZ is concerned about Council's preferred option to limit and delay new investment, and in some cases, remove a number of community projects. Of particular note is the proposal to defer walking and cycling initiatives (other than near Ōmahu School). While it is understood these projects may be revisited in the future, Health NZ would like to highlight safe and accessible cycleway and walkway infrastructure

promotes a shift from car travel to active transport. This is critical for supporting community health and wellbeing and occurs through improved levels of physical activity, improved mental health, reduced air pollution and reduced road traffic injuries.¹

Topic four: Three-year rates and debt plan

Health NZ does not have a position on the proposed overall rates and debt plan.

Other matters

Alcohol licence fees

As outlined in the Sale and Supply of Alcohol Act 2012 (the Act), alcohol licensing fees are intended to cover the costs associated with council functions related to managing licence applications and monitoring compliance of licensees (alongside health agencies and NZ Police).

There is growing concern that fees paid by licensees do not fairly cover the administrative and monitoring functions. Local councils and ratepayers are funding the majority of this work in some cases. The Act outlines the mechanism that local councils can use to increase these fees. Most recently, Porirua City and Kāpiti Coast District councils consulted with communities on this matter, proposing bylaws to address this inequity.

Health NZ encourages Council to examine the current alcohol licensing fee structure and, if required, explore opportunities to increase alcohol licence application fees in order to fairly cover associated costs.

¹ New Zealand College of Public Health Medicine. (2018). Policy Statement on Transport. Accessible at [Policy Statements – NZCPHM](#).

5/27/24, 3:30 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#416

CREATED



PUBLIC

May 27th 2024, 2:52:33 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

5/27/24, 3:30 PM

Wufoo · Entry Detail

Share your thoughts here . . .

I oppose the closing of the Frimley Pools. As someone who actually uses the facility during the summer months, I have seen the decline in people but I do not think you can close it with out first fighting to save it.
There are very few family friendly environments and activities that isn't costly, spending an afternoon at the pools was.
How do you get more people using the pools, run swimming lessons during the quieter times of day in the holidays ie mornings, using those 5 or 6 staff who are stood around talking. There is so much talk about kids today not knowing how to swim.
Have events to get people there.
Advertise that is is a venue you could hold birthday parties at. My daughter has had her last 3 birthdays there, pizzas delivered or a bbq, hot chips from next door and a cake we have had 20 kids there sometimes and it is fantastic.
Last summer Raureka school had a Mums club and we arrive on a hot afternoon after school for the kids to cool off, you cant do that at an in door pool in the summer.

Don't close without a fight first.

Vikki Tough

Attach a document to your submission

5/27/24, 3:30 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#417

CREATED



PUBLIC
May 27th 2024, 2:54:42 pm

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No

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No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

5/27/24, 3:30 PM

Wufoo - Entry Detail

Pay less, take longer and find more savings

Share your thoughts here . . .

I don't agree with any rates increase, nor do I agree with the above pre-populated answers. There is no reason to do anything slower or recover less quickly, what we need is to better spend the rates that are currently collected. There are road cones everywhere which apparently cost \$2 per cone, and there is a huge amount, clearly, of wasteful spending that needs to be curtailed. There is no reason or justification for such a significant increase, the Arts festival funding was significantly reduced this year, to the extent that the event may not be held at all is what we understand has occurred, but there are several other events that seem to have taken precedent. The budgets need to be reviewed and spending needs to actually be targeted, not just all over the show with the solution for a lack of strategic management to simply collect more money and waste this too. Same work undertaken, same timeframes, but more effectively cost managed.

Attach a document to your submission

5/27/24, 3:31 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#418

CREATED



PUBLIC

May 27th 2024, 2:54:53 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

It's about right

5/27/24, 3:31 PM

Wufoo · Entry Detail

It's about right

Share your thoughts here . . .

Summary: Supporting Events Ecosystem on our Road to Recovery in Hastings

Introduction

The Fiesta of Lights, organised by the Public Dreams Trust, has been a beloved community event at the iconic Tomoana Showgrounds for 25 years. Celebrating culture, heritage, and creativity, the event attracts 25,000 visitors annually. As we look ahead, we aim to enhance the event's impact, sustainability, and community engagement and wellbeing with mana whenua input through Maori organisations we align with.

Strategic Goals: Over the next three years, we will focus on;

Data-Driven Decision Making:

Gather feedback from visitors of all ages to enhance district reputation, identify opportunities, and generate new ideas for light displays. Use data analytics to optimise costs and explore revenue growth opportunities.

Collaboration with Local Artists:

Engage local artists and creatives to infuse their unique perspectives into the light experience. Foster community pride by showcasing our region's talent.

Enhanced Visitor Experience:

Create interactive light displays that encourage participation. Design new selfie spots and themed zones to enhance visitor enjoyment.

Diversifying Funding Sources:

Seek additional grants beyond the Hastings District Council funding by exploring national and private grant opportunities. Develop social community enterprise initiatives, such as selling glow merchandise, confectionary and drinks at seasonal events.

Strategic Partnerships:

Collaborate with other local events (e.g., Osmanthus Garden Lantern Festival, Hastings Blossom Parade, Hawke's Bay Arts Festival) to share resources and services. Strengthen community ties and maximise impact.

Sustainability Initiatives:

Explore solar-powered lights for displays. Implement eco-friendly fireworks for New Year celebrations. Promote energy-efficient lighting and zero-waste practices.

Employment Opportunities:

Provide jobs for site crew, event staff, and rangatahi (youth) during our event and allied local events. Contribute to the local economy and well-being. 10% online ticket sales from Australian visitors and 2% from UK and USA.

Conclusion

The Fiesta of Lights is more than an event; it's a cultural celebration that enriches our community. By investing in its growth and sustainability, we can ensure a thriving events ecosystem as peak social experiences in Hastings for generations to come. Together, we will ignite the spirit of resilience and creativity on our Road to Recovery , illuminating Hastings with hope, togetherness and pride.

Attach a document to your submission

5/27/24, 3:31 PM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #419

CREATED



PUBLIC
May 27th 2024, 3:01:20 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

It's about right

5/27/24, 3:31 PM

Wufoo - Entry Detail

It's about right

Share your thoughts here . . .

Subject: in Support of Event Strategy to mark Waitangi Day Celebrations in Hastings District Council
Ngāti Kahungunu Iwi Incorporated has a rich history of organising and funding Waitangi Day Celebrations in the Hastings District Council region. These annual commemorations play a vital role in promoting cultural diversity, fostering positive interactions between Ngāti Kahungunu and the wider community, and recognising the significance of the Treaty of Waitangi as our nation's founding document.

Purpose and Importance of Waitangi Day Celebrations:
Waitangi Day is a day of unity, diversity, and joy. It increases awareness of the Treaty of Waitangi and enhances the mana (prestige) and well-being of Kahungunu and the broader community.
The event brings together diverse communities over kai, cultural performances, music, sports, and wānanga workshops.
Ngāti Kahungunu Iwi Inc aims to create an opportunity for Hawke's Bay communities to celebrate themselves and commemorate the Treaty.

Date and Venue: The celebrations take place annually on Waitangi Day (February 6) at the Hawke's Bay Regional Sportspark in Hastings.

Attendance: Over 10,000 visitors are expected to join the festivities.

Features:

- Free entry
- Covered stadium seating
- Variety of activities, including free show rides, stage entertainment, and a craft and kai village and wānanga workshops on the Treaty, Health, Environment, Te Reo and Housing.
- Topics include Te Tiriti (Treaty), Health, Environment, Te Reo (language), Education, Justice, and Housing.

In summary, Ngāti Kahungunu Iwi Inc's Waitangi Day Celebrations foster unity, cultural pride, and positive community engagement. This application seeks to ensure the continued success of this significant event, benefiting both Ngāti Kahungunu and the wider Hastings community.

Attach a document to your submission

5/27/24, 3:31 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #420

CREATED



PUBLIC
May 27th 2024, 3:07:06 pm

IP ADDRESS



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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 3:31 PM

Wufoo · Entry Detail

Share your thoughts here . . .

I am genuinely concerned, and as a family on a low income I'm feeling physically sick about the proposed increases. We are struggling currently and I am not being dramatic when saying I don't know how we can meet these rising council costs. If you were a household of 5 on say \$1,000/wk how would you manage your finances? The strictest of budgets just doesn't allow for these rates increases no matter how careful we are with our money. And an even worse prospect when they're up again next year!! I would rather our kids are missing out on things like a fancy playgrounds and entertainment around the city, rather than every day needs such as food and school activities. THIS is what it comes down to for us. PLEASE Hastings council reconsider your spending. Consider the money you have as if it were your own. Please don't borrow and please don't pass the costs on to us. We can't manage the financial pressure. Also with rates going up, will this be reflected in the rates rebate and lifted accordingly? This definitely needs reassessing.
Thankyou for your time and for all the great things the council does for our community. Just please steward the money wisely.

Attach a document to your submission

5/27/24, 3:32 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #421

CREATED



PUBLIC
May 27th 2024, 3:17:44 pm

IP ADDRESS



*** Name**

Jim Stewart

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jim.nancystewart@gmail.com

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 3:32 PM

Wufoo - Entry Detail

Share your thoughts here . . .

1. Cyclone Targeted Rate is necessary & acceptable.

3. Nice-to-have projects should be put on hold or abolished:-

An example of unnecessary expenditure is changing signage & council communications from Hastings to 'Heretaunga'.

The new excessively large sign on Maraekakaho Road is overdone & an extravagant use of ratepayers money.

I am not against Maori names on signage.

This rebranding should cease, as it must be very low priority expenditure?

4. The Plan proposal of Rate Increases, starting with 25% in year 1, then 15% & 10% in years 2 & 3 are a cumulative increase over the 3 years of 58% - "unacceptable".

Many ratepayers are struggling financially with the dramatic increase in their mortgage repayments as well as the increased cost of putting food on the table & will not be able to manage /afford the large increase. Businesses are also really suffering from the economic downturn.

There must be ways Council can create efficiencies reduce its operating costs to offset some of the rate rise?

A communication from the Council explaining any changes recently made to reduce its running costs would be helpful.

At this time, when Ratepayers are being faced with such a large increase in Rates, Council should commission an External Review of its operations to identify Efficiencies & Cost Savings that could be found.

To be Objective & Successful the review should be done by a successful Businessman, not an Accountancy firm.

I am sure cost savings identified would be considerably more than the Reports cost!

The report would confirm to Ratepayers that Council were doing all that was possible to be efficient & cost conscious.

I respectfully suggest the Council CEO, Senior Management Team & Councillors revisit the Proposed Rate Rise.

More acceptable rate rises could be 18% in year 1, 7% year 2 & 5% year 3?

Subsequent to the new Main being laid along Napier Road [in 2017?] I made a Submission to Council about the poor reconstruction of the road surface from the Romane's Drive Roundabout to the Figgery Cafe heading towards Mangateretere on Napier Road.

The reply I received from Council that there was a Maintenance Clause in the Contract & the Roading Company would make good during the maintenance period.

This did not happen - there has been no work done. The road surface is very rough. Is this section of road due to be resurfaced?

Thank you for taking the time to read & consider my Submission..

Jim Stewart

Attach a document to your submission

5/27/24, 3:32 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #422

CREATED



PUBLIC
May 27th 2024, 3:22:40 pm

IP ADDRESS



*** Name**

Kelly Lacey

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

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No

It's about right

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 3:32 PM

Wufoo - Entry Detail

Share your thoughts here . . .

You cite cost increases of 27 to 38% over the last three years. My rates bill increased 28% over the last three years so that leaves maybe a 10% gap. However, you're proposing to take an extra 50% from ratepayers over the next three years, so this doesn't add up. Did you consider that ratepayer/renter incomes will not increase by 50% over the next three years?

If the extra funds are needed to catch up on overdue infrastructure maintenance, then where did the rates money go from previous years that was budgeted for that maintenance? Was any of it wasted on vanity projects, worthless land purchases and to prop up failing private organisations?

You indicate that a portion of the proposed rate increases is ringfenced for cyclone recovery - will future rate bills decrease by these amounts once this work is completed?

Attach a document to your submission

5/27/24, 3:36 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #423

CREATED



PUBLIC
May 27th 2024, 3:34:56 pm

IP ADDRESS



100.0.0.100

*** Name**

Jonathan Stockly

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RD1 Hastings 41
New Zealand

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Evening contact phone:

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*** Email**

jonathan.kereru425@xtra.co.nz

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

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Yes

5/27/24, 3:36 PM

Wufoo · Entry Detail

Share your thoughts here . . .

On behalf of the Maraekākaho Church Hall Trust, thank you for the opportunity to share the work we are doing, and to submit to your LTP.

While individual members of our Committee and Community may submit feedback to the other questions and issues arising in your consultation document, as a Trust we have decided to only focus our submission on our community resilience project and Hall upgrade, as part of our wider community plans.

Please note that I am away in the UK until 15 June, and if you need to speak to someone urgently about our submission you can contact Megan Linnel on 027 542 001.

Through Megan, we will arrange someone to present either at the Rural Community Board on 4 June, or at the Council meeting on the 11th.

Thank you
Jonathan Stockley
Chairperson, Maraekākaho Hall Trust

Attach a document to your submission

5/27/24, 3:37 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #424

CREATED



PUBLIC
May 27th 2024, 3:35:49 pm

IP ADDRESS



*** Name**

Paul Thompson

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*** Email**

thompson@abyss.co.nz

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 3:37 PM

Wufoo · Entry Detail

Share your thoughts here . . .

I firmly believe that the proposed rates increases are over and above what is reasonable, and are contributing directly to inflation, and therefore the well documented increases to the cost of living that many people are suffering from. Rates are not special and should not be a license for a council to perform poorly and demand high percentage increases in rates to cover issues. I can't demand a 20-25% pay increase from my employer because I haven't been organised and kept up with my home maintenance. The same should apply to the council, who should endeavour to live within its means AND restrict rate increases to the rate of inflation.

I am also further concerned that the council seems to have taken rating valuations at the top of the market, which is now grossly unfair reflection of people's ability to pay. I know you'll say that it's applied fairly across the rating base, but it's not. The people of Havelock North have been turned into cash cows for the council because of where they live, and there aren't any "special" or extra services to show for it.

Thanks for listening, I do not support the rating increases proposed in the long term plan.

Regards,
Paul Thompson.

Attach a document to your submission

<https://app.wufoo.com/entry-manager/3021/entries/424>

2/2

5/27/24, 3:38 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#425

CREATED



PUBLIC

May 27th 2024, 3:37:21 pm

IP ADDRESS



*** Name**

Jonathan Stockley

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jonathan.kereru425@xtra.co.nz

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

Yes

Share your thoughts here . . .

Hello again, apologies. The form was submitted without the following attachment, which is our submission.

Attach a document to your submission

240527_maraekakaho_hall_resilience_upgrade_project_ltp_submission.pdf

<https://app.wufoo.com/entry-manager/3021/entries/425>

1/1



Maraekākaho Church Hall

Bringing People Together – Keeping People Connected

27 May 2024

Long Term Plan Submissions
Hastings District Council
207 Lyndon Road East
Hastings 4122

SUBMISSION TO LONG TERM PLAN 2024 – 2034

MARAEKĀKAHO HALL RESILIENCE UPGRADE PROJECT

Submitter: Maraekākaho Hall Trust

Contact: Jonathan Stockley, Chair
jonathan.kereru425@xtra.co.nz

Please note: We wish to speak to this submission

SUMMARY

Maraekākaho Hall has been a place which brings people together for almost 150 years. Since the first small hall was built in 1877, the venue has seen countless gatherings of local people.

During Cyclone Gabrielle, Maraekākaho Hall became a lifeline for the community, highlighting its critical role during disasters. By investing in resilience funding, Hastings District Council (HDC) helps to future-proof this cherished space, honouring its legacy and ensuring it continues to "Bring People Together and Keep People Connected." A resilient Maraekākaho Hall doesn't just benefit our village; it strengthens the fabric of safety and health for everyone in our extended community, creating a safer, more interconnected future for all. Funding from HDC will give us a major step forward with our resilience project and a major step forward in our building renovation work. Your support would give a psychological boost to our community and show them that we are making significant strides forward in looking after their hall, which in turn will provide them with welfare and comfort when they most require it.

We want to enhance the utilisation of the Maraekākaho Hall for our rural community, regular users, and events. The Hall is increasingly used as a place of welfare and respite in times of need. In the aftermath of Cyclone Gabrielle, the Hall was the natural gathering place for our community to seek welfare and advice and was stood up as an emergency welfare centre. It was during this time that we fully realised the potential of our Hall, but also the limitations of the current facility in responding to the needs of our community. We need to undertake some immediate upgrades to improve our Hall's resilience and provide a more comfortable environment when the Hall is used as a welfare

centre. This will help us to tackle the impacts of the cyclone head-on by strengthening our community's focus and resilience, utilising existing buildings and facilities with some necessary upgrades.

Rural halls are the heartbeat of our rural community. The benefits of our Hall's activities reach further than the Maraekākaho community into areas such as Raukawa, Mangatahi, Aorangi, Mangleton. and Kereru.

To date, we have raised \$376,000 towards this project's total cost of \$817,717¹. This has included recognition from the Ministry of Primary Industries, which has provided \$100,000 of funding from the North Island Weather Events Isolated Rural Communities Recovery Fund. This funding has supported the installation of a solar panel array and battery system, which is an essential first step in our resilience upgrade planning.

We are now seeking funding from HDC towards this project so that we can continue to provide care, comfort, hospitality and manaakitanga to our wider community in times of disaster, as well as in times of peace.

Our submission to HDC seeks a contribution of \$83,000 in year two of the LTP towards resilience upgrades to the Maraekākaho Hall so that it can function as a community welfare hub. A place to provide comfort and welfare and gather intelligence and information from the community to feed back to HDC as part of the response.

A commitment of support from HDC would be viewed positively by other potential funders and enable us to leverage this backing for further funding, including upcoming applications to the Lottery Community Facility and Environment and Heritage Funds for a combined total of \$340,000

A commitment of support from HDC is well aligned with the community's aspirations and supports the ambitions of HDC's key work areas. The resilience upgrades will contribute to our rural communities' cultural, social and economic well-being. Specific key work areas:

Rural living – enhancing rural connectivity by supporting our rural halls

Enhancing where we live – fostering community connection and improving safety and wellbeing ensuring our communities are thriving and resilient.

Community Emergency Hub – enabling the Hall to be a well-resourced Community Emergency Hub where people can get supplies and information when they are cut-off.

Our community hub is the focus of much of what goes on in our community. Having a safe, comfortable and vibrant presence at the heart of our village helps convey confidence and continuity to us all. Our village hall has a significant psychological value to our community and is our central meeting place and where we look to in times of trouble. This project will contribute to:

- People who are more resilient, better prepared, and confident
- A community that is more resilient and better prepared for an emergency
- A village hall better prepared to act as an emergency centre providing shelter, safety, light, warmth, hot drinks and basic food, toilets, first aid, psychological first aid, information, communications, and a place of care.

¹ Please refer to the project budget in the appendix.

BACKGROUND

Maraekākaho Hall has been a place which brings people together for almost 150 years. Back in the 1870s, Douglas McLean, son of Donald McLean, founder of the legendary Maraekākaho Station, recognised that a growing population needed a village meeting place. Since then, Maraekākaho Hall has been vital to the identity of the wider community. Not only does it have great historic significance, but it also continues to be the hub and identity of our thriving rural community. Maraekākaho has always been a centre for agriculture and now it is also a popular lifestyle and viticulture area which has seen a surge in demand for housing and growth in tourism over the last 10 or more years.

Since the first small hall was built in 1877, the venue has seen countless gatherings of local people. Young men heading for the battlefields in the First World War were farewelled in the hall. Those who returned were welcomed back there, and each year on Anzac Day, they have all been remembered in the same place. Those wooden walls have seen the comings and goings, the ups and downs of generations of our community. In an emergency it is the place where people can gather and feel safe. Maraekākaho is growing once again and the hall is as valuable as it ever was, but after so many years of wear and tear, it needs some help.

CURRENT USE

Maraekākaho Hall is used for ANZAC services, funerals, weddings, dances, after-school care, social gatherings, business meetings, a library, community meetings, committee meetings for many groups, first aid training, Civil Defence training, prayer and church groups, parent education evenings, cultural groups, dance and yoga classes, school assemblies and productions, gymnastic classes, badminton, Motor Caravan Association rallies, Food Truck Friday and emergency response meetings.

The Hall is a regular venue for the Small Hall Sessions, managed by Jamie McPhail (see attached letter of support)

"We have presented six Sessions in the Maraekakaho Hall. The hall is so steeped in local history that it seems to stand as a monument to past generations. In my opinion, it is vital that time and money are invested not only in the maintenance of this hall but in making the developments necessary for it to meet the needs of the current generation. Of all the halls that we hire the committee and the custodians of the Maraekakaho Hall are the most passionate and engaged in both the care and future of their hall. Their dedication to its heritage and eagerness to fulfil its potential to serve the community in every way it can is admirable."

- Jamie McPhail, Small Hall Sessions.

CYCLONE GABRIELLE

During Cyclone Gabrielle in February 2023, the community immediately identified our Hall as a place to gather to get information, for welfare (a cup of tea, hot food), and as a place to seek solace together in the company of others who may otherwise have been isolated. Across the District, and in our catchment, roads were closed, bridges washed away, and communities were cut off from services including power and communications. The hall became an informal welfare hub. Soon after, it was established as an official welfare and communications hub by Hastings District Council and Fire and Emergency NZ, servicing the wider Maraekākaho community. This included members of the Kereru community, who were stranded on the wrong side of the river and found it easier to access information and welfare in our Hall than at Kereru.

What we learned through this experience was that certain limitations to our hall's functionality and amenity need to be addressed immediately if we are to continue to provide this level of essential service to our community.

These limitations include:

- The reliance on mains power supply to provide electricity
- An ageing power connection to our septic tank system, which may not be sustainable in continual power outages
- The general inadequacy of the supper room as a comfortable place for hospitality for an extended time, as is required during an emergency.

THE PROJECT

We can only surmise that such climactic events will continue to increase in frequency and intensity. Therefore, we need to be prepared now for all eventualities. Our immediate priorities are to mitigate the limitations we identified during Cyclone Gabrielle. We have made a good start by addressing the limitations around reliance on mains power. The Ministry for Primary Industries (MPI) North Island Weather Events Fund recognised our role in responding to the disaster. The Hall was granted \$100,000 in funding towards the installation of solar panels and a battery system to ensure that we can continue to operate off the grid if required.

The momentum the MPI funding has given us has created the opportunity for us to meet the immediate need for resilience upgrades. The funding from MPI was leveraged for additional contributions from the Red Cross and Eastern and Central Community Trust. These funders supplemented the funding we received from MBIE in 2020, and the \$37,000 the Maraekākaho Church Hall Trust has already contributed.

This submission is for funding towards the overall resilience upgrades, and will specifically be used to upgrade the kitchen area.

The fitout will enable Maraekākaho Hall to host our community in times of disaster and emergency comfortably and enable the provision of food, hot drinks and manaakitanga in a comfortable setting. The upgrades will also benefit our numerous community activities and events held throughout the year. This is a very practical way that HDC can support Maraekākaho Hall in catering for its community.

OUR CAPABILITY TO DELIVER, AND SUPPORT FROM THE COMMUNITY

The Maraekākaho Hall is overseen by a volunteer committee of high capability and standing in the community. There has been a continuous lineage of overlapping governance which stretches from today back to the 1870s.

Our chair, Jonathan Stockley, is also the Chair of the Hastings District Rural Community Board. Our Ex-Oficio Building Advisor and Project Manager is Neil McLean, who was a Building Inspector at Hastings District Council for over two decades and is a direct descendant of Maraekākaho Station carpenter Donald Archibald McLean.

Our Community Committee, Focus MKK, says this about our capability in their letter of support:

"The Maraekākaho Hall Trust Board is a committee of volunteers whose integrity and commitment to the task of governance of the hall and its long-term life is greatly appreciated by the Focus Maraekākaho Committee and the whole community. We believe this Trust Board under the leadership of Jonathan Stockley has the skills and expertise to manage the refurbishment project and responsibly administer the monies raised or granted."

Mairi Fitzsimons, Chair, Focus Maraekākaho

We have also received a letter of support from the Maraekākaho Volunteer Fire Brigade's Ian Quinn who says:

"In the past couple of years, we have partnered with the Hall Trust and others to improve outcomes from cardiac arrests in our community, resulting in the deployment of eight AEDs around the district along with training for the community. We are currently working with the Hall Trust and others to develop and roll out a resilience plan for the Maraekākaho community, with the Hall itself being a critical asset in that plan as the local community hub. The initiative to develop a community-level resilience plan is aligned strongly with Fire and Emergency New Zealand's national vision (stronger communities protecting what matters), key targeted outcomes (including communities prepare for, respond to and recover well from emergencies) and strategic priorities (including building resilient communities)."

Ian Quinn Rural Controller, Maraekākaho Volunteer Fire Brigade, Fire and Emergency New Zealand.

Alongside the Small Hall Sessions, Maraekākaho Volunteer Fire Brigade, and Focus MKK, we have also received indications of support for this project from the following organisations and people

- Sandy Crawford (Maraekākaho School Principal)
- Gumboots Childcare
- Rev. Jill McDonald (Maraekākaho Church)
- Hasting District Council – Rebekah Dinwoodie
- Elizabeth Pishief (Historic Places Aotearoa President and local history expert)
- Hawke's Bay Hunt Club.

We have undertaken all the planning and due diligence required to ensure any investment from funders, including HDC, will have an immediate impact. This planning includes a feasibility study, architectural plans and rough order costs, seismic report, conservation plan preliminary report, and a funding plan. This project is shovel-ready and meets an immediate and future need for our community.

SUMMARY

During Cyclone Gabrielle, Maraekākaho Hall became a lifeline for the community, highlighting its critical role during disasters. By investing in resilience funding, HDC helps to future-proof this cherished space, honouring its legacy, and ensuring it continues to "Bring People Together and Keep People Connected." A resilient Maraekākaho Hall doesn't just benefit our village; it strengthens the fabric of safety and health for everyone in our extended community, creating a safer, more interconnected future for all. Your support would give a psychological boost to our community and show them that we are making significant strides forward in looking after their Hall, which in turn will provide them with welfare and comfort when they most require it.

Thank you for the opportunity to present this submission. We wish to speak to this submission if possible and will be able to provide additional content and information if required when we present.

Jonathan Stockley, Chair

APPENDIX: PROJECT BUDGET AND FUNDING DETAILS

Maraekakaho Hall - Community Hub Resilience Upgrades Project Budget			
Project costs already committed			
Element/phase		Cost	Notes
Preliminary upgrades - MBIE PGF Funding 2020		\$132,489	Electrical rewiring, new power board and upgrade of all lighting to LED plus landscaping to help recover the hall's setting.
Development phase planning documentation: Feasibility Study, Rough Order Costs (ROC), Funding Plan, Strata Group Report on seismic strengthening need, Conservation Plan Preliminary report		\$56,972	Funded by DIA: Lottery and MKK Hall Trust
Preliminary Resilience upgrades following Cyclone Gabrielle: Solar panel and battery, minor roof strengthening and other resilience upgrades		\$187,219	Via ECCT, Red Cross and MPI NIWE Funding
Subtotal Project Costs already committed		\$376,680	
Project cost estimates to be incurred			
Element/phase		Cost estimate	Notes
Upgrade of Hall kitchen and supper room to create a fit-for-purpose community hub, and preserve heritage fabric - includes allowance for P&G, Margin, Consents and fees		\$352,241	MPM Projects ROC 2020, plus escalation
Bracing/strengthening for supper room and kitchen		\$33,320	MPM Projects ROC 2020/Strata Group Report plus escalation
Project contingency and change management (approx. 20%)		\$55,476	MPM Projects ROC 2020
Subtotal initial construction cost estimate for Supper Room/Kitchen 2020		\$441,037	
Total project cost		\$817,717	

Funding Programme			
Funding already secured or committed		Notes/Date secured	
MBIE PGF Funding 2020		\$132,489	Preliminary upgrades: Electrical rewiring, new power board and upgrade of all lighting to LED plus landscaping to help recover the hall's setting
Funded by DIA: Lotteries		\$19,781	Feasibility study (Xyst)
Maraekakaho Hall Trust – Contribution to development phase and planning		\$37,191	
MPI North Island Weather Events Fund		\$100,000	Solar Panels and battery system, plus allocation towards supper room roof repair to enable solar panel installation
ECCT – Grassroots Fund		\$16,219	Resilience upgrades
Red Cross		\$71,000	Resilience upgrades
Funds secured/committed		\$376,680	
Funding shortfall		\$441,037	Total project cost (\$817,717) less funds secured/committed (\$376,680)
Funding Planned			
Funder/fund		Target estimate	Notes
Lottery Community Facilities Fund - Closes 4 September 2024, decision 13 December		\$215,000	Towards kitchen and supper room upgrades

Lottery Environment and Heritage Fund - Closes 31 July 2024, decision October 2024			\$125,000	For heritage preservation and conservation: Seismic strengthening/Bracing, polished wooden floor, repaint and fire compliance.
Community Contributions - Individual and corporate donations, and proceeds of event fundraising (Woolshed dinner and Claybird shoot)			\$18,000	Holcim Cement Donation of \$6K confirmed: \$12K left to raise
Subtotal			\$358,000	
Residual shortfall			\$83,037	HDC LTP Submission 2024 for Year two of LTP
Total funding programme			Target estimate	Notes
			\$817,717	Funding secured/committed + planned targets
Total project cost			\$817,717	

5/27/24, 3:45 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#426

CREATED



PUBLIC

May 27th 2024, 3:43:29 pm

IP ADDRESS



* Name

Gay Hardie

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New Zealand

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8775507

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* Email

dargay@xtra.co.nz

*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

Pay less, recover slower, accept increased risks to the roading network

Pay less, slowdown further

Pay less, take longer and find more savings

5/27/24, 3:45 PM

Wufoo · Entry Detail

Share your thoughts here . . .

On opening the unnecessary glossy magazine I became very angry and disappointed to see the Māori names for everything at the top and the English at the bottom. English is nz first language, why has it been put under a language most people can't read. The same goes for all our signs. " stop it" have most of us been asked for our opinion, NO.
Increasing our rates by 25% is outrageous. So many people are struggling with there finances and this increase will be the straw that breaks the camel's back for a lot of people.
The council needs to cut back on all its wasteful spending, so many things, fluoride being one thing. If the people knew the truth about it, they would be saying no to it and saving a lot of money.
We don't seem to be having a say on a lot of matters, they seem to get put into place by stealth and then announced.
I have lost all trust and respect for the council. The council should be serving the people, not the other way round.
In 2 years we will vote again and hopefully get in some folk who want to uphold democracy.

Attach a document to your submission

5/27/24, 3:45 PM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #427

CREATED



PUBLIC
May 27th 2024, 3:44:40 pm

IP ADDRESS



*** Name**

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

Yes

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

5/27/24, 3:45 PM

Wufoo - Entry Detail

Share your thoughts here . . .

(No response)

Attach a document to your submission

mdl002526_hdc_ltp_submission_27_may_2024.pdf

Memorandum

To: Hastings District Council

From: Lowmac Properties Ltd, Murrayfield Properties Ltd, CDL New Zealand Ltd, Wallace Development Company and TW Group

Date: 27 May 2024

Re: Hastings District Council Draft Long Term Plan 2024-2034 Submission

1. INTRODUCTION

- 1.1 Lowmac Properties Ltd, Murrayfield Properties Ltd, CDL New Zealand Ltd, Wallace Development Company and TW Group ("**the developer partnership**") welcomes the opportunity to make a submission on the Hastings District Council Draft Long Term Plan 2024-34 ("**LTP**").
- 1.2 The developer partnership has a long-standing commitment and history of investing in Havelock North. In the last 10 to 15 years this has included developments such as The Village Exchange, Joll Road Commercial Precinct, 17 Napier Road development(s), Teachers Lane development(s), Porter Drive development(s), and Havelock Road commercial and retail developments(s) as well as related residential growth areas of Arataki and now in the Iona / Havelock Hills area.
- 1.3 The developer partnership know that Havelock North is a great place of opportunity where people want to live, learn, work, play and invest in.
- 1.4 The current 2008 Havelock North Village Centre: Framework for Future Development is now over 15 years old, has been incorporated into the Hastings District Plan ("**District Plan**") and largely implemented through various developments.
- 1.5 To keep Havelock North thriving, the developer partnership believes now is an opportune time to reevaluate the future needs for the Village and develop a new strategic plan that will guide both private and public investment outcomes.

- 1.6 This submission requests that funding be allocated in FY1/2 of the LTP to provide for strategic spatial planning for Havelock North to ensure that growth and development is achieved in a cohesive, compact and structured way. The developer partnership has undertaken a significant amount of research and thinking about the future of the Village and wish to see this momentum carried forward into a Council-led process.
- 1.7 The developer group reserve the right to make separate submissions on matters relevant to company-specific interests.

2. CURRENT PLANNING FRAMEWORK FOR HAVELOCK NORTH

- 2.1 The current 2008 Havelock North Village Centre: Framework for Future Development Framework was initiated as a response to the need to address issues facing the commercial area of Havelock North. It set out to manage:
- The Village's unique character, amenity, employment base and services;
 - Commercial land supply;
 - Disbursement of general retail and commercial activity into the existing industrial areas; and
 - The external design, appearance and location of commercial buildings.
- 2.2 In response to the findings of the 2008 study, in 2013, Hastings District Council ("**Council**") incorporated the recommendations of the study in to the then Proposed Hastings District Plan which applied a fine-grained zoning approach to manage activities in the commercial zones of Havelock North and help maintain the village feel and character of the place.
- 2.3 The development partnership acknowledges that the current District Plan provisions have served the local context well and have led to many positive changes and increased growth within the Havelock North centre. However, in the light of residential growth pressure, new commercial development opportunities and a changing legislative environment, now is the time to test this framework and respond accordingly.

3. HAVELOCK NORTH'S FUTURE

- 3.1 The developer partnership wants to ensure that the future of Havelock North is bright and full of opportunity for those who live and do business there. Currently Havelock North is a vibrant and viable centre that is providing for the community's employment and economic needs. However, it would be complacent to assume that this will always be the case and therefore the group have discussed the macro level challenges and opportunities facing the Village and how the place can grow in a strategic, coordinated and well considered manner.

- 3.2 The developer partnership has identified three overarching themes as the key contributing aspects to the future success of the Village as follows:

CHARACTER

- The importance of retaining the Village experience: boutique shopping and local character; and
- Recognising that the area's natural environment contributes to the sense of place and identity of the Village.

CONNECTIVITY

- The need to ensure the sufficient provision for long stay village car parking (workers and visitors) to accommodate intensified residential and commercial growth;
- Consideration of car parking, and connectivity opportunity in public or green spaces adjacent to the Village; and
- Village transportation and parking network impacts as a result of growth and mixed-use intensification.

INTENSIFICATION AND GROWTH

- Support the role and function of the existing commercial areas by carefully managing out of zone development/activities;
- Futureproof commercial zoning boundaries to ensure it reflects the current and future needs of the Village;
- Enable buildings up to 3 stories in height in the Village centre, with buildings up to 4 stories in height assessed as a Restricted Discretionary Activity and subject to design assessment;
- Increased housing choice will have long term benefits for Havelock North (e.g. town houses and flats, multigenerational living arrangements etc);
- Ensuring growth is appropriately located and connected to existing urban boundaries and can be efficiently serviced by infrastructure. (intensifying not enabling adhoc expansion);
- Desire to increase the density in some parts of the Village conditional on exemplar design to recognise the amenity and character of the village; and
- Support for increased mixed-use development.

- 3.3 As part of this work, the developer partnership has also looked at the current District Plan provisions and consider that the current approach is likely to hinder the future growth of the Village. To keep Havelock North agile, the group consider that the current District Plan provisions need to be reviewed in consultation with tangata whenua and the community and amended accordingly. The group have also formed the view that further work is also required to understand the planning and timing of delivery infrastructure projects to support urban growth.

- 3.4 To ensure that future growth and development in the Village is directed in a coordinated way, the developer partnership believe that a new Havelock North Spatial Plan or equivalent strategic development document will be the best way to explore these overarching themes and regulatory and funding responses. By supporting Havelock North's role and function as a destination for retail, business, leisure, and urban living, a framework can be developed that also acknowledges the local context and the character of the Village.

4. THE DRAFT LONG TERM PLAN

- 4.1 The developer partnership notes that the LTP does identify expected changes to population growth and land use and has responded with core infrastructure investment to make serviced land available (predominantly in Iona/Middle, Havelock Hills and Brookvale), upgrading and extension of parks & reserves facilities and staging of infrastructure. The group also note specific high-level infrastructure planning and capital investment has also been earmarked¹.
- 4.2 The developer partnership supports this investment but do have concerns that funding and investment is being made in isolation and in the absence of an overarching strategic document that guides both land use and infrastructure decision making.
- 4.3 The developer partnership request that funding be allocated in FY1/2 of the LTP to provide for a 30+ year strategy that sets the strategic direction for the Havelock North community to form the basis for co-ordination of decision-making, infrastructure, services, and investment.
- 4.4 A new Havelock North Spatial Plan or equivalent strategic development document will provide:
- A means of aligning with other council plans and higher order documents (for example the Hastings and Napier Future Development Strategy (due in the coming months) and the Regional Policy Statement);
 - A place-based response;
 - Identification of opportunities and constraints;

¹ Strategic planning funding has been put aside for investigative work for storm water treatment to enhance Havelock North streams, wastewater network and potential "three laning" of Havelock Road. Capital works investment has been identified for water supply to the Havelock Hills, stormwater drainage, and footpath renewal the Havelock Corridor Development and centre.

- A mechanism of agreeing joint priorities, actions and investment;
- An integrated and multi-sectoral response;
- Identification of tangata whenua values;
- Future proof planning (i.e. intended future location, form and mix of residential, rural, and commercial areas) and areas of specific development;
- Identification of the critical transport and infrastructure required to service those areas and any relevant environmental constraints (for example, natural hazards); and
- A benchmark for the standard of amenity required.

5. IMPORTANCE OF TANGATA WHENUA AND COMMUNITY INVOLVEMENT

- 5.1 The developer partnership recognises that, tangata whuena, other investors, the community, infrastructure providers and other agencies need to be involved in wider discussions on how Havelock North will grow in the future. The developer partnership supports a collaborative approach to any future processes.

6. CONCLUSION

- 6.1 The developer partnership is committed to Havelock North through their long association in the community and have made a significant contribution to the economic and social wellbeing of the district and region.
- 6.2 The developer partnership know that Havelock North is a great place, but it is facing pressure to grow which could compromise its strong sense of place and identity. There is a risk that Council's strategic documents are not future proofed to manage growth and development in a cohesive, compact and structured way.
- 6.3 In order for Havelock North to remain agile, the developer partnership believe that a new Havelock North Spatial Plan or equivalent strategic development document will be the best way to explore these matters and direct regulatory and funding responses.
- 6.4 The developer partnership request that funding be allocated in FY1/2 of the LTP to provide for a 30+ year strategy that sets the strategic direction for the Havelock North community to form the basis for co-ordination of decision-making, infrastructure, services, and investment.

- 6.5 The developer partnership would like to speak to the submission at the hearings.
Members of the developer partnership and Stephen Daysh will be available to present this submission and answer questions.

Dated: 27 May 2024

The Lowmac Properties Ltd, Murrayfield Properties Ltd, CDL New Zealand Ltd, Wallace Development Company and TW Group by their duly authorised agents Mitchell Daysh Limited

Stephen Daysh

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5/28/24, 10:51 AM

Wufoo · Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE

#428

CREATED



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May 27th 2024, 3:53:09 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

5/28/24, 10:51 AM

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Attach a document to your submission

murrayfield_properties_submission.pdf

To: The Chief Executive
 Hastings District Council

**SUBMISSION on behalf of Murrayfield Properties Limited on the Hastings District
Proposed 2024-2034 Long Term and 2024/2025 Proposed Development Contribution
Policy**

1.0 Introduction

- 1.1 Murrayfield Properties Limited ("The Submitter") is a property investor and developer in Hawkes Bay. Of most recent note is their Joll Road development, which provides a range of commercial opportunities in Havelock North. The Submitter proposes to continue development both onsite and in the immediate vicinity, provided it remains economically viable to do so.
- 1.2 The Submitter agrees with the concept of fair and equitable use of Development Contributions to help fund capital expenditure, that is focused towards investing in essential infrastructure needs rather than the non-essential infrastructure and services.
- 1.3 It is acknowledged that the Council is in a difficult position given their current debt constraints and the currently limited availability of readily available alternative funding tools.
- 1.4 However, we believe that the Policy as proposed does not fairly apportion the ratio of costs between growth and maintenance of existing infrastructure and seeks to attribute the costs of most works proposed in The Plan to the effects of growth. This approach does not, appear to adhere to the principles governing development contributions set out in the Local Government Act.
- 1.5 The Auditor General has in the past published the following guiding principles to be followed by Councils when charging fees and levies:
 - Equity
 - Efficiency
 - Justifiability
 - Transparency
- 1.6 The Submitter seeks that The Policy be revised to ensure that development contributions are correctly attributed to works that are a reflection of growth rather than undertaking operational capex and upgrading of existing infrastructure.
- 1.7 The Submitter further considers that savings and efficiencies could be achieved through a more targeted approach to infrastructure and levels of service and targeting basic operational matters such as the minimisation of stormwater into the wastewater

network, a focus on addressing water leakage and the use of funds to acquire land for future infrastructure purposes in an integrated and planner manner.

2.0 Specific Matters of Submission

Development Contribution Methodology Inconsistencies

- 2.1 It would appear that the Council has not followed the methodology in its draft 2024/25 development contributions policy when determining the value of proposed charges per HUE's in the 2024/2025 year.
- 2.2 Section 2.6.2 of The Policy states "*backlog and renewal portions of capital expenditure will be funded from sources other than development contributions*". Section 3.3 of The Policy includes that "*any requirement to increase the level of service for existing users will not be funded by development contributions*".
- 2.3 These policy statements are aligned with guidance produced by the Office of the Auditor General¹ which states [emphasis added]:

"Development contributions must be used for, or towards, the capital expenditure of the reserve, network infrastructure, or community infrastructure for which the contribution was required. They cannot be used for the maintenance of the reserve, network infrastructure, or community infrastructure".
- 2.4 Despite the above statements, the list of projects scheduled clearly identify renewal projects, and attributes up to 100% of the cost of these projects, to be covered by Development Contributions. For example, \$56.3 million worth of wastewater projects alone have "*renewal or upgrade*" in their name and yet state that 100% of the costs of these projects are attributable to growth.
- 2.5 It would appear that the proposed Policy fails to take the benefit to the community of planned projects, particularly those projects that are planned to relieve current constraints within the wastewater network. The Submitter notes that when The Council consulted with the community last year² it included the following example in the current Development Contributions Policy:

"The costs that make up development contributions are identified by assessing proposed infrastructure investments and determining what components or proportion of those investments are necessitated by or attributable to growth and which are not. Some investments are readily identifiable as being necessitable(sic) by growth where others are a mix of growth and non-growth. As an example, replacing an older sewer pipe and pump station would generally be a non-growth cost. However, upsizing the replacement infrastructure to provide additional capacity for growth would increase the costs of replacement. This cost increment can be attributed to growth."

¹ Using development contributions and financial contributions to fund local authorities' growth-related assets. Office of the Auditor General, 2013.

² Statement of Proposal: Long Term Plan Amendment – Dealing with Growth, Hastings District Council 2023. Page 12, Development Contributions Policy

- 2.6 Following the example in last years' consultation document, development contributions are only to cover the cost to upsize infrastructure for provide capacity for future growth, not funding the entire projects as is proposed.
- 2.7 The Infrastructure Constraints report produced by HDC last year, identified many existing areas of Hastings where the wastewater network is currently constrained with past intensification, asset deterioration and inflow and infiltration of stormwater and groundwater into the wastewater network all leading to these parts of the Hastings Wastewater Network is required to be upgraded to bring the wastewater level of service in these areas up to the standard.
- 2.8 The same projects identified in the 2023 HDC Infrastructure Constraint report as being needed because of operational and maintenance issues or where the current level of service is not being met, have been included in the development contribution schedule, stating that 100% of project costs are to be recovered from Development Contributions.
- 2.9 The submitter believes that this approach is contrary to Section 197AB of the Local Government Act which requires cost allocations used to establish development contributions to be determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets.
- 2.10 The proposed Policy also fails to meet HDC's own requirement in the policy of "providing a consistent and equitable basis to recover the cost of capital expenditure to service growth in the Hastings District."
- 2.11 Section 197AA of the Local Government Act states-
- The purpose of the development contributions provisions in this Act is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.*
- 2.12 Section 197AB goes on to say-
- Development contributions principles-*
- (1) *All persons exercising duties and functions under this subpart must take into account the following principles when preparing a development contributions policy under section 106 or requiring development contributions under section 198:*
- (a) *development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity;*
- (b) *development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended to be used and in a way that avoids over-recovery of costs allocated to development contribution funding;*
- (c) *cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets;*
- (d) *development contributions must be used—*

(i) for or towards the purpose of the activity or the group of activities for which the contributions were required; and

(ii) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required:

(e) territorial authorities should make sufficient information available to demonstrate what development contributions are being used for and why they are being used:

(f) development contributions should be predictable and be consistent with the methodology and schedules of the territorial authority's development contributions policy under sections 106, 201, and 202:

(g) when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—

(i) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and

(ii) grouping by geographic area avoids grouping across an entire district wherever practical.

(2) In subsection (1)(a), assets includes eligible infrastructure that has been, or is intended to be, transferred by a responsible SPV to a responsible infrastructure authority under section 90 of the Infrastructure Funding and Financing Act 2020.

- 2.13 Murrayfield Properties (as have other developers) planned and commenced their development on the predictability and certainty provided by the current costed development levies and intended works signalled through the 2021-2031 Long Term Plan. These developments should not be subject to significant increases in developer contributions than what could be reasonably anticipated (subject to indexation). It would appear on the face of it, that proposed works are required in some instances to address overdue maintenance not adequately accounted for in depreciation. It is unclear as to whether the increased levies as they apply to certain developments and areas will in fact be targeted/applied to these areas or used elsewhere within the district.
- 2.14 It would seem, that the proposed increase in development contributions coincides with a projected increase in long term debt funding.
- 2.15 There seems no cogent reason as to why there has been such a significant jump in costs when we are approximately 3 years into the 2021-2031 Long Term Plan. What has necessitated the staged introduction of levy increases approved last year and signalled previously? This will have a negative impact on the delivery of developments in the district. It is simply not a situation of guaranteed future developments resulting in a corresponding increase in revenue. A reduction in projects/developments equates to less development contributions and rating.
- 2.16 Section 197(2A) states *a development contribution must be consistent with the content of the policy adopted under section 102(1) that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.*

- 2.17 These increased charges are being proposed ahead of the Councils required Future Development Strategy and therefore we are not sure how future development contributions requirements can be determined or properly assessed ahead of defined (and consulted on) future growth.
- 2.18 The increased development charges will affect not only the development community but also existing business owners (non-developers) who may wish to expand.
- 2.19 What is not clear in the Policy is how these charges will be levied, to this end they are not "*consistent, certain or transparent*". We are unable to ascertain reasoning behind the differences in types of development. For example, why is there differences between commercial and retail and hospitality and accommodation?
- 2.20 Furthermore, will these proposed new charges apply to all forms of development across the district i.e/ a restaurant in a rural environment versus within a Commercial zoning? This is not clear. Similarly in terms of other zones with associated activities. Will a winery complex that provides all onsite services be levied in the same manner as activities located in a reticulated zoning?
- 2.21 These proposed charges on top of rate rises and scheduled fees and charges will compound the cost-of-living crisis faced by the Community. It is not, for example a matter of a developer "having to accept less profit". If a development is not economic it will not proceed, similarly the costs will ultimately be passed on to the end user or purchaser. The Council appear to be doing exactly this when increasing its fees and charges.
- 2.22 The increases in the levies payable on commercial and industrial developments at a per 100m² rate are significant, however there is no clear apportionment of how those levies are applied to specific projects.
- 2.23 Furthermore, those increases appear to being used to fund projects which are related to maintaining an existing level of service or replacing aged infrastructure, which cannot be attributed in total to growth.

Projects not included in The Plan

- 2.24 Many of the projects listed in the Development Contributions Policy are identified in the period covered by the LTP. However, these projects themselves are not identified in The Plan. This is despite the Local Government Act requiring HDC to demonstrate what development contributions are to be used for.
- 2.25 The consultation document for The Plan identified that increased levels of investment are required for each of the 3 waters activities in The Plan. As an example, capital expenditure on wastewater projects shows the Council is planning on spending \$77 Million in the first year of The Plan on wastewater projects, but only assigns \$50.8 Million of these costs to individual projects.
- 2.26 The Office of the Auditor General requires: "*Consultation documents should concisely and clearly present the significant issues, plans, and projects that councils intend to include in their LTPs. Key issues should be presented so that people can easily understand and respond to them.*"

- 2.27** It is difficult for the development community understand and respond to issues when the projects proposed to resolve them are not even listed in the supporting information to The Plan consultation document.

Hourly Rates charged Exceed Reasonable Costs

- 2.28** The proposed hourly rates to be charged for building, engineering and planning applications are far too high. In particular, the proposed fees for building consent officers time of \$260-\$290 per hour far exceed a reasonable cost for this service.
- 2.29** In comparison, Auckland Council fee charges currently sit in a range from \$186 -\$219 per hour for building consent, depending on the particular staffs' level of competency. Closer to home, Napier City Council charges \$100 per hour for building administrators and \$200 per hour for Building Consent Officers.
- 2.30** Under section 150(4) of the Local Government Act local authorities cannot recover more than the reasonable costs incurred by the local authority for which the fee is charged.
- 2.31** The Submitter is deeply concerned about the exorbitant rates being charged by HDC in this area and believe this is another area where Council should be benchmarking the rates that they charge against other Councils. Where these are substantially different, for instance with Building Consent officers, the efficiencies of those teams should be reviewed.
- 2.32** It is apparent that the council is more than recovering more than 100% of its costs in the processing of applications for building and resource consent. This does not recognise any public good in the service it offers. Furthermore, this appears in conflict with the targeted rates levy "Community and Resource Management Rate" which is identified as funding "the remaining 35% of Councils planning/regulatory functions..."

3.0 Conclusions and Relief Sought

- 3.1** The Submitter is concerned at the ratio of allocation to fund infrastructure projects with the vast majority being funded by charges paid as a result of growth, but which are not demonstrably an effect or are directly required due to growth.
- 3.2** The Submitter has no issue with the payment of fair and reasonable charges on the basis that these are used to fund projects that have a clear and demonstrable relationship with the effects of growth and that are required to benefit the community and the new areas under development.
- 3.3** The Policy as drafted effectively seeks to utilise the vast majority of charges payable by new developments to fund various projects and operational upgrades through the district, and to which there is no fair or reasonable apportionment. This is contrary to

the requirements of the Local Government Act and the adopted policy approach of The Council.

- 3.4 The Submitter seeks that the fundamental matter of apportionment be carefully reviewed and amended to address the concerns set out above. The Submitter is amenable to discussing any alternatives with Council.

Matthew Holder

Signed by and on behalf of Murrayfield Properties Ltd

27/05/2024

5/28/24, 10:52 AM

Wufoo - Entry Detail

HDC - 2024 - 2034 Long Term Plan

COMPLETE #429

CREATED



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May 27th 2024, 4:02:29 pm

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*** Please indicate whether or not you wish to speak to your submission at a Council Meeting set down for hearing submissions on Tuesday 11 June.**

No

*** If your submission is a rural matter, it will also be discussed at the Rural Community Board Meeting before this on Tuesday 4 June. Please indicate if you also want to speak to the Rural Community Board.**

No

It's about right

It's about right

It's about right

It's about right

5/28/24, 10:52 AM

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Share your thoughts here . . .

I am making this submission on behalf of The Urban BBQ Festival, which this year will be held for the third time at Tomoana Showgrounds in Hastings. We have been very grateful to receive some financial assistance from HDC in 2022 and 2023, and were hoping to apply for this again in order to continue growing an event that strongly promotes our local brands whilst bringing in a growing number of visitors to Hastings during the shoulder season (this year's date is November 23rd).

Despite poor weather in 2023 we saw over 1200 people attend, with over 70% of these people coming from out of town. Assuming at least half travel to the Bay for the weekend (rather than just the day of the event), we calculate roughly 1000 visitor nights in total, with great potential to increase this significantly in 2024.

The Urban BBQ Festival is a unique event that features two stages, music and BBQ demos, a BBQ supplies area, a Cook Zone, numerous local and out-of-town food and beverage vendors, and IPA Tent and Craft Bar, and a wide variety of music and entertainment. We employ local companies and individuals for all aspects of production and delivery, and offer free entry to children under 14 in order to provide an affordable day out for local families.

Given rising costs and tight financial conditions, we would like to apply for 5K per annum in order to keep ticket prices at current levels, maintain free entry for U14s, and invest more in out-of-town focussed marketing with the aim of increasing our visitor nights significantly in 2024.

This being a Long Term Plan submission rather than a funding application we are uncertain how much information to include, so please do let us know if you would like us to share more detailed information about the event directly with the committee.

thanks & regards

Urban BBQ Festival

Attach a document to your submission

5/28/24, 10:52 AM

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HDC - 2024 - 2034 Long Term Plan

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#430

CREATED



PUBLIC

May 27th 2024, 4:07:52 pm

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No

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No

It's about right

It's about right

Pay less, slowdown further

Pay less, take longer and find more savings

5/28/24, 10:52 AM

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(No response)

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