

Supplementary Agenda (2) for an extraordinary meeting of the Waikato District Council for the Long-term Plan Deliberations to be held in the Council Chambers, District Office, 15 Galileo Street, Ngaruawahia (reconvened) on **THURSDAY, 3 JUNE 2021** commencing at **9.30am**.

Information and recommendations are included in the reports to assist the Council in the decision making process and may not constitute Council's decision or policy until considered.

1. APOLOGIES AND LEAVE OF ABSENCE

2. CONFIRMATION OF STATUS OF AGENDA

3. DISCLOSURES OF INTEREST

4. LONG-TERM PLAN HEARING REPORTS & SUBMISSIONS

Refer agenda for 25-27 May and Supplementary Agenda 1, noting that Item 4.2 Deliberations – Proposed Fees & Charges 2021-2024 has been renumbered Item 5.1 as it is a deliberations report.

5. LONG-TERM PLAN (LTP) 2021-2031 DELIBERATION REPORTS

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Note: This is Supplementary Agenda (2) containing Deliberation Reports and should be considered in conjunction with the original Hearings & Deliberations Agenda (25-27 May 2021) & Supplementary Agenda (1).

GJ Ion
CHIEF EXECUTIVE

TERMS OF REFERENCE AND DELEGATION

Chairperson:	His Worship the Mayor
Deputy Chairperson:	Deputy Mayor
Membership:	The Mayor and all Councillors
Meeting frequency:	Six weekly – or as required
Quorum:	Half of the members (including vacancies)

Purpose

1. To provide leadership to, and advocacy on behalf of, the people of the Waikato District.
2. To define and represent the total communities' interests, ensuring ongoing community and economic development, the effective stewardship of existing assets, sustainable management of the environment, and the prudent management of the communities' financial resources.

Terms of Reference

The Council's terms of reference include the following powers which cannot be delegated to committees, subcommittees, officers or any other subordinate decision-making body:

1. The power to make a rate.
2. The power to make a bylaw.
3. The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long-Term Plan.
4. The power to adopt a Long-Term Plan, Annual Plan, or Annual Report.
5. The power to appoint a Chief Executive.
6. The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long-term Plan or developed for the purpose of the local governance statement, including the Council's Infrastructure Strategy.
7. The power to adopt a remuneration and employment policy.
8. The power to approve or amend the Council's Standing Orders.
9. The power to approve or amend the Code of Conduct for elected members, and consider any recommendations made in relation to a complaint lodged under the Code.
10. The power to appoint and discharge:
 - a. members (including chairpersons) of Council committees and subordinate decision-making bodies, subject to the Mayor's powers under section 41A Local Government Act 2002; and
 - b. elected member representatives on external organisations.
11. The power to establish a joint committee with another local authority or other public body, and appoint elected members as representatives on such committees or bodies.
12. The power to make the final decision on a recommendation from the Ombudsman where it is proposed that Council not accept the Ombudsman's recommendation.

13. The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.
14. The power to amend or replace the delegations in Council's Delegations Register (except where expressly permitted in the Delegations Register).

To exercise the following powers and responsibilities of Council, which the Council chooses to retain:

1. To approve a proposed policy statement or plan under the Resource Management Act 1991.
2. To approve changes to boundaries of the District under the Resource Management Act 1991 or any other legislation.
3. In respect of District Plan decisions:
 - a. To appoint independent commissioners to a panel for hearings of a Proposed District Plan;
 - b. To approve the recommendation of hearings commissioners on a proposed plan, plan change or variation (including private plan change); and
 - c. To approve a proposed plan or a change to a district plan under Clause 17, Schedule 1 of the Resource Management Act 1991.
4. To adopt governance level strategies, plans and policies which advance Council's vision and strategic goals (e.g. Hamilton to Auckland rail), other than where expressly delegated to a committee.
5. To approve Council's recommendation to the Remuneration Authority for the remuneration of elected members.
6. To approve the Triennial Agreement.
7. To approve resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer and reviewing representation arrangements.
8. To approve any changes to the nature and delegations of any Council committees or subordinate-decision making bodies.
9. To approve the Local Governance Statement.
10. To approve any additional funding decisions required for the Watercare Services contract.
11. To receive six-monthly reports from each Community Board on its activities and projects.

Open Meeting

To	Waikato District Council
From	Clive Morgan General Manager Community Growth
Date	27 May 2021
Prepared by	Annette Plumpton Development Contributions Coordinator
Chief Executive Approved	Y
Reference #	GOV1318 / 3091420
Report Title	Long Term Plan 2021-31 Deliberations – Development Contributions Policy 2021

EXECUTIVE SUMMARY

The purpose of this report is to assist Council with their deliberations on the proposed draft Development Contributions Policy 2021 following hearings. This report provides Council with a summary of submission points and options to assist them in their deliberations.

Options for Council to consider have been presented against each submission point in section 4.2. A preferred option is indicated, however, should Council wish to approve a different option, the wording in this section has been provided to allow for the forming of a resolution that the Council may wish to make.

RECOMMENDATION

THAT the Waikato District Council approves the following options in response to submissions to the draft Development Contribution Policy 2021:

- i) Option 1a) or 1b) or 1c)**
- ii) Option 2a) or 2b) or 2c)**
- iii) Option 3a) or 3b)**
- iv) Option 4a) or 4b)**
- v) Option 5a) or 5b)**
- vi) Option 6a) or 6b) and 6c) and 6d)**
- vii) Option 7a)**
- viii) Option 8a) or 8b)**
- ix) Option 9a); and**
- x) Option 10a).**

BACKGROUND

Public consultation for the draft Development Contributions Policy 2021 was undertaken between 7 April and 7 May 2021 alongside the draft Long Term Plan 2021-31 (LTP). Hearings were undertaken on 25-27 May 2021.

This report has been prepared based on written submissions received during the consultation period, prior to the hearing of submissions on 25 May. Should Council seek further analysis following the hearing of submissions, there is scope in early June for an updated deliberations report.

DISCUSSION AND ANALYSIS OF OPTIONS

DISCUSSION

Submissions summary

Seven submissions were received that provided comment and feedback relating to the draft Development Contributions Policy 2021. The table below presents a summary of the submissions and the main themes communicated through those submissions.

Six submitters do not support the draft Development Contributions Policy 2021, one submitter supports the draft Development Contributions Policy 2021. We received two general submissions containing feedback on development contributions.

<i>Do you support the proposed Development Contributions Policy?</i>	
No, I do not support it (Option 1 - Status Quo)	Yes, I support it (Option 2 - Amended policy and appendices). Council's preferred option
6	1
Main themes within submissions	
<ul style="list-style-type: none"> - Two submissions [#1521 & #1798] oppose the removal of the minor and tiny residential unit categories. The submissions consider the removal of the minor and tiny residential categories to be inequitable on the grounds that small dwellings cannot house the number of occupants a larger dwelling can. These dwellings are usually required to share service connections with the main dwelling and therefore their use of district or area infrastructure cannot be equivalent to that of a larger dwelling. Both submissions assert that the graduated method of charging should remain as it is the most appropriate and equitable basis of charging. 	<ul style="list-style-type: none"> - One submission [#1718] supports the amended policy and appendices. They agree with the development agreement areas indicated for their property and are wanting clarification that the other property they own in this locality is included in the development agreement area.

<p>Both submissions also disagree with the wording in Clause 11.3.1 of the proposed Policy “creates the potential” as this, in the submitters view, introduces a subjective element to the Policy allowing staff to inappropriately assess consents for DCs with regards to independent living areas.</p> <ul style="list-style-type: none"> - One submission [#1782] does not support the policy selecting ‘option 1’ but no comments or supporting information has been provided. They have elected not to present their submission to Council. - One submission [#1767] raises concerns that there are too few roading projects included in the Raglan Roads and Transport development contributions catchment. The submitter notes that the feeds have dropped significantly. The submitter also notes that the timing of infrastructure is not aligning between the different types of assets required to service growth therefore risking creating stranded assets. The submitter further notes that the use of indexation in the charging model results in increased costs for lead developers. The submitter recommends that WDC avoid any indexing of charges on the basis of its legality. The submitter suggests that Councils proposed investment in infrastructure and the timing of this infrastructure for Raglan does not appear to align with either the current or forecast growth. The submitter is requesting that Council bring forward the 3 Waters project timings and include further roading projects for Raglan in the LTP and start collecting DCs for them. 	
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- One submission [#1777] requests clarification around the timing of the levies to be applied in clause 7.1 as they say the timing for when DCs will be assessed/implemented is not clear. This submitter also raises concerns around the Ngaruawahia A Sub-catchment areas and proposed levies. Their concerns are that the cost is too high \$104,298 per Lot and that development will cease in this sub-catchment. The submitter explains that the capital works in the schedule are not in the existing or proposed LTP and the detail in the schedule is such that there is no explanation as to what the actual capital work proposed entails for both stormwater and roads and transport projects. The submitter further argues that a) the catchment boundaries are not logical, fair or equitable b) the HEU forecasts are unreliable and unrealistic as they do not take the proposed growth from the PDP (proposed District Plan) into account. The submitter requests Council delay the review of the sub-catchment A DC levies until the zoning resolutions from the PDP process have been made. They suggest after the zoning decisions have been made in the PDP review that the HEU projections based on the development potential are reviewed along with the sub-catchment boundaries so that they are fair and equitable. The submitter supports the other proposed levies for Ngaruawahia.
- One submission [#1841] does not support the proposed Development Contributions Policy and Appendices 2021. The submitter wishes to have the spatial area known as the Graham Block from Plan Change 21 defined as a Development Agreement Area and removed from the proposed catchment areas.

Other comments
<ul style="list-style-type: none"> - One submission [#1796], received as a general submission, raises a development contributions fee charging proposal. They would like to see developers charged a set fee upfront and then a percentage on top over the following years. No comments were made as to whether the policy is supported or not. - One submission [#1735], received as a general submission, wants development contributions to include community hubs/social wellbeing infrastructure. They want more onus put on the developers to minimise the impact of development on ratepayers and to remove the lag for funding of community amenities. No comments were made as to whether the policy is supported or not.
Submission IDs
<p>#1480 + #1521 (same submitter and counted as one submission), #1718, #1777, #1782, #1750 + #1798 (same submitter and counted as one submission), #1767, #1841, #1735, #1796</p>

Key matters

Submissions #1521 & #1798 Minor and Tiny Residential Unit category removal and clause 11.3.1 wording.

Tiny Residential Units for to 30.00m² gross floor area (GFA)

Tiny homes are a lifestyle choice with a smaller building footprint. Although they have a smaller gross floor area (GFA) this does not necessarily equate to a smaller occupancy or level of demand. These homes come in a range of one, two or three-bedroom designs that cater for singles, couples, and families. Gross floor area is no longer a reliable indicator for a lower demand on services.

Minor Residential Units from 30.01m² to 70.00m² GFA

Minor residential units were specifically for ancillary activities for the likes of dependant relatives or retirement units, it was this factor that limited the occupancy of the dwelling, not the gross floor area. A dependant persons dwelling was for one or two occupants only. These dwellings share a connection with the main dwelling as Council's bylaw does not allow for more than one connection per property. For multiple dwellings on one title the connection is shared. The gross floor area limit for these dwelling types is set under the District Plan. Under the Proposed District Plan these dwellings will be able to be inhabited by anyone, not just dependant persons and can be rented out. The limit on occupancy will no longer be valid.

Household Equivalent Units

Development contributions are calculated based on Household Equivalent Units (HEU) with the definition being "Household Equivalent Unit (HEU) means an average residential dwelling occupied by a household of average size." According to Stats NZ the average household size is currently 2.6 people. A 70m² dwelling with 2 bedrooms can be occupied by more than 2.6 people. Continuing to subsidise these minor or tiny residential units will create an inequitable situation. Currently, Council uses an average HEU which assumes on average, all dwellings with house 2.6 persons. On this basis Council charges one HEU per additional lot created by subdivision and assess and charge any additional dwellings or independent living areas at the time of building consent.

The development contributions policy does allow for special assessments to be taken where it can be proven that the demand is significantly different to what would be calculated under the policy. We could use this in the instances where an additional dwelling was built that could only have a maximum occupancy of two people e.g., a one-bedroom unit.

If Council was to apply a graduated charging system based on the potential occupancy of a dwelling, larger dwellings that could have a higher occupancy would be charged more. This would necessitate a change in the method of the policy to be based for example, on the number of bedrooms to determine the potential occupancy of the dwelling.

The use of the word 'potential'

With regard to clause 11.3.1 containing the word 'potential', development contributions are always assessed on the potential of the building whether it is commercial, industrial or residential.

Development contributions are assessed on the potential use of the building. Whilst it may not be the current owner's intention to use the building in this manner buildings are on sold and potential owners may use the space differently.

An example of creating 'potential' is in the instance where an independent living area or additional dwelling is created where there is a bedroom, living, full bathroom facilities and kitchen facilities contained within the same area. The area must be able to be accessed and occupied independently of the main dwelling. It may be detached from or contained within the main dwelling. A bar that contains a sink and a bench, however small, qualifies as a kitchen facility.

Submission #1767 Inclusion of additional capital work, alignment of timing required for the asset classes, bringing forward capital works and indexation of charges

The additional road projects the submitter has requested be included in the capital works schedule had been removed from the schedule as the timing of these capital works was assessed as being outside of the proposed LTP timeframe. Development contribution levies are calculated based on the growth portion of the capital works included in the LTP and do not include projects where the timing is not known.

The inclusion of any additional capital works may impact the development contribution levies and Council debt caps (level of debt to equity ratio councils are required to conform with). The main reason for the drop in the Raglan Roads & Transport levy is the increase in the size of the corresponding catchment area.

The timing of the three waters projects in the capital works schedule has been advised by Watercare Services Limited based on the population and household projections for the Waikato District. Bringing forward projects impacts on Council's debt levels which cannot be more than 175% of annual revenue. Given the large capital works programme planned, there is little room to take on additional debt whilst remaining inside the debt cap limits. Development contribution income is removed from Council's revenue when calculating the debt cap.

Capital works required across the different asset types may not always align as the works may be required at different times. For example, additional water storage or a new wastewater treatment pond is not necessarily required at the same time a road needs to be built or upgraded to cope with additional traffic flows. The triggers for the timing of the works may be very different even within the same asset groups.

Indexing of charges rewards early development. We calculate the charge and use the indexing to reduce it in the earlier years and increase it in the later years. This is an incentive for developers to bring land to the markets sooner rather than later.

Submission #1777 Timing of development contributions, Ngaruawahia sub catchment A levies and catchment area

The submitter has raised an issue with the wording of clause 7.1 of the proposed development contributions policy.

“7.1 Timing Any application for resource consent, building consent, certificate of acceptance or service connection submitted on, or after 1 July 2021 will be subject to the conditions of this policy (and any amendments). Applications lodged prior to this date will be assessed under previous development contributions policies. The method for calculating current charges payable under previous policies are available on council’s website”

This clause simply advises of the date the Policy will take effect.

The Policy a DC Assessment is made under is set out in **“Part 8 section 198 of the Local Government Act (LGA) 2002.**

(2A) For the purposes of subsection (2), 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.”

The submitter raised questions as to what policies will be in place for the consents they have or will lodge. Some of the subdivision consents have already been lodged and have been assessed under the 2018 DC Policy. As this developer undertakes the complete development including building the dwellings, they have factored these development contribution costs into their pricing. However, at the time of lodgement of the building consents for the dwellings if they are lodged after 1 July 2021 under the proposed 2021 DC Policy, they will have to pay the Ngaruawahia wastewater development contribution and any of the Ngaruawahia sub catchment A development contributions at that time. These are new catchments and levies and as such were not a part of the subdivision consent. This will increase the costs of their developments.

Submitter #1777 is being consulted with around a potential Development Agreement for cost sharing the infrastructure required for stormwater and local roads, so they won’t necessarily pay the development contribution for sub catchment A stormwater or roads and transport if a development agreement is in place. They would not be expected to cost share the infrastructure as part of a development agreement and then pay the development contributions on top of that as that would be ‘double dipping’.

Development contributions change over time as policies, levies, capital works and catchments are required to be reviewed every three years as a minimum under the LGA. It is not possible for a developer to be advised of the complete cost of development contributions at the time of purchase of the land where the development may span different policies.

The submitter raises many concerns around the Ngaruawahia sub catchment A infrastructure, levies, catchment areas and growth HEU data. The costs are modelled from the capital works required in the catchment area.

The catchments are set by the Asset Teams and Watercare Services Limited based on the properties that will benefit from the proposed works. In this instance the catchment is small as the paper roads to be formed are local roads and only benefit a small area. This is similar to the Tamahere sub catchments for local roads. This area has current flooding issues and requires significant investment in a stormwater solution for this small catchment.

There is no wider benefit to the community derived from the formation of these roads or stormwater assets. These works are currently not included in the existing or proposed LTP as they are works that would normally be 100% developer funded. Council's Roading Team and Watercare Services Limited wish to take a catchment approach to the infrastructure required to service the growth of this area in order to get a better outcome for the catchment.

A development agreement to cost share the infrastructure required with current developers has been suggested with future developers paying a development contribution. This will achieve a better outcome for the catchment to a piecemeal approach for infrastructure on a subdivision-by-subdivision basis. If a development does not require to connect to Council infrastructure no development contributions for that infrastructure are applicable.

The number of HEU's does not consider any proposed rezoning in the PDP. The re zoning under the PDP has yet to be decided and as such Council cannot include growth numbers that may not be valid. HEU forecasts can only be assessed where growth is enabled under the ODP.

The submitter asserts that they propose to deliver new housing and investment in Ngaruawahia which benefits the whole town and district and they do not consider the DC's to be fair, equitable or proportional at this value for this sub catchment. Although growth is often described as positive for the community, it also presents a number of challenges.

One of the greatest challenges for the council is expanding its infrastructure networks to cater for increased demand. It is the Council's position that costs of growth-related capital expenditure should largely be borne from participants in the property development process, rather than from rate payers at large or any other indirect funding source.

Submission #1841 define the spatial area known as the Graham Block from Plan Change 21 as a Development Agreement Area on the proposed catchment maps

There are Development Agreement discussions currently underway with submitter #1841 and as such this area needs to be defined as a Development Agreement Area in the proposed catchment maps.

Submission #1735 include community hubs/social wellbeing infrastructure in development contributions

The submitter has requested that community hubs/social wellbeing infrastructure be included in development contributions. In 2014 the Government amended the LGA and the ability to charge a development contribution for community infrastructure. Our district-wide community facilities development contribution was limited to community halls, public toilets and playgrounds only. It is only recently, through a further amendment to the LGA that the definition of community infrastructure in the LGA has been altered and Councils can start to charge development contributions for other public amenities like sports parks, libraries and pools again. In order to include community hubs/social wellbeing infrastructure in development contributions there must be capital work projects in the LTP for them. The infrastructure must be Council owned.

The purpose of the development contributions policy is to ensure that infrastructure required to service growth is paid for by development not the general ratepayer. If there is a lag in the funding of community amenities it may mean that there are no projects that qualify as public amenities proposed in the LTP. Whether the infrastructure the submitter is requesting can be included in development contributions depends on what the specific infrastructure is being sought.

Submission #1796 an alternate charging proposal for DC's

Development Contributions are legislated for under the LGA. The legislation allows for Councils to annually inflation adjust the development contribution levies using the Producers Price Index Outputs for Construction (PPI) supplied by Stats NZ. Any other percentage adjustments to the development contributions would not comply with the legislation.

OPTIONS

Submission #	Submission point	Options
#1521 & #1798	Tiny and minor residential unit categories	<p>1a) Add the Tiny and Minor Residential Unit categories back into the draft 2021 DC Policy <i>[accept / decline]</i> or</p> <p>1b) Leave the Tiny and Minor Residential Unit categories out of the draft 2021 DC Policy <i>[accept / decline]</i> (preferred) or</p> <p>1c) Retain the 2018 DC Policy and undertake a full review of the policy to look at potential changes to the method of charging development contributions <i>[accept / decline]</i></p>
	The use of the word 'potential'	<p>2a) Reword clause 11.3.1 to remove the word 'potential' <i>[accept / decline]</i> or</p> <p>2b) Keep clause 11.3.1 as it is <i>[accept / decline]</i> (preferred) or</p> <p>2c) Keep clause 11.3.1 as it is and add a definition of 'independent living areas' <i>[accept / decline]</i></p>

Submission #	Submission point	Options
#1767	Raglan capital works: roading	3a) Add additional roading capital works to the schedule (e.g., Rangitahi Bridge) <i>[accept / decline]</i> or 3b) Leave the capital works schedule as it is <i>[accept / decline]</i> (preferred)
	Raglan capital works: three waters	4a) Bring forward the three waters capital works <i>[accept / decline]</i> or 4b) Leave the capital works schedule as it is <i>[accept / decline]</i> (preferred)
	Indexing of charges	5a) Remove the indexing of the charges from the model <i>[accept / decline]</i> or 5b) Leave the indexing of the charges in the model <i>[accept / decline]</i> (preferred)
#1777	Ngaruawahia sub-catchment A charges	6a) Remove the Ngaruawahia Sub catchment A levies and denote this as a Development Agreement Area <i>[accept / decline]</i> or 6b) Adjust the sub-catchment A boundaries to denote the residential zoned portion of this under the Operative District Plan as a Development Agreement Area <i>[accept / decline]</i> (preferred) and 6c) Alter the method used for determining lot yield in sub-catchment A to bring down the HEU charge <i>[accept / decline]</i> (preferred) and 6d) Undertake an early review of the policy, levies, capital works, catchments, and HEU projections when the PDP zoning decisions have been made operative. <i>[accept / decline]</i> (preferred)
	Ngaruawahia sub-catchment A Timing of DC Assessments – what policy and fees will apply	7a) Add Part 8 section 198 of the LGA to clause 7.1 <i>[accept (preferred) / decline]</i>

Submission #	Submission point	Options
#1841	Graham Block Pokeno Development Contribution Catchment	8a) Define the spatial area known as the Graham Block from Plan Change 21 as a development Agreement Area on the proposed catchment maps [<i>accept / decline</i>] (preferred) or 8b) Leave the catchment maps as they are [<i>accept / decline</i>]
#1735	Include community hubs/social wellbeing infrastructure	9a) Review capital works schedules to ensure that sufficient investment is being made into urban amenities and facilities in our towns to support growth [<i>accept / decline</i>] (preferred)
#1796	Alternate charging approaches	10a) Consider alternative way to charge development contributions [<i>accept / decline</i>] (preferred)

FINANCIAL

Any changes made to the method of the policy, the catchment boundaries, the capital works schedules or the indexing of the charges in the model will alter the development contribution levies.

Any changes in the number, cost, or growth portion of capital works in the schedules will have financial implications in the Long-Term Plan budgets. Changes will need to be re-run through Council's budget model to determine the effect on budgets. If there are increases in proposed investment, this process would help determine if there is sufficient revenue and borrowing capacity to fund what is being additionally proposed.

LEGAL

This deliberations report forms part of the formal submission process undertaken in accordance with the Special Consultative Procedure under the Local Government Act 2002, section 83.

If any further changes are made to the method of the policy, the policy will require further public consultation in accordance with Section 93A of the LGA. The policy would also require to be independently reviewed for compliance with the legislation prior to consultation being undertaken.

A formal submission process was undertaken for the LTP using the Special Consultative Procedure under the Local Government Act 2002.

STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

District plan

District plan zoning has a significant bearing on development contributions. First, it dictates the likely household yield or industrial/business hectare yield off any given parcel of land. Second, these yields are used to pro-rata the costs of infrastructure across the potential HEUs deemed to be receiving benefit from the planned investment across any given catchment.

Currently, there is a new Proposed Waikato District Plan being prepared. Decisions are due on this in September 2021. Following an appeals window of 30 working days, from the date the submitter was served notice of the decision, the new zoning provisions will come into full effect (subject to any relevant appeals). The new plan is likely to do one of two things. First, where there is a change in zone rules e.g., residential minimum lot size reduces, the anticipated yield off the affected land parcels will change. Second, if there is a change in zone extent, e.g., a rural area bordering a residential is zoned residential then the lot yield will also change. In both instances it will result in additional HEUs paying for the same quantum of capital works. This will require a re-calculation of yields to ensure costs are being spread evenly across development in any given area.

In instances where there is a change in zone extent this will require several factors to be considered:

- a) A potential revision of the extent of the catchment area
- b) The quantum of capital works required to service this new area
- c) A recalculation of the lot yields to ensure costs are being spread evenly across development from the catchment

Long term plan and annual plan

Changes to the capital works schedules which sit within the development contributions policy require funding. Funding is provided for through the Long-Term Plan or Annual Plan. To change the projects required to support growth will necessitate an amendment to the Long-Term Plan and/or Annual Plan to ensure funding is available and allocated to deliver these projects. The quantum of funding required will vary depending on:

- a) how much of each project is attributable to growth (if all of a project is attributable/caused by growth this would be 100%) whereas when there is a portion attributable to level of service or renewal this would see a split of the costs, for example be 60% attributable to growth (development contributions) and 40% level of service (rates funded)
- b) A project which has a portion attributable to growth means that it is required to support growth. Sometimes this project will need happen in advance of growth in order to enable it, in this case it can be described as lead infrastructure. In these instances, the investment/delivery of the infrastructure has to occur in advance of the recuperation of the development contributions which requires Council to forward fund the project.

ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Council has undertaken public consultation for the LTP in accordance with Section 93A of the LGA.

Highest levels of engagement	Inform <input checked="" type="checkbox"/>	Consult <input type="checkbox"/>	Involve <input type="checkbox"/>	Collaborate <input type="checkbox"/>	Empower <input type="checkbox"/>
	The deliberations for the LTP allow Council to consider the submissions received during the consultation process. This includes consideration of submissions to the draft Development Contributions Policy 2021 which underwent public consultation at the same time. The community will be informed of the decisions made following the Council's deliberations and adoption of the final LTP and Development Contributions Policy 2021.				

CONCLUSION

Council has received a total of seven development contribution policy submissions and two general submissions referring to development contributions from its consultation undertaken on the proposed 2021 Development Contributions Policy and the appendices to that Policy. The submissions received raise different issues specific to different catchment areas or aspects of the proposed policy. There is no obvious theme running through the submissions.

Regarding the submissions raising the rezoning in the PDP that may impact the HEU yields and levies for catchments, for Council to meet its legislative requirements under the LGA 2002, Development Contribution Policies must be reviewed every three years (as a minimum requirement). As the policy is due for review now and the rezoning under the PDP is yet to be decided, Council has not been able to include any potential HEU yields from any proposed rezoning. As such Council may wish to consider reviewing the DC Policy again once the PDP decisions have been made.

As well as the general LTP consultation notification, the link to the consultation information for the proposed 2021 Development Contributions Policy and appendices was sent directly to 240 people/organisations including building companies, consultants, iwi and developers. The link was also put in Councils Growing Places newsletter. Overall, the level of submission opposed to the proposed 2021 Development Contributions Policy was not high.

Following Council deliberations, the proposed 2021 Development Contributions Policy will be updated with any required amendments and presented to Council for formal adoption alongside the final Long Term Plan 2021-31.

ATTACHMENT

Development Contributions Policy 2021 Submissions

Waikato District Council – Draft Development Contributions Policy 2021 Submission

Submitter ID: 1841

Name / Organisation: Pokeno Village Holdings Limited

Wish to speak to submission: Yes

My submission relates to:

Revised catchment maps

Revised capital works schedule

Revised development contributions levies

Revised development contributions policy

Do you support the proposed Development Contributions Policy?

No, I do not support it (Option 1 - Status Quo)

Comments:

Attachment: Yes



For internal use only:

ECM project # PR-1506-02

ECM no. #

Submission #

Customer #

Property #

Development Contributions Policy & Appendices 2021

Submission form (please provide feedback by 7 May 2021)

Name/Organisation Pokeno Village Holdings Limited
 Postal address Postcode
 Email colinb@dinesgroup.co.nz

A hearing will be held on the week of 24 May 2021. Would you like to present your submission to Council at the hearing? Yes No

My submission relates to:

Revised catchment maps Revised capital works schedule Revised development contributions levies Revised development contributions policy

Do you support the proposed Development Contributions Policy & Appendices 2021?

No, I do not support it (Option 1) ~~Yes, I support it (Option 2)~~

Comments:

~~F. B. A.~~ The Pokeno spatial area known as the Graham Block/Plan Change 21 locality to be defined as;
 "Land under a Development Contributions Agreement with Waikato District Council"

Prefer to do it online?You can complete the submission form online at www.waikatodistrict.govt.nz/sayit**Need more information**For more information, visit our website www.waikatodistrict.govt.nz**Privacy statement**

The contents of your submission (not including your address and contact details) will be made public through Council agendas and as a result will be published on our website. If you would like your name also kept confidential, please let us know on your submission form.

Waikato District Council – Draft Development Contributions Policy 2021 Submission

Submitter ID: 1798

Name / Organisation: Tamahere Community Committee

Wish to speak to submission: Yes

My submission relates to:

Revised development contributions policy

Do you support the proposed Development Contributions Policy?

No, I do not support it (Option 1 - Status Quo)

Comments:

As per attached.

Attachment: Yes



Submission on Development Contributions Policy 2021-2022

*made pursuant to the
Resource Management Act 1991*

To: **Waikato District Council**
Private Bag 544, Ngaruawahia 3742
consent.submissions@waidc.govt.nz

Submitter: **Tamahere Community Committee**

Contact: Lyn Harris or Alison Ewing

Phone: 027 227 3174 or 027 6555187

Address for Tamahere Community Committee

Service:

Email: tamaherecommunitycommittee16@gmail.com

The Tamahere Community Committee [TCC] was established by the Waikato District Council [WDC] in conjunction with the Tamahere Ward Councillor. Its members are elected at a Triennial Public meeting convened by the CEO of the WDC and is governed by the Council protocols for Community Boards and Committees. This submission is made by the TCC representing the wider interests of the Tamahere Community and its population of over 6,000 living in a rural/country living environment.

Submitted on: Waikato District Council 2021-2022 Development Contributions Policy

TCC is making this submission as a Community organisation.

TCC **Supports** the need for a clear policy on Council charges for Development Contributions ("DC's")

TCC **does wish to be heard** in support of this submission.

TCC submits:

1. The majority of properties in Tamahere are either zoned rural or country living

2. The Country Living Zone (CLZ) is not intended to be thought of as Residential development as might apply in towns like Huntly, Raglan, Tuakau, Pokeno, etc
3. We support the general concept that “Only developments that place extra demands on infrastructure and which cause the Council to incur capital costs will be liable” for DC’s – Para **11.1**
4. Historically DC’s have been imposed and paid by the developer when a property is subdivided and additional titles issued. The proposed DC’s policy creates undisclosed liability (not discoverable) to a new owner of vacant land if the Council is of the view that the original developer has not contributed sufficient to cover “extra demands on infrastructure and which cause the Council to incur capital costs ... ”
5. For example: Policy 11.3.2 records

“Dwellings constructed on allotments with registered titles may attract development contributions under this policy. The extent of any contributions payable will depend on whether any payments were made at earlier stages in the development process, as well as the specific services that the development is connected to.”
6. TCC is of the view that the Council MUST flag the LIM report for such a property with a clear statement that this liability exists for this particular property (not a generalisation statement on every LIM Report).
7. Extensive prescriptive rules do not necessarily provide clarity and have ‘unintended consequences’ ...
8. For example Policy 11.3.1 includes the following:

“Any resource consent application that **creates the potential** to build additional independent dwelling will also attract development contributions at a rate of one HEU per *additional* allotment, service connection or dwelling.”
9. This statement introduces a subjective element to the Policy, allowing Council staff to apply their own prejudicial bias and assumptions to the application in a manner that is entirely wrong, so as to extract additional DC’s from a property in circumstances which are likely to be inappropriate. This is a form of extortion and should not be a basis which the Council empowers staff to ‘make up’ potential scenarios under the guise of this policy.
10. Units of demand in policy 14 change Councils policy for:

- a. a tiny home 0.00sqm to 30.00sqm which used to be charged at .25 of the HEU rate is now proposed to be charged as a full HEU, and
 - b. a Minor dwelling (old terminology) 30.01sqm to 70.0sqm used to be charged at .50 of the HEU rate is now to be charged as a full HEU.
11. TCC considers this inequitable as, by definition a small (minor) dwelling cannot house the number of occupants a larger dwelling can and these small dwellings have to share a service connection. Their use of district or area infrastructure cannot be equivalent to that of a larger dwelling.
 12. The intention of streamlining this policy's application will create inequity, and an opportunity for Council to gather more funds. The current graduated charges for "minor" dwellings allows for the size and likely number of occupants.
 13. Only developments that place extra demands on infrastructure – and which cause the council to incur capital costs – can be liable for additional DC's.
 14. Liability for DC's should stem from the creation of extra pressure on infrastructure and usage, which is not of a minor nature. The graduated method of charging should therefore be retained as it is the most appropriate and equitable basis for charging. The proposed full Development Contribution cost for an HEU is out of all proportion to the cost of creating these ancillary units and is unreasonable. The creation of these small units will take people out of larger dwellings leaving the larger homes to assist with the current housing shortage dilemma.
 15. Generally, a small unit/ancillary dwelling is a "low cost" dwelling and adding full DC's will make the cost substantially more, defeating the objective of 'low cost housing'.
 16. TCC submits that only developments which place actual extra demands on Council infrastructure – resulting in the Council having to incur capital costs – should be liable. Liability to development contributions should stem from the creation of extra pressure on infrastructure and usage. It seems entirely reasonable that the graduated method of charging be retained.

TCC seeks the following decision/s from the WDC (*precise details, including any parts that should be amended and the nature of any conditions sought*):

1. A fair and proper policy which does not spring surprises on unsuspecting property owners.

2. A policy which is clear and does not give Council staff the ability to 'make up' a story to support the imposition of additional DC's after a title for the property has been issued.
 3. Liability for DC's should stem from actual extra pressure on infrastructure and usage. The graduated method of charging DC's for should be retained for minor/ancillary dwellings
-

This submission is filed electronically with the WDC.

Waikato District Council – Draft Development Contributions Policy 2021 Submission

Submitter ID: 1782

Name / Organisation: Lakeside Developments 2017 Limited

Wish to speak to submission: No

My submission relates to:

Revised development contributions levies

Revised development contributions policy

Do you support the proposed Development Contributions Policy?

No, I do not support it (Option 1 - Status Quo)

Comments:

Attachment: No

Waikato District Council – Draft Development Contributions Policy 2021 Submission

Submitter ID: 1777

Name / Organisation: Andrew Wood, Next Construction

Wish to speak to submission: Yes

My submission relates to:

Revised catchment maps

Revised capital works schedule

Revised development contributions levies

Revised development contributions policy

Do you support the proposed Development Contributions Policy?

No, I do not support it (Option 1 - Status Quo)

Comments:

Please refer to the attached submission.

Attachment: Yes

Introduction

My name is Andrew Wood. I work for Next Construction Limited as a Development Manager. We have current development interests in the following land in Ngaruawahia:

- 15, 29 & 33 Galbraith St – 4.2 ha of Living Zone land (proposed Medium Density under the PDP);
- 61 Old Taupiri Road – 1.18 ha of Living Zone land;
- 26 Jackson St – 7,000m² of Living Zone land;
- 99 Ngaruawahia Road – 2.2ha of Living Zone land;
- 99A Ngaruawahia Road and 18 Rangimarie Road – 3ha of proposed Residential Zone (PDP)

We have 11.2ha of housing we aim to deliver in Ngaruawahia in the next three years. Even at a conservative density of 16 dwellings per hectare (ignoring any comprehensive proposals or medium density) that equates to 180 houses we want to build in three years. Using current conservative estimates this is more than \$150m of housing in Ngaruawahia. We are also actively seeking further development opportunities in Ngaruawahia. We are heavily invested in the future of the town and fully support capital growth funding that assists with our vision.

We deliver all scales of housing from single dwellings, duplex dwellings, to terraced housing and apartments. One thing we do differently to many developers is that we buy the land, subdivide the land, build the houses and distribute to the market. We generally do not sell bulk land in super lots or to build partners and prefer to sell to end users. One of our development focuses is on livability of the houses we build.

We have reviewed the draft DC Policy. We wish to make it clear that we support the intention and understand the need for DC's to facilitate growth. A key point of our submission is that growth benefits the whole town and District, not just the immediate catchment it is located within.

Our submission points are as follows:

1. We object in part to Policy 7.1 – there needs to be certainty around the timing of the levy to ensure cost certainty for developers.
2. Ngaruawahia Sub Catchment A Development Contribution - we object to the draft DC Policy values in Appendix 1 for Ngaruawahia sub catchment A stormwater and transport. \$104,298 per additional unit will simply result in no development due to the cost;
3. We support the District Wide reserves, District Wide Community Facilities, District Wide Roading, water and wastewater levies proposed for Ngaruawahia;

Justification for our submission points are outlined below.

Submission Point 1 – Policy 7.1

We understand the intention of point 7.1 in the DC Policy however seek further amendments to ensure 100% certainty as to timing for when levies will be implemented. As a developer, we require certainty of DC's to be payable at the timing of land acquisition. DC's form an important part of the financial model for development. Point 7.1 (and in particularly the note following in text) seems to imply that the first opportunity to levy a DC will be used as the timing for when a DC is implemented, however it does not go as far as stating this, leaving potential ambiguity regarding implementation. Hamilton City Council have recently been in the High Court after being challenged on this exact matter. We need certainty that the first opportunity to assess and levy a DC charge will be in accordance with the DC Policy at the time.

For example, if we submit a resource consent application (obviously prior to any building consent, certificate of acceptance or service connection) all our financial modelling will be based on the DC Policy at the time (plus PPI). We need to be assured that the DC's to be charged on completion have not changed. A perfect example follows in Submission Point 2, where we have 83 residential units currently being considered for resource consent by Waikato DC. If the DC Policy has an ability for Council to levy DC's under the Proposed DC Policy, the DC increases from \$14,000 to \$104,000 per unit. We would simply lose money and not develop, nor build any houses. Based on the number of units we have resource consent applications for, the current DC's equate to \$1.17m. Based on the proposed levy this could increase to \$8.66m. The total DC capex in Appendix 3 of the draft DC Policy is only \$9.88m.

The note following point 7.1 in the draft DC Policy implies that the timing of levy to be applied will be resource consent (as the likely first opportunity), which we agree with, but it does not go as far as actually stating that fact. This ambiguity therefore must be removed.

Our relief sought is that the policy wording be amended with more clarity on timing of the levy to be applied and that the DC rate to be levied is locked in at the time of Resource Consent application (if applicable, or the corresponding first opportunity to levy).

Submission Point 2 – Ngaruawahia Sub Catchment A Development Contribution

We object to the proposed Ngaruawahia Sub Catchment A Development Contribution for stormwater (\$64,287) and transport (\$21,038) for the following reasons. We support the increases to District Wide reserves, District Wide Community Facilities, District Wide Rooding, water and wastewater levies for this sub catchment:

- The total DC is simply too high (\$104,298 per residential unit) and development will cease in this sub-catchment if this value is adopted. It is more than double the next highest DC in the District;
- There is no explanation in the capital works project as to what the actual capital work proposed entails. This applies to both stormwater and transport. The works are also not in the existing or proposed LTP;
- The catchment boundary is not logical, not fair and not equitable which is contrary to the purpose of DC's under the LGA;
 - The land on the western side of Old Taupiri Road is excluded from the sub catchment altogether. There is land on the eastern side of Old Taupiri Road excluded from the stormwater catchment. These areas will benefit from transport capex and stormwater capex and be enabled for further development with no additional DC's
 - Hopuhopu is located outside the sub catchment yet will benefit from transport improvements. This is not fair and equitable.
- We understand the transport proposal includes urbanizing Festival Way and closing Galbraith St. We have expert advice that states this is not actually required (as part of our current resource consent application at 15 Galbraith St) from a transport safety or efficiency perspective, hence oppose the capex for Council work not required for our development proposals or to mitigate effects;
- The Policy Overview in Section 6.1 states that DC's are *"to be fair, equitable and proportional to the cost of capital expenditure"*. It goes on to state that *"It is the Council's position that costs of growth-related capital expenditure should largely be borne from participants in the property development process, rather than from rate payers at large ..."*. 100% of the stormwater DC levy and 49% of the transport levy is from this sub catchment. This does not

equitably factor in the benefits to the wider catchment and Ngaruawahia as a whole. We propose to deliver new housing and investment in Ngaruawahia which benefits the whole town and District. We do not consider the DC's to be fair, equitable, or proportional at this value for this sub catchment. We have provided information above and further below that the works are being unfairly lumped on a small catchment. There will simply be no development with DC's at the proposed level which negatively impacts all parties;

- There is no justification of the HUE's used to calculate the DC's as follows:
 - There are 169 transport HUE's over 10 years and 66 stormwater HUE's over 4 years. This does not make sense.
 - The HUE's ignore the PDP recommendations to rezone portions of the catchment from Living (New Residential) to Residential (thus enabling increased density) and portions from Living (New Residential) and Living to Medium Density Residential. The HUE forecasts are therefore unrealistic. The result is that the DC levy now is unfairly lumped on anyone developing now and effectively subsidizes anyone who develops in future. The impact therefore has the effect of delaying development which is anti-growth
 - We are building a stormwater outfall to the river and are responsible for dealing with 100% of stormwater treatment and attenuation. No Council infrastructure is required. This is the case for all development.

The resolution sought is:

- Delay review of the DC levy until zoning resolutions from the PDP process have been made (expected this year)
- Review the sub catchment boundaries corresponding with the capex proposed to be fair and equitable for wider land areas including Hopuhopu and Ngaruawahia
- Review the HUE projections based on current development potential, not known proposed development.

We wish to be heard in support of our submission.

Andrew Wood

Next Construction

Waikato District Council – Draft Development Contributions Policy 2021 Submission**Submitter ID: 1718****Name / Organisation: Terra Firma Resources Ltd****Wish to speak to submission: No**

My submission relates to:Revised catchment maps

Do you support the proposed Development Contributions Policy?Yes, I support it (Option 2 - Amended policy and appendices)

Comments:

The Draft Development Contributions Policy 2021-2021 includes catchment maps that indicate which properties will be subject to development agreements.

The catchment maps provided in Appendix 4 (roads and transport) and Appendix 6 (Huntly stormwater, wastewater and water catchments) indicate that land owned by Terra Firma Resources Ltd (TFR) at Puketirini will be subject to development agreements. TFR supports this approach as an appropriate mechanism to provide certainty to both Council and TFR until the scope, timing and servicing requirements of future development can be established, capital expenditure budgets set, and specific development contributions determined.

The bulk of TFR's land in this location is described as Pt Lot 2 DPS 61669. TFR also owns a small parcel of land to the northwest described as Pt Sec 1 SO 58281. It appears that the maps include this parcel but this is not entirely clear. TFR seeks confirmation that this parcel is included in the area indicated on the catchment maps.

Attachment: No

Waikato District Council – Draft Development Contributions Policy 2021 Submission

Submitter ID: 1521

Name / Organisation: Sue Robertson - Parklea Investments Limited

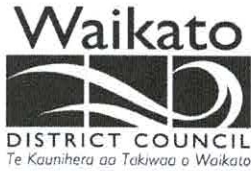
Wish to speak to submission:

My submission relates to:

Do you support the proposed Development Contributions Policy?

Comments:

Attachment: Yes



For internal use only:

ECM project # PR-1506-02

ECM no. #

Submission #

Customer #

Property #

Development Contributions Policy & Appendices 2021

Submission form (please provide feedback by 7 May 2021)

Name/Organisation Sue Robertson

Postal address 26 Meadowgreen Drive Postcode 3283

R.D 3 Hamilton

Email sue@paukeo.co.nz

A hearing will be held on the week of 24 May 2021. Would you like to present your submission to Council at the hearing? Yes No

My submission relates to:

- Revised catchment maps
- Revised capital works schedule
- Revised development contributions levies
- Revised development contributions policy

Do you support the proposed Development Contributions Policy & Appendices 2021?

- No, I do not support it (Option 1)
- Yes, I support it (Option 2)

Comments:

See attached

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Prefer to do it online?
You can complete the submission form online at www.waikatodistrict.govt.nz/sayit

Need more information
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Privacy statement

The contents of your submission (not including your address and contact details) will be made public through Council agendas and as a result will be published on our website. If you would like your name also kept confidential, please let us know on your submission form.

SUBMISSION TO WDC DEVELOPMENT CONTRIBUTIONS POLICY AND APPENDICES 2021

SUBMITTER: Sue Robertson

Submission Relates To:

Revised Development Contributions Policy

Comments:

I support the Requirement for the Policy and broadly the terms in the policy but have concerns as to one aspect of its application.

My concern has arisen due to previous actual imposition of Development Contribution Levies on a project where no additional HEU was intended or 'potentially' likely. I would like Council to consider the interpretation of this policy so that DC's are only imposed when Resource Consent or Building Consent applications actually show that an additional HEU is intended or provided for.

The main area of concern relates to the Council's application of the Policy in respect of Residential Activities, particularly in paragraph 11.3.1 and 11.3.2.

In 11.3.1 the statement '*...Any resource consent application that creates the **potential** to build additional Independent dwelling will also attract development contributions at the rate of one HEU per additional allotment, service connection or dwelling.*' Of course, this makes perfect sense when applied to a new build or creation of new lots by subdivision.

The previous policy had staff looking at building permits to assess where a single house could potentially be split into more than one HEU. There seemed to be no consideration for the fact that some people want to build a large house, that may have several bathrooms, or that they may want to have a bar unit away from the kitchen in their home. Some of the larger, more expensive homes built, are intended for only one family, and despite their size, assumptions should not be made that they 'potentially' could be made into more HEU's by stealth.

Where homes are deliberately designed to be a duplex, or with a separate smaller home adjacent the extra DC's charged for the additional HEU is understood. But where staff are creating 'potential' HEU's merely because 'it could be done' this is unfair and unreasonable. Potentially any home could be altered to be more than one HEU, but that would be an unreasonable assumption.

I support a change being made in the policy to clarify the meaning of 'potential' so it does not allow the word to make it possible to impose more than one Development Contribution to homes which are clearly built as a single dwelling. Council has to understand that a bar unit with no cooking facilities or food prep area, in a rumpus room can not by itself be a kitchen. Without a kitchen you cannot have a second HEU.

Sue Roberson

01 May 2021

Waikato District Council – Draft Development Contributions Policy 2021 Submission**Submitter ID: 1480****Name / Organisation: Sue Robertson****Wish to speak to submission: Yes**

My submission relates to:

Revised development contributions policy

Do you support the proposed Development Contributions Policy?

Comments:

This is an additional submission. My original submission was lodged on 1 May 2021.

I do not support the change in the policy indicating that a tiny home 0.00sqm to 30.00sqm used to be charged at .25 of the HEU rate is now proposed to be charged as a full HEU, and a Minor dwelling (old terminology) 30.01sqm to 70.0sqm used to be charged at .50 of the HEU rate is now to be charged as a full HEU. This seems inequitable as by definition a small (minor) dwelling cannot house the number of occupants a larger dwelling can and these small dwellings have to share a service connection so it is questionable whether their use of district or area infrastructure would be equivalent to that of a larger dwelling. The intention of streamlining this policy's application seems to be likely to create inequity, and be seen as an opportunity to gather more funds.. Previously with the graduated charges for "minor" dwellings this allowed for the size and likely number of occupants difference.

Only developments that place extra demands on infrastructure – and which cause the council to incur capital costs – can be liable. Liability to development contributions should stem from the creation of extra pressure on infrastructure and usage. It seems entirely reasonable that the graduated method of charging be retained as it is the most appropriate and equitable basis for charging. The full Development Contribution cost for an HEU is out of all proportion to the cost of creating these ancillary units and is unreasonable, particularly when the creation of these most likely gets people out of larger dwellings into smaller ones leaving the larger ones to assist with NZ's great dilemma the housing shortage.

Attachment: No

Waikato District Council – Draft Development Contributions Policy 2021 Submission

Submitter ID: 1796

Name / Organisation: Wendy Harrod

Wish to speak to submission: Yes

My submission relates to:

Do you support the proposed Development Contributions Policy?

Comments:

I would like to see Developers pay a set rate upfront and over the next, however many years pay a certain % on top of the flat-rate fee. I would like to discuss this at the submission. Going forward this will elevate the pressure on putting up the rates of the homeowners in the area. This is what you are proposing to us the ratepayers. Why not implement this for the developers.

Attachment: Yes

Waikato District Council – Draft Development Contributions Policy 2021 Submission

Submitter ID: 1767

Name / Organisation: Rangitahi Limited

Wish to speak to submission: Yes

My submission relates to:

Do you support the proposed Development Contributions Policy?

Comments:

Attachment: Yes

**Submission on Waikato District Council
Proposed 2021 – 2031 Long-Term Plan;
2021 Development Contributions Policy; and
2021 – 2051 Infrastructure Strategy.**

Rangitahi Limited is a company associated with the Peacocke family.

Rangitahi is the largest developer of titled sections in Raglan, having delivered 152 sections to the market since June 2020, with a further 79 currently under construction and approximately 400 more planned.

Following the Rangitahi Private Plan Change, the development of the Rangitahi Peninsula has seen Rangitahi Limited invest heavily in lead infrastructure required to service growth, including the construction of:

- The Rangitahi Road bridge;
- Upgrade of Oporu Road; and
- A new bulk watermain to serve the wider Raglan community (the cost of which was shared with WDC).

Rangitahi is therefore very aware of the need for Council and Developers to invest in lead infrastructure that allows the supply of sections (and houses) to be delivered into the market to meet demand.

Development Contributions in Raglan are currently currently \$26,724 incl GST per Household Equivalent Unit (HEU). Council's Proposed Development Contributions Policy suggests that these are going to reduce to \$25,833 incl GST per HEU. While on the face of it this would seem like good news and may well be a reflection of lower interest rates, further analysis suggests it is in fact the result of a reduction in proposed expenditure on infrastructure required to service growth, particularly roading.

As you can see from the table below, the proposed policy sees a significant reduction in Development Contributions for local Roads in Raglan of \$8,296 per HEU.

Waikato District Council Development Contributions - Raglan								
Charges per HEU (incl GST).								
	District Wide Reserves	District Wide Community Facilities	District Wide Roading	Roads & Transport	Stormwater	Wastewater	Water	TOTAL CHARGE
From 1 July 2020:	\$3,099	\$1,379	\$987	\$10,692	\$602	\$5,335	\$4,630	\$26,724
Proposed 2021 Policy:	\$2,528	\$2,525	\$1,238	\$2,396	\$472	\$6,165	\$10,509	\$25,833
Variance:	(\$571)	\$1,146	\$251	(\$8,296)	(\$130)	\$830	\$5,879	(\$891)

Advice from Council staff is that while a number of important roading projects have been identified in the Infrastructure Strategy for Raglan to support Level of Service and Growth, these are not included in the Long Term Plan and Development Contributions Charges. Specifically these are:

- \$10M in 2030 for a Wainui # 360 Bridge (7BR70004C) – which we understand is for the upgrade of the current one lane bridge.
- \$8M in 2031 for a Rangitahi Peninsula Bridge (7BR70583C) - which despite the name, is in fact for a second connection for Raglan to State Highway 23 via Rangitahi.
- \$13M in 2031 for Rangitahi South New Roads.

Conversely, it appears Watercare have recognised the need to upgrade and extend much of Raglans water infrastructure to both improve Levels of Service and accommodate growth and this is reflected in the inclusion of projects in the Long Term Plan and a significant increase of \$5,879 per HEU for Development Contributions for Water projects.

To service growth, not only are 3-water services required, but also roads. If the timing of delivery of all infrastructure is not closely aligned, then Council will increase the risk of having invested in stranded assets.

Rangitahi is also concerned to note that Council's Development Contributions charging model appears to apply indexation to the costs of infrastructure. The use of indexation results in Development Contributions for lead developers such as Rangitahi being higher than for future developers.

Rangitahi is aware that Hamilton City Council has previously looked at introducing indexation for its Development Contribution charges. Through the consultation process Hamilton City Council was however presented with legal advice that indexation was unlawful and they therefore chose not to proceed with its implementation. Rangitahi would therefore recommend that Waikato District Council also avoid any indexing of charges in its Development Contributions policy.

In summary, Rangitahi is concerned that the Councils proposed investment in infrastructure and in particular the timing of this do not appear to align with either the current growth being experienced in Raglan nor the forecast growth as set out in Waikato 2070.

Rangitahi would therefore strongly urge Council to include the Raglan roading projects in its 2021 – 2031 Long Term Plan and also start collecting Development Contributions for these where necessitated by growth.

Rangitahi would also like to see the 3-water projects planned by Council/Watercare brought forward, as already there are Level of Service risks that need to be addressed immediately with regard to both Water and Wastewater.

Rangitahi would like to thank the Council for the opportunity to make this submission and wishes to be heard in support of this submission.

Tony McLauchlan
Rangitahi Limited

Waikato District Council – Draft Development Contributions Policy 2021 Submission

Submitter ID: 1735

Name / Organisation: Genny Wilson and Bob MacLeod

Wish to speak to submission: Yes

My submission relates to:

Do you support the proposed Development Contributions Policy?

Comments:

Development contributions should include contribution to community hubs/social wellbeing infrastructure. As well as parks and reserves there needs to be facilities that can act as community hubs. The growth will continue and as we are becoming more and more a dormitory for Auckland we need to ensure we do have thriving communities. Developers make the money and ratepayers have to pay for infrastructure. More onus should be put on the developers to minimise the impact on current and future ratepayers and remove the lag for funding of community amenities.

Attachment: No

Open Meeting

To	Waikato District Council
From	Roger MacCulloch General Manager Service Delivery
Date	3 June 2021
Prepared by	Nicolas Wells Strategic Property Manager Ben Burnand Project Manager - Long Term Plan
Chief Executive Approved	Y
Reference #	CCL2021; GOV1318: ECM # 3088643
Report Title	Long Term Plan 2021-31 Deliberations – Item 2 – Pensioner Housing

I. EXECUTIVE SUMMARY

The purpose of this report is for Council to deliberate on the submissions received through consultation for the Long Term Plan 2021-31 on the future of the Council-owned pensioner housing portfolio.

2. RECOMMENDATION

THAT the Waikato District Council resolve to either:

OPTION 1

- li) retain the pensioner housing portfolio described in the Schedule and continue to provide the pensioner housing service with no improvements to the level of service provided to the tenants**

Or

OPTION 2 (staff recommendation)

- 2i) sells the pensioner housing portfolio described in the Schedule (below) to social housing providers only (reflecting Option 2 in the Long Term Plan 2021-2031 Consultation Document), subject to the following conditions:**
- a) that the pensioner housing properties be used solely for social housing purposes for at least 10 years after any sale; they cannot be used as private rentals or on-sold on the open market.**

- b) that the overall number of social housing units is maintained so that there is no decrease in the number of units available for social housing in the district.
- c) that all existing tenants can remain within the pensioner housing portfolio providing all current tenancy obligations are met, meaning no existing tenant will be left without a home as a result of any sale.
- d) that rent remains within affordable limits.
- ii) that the Chief Operating Officer be delegated to undertake a Request for Expressions of Interest (REOI) process for the sale of the Council's pensioner housing with the results of the REOI to be reported back to Council for a final decision on any offers received;
- iii) prior to commencing the REOI sale process, the Chief Operating Officer approves the criteria and framework for evaluating all social housing providers who participate in the REOI, including non-accredited social housing providers;
- iv) that any pensioner housing properties that remain unsold at the end of the REOI process be reported back to Council for further direction;
- v) that the Council notes the staff recommendation is Option 2.

SCHEDULE

First An estate in fee simple comprising all that land contained in Record of Title SA288326 South Auckland Land Registry legally described as Lot 6 Deposited Plan 371156 comprising 1654 square metres more or less and physically located at **1 Paul Reeves Court, Ngaruawahia** (8 Units).

Second An estate in fee simple comprising all that land contained in Record of Title SA 600/22 South Auckland Land Registry legally described as Part Allotment 1 Parish of Taupiri and Defined on Deposited Plan 6783 comprising 3693square metres more or less and physically located at **61 Hakanoa Street, Huntly** (14 Units).

Third An estate in fee simple comprising all that land contained in Record of Title NA29D/1405 North Auckland Land Registry legally described as Lot 2 Deposited Plan 74134 comprising 674 square metres more or less and physically located at **26 Henderson Avenue, Tuakau** (4 Units).

Fourth An estate in fee simple comprising all that land contained in Record of Title NA1077/37 North Auckland Land Registry legally described as Lot 18 and Part Lot 20 Deposited Plan 10578 comprising 2026 square metres more or less and physically located at **5 Jellicoe Avenue, Tuakau** (8 Units).

3. BACKGROUND

Public consultation for the Long Term Plan 2021-31 (LTP) took place between 7 April and 7 May 2021 with Hearings undertaken on 25 May 2021.

The Consultation Document presented three topics for consideration:

1. Propose General Rates Increase
2. The future of Pensioner Housing
3. The future of the Inorganic Kerbside Rubbish Collection service

This report relates to the future of Pensioner Housing and allows Council to receive analysis of the related submissions prior to their deliberation and decision.

This report has been prepared upon the basis of written submissions received during the consultation period and ahead of the hearing of submissions on 25 May 2021.

This matter was extensively covered in the Pensioner Housing – Service Delivery Review staff report and attachments considered by Council on 14 December 2020. A copy of that report is included as [Attachment I](#).

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

Submissions summary

496 submissions were received that provided comment and feedback relating to the future of Pensioner Housing. The table below presents a summary of the submissions and the main themes communicated through those submissions.

- 199 selected option 1 to retain the pensioner housing (40%)
- 274 selected option 2 to sell the pensioner housing, (55%)
- 23 did not select either option but provided feedback (5%)

<i>We are proposing to change the way we deliver pensioner housing. We want to invite Responsible Service Providers to buy our pensioner housing for ongoing use as social housing. We feel like we are no longer in the best position to provide pensioner housing as a Council service. Do you agree?</i>	
Option 1 – Retain Pensioner Housing	Option 2 – Sell Pensioner Housing to a Responsible Service Provider (Council’s preferred option)
199	274
Main themes within submissions	
<ul style="list-style-type: none"> - Disagree with “privatising” or selling to a service provider - Should be considered as a public good and would be better managed within the public sector - Council should provide affordable, adequate housing for pensioners. It should not pass the problem onto someone else 	<ul style="list-style-type: none"> - Agree that the service should be delivered by a specialist/experienced provider - A responsible service provider would provide a better service to tenants - Council should focus on core services only - Should not be Council’s responsibility to provide this service

<ul style="list-style-type: none"> - Historic agreement to provide housing for our older generation - Provides social housing for residents that have difficulty with the housing market - Sacrifice a lesser important part of Council service to afford retaining the pensioner housing service - Regulation of rents - Vehicle for future government funding - Once sold, it would be very hard to get housing back for the community - Would not be the end of Council's obligations and could lead to providers asking for financial assistance - Should be building more pensioner housing 	<ul style="list-style-type: none"> - Should be central government's responsibility - As long as prices do not become unaffordable for tenants - As long as it is not a property developer - Would guarantee pensioner housing would continue - If it leads to a reduction in debt - If it leads to a reduction in rates - Multiple other housing providers that are more aware of the housing crisis and can provide other supportive and wraparound services. - Only if it remains solely for pensioners - Community Housing Providers are regulated by the Community Housing Regulatory Authority - Community Housing Providers have access to funding options that Council does not - Housing services is the core business of Community Housing Providers - Community Housing Providers have shown willingness to be bound to agreed outcomes via encumbrances or other measures - Only if the provider was held accountable for the elderly of the community
Other comments	
<ul style="list-style-type: none"> - Concerns for the best option for the tenants - What would happen to the funds from the sale? - Work closely with communities and investors to develop more affordable pensioner housing - Not enough information to comment - Affordable pensioner housing is a problem in NZ but should perhaps be government's responsibility - Who decides who is a Responsible Service Provider? 	

Key Matters Raised in Submissions and Hearings

Many matters were raised by submitters both for and against the proposal to sell the pensioner housing to a responsible service provider. The majority of submissions (274 submissions = 55%) supported the proposal.

Staff have identified the key matters that were raised by submitters in support of the proposal:

- Pensioner housing is not Council's core responsibility.
- A sale to social housing providers ensures the continuity of the service and social housing providers have the benefit of accessing central government funding.

- The sale of the properties will provide funds to reduce the district's debt.
- That Council cannot address the future demand for pensioner housing, therefore it should not be in this business.
- Acknowledgement of the benefits of only selling to social housing providers.

A minority of submissions (199 submissions = 40%) opposed the proposal to sell the pensioner housing to a responsible service provider. A key theme of these submissions is that residents of pensioner housing should have their ongoing tenancy protected, and that the community wanted to ensure that there was not a reduction in the overall level of social housing in the district.

Staff have identified the key matters that were raised by submitters against the proposal:

- Pensioner housing should remain a Council responsibility, and Council has a social responsibility for the well-being of the district's elderly.
- Concern about the security of homes for current tenants.
- Concerns about the potential loss of social housing resulting from the sale.
- The need for conditions and constraints to ensure the long-term ownership of properties and ensure that existing tenants can remain within the portfolio.
- Some form of joint venture was identified as a potential model the Council should consider. It was perceived to allow for flexibility in future ownership, management and development of the social housing portfolio.
- The Council should retain the properties and work with social housing providers to grow the portfolio – which could be characterised as the “both/and” scenario rather than the “either/or” scenario. This resulted from concern over the current shortage of housing nationwide, and reflected in the district, and the need to address the shortage.

Submissions from Tenants

There were seven written submissions from existing tenants. Three opposed the proposal. Three supported the proposal. One didn't mind either way (“Just go with any option, easy to please”).

Submissions from Social Housing Providers

One submission was received from a social housing provider. Habitat for Humanity (Central Region) supported the proposal because:

1. *Community Housing Providers (CHPs) are specialist providers of accommodation services for the long term. They are regulated by the Community Housing Regulatory Authority and can offer stability that is not subject to political whim.*
2. *CHP's have access to a range of funding options that councils are excluded from. These include the Income Related Rent Subsidy (IRRS) and Philanthropic sources. These income sources enable CHPs to continue to offer sustainable but affordable rent levels and plan and fund maintenance and upgrade work that is often deferred by council.*

3. *Housing services for CHP's is their core business and they put the wellbeing of residents at the centre of their Mahi. They are well equipped to provide not just property management services but also the wider supports that are associated with vulnerable communities that access subsidised housing. They are often more nimble and responsive due to their smaller and more specialised structures.*
4. *CHP's have shown a willingness to be bound to agreed outcomes via encumbrances or other tools to ensure council outcomes are met.*

Analysis of Key Matters Raised in Submissions

The key themes raised by submitters are addressed below.

Pensioner housing is not Council's core responsibility

The Local Government Act allows for Council to efficiently and effectively deliver a pensioner housing service. While the Council has provided the pensioner housing service for a long time, there are benefits with social housing providers supplying the service. These include proven track record of operating social housing, a strong sense of social responsibility, and a long-term commitment to this social sector. In particular, those that choose to become accredited providers through the government's accreditation process have a high level of public accountability.

A sale to social housing providers ensures the continuity of service and social housing providers have the benefit of accessing central government funding

Council is currently not able to access government capital and Income Related Rent Subsidies (IRRS) funding, and therefore will not be able deliver services in the future as efficiently and effectively as accredited social housing providers.

Pensioner housing should remain a Council responsibility and Council has a social responsibility for the well-being of the district's elderly people

The WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment 2](#)) recognises that with access to this funding, unlike the Council or private landlords, accredited social housing providers are in a strong position to grow social housing in the district. This is seen as important.

The issues raised in submissions, coupled with the issue of government incentives which put social housing providers in a better position than the Council to provide pensioner housing, validate the proposal to sell the pensioner housing to a responsible service provider.

The sale of the properties will provide funds to decrease district debt

Should the Council sell the pensioner housing it would be able to reduce its overall debt. A decision to sell would help the Council achieve its overall financial strategy targets.

Sell only to social housing providers

The benefits of social housing providers offering the service are outlined above. Selling on the open market would not be in the best interests of the tenants and might result in a significant loss of social housing in the district.

The properties will be valued by an independent registered valuer - recognising the financial impact of any conditions of sale imposed by the Council. This will allow the Council to evaluate purchase offers against the estimated market value and ensure that a fair and reasonable price is obtained.

Recognising the issues raised in submissions, and noting the issue of government incentives, it is proposed that the pensioner housing portfolio should be offered for sale only to social housing providers. There should be no sale on the open market.

Pensioner housing tenants ongoing protection (security of tenancy)

A number of submitters expressed their concerns about the potential displacement of current tenants if any property is sold, and noted the health impacts and stress of this uncertainty.

Other submitters support sale to a social housing provider if there are guarantees that current tenants will not be displaced.

It is proposed that conditions be attached to any sale to protect the ongoing tenure of current tenants, and ensure the properties remain in social housing for a period of at least ten years after the sale.

Concerns about the potential loss of social housing resulting from sale

Statistics show the country has an ageing population. The current level of social housing in the district will not meet future demands. It is acknowledged that if properties were to be sold on the open market they would be lost to the sector and that this would contribute to an ongoing shortage of social housing in the district.

Through the government housing reforms the social housing sector, unlike Council, can access government funding. The social housing provider who made a submission believes the sector is better placed to provide the service than the Council.

In response to issues raised in submissions it is proposed that any purchaser must maintain the overall number of social housing units so that there is no decrease in the number of units available for social housing in the district.

The joint venture or partnership model

The Council could form a partnership with other organisations interested in providing social housing in the district to manage the pensioner housing portfolio.

Although the legislation allows a subsidiary of a local authority to apply to be accredited (it must be operating at arms-length and genuinely independent from the Council), the process for the accreditation of a Council Controlled Organisation (CCO) is untested. There is no guarantee accreditation will be gained.

The WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment 2](#)) considered the possibility of a CCO or leasing model and concluded that for reasons outlined above, in addition to the viability of a small portfolio, this was not an option that should be pursued.

4.2 RECOMMENDED OPTION

The 2021-31 LTP Consultation Document presented two options to the community. **Option 2 is the recommended option.** The two options are:

Option 1: Retain pensioner housing. Status Quo NPV -\$1.44m

Council continues to own and operate the existing Pensioner Housing service and in doing so agrees to continue to subsidise the service.

Escalating costs, and limited uplift from affordable rents, over the 10-year forecast horizon risks Council's ability to deliver pensioner housing that is fit-for-purpose and financially viable - and exceed the benefits of retaining the portfolio.

This option is **not recommended**.

Option 2: Sell pensioner housing to a responsible service provider (includes community and social housing providers, Kainga Ora or other Government agency) NPV \$3.0m

Council sells the entire portfolio to a social housing provider with conditions (detailed in the resolution above) to ensure that existing levels of service is enhanced, and social housing capacity is maintained. Contract to protect interests of existing tenants. Council sells the assets and land.

The benefits of divesting to an organisation that is regulated by the CHRA ensures delivery of fit-for-purpose dwellings and continuity of pensioner housing services in the District. The financial viability reflects the specific social use and benefits associated with the ongoing provision of affordable pensioner housing.

This option is **recommended**.

4.3 OTHER OPTIONS

Section 6 of the WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment 2](#)) identified five options including continuing with the status quo (option 1 above) and selling all the properties to social housing providers only (option 2 above – the recommended option).

4.4 FINANCIAL

The Pensioner Housing – Service Delivery Review presented to Council on 14 December 2021 outlined the financial considerations of operating the pensioner housing activity. These are summarised in section 4.5 of the report ([Attachment 1](#)) and more specifically detailed in section 5 of the WDC Pensioner Housing S17A Service Delivery Review 2020 included as [Attachment 2](#).

The key findings of the financial assessment are:

- Currently the pensioner housing operated by the Council is resulting in year-on-year losses that are forecast to continue growing across the LTP period. This is despite increases in rental levels in 2020 and 2021.
- Depreciation expenses continue to be a significant encumbrance to achieving a self-funding outcome, but due to the nature of the portfolio this situation cannot be easily avoided.
- Council is constrained in its ability to deliver the pensioner housing service for affordable rentals in the context of escalating costs and without Government subsidies.
- Sale of the pensioner housing portfolio to a responsible service provider will provide a better level of service for tenants with no impact on rates or levels of service for ratepayers. The Council will be able to reduce borrowing by an estimated \$3 million from the sale of the buildings to a social housing provider.

4.5 LEGAL

A formal submission process was undertaken for the LTP using the Special Consultative Procedure under the Local Government Act 2002.

Legislative requirements are detailed in section 2 of the WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment 2](#)) and include:

- Kainga Ora and the Urban Development Act 2020
- Residential Tenancies Amendment Act 2020
- Residential Tenancies (Healthy Homes Standards) Regulations 2019
- Public Housing Plan 2018-2022

4.6 STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

The policy context is detailed in section 2 of the WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment 2](#)) and includes:

- The housing context
- Challenges facing the housing sector
- National policy context
- Compliance timeframes

4.7 ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Pensioner Housing/Housing for the Elderly Buildings are Strategic Assets listed on Schedule I in the Council's Significance and Engagement Policy.

Unless already explicitly provided for in the LTP, the Council will seek to amend its LTP, and therefore use the Special Consultative Procedure, when it proposes to:

- Significantly alter the intended level of service for any significant activity undertaken by, or on behalf of Council, including commencing or ceasing such an activity; or
- Transfer the ownership or control of strategic assets, as listed in Schedule I.

The LTP process, and specifically the 2021-31 LTP Consultation Document, has been used to seek the community’s perspective on the findings of the service delivery review, the future options for the pensioner housing service and proposal to divest the pensioner housing service (activity and assets) to a sympathetic social housing provider.

Council has undertaken public consultation for the LTP in accordance with Section 93A of the LGA.

Highest levels of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The deliberations for the LTP allow Council to consider the submissions received during the consultation process. The community will be informed of the decisions made following the Council’s deliberations and adoption of the final LTP.					

The pensioner housing tenants received a letter and “FAQ” sheet on Monday 30 November 2020. Council staff held site meetings at all four complexes on Thursday 3 December 2020 – attended by the Mayor and Ward Councillors. Staff hand delivered copies of the LTP Consultation Document, together with a cover letter advising how to make a submission, submission forms and pre-paid envelopes, to all tenants on Thursday 15 April 2021.

5. CONCLUSION

The Council has been considering the best way to deliver the Pensioner Housing service for many years.

The WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment 2](#)) has confirmed that the current service provided by the Council is not self-funding and is not financially viable in its current form without a substantial funding re-allocation from Council’s financial resources, or access to Government subsidies.

The LGA imposes on the Council an obligation to its ratepayers to ensure that the services it provides are cost-effective and efficient.

Changes to the way the Council delivers the pensioner housing activity have widespread public interest. The possible risk areas related to Council’s deliberations include:

- A lack of stakeholder understanding of the proposal and of the options considered, as well as the implications of those options.

- A lack of understanding about Council's limited ability to access government funding to provide and grow appropriate social housing services (not just pensioner housing services) to meet the district's needs.

These risks are being mitigated by a comprehensive communication plan, including a focus on regular communication directly with tenants.

Consultation with tenants and ratepayers has been appropriate for identifying and understanding the views and preferences of interested and affected people. The process to identify and analyse options, and the final selection of the two preferred options has been thorough and rigorous.

The delivery options assessment demonstrates that divesting the service to a sympathetic social housing provider, subject to conditions to protect existing tenants, will generate benefits for Council, ratepayers, and tenants alike.

Staff are satisfied that the Council has undertaken a robust decision-making process that complies with the Council's obligations under the Local Government Act 2002.

The REOI process will be led by the Strategic Property Unit and supported by a cross-Council team of senior staff and subject matter experts. Regular communications with current tenants to keep them informed and reassured will be a top priority for the team.

Divesting the service to a sympathetic social housing provider, subject to conditions to protect existing tenants, will generate benefits for Council, ratepayers, and tenants alike.

6. ATTACHMENTS

- Attachment 1 WDC Report - Pensioner Housing – Service Delivery Review 2020
- Attachment 2 WDC Pensioner Housing S17A Service Delivery Review 2020

Open Meeting

To	Waikato District Council
From	Roger MacCulloch General Manager Service Delivery
Date	14 December 2020
Prepared by	Nicolas Wells Strategic Property Manager
Chief Executive Approved	Y
Reference #	CCL2020
Report Title	Pensioner Housing – Service Delivery Review

I. EXECUTIVE SUMMARY

The Waikato District Council (Council) owns and manages 34 self-contained one-bedroom Pensioner Housing units, in twelve blocks, on four sites located in Ngaruawahia, Huntly and Tuakau. The units provide subsidised, affordable housing for elderly people.

The Council has conducted a service delivery review to determine whether the existing way of delivering the service remains the most efficient, effective and appropriate. The service delivery review report is included as Attachment 1 - WDC Pensioner Housing S17A Service Delivery Review 2020.

The key findings of the review demonstrate that the current service provided by the Council is not meeting the goal of being self-funding, and ultimately a significant financial burden will remain to support the continued operation of the service without external funding.

The service delivery review recommends that the Council divest the Pensioner Housing service (activity and assets) to a sympathetic social housing provider, Community Housing Provider (CHP), Kainga Ora, or other government agency.

The Pensioner Housing service is considered strategic in terms of the Council's Significance and Engagement Policy – included as Attachment 2. It is intended to use the current Long Term Plan (LTP) process to seek the community's opinion on the future of the Pensioner Housing service.

This report (1) presents the findings of the service delivery review (2) recommends that the Council consults the community, through the LTP process, on future options for the Pensioner Housing service and (3) recommends that the Council divest the Pensioner Housing service (activity and assets) to a sympathetic social housing provider (including CHPs, Kainga Ora, or other government agency).

This report should be read in conjunction with Attachment 1 - WDC Pensioner Housing S17A Service Delivery Review 2020.

2. RECOMMENDATION

THAT the report from the **General Manager Service Delivery** be received;

AND THAT Council agrees that the **Pensioner Housing** activity and assets (described in the **Schedule**) be included in the **2021-31 Long-Term Plan Consultation Document**;

AND FURTHER THAT Council approves **Option 4** as the preferred option for delivery of the **Pensioner Housing** service, which is to exit the activity and transfer the assets (listed in the **Schedule**) to a sympathetic social housing provider (including **Community Housing Providers, Kainga Ora, or other Government Agency**) with the stipulation that:

- **The properties continue to be used for social housing, and;**
- **All existing tenants remain in their homes, and;**
- **Rental remains within affordable limits.**

AND FURTHER THAT the **Chief Operating Officer** be delegated authority to execute all relevant documentation to give effect to this resolution.

SCHEDULE

First An estate in fee simple comprising all that land contained in Record of Title 288326 South Auckland Land Registry legally described as Lot 6 Deposited Plan 371156 comprising 1654 square metres more or less and physically located at **1 Paul Reeves Court, Ngaruawahia** (8 units).

Second An estate in fee simple comprising all that land contained in Record of Title SA600/22 South Auckland Land Registry legally described as Part Allotment 1 Parish of Taupiri and Defined on Deposited Plan 6783 comprising 3693 square metres more or less and physically located at **61 Hakanoa Street, Huntly** (14 units).

Third An estate in fee simple comprising all that land contained in Record of Title NA29D/1405 North Auckland Land Registry legally described as Lot 2 Deposited Plan 74134 comprising 674 square metres more or less and physically located at **26 Henderson Avenue, Tuakau** (4 units).

Fourth An estate in fee simple comprising all that land contained in Record of Title NA1077/37 North Auckland Land Registry legally described as Lot 18 and Part Lot 20 Deposited Plan 10578 comprising 2026 square metres more or less and physically located at **5 Jellicoe Avenue, Tuakau** (8 units).

3. BACKGROUND

3.1 ACTIONS TO DATE 2016 - 2020

The Council began a review of Pensioner Housing in 2016 to identify the issues associated with the service, examine the costs and benefits, and consider how to provide a service that optimised outcomes for tenants and ratepayers.

In September 2016 the Council commissioned The Property Group Limited (TPG) to review the key components of the Pensioner Housing service, report how they compared with industry benchmarks and recommend options for improvement. The report is included as [Attachment 3 - WDC Pensioner Housing Review 2016](#).

The Pensioner Housing Review 2016 report identified issues and made corresponding recommendations, principally that:

- *“There are compelling reasons why the status quo option will not achieve favourable long-term outcomes for WDC’s provision of Pensioner Housing”*
- *“The ongoing provision of an acceptable standard of Pensioner Housing units is not sustainable on a self-funding basis”*
- *“The alternative ownership provisions all have certain merits but are not without some drawbacks. Should WDC wish to consider the ownership options further work is necessary to be able to conclude which of these would be the most viable and advantageous for WDC to pursue.”*

The Pensioner Housing Review 2016 also recommended that the Council review its ongoing ownership of Pensioner Housing, and summarised the *pros* and *cons* of three options:

1. Status quo. The Council continues to own and manage the Pensioner Housing.
2. The Council exit the Pensioner Housing activity and transfer the portfolio to a Community Housing Provider.
3. The Council partner with a third-party Social Housing Provider.

The Pensioner Housing Review 2016 concluded that the option that best responded to the series of key considerations identified was for the Council to exit the Pensioner Housing activity and transfer the portfolio to a CHP (Option 2).

In May 2017 the results of the TPG report were presented at a Council workshop which was followed by a staff report to the Infrastructure Committee on 15 June 2017 - included as [Attachment 4 – WDC Infrastructure Committee Report – Housing for the Elderly 2017](#). Section 4.2 of that report presented four options for the Council to consider:

1. Rent increases remain at the then current annual rate of \$5 leaving *“Council to agree on a funding solution to address the financial shortfall”*.
2. Setting one rent rate for all Pensioner Housing units at a level that covers the cost of providing the service.

3. Setting a variable rent rate based on location or s discount to market value.
4. Setting a rent based on a percentage of the tenant's gross income.

The Council resolved (WDC1707/24):

“That the Council consider each option outlined in section 4.2 of the Infrastructure agenda report;

And that as an interim measure while the portfolio as a whole is considered, Council approve option 2: set one rate across the board at a rate designed to cover expenses. As an example a \$31 increase will result in \$54,808 per annum in additional income which would offset the additional depreciation cost. This increase would provide little room for increased maintenance costs, future inflationary pressure or capital improvements.”

The WDC Infrastructure Committee Report – Housing for the Elderly 2017 signalled an intent to present to the Council *“more detailed analysis of options.....around affordability moving forward and alternative options to retain ownership of the portfolio.”*

The 2018-28 LTP included a two-stage rent increase intended to reduce the annual operating deficit of the Pensioner Housing service:

- Year 1 (2018/19) \$26 per week per unit
- Year 2 (2019/20) \$26 per week per unit

The year 1 increase has been implemented, however on 29 June 2020 the Council resolved (WDC2006/21) to reduce the second rental increase in year 2 from \$26 to \$13 – bringing the current weekly rent for each of the Pensioner Housing units to \$195.

On 23 November 2020 work resumed on the review of the Pensioner Housing activity with a Council workshop at which options for delivery of the service were considered.

3.2 PENSIONER HOUSING – ACTIVITY AND ASSETS

The Council is engaged in the Pensioner Housing activity largely for historic reasons as successor to the Ngaruawahia, Huntly and Tuakau Borough Councils. The Pensioner Housing assets are summarised below:

▪ 1 Paul Reeves Court, Ngaruawahia	= 8 units	4 blocks	1,654m ²
▪ 61 Hakanoa Street, Huntly	= 14 units	5 blocks	3,693m ²
▪ 26 Henderson Avenue, Tuakau	= 4 units	1 block	674m ²
▪ 5 Jellicoe Drive, Tuakau	= 8 units	2 blocks	2,025m ²

Current service provisions are detailed in section 4 of the WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment 1](#)) and include:

- Existing portfolio
- Services provided to tenants
- Tenancy management systems
- Tenant eligibility
- Rental, occupancy, and tenant profile
- Property condition reports
- Gaps in current service provision

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 SECTION 17A PENSIONER HOUSING SERVICE DELIVERY REVIEW

Section 17A of the Local Government Act 2002 (LGA) and the Local Government Amendment Act 2014 require councils to review the cost-effectiveness of current arrangements for providing local infrastructure, services and regulatory functions at regular intervals, and when there is a significant change in service levels.

Section 17A is designed to encourage councils to seek efficiencies, and to encourage councils to partner with each other, or other entities to deliver services efficiently. The key benefits of undertaking a service delivery review include an investigation of:

- Better alignment of services to meet future social housing need
- Increased efficiency of limited resources
- Delivery of better value for money to the community
- Adapting within a changing social housing environment
- Potential for partnership with other service providers
- Higher quality service provision
- Continuous service improvement

To decide on the future of Council's Pensioner Housing there is a requirement to consider the optimum delivery of the service. The WDC Pensioner Housing Review 2016 report completes many, but not all the requirements of a Section 17A review and is now out of date. The WDC Pensioner Housing S17A Service Delivery Review 2020 updates the 2016 Pensioner Housing Review and satisfies LGA requirements.

4.2 HOUSING PROVISION IN THE WAIKATO DISTRICT

Housing provision in the Waikato District is detailed in section 3 of the WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment 1](#)) and includes:

- Future Proof Housing and Business Development Capacity Assessment
- National Policy Statement on Urban Development Capacity
- Growth projections
- Future demand for public housing in the Waikato District
 - Public housing
 - Transitional housing
 - Housing First

4.3 PENSIONER HOUSING TENANT EXPERIENCE

Living in a Council Pensioner Housing unit means tenants are charged affordable rent, retain their independence and benefit from the Council taking care of major upkeep such as maintenance of the buildings and grounds, any urgent repairs that are required, and necessary upgrades to the units. The Council also covers rates payments and building insurance. Tenants have direct contact with Council housing staff.

The Council does not provide a fully comprehensive social service, or the "wrap-around" service that is available to tenants in CHP properties. "Wrap-around" service means providing

a level of support to tenants that goes beyond the basic level of tenancy management supplied by the Council.

The enhanced levels of service that a competent social housing provider might supply to enrich the tenant experience can include:

- Expertise in provision of housing for people with disabilities, or mobility difficulties
- Expertise in the provision of quality low-cost and affordable housing
- The ability to support the social and health needs of tenants in their homes
- The ability to build referral relationships, and partner with local service providers
- Providing community recreational activities and communal gatherings
- Facilitating group outings, education programmes, and delivered meal services

Dedicated social housing providers bring a professionalism and expertise to the provision of their service which the Council is currently unable to match.

4.4 OPTIONS

Delivery options for the Pensioner Housing service are detailed in section 6 of the WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment I](#)) and include:

- Delivery options and their definition
- Qualitative and quantitative evaluation of delivery options
- Benefits, risks and financial viability
- Ranking of evaluated options

Option 1: Status Quo NPV -\$1.44m

Council continues to own and operate the existing Pensioner Housing service and in doing so agrees to continue to subsidise the service.

Escalating costs, and limited uplift from affordable rents, over the 10-year forecast horizon risks Council's ability to deliver pensioner housing that is fit-for-purpose and financially viable - and exceed the benefits of retaining the portfolio.

This option is **not recommended** (ranking = 4)

Option 2: Establish and transfer portfolio to a Council Controlled Organisation

Council creates a CCO with the mandate of pensioner or other forms of subsidised housing. The assets and land are transferred to the CCO.

This option is not considered viable due to the size of the portfolio and inability to access government funding.

This option is **not recommended** (ranking = 5)

Option 3: Lease portfolio to a Community Housing Provider

Council leases the portfolio to a registered CHP for a ten-year term. Council retains the assets and land.

Retains a level of service provision to the community. Council leasing the portfolio to a registered CHP under the Government funding framework would enable the partnership to access IRRS funding and potentially an operating income stream over the term of the lease. The commercial terms between Council and the CHP would be determined by Council's requirements, a market sounding exercise, and a procurement process to select a preferred supplier.

This option is **not recommended** (ranking = 2)

Option 4: Divest portfolio to a sympathetic social housing provider (includes CHP, Kainga Ora or other Government agency) NPV \$3.38m

Council divests the portfolio to a registered CHP with conditions to ensure that existing levels of service and social housing capacity is maintained. Contract to protect interests of existing tenants. Council sells the assets and land.

The benefits of divesting to an organisation that is regulated by the CHRA ensures delivery of fit-for-purpose dwellings and continuity of pensioner housing services in the District. The financial viability is second to divesting on the open market (Option 5) and reflects the specific social use and benefits associated with the ongoing provision of affordable pensioner housing.

This option is **recommended** (ranking = 1)

Option 5: Divest the portfolio on the market NPV \$3.8m

Council agrees to divest the properties to market. Council sells assets and land to the highest bidder without restrictions.

The financial viability is the strongest of all options. The risks associated with the market's appetite, or ongoing ability, to deliver affordable fit-for-purpose pensioner housing outside a regulated (CHRA) environment exceed the benefits associated with the financial viability and financial returns to Council.

This option is **not recommended** (ranking = 3)

The recommendation of this report is that the options for the future delivery of the Pensioner Housing service (activity and assets) are included the 2021-31 Long-Term Plan Consultation Document for public consultation, and the Council identifies Option 4 as its preferred choice – subject to the stipulation that:

- The properties continue to be used for social housing; and,
- All existing tenants remain in their homes; and,
- Rental remains within affordable limits.

CONSIDERATION

4.5 FINANCIAL

A financial assessment of the Pensioner Housing is included in section 5 of the WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment I](#)) and details:

- Portfolio revenues
- Capital expenditure
- Current state financial analysis
- Property valuations

The table below is an assessment of the financial performance of the Pensioner Housing service over the 2020-21 budget year and LTP forecast period. This assessment indicates that significant financial burdens will remain with Council to support the Pensioner Housing service without a substantial funding re-allocation from Council's financial resources, or access to Government subsidies.

A more detailed breakdown of the current state of the income and expenditure position of the Pensioner Housing service is included in Appendix 2 of the WDC Pensioner Housing S17A Service Delivery Review 2020 ([Attachment I](#)).

Table I: Pensioner Housing Service Financial Assessment

Year	Total Gross Income	Total Operating Expenses	Depreciation	Net Income (less Depreciation)	Renewal Expenditure	Adjusted Cash Position (incl. Depreciation)
2020/21	\$338,802	\$213,289	\$149,588	-\$24,075	\$174,883	-\$49,370
2021/22	\$331,060	\$264,139	\$252,636	-\$185,715	\$186,559	-\$119,638
2022/23	\$332,472	\$281,942	\$252,848	-\$202,318	\$273,377	-\$222,847
2023/24	\$334,599	\$301,156	\$270,919	-\$237,476	\$160,237	-\$126,794
2024/25	\$349,738	\$319,679	\$270,919	-\$240,860	\$90,996	-\$60,937
2025/26	\$366,274	\$340,864	\$270,919	-\$245,509	\$145,443	-\$120,033
2026/27	\$378,526	\$361,299	\$296,040	-\$278,813	\$311,214	-\$293,987
2027/28	\$387,989	\$383,288	\$296,040	-\$291,339	\$331,787	-\$327,086
2028/29	\$403,222	\$357,732	\$296,040	-\$250,550	\$45,933	-\$443
2029/30	\$424,257	\$378,139	\$322,863	-\$276,745	\$101,769	-\$55,651
2030/31	\$444,826	\$397,138	\$248,774	-\$201,086	\$0	\$47,688
Totals	\$4,091,765	\$3,598,665	\$2,927,586	-\$2,434,486	\$1,822,198	-\$1,329,098

The key findings of the financial assessment are:

- Currently the Pensioner Housing operated by the Council is resulting in year-on-year losses that are forecast to continue growing across the LTP period. This is despite increases in rental levels in 2020 and planned in 2021.

- Depreciation expenses continue to be a significant encumbrance to achieving a self-funding outcome, but due to the nature of the portfolio this situation cannot be easily avoided.
- Council is constrained in its ability to deliver the Pensioner Housing service for affordable rentals in the context of escalating costs and without Government subsidies.

4.6 LEGAL

Legislative requirements are detailed in section 2 of the WDC Pensioner Housing S17A Service Delivery Review 2020 (Attachment 1) and include:

- Kainga Ora and the Urban Development Act 2020
- Residential Tenancies Amendment Act 2020
- Residential Tenancies (Healthy Homes Standards) Regulations 2019
- Public Housing Plan 2018-2022
- Local Government Act 2

4.7 STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

The policy context is detailed in section 2 of the WDC Pensioner Housing S17A Service Delivery Review 2020 (Attachment 1) and includes:

- The housing context
- Challenges facing the housing sector
- National policy context
- Compliance timeframes

4.8 ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Pensioner Housing/Housing for the Elderly Buildings are Strategic Assets listed on Schedule I in the Council's Significance and Engagement Policy.

Unless already explicitly provided for in the LTP, the Council will seek to amend its LTP, and therefore use the Special Consultative Procedure, when it proposes to:

- significantly alter the intended level of service for any significant activity undertaken by, or on behalf of Council, including commencing or ceasing such an activity; or
- transfer the ownership or control of strategic assets, as listed in Schedule I.

It is intended to use the LTP process, and specifically the 2021-31 LTP Consultation Document, to seek the community's perspective on the findings of the service delivery review, future options for the Pensioner Housing service and proposal to divest the Pensioner Housing service (activity and assets) to a sympathetic social housing provider (including CHPs, Kainga Ora, or other government agency).

Highest levels of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Participatory process designed to help identify issues and views to ensure that concerns and aspirations are understood and considered prior to decision-making</i>	2021-31 Long Term Plan Consultation Document <ul style="list-style-type: none"> Formal submissions and hearings 				

The Pensioner Housing tenants received a letter and “Frequently Asked Questions” sheet on Monday 30 November 2020 – included as Attachments 5 and 6 respectively. Council staff held site meetings at all four complexes on Thursday 3 December 2020. The Mayor, Ward Councillors and Community Board Chairs were invited to attend the site meetings.

5. CONCLUSION

The Council has been considering the best way to deliver the Pensioner Housing service for many years.

The Service Delivery Review has confirmed that the current service provided by the Council is not self-funding and is not financially viable in its current form without a substantial funding re-allocation from Council’s financial resources, or access to Government subsidies.

The LGA imposes on the Council an obligation to its ratepayers to ensure that the services it provides are cost-effective and efficient.

The delivery options assessment demonstrates that divesting the service to a sympathetic social housing provider, subject to conditions to protect existing tenants, will generate benefits for Council, ratepayers, and tenants alike.

6. ATTACHMENTS

- Attachment 1 WDC Pensioner Housing S17A Service Delivery Review – 2020
- Attachment 2 WDC Significance and Engagement Policy
- Attachment 3 WDC Pensioner Housing Review Report 2016
- Attachment 4 WDC Infrastructure Committee Report – Housing for the Elderly 2017
- Attachment 5 Letter to Pensioner Housing Tenants – 30 November 2020
- Attachment 6 Frequently Asked Questions Sheet – 30 November 2020





Waikato District Council
Pensioner Housing Portfolio
Section 17A Service Delivery
Review 2020
November 2020



Quality control

Document:	Pensioner Housing Portfolio Section 17A Service Delivery Review 2020
Ref:	Job No. 716992
Date:	November 2020
Prepared by:	Fiona Whyte (Senior Advisor), Ruth Allen (Lead Advisor), Rachel Ritchie (Senior Planner), Nick Birdsall (Senior Property Consultant), Clinton Fisher (Senior Property Consultant)
Reviewed by:	Clinton Fisher – Senior Property Consultant

Revision history

Revision	Revision date	Details	Authorised	
			Name / position	Signature
1.0	20/11/2020	Draft for consultation	Chris Farrell, Senior Property Consultant	
1.1	25/11/2020	Final Issue	Nick Birdsall Senior Property Consultant	

Executive Summary

The Property Group Limited (TPG) has been engaged by Waikato District Council (Council) to provide an analysis of their current service delivery of pensioner housing as required by Section 17A of the Local Government Act 2002 (as amended in the Local Government Amendment Act 2014).

The purpose of a Section 17A service delivery review is to determine whether the existing means for delivering a service remains the most efficient, effective and appropriate. A Section 17A review is required periodically and when any significant change to level of service is being considered.

Like many Councils across the country, Council provides a pensioner housing service to meet the needs of their communities who require access to affordable pensioner housing. Council currently own and manage 34 self-contained one-bedroom pensioner units in three locations in the Waikato District: Huntly, Ngāruawāhia and Tūākau.

There is an increasing need for social housing in the Waikato District and rental affordability is low. With an ageing population and an increasingly stressed private rental market, there is likely to be an increasing demand for affordable pensioner housing in the district. Analysis suggests there is growing demand in the Waikato for one and two-bedroom social housing units and over 200 people are currently on the public housing register managed by Kāinga Ora Housing and Communities. Currently there are around 8 people on the wait list for a Council Pensioner Housing Unit (PHU) and occupancy is close to 100%.

In 2016, TPG completed a review of the performance of Council's pensioner housing portfolio, which established that, at the time, it was not meeting its objective of being self-funding and was making year-on-year losses. TPG recommended, amongst other actions, a review of Council's rent policy and as a result, Council decided to increase rents for the PHUs and has undertaken upgrades to some of the units. Other units still require significant capital works from 2023 onwards. In June 2017 Council voted to complete outstanding maintenance to the units and look to divest them, as despite rental increases, this service continues to make year-on-year losses that are forecast to continue growing across the Long Term Plan (LTP) period.

While Council has been the sole provider of affordable accommodation specifically for the district's elderly constituents, other options for delivering this service are possible. This review provides analysis and commentary of the options available to Council in considering the future of this service.

Ultimately, this review finds that a significant financial burden will remain with Council to support the continued operation of their pensioner housing service without a substantial funding re-allocation from Council's financial resources or access to Government subsidies.

Whilst there is an increasing need for social housing, including for older people, in the Waikato District, it is considered reasonable for Council explore the options to divest the portfolio in the first instance to other government entities better equipped to provide social housing.

The delivery options provided in the assessment demonstrate that the options of either divesting to Kāinga Ora (or other government entity) or leasing to a Community Housing Provider (CHP) should be explored before moving to divestment via the market.

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1. Introduction

Purpose

The Property Group Limited (TPG) has been engaged by the Waikato District Council (Council) to prepare a review of Council's pensioner housing portfolio, its current operations and its future delivery options. This review builds on and updates TPG's 2016 review that reported on the performance of Council's pensioner accommodation and recommended options for optimisation of the service at that time. Since the 2016 report, and in keeping with TPG's recommendation, Council have increased rents for their Pensioner Housing Units (PHUs) and in 2017 Council voted to complete outstanding maintenance to several the units and to investigate options for the potential future divestment of the PHUs.

In light of this Council decision, this review includes an examination of the current condition and suitability of the 34 pensioner units owned and managed by Council, as well as analysis of the ability of the service to meet future demand for elderly housing and its overall cost-effectiveness for Council. The review will be undertaken with consideration of an evolving national policy and planning context for social housing and a housing sector which is coming under increasing pressure to meet growing demand for affordable housing in New Zealand.

This review satisfies the requirements of Section 17A of the Local Government Act 2002, which requires that Councils review the cost effectiveness, and efficiency of current arrangements for providing local infrastructure, services and regulatory functions at regular intervals.

Approach

We have used the following methodology to undertake this review:

1. A review of current national policy and planning context for housing and what this means for elderly housing
2. An analysis of available Council documentation and data in relation to the operation of the PHUs, including interviews with key staff
3. An assessment of the current and future elderly housing provision in the Waikato District
4. Identification of gaps in the current service provision
5. Analysis of funding and financial performance of the current service provision
6. Definition and evaluation of PHU delivery options.

2. Policy Context

The housing context

The Government housing sector uses the concept of a 'housing continuum' to identify the role public housing organisations have in providing homes to meet a range of housing needs in New Zealand. The housing continuum, shown in Figure 1 below, is a concept used by policy makers to consider the impact a policy has on different tenancies. It illustrates the various tenancies from homelessness and emergency shelters on the far left, through assisted rental or assisted ownership, to private renting and ownership options in the market.

Council's pensioner housing service falls in the social housing segment of the continuum, in that it provides subsidised rental accommodation combined with supportive services appropriate to the household needs. Social housing helps low to very low-income households access appropriate, secure and affordable housing. It is expected these tenants would spend around 25% of their gross income on housing and that rents would be subsidised, usually by the Income Related Rent Subsidy (IRRS), however in this case Council is not eligible for the IRRS so absorbs the full cost of the subsidy.



Adapted from: Canada Mortgage & Housing Corporation and Community Housing Aotearoa

Figure 1 The Housing Continuum

Challenges facing the housing sector

The housing sector in New Zealand has been under increasing pressure to provide for a growing demand for housing. Home ownership rates have fallen to the lowest levels in 60 years¹, and the median house price across New Zealand increased by 19.8% year-on-year from \$605,000 in October 2019, to a new record median high of \$725,000 in October 2020². In the Waikato region, a 15.9% increase has occurred since October 2019, with the median house price now \$655,000 in October 2020. In eleven regions, including the Waikato, record median house prices have been posted in 2020. These figures convey the significant and ongoing issues with housing supply and housing affordability in New Zealand's constrained housing market.

The private rental housing market is also under considerable pressure on account of constrained supply, high construction costs, high house prices and low yields. This stressed market is seeing rents rising faster (twice as fast as wages and salaries in some locations) and a decline in turnover of tenancies. Homelessness and housing related poverty are on the rise, and the 2018 Census identified 0.9% of the national population, or 41,644 people, as housing deprived³.

Falling home ownership rates and the increasing cost of rental housing is affecting retirement options for older New Zealanders. The number of people receiving both the New Zealand Superannuation and an Accommodation Supplement is increasing by 2000 people per year⁴. In the Waikato district, 9,952 people receive the New Zealand superannuation as of June 2020⁵. Current retirement income policy settings were established in a time when most people retired as debt-free homeowners and when there was adequate provision of social housing to provide for people who had not achieve this.

This is no longer the case and increasing numbers of retirees will need to access the private rental housing market to meet their housing needs. An already stressed rental housing market combined with limited income, even with the Accommodation Supplement, will make this challenging for many elderly New Zealanders and it is likely that more and more elderly people will experience housing-related poverty.

¹ (Johnson, Howden-Chapman, & Eaquib, 2018)

² (REINZ, 2020)

³ (Ministry of Housing Urban Development, 2018)

⁴ (Johnson, Howden-Chapman, & Eaquib, 2018)

⁵ (Ministry of Social Development, 2020)

National policy context

As a result of the ongoing challenges in the housing sector, the Government has developed an array of policies, plans, programmes and funding mechanisms under the Urban Growth Agenda to address the need for housing delivery, both market and social housing. The Government has also established Kāinga Ora Homes and Communities (Kāinga Ora), which replaces Housing New Zealand (HNZ) as the Crown's agency for transforming housing and urban development sectors in New Zealand. The following section provides a summary of the relevant plans and policies, as illustrated by Figure 2, and what this means for Council's role in the delivery of Pensioner Housing.

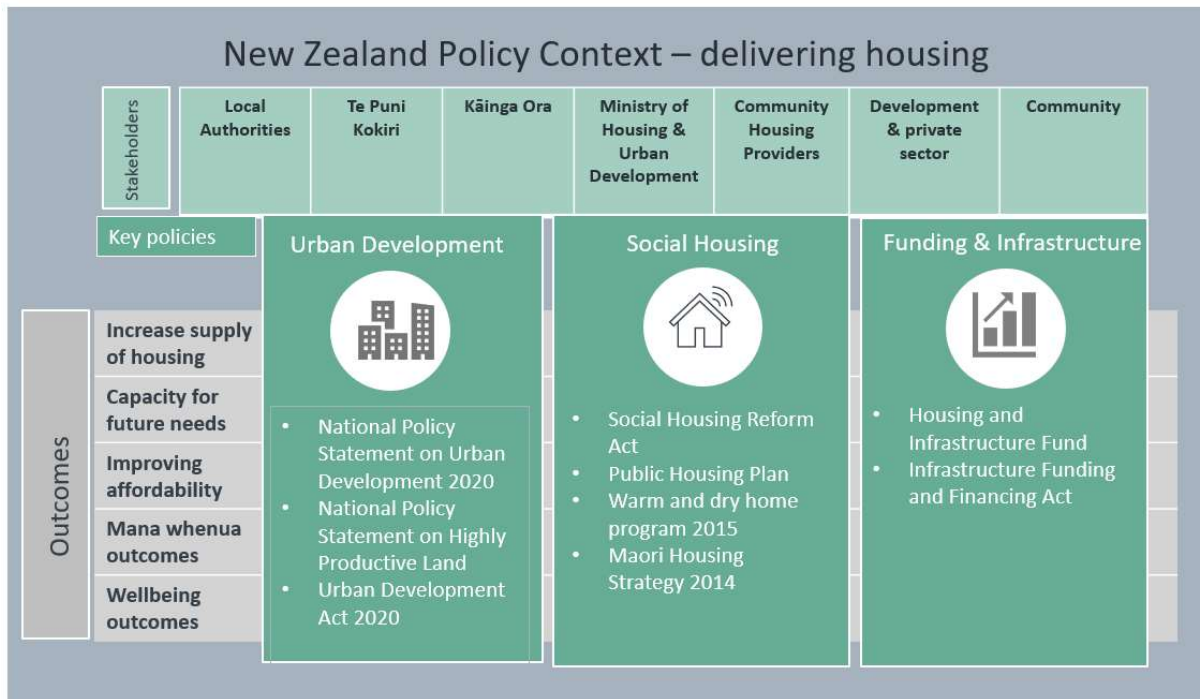


Figure 2 New Zealand Policy Context- delivering housing

Kāinga Ora and the Urban Development Act 2020

Kāinga Ora is a Crown entity established in 2019 and brings together the functions of the former KiwiBuild Unit, Housing New Zealand, and its development subsidiary HLC. Kāinga Ora has two key roles:

- Being a public housing landlord
- Partnering with the development community, Māori, local and central government and others on urban development projects of all sizes.

The Urban Development Act (UDA) came into effect on the 6th August 2020. Its purpose is to facilitate urban development that contributes to sustainable, inclusive and thriving communities. The UDA will grant Kāinga Ora, a new toolkit of statutory powers with which to undertake its urban development functions, including the provision of housing. The UDA establishes a specified development project process (the SDP process), as a streamlined process for complex urban development projects to be undertaken by Kāinga Ora. The SDP process enables Kāinga Ora to modify, add to, or suspend provisions in RMA, regional or district plans or policy statements within the project

area and to act as a resource consent authority and requiring authority under the Resource Management Act 1991 (RMA). Kāinga Ora will also have land acquisition powers. These powers will be largely equivalent to the existing powers in the Public Works Act 1981, however the UDA provides greater specificity around works Kāinga Ora can acquire land compulsorily for.

The UDA will empower Kāinga Ora to ensure land is developed for the 'right purposes' and a mixture of market, public and affordable – including public pensioner housing - could be enabled with this legislation.

Residential Tenancies Amendment Act 2020

The Residential Tenancies Act 1986 (RTA) governs the rental market and the relationship between landlords and tenants, providing a baseline set of laws to protect both parties. To modernise the RTA and ensure New Zealand's rental laws align with present day realities of renting, the RTA was reformed by the Government in 2020. The Residential Tenancies Amendment Act 2020 (RTAA) came into force on 12th August 2020 and includes a range of changes that seek to modernise and clarify the RTA. These changes seek to improve the security of tenure for tenants, support good faith relationships in the renting environment and improve tenants' ability to assert their legal rights.

Changes brought in with the RTAA relate specifically to the following tenancy matters which will come into effect from 11th February 2021:

- Security of rental tenure
- Changes for fixed-term tenancies
- Tenants ability to make minor changes to a property
- Tenants requesting of landlords to install fibre broadband
- Preventing rental bidding
- Privacy and access to justice relating to Tenancy Tribunal
- Assignment of a tenancy
- Landlord records – provision of new types of information to tenants
- Enforcement measures are strengthened
- Broadening of the jurisdiction and administrative powers are broadened
- The RTA does not apply to transitional and emergency housing.

Further changes that will take effect from 11th August 2021 relate to:

- Tenants experiencing family violence
- Physical assault of landlord by tenant.

Residential Tenancies (Healthy Homes Standards) Regulations 2019

Standards for healthy rental properties in New Zealand became law on 1st July 2019 with the Residential Tenancies (Healthy Homes Standards) Regulations in 2019. These were enabled by the Healthy Homes Guarantee Act, passed in 2017. The purpose of Healthy Homes Standards (HHS) regulations is to create rental homes that are warmer and drier, leading to better health outcomes for tenants. Over 600,000

households rent in New Zealand, representing nearly a third of New Zealand homes⁶. Research from the Building Research Association of New Zealand (BRANZ) demonstrates that many of New Zealand's rental homes are consistently in worse conditions than owner-occupied homes⁷ and that the lowest quality houses (generally older, smaller and less-equipped with insulation and heating appliances) are concentrated in the rental market⁸. Both New Zealand and international evidence demonstrates that effective heating, insulation and ventilation can directly reduce illness by reducing dampness, controlling relative humidity and preventing the growth of mould and fungi. As most renters are made up of low-income, elderly, children, disabled persons and Māori and Pasifika people, these groups are disproportionately affected by unhealthy homes and are at greatest risk of negative social outcomes⁹.

The HHS incorporate five aspects of a property which ensure rental homes are adequately heated, insulated, ventilated, and protected from draughts and moisture ingress and that they are well-drained.

The minimum requirements are set out in Table 1 below:

Table 1 Healthy Homes Standards

Standard	Minimum Requirement
Heating	All rental properties must have one or more fixed heaters, which can directly heat the main living room and meet a required heating capacity. Certain heating devices that are inefficient, unaffordable or unhealthy will not meet the requirements of this standard.
Insulation *	The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm.
Ventilation	Ventilation must include openable windows in the living room, dining room, kitchen and bedrooms. Also, an appropriately sized extractor fan(s) in rooms with a bath or shower or indoor cooktop.

⁶ (Ministry of Housing and Urban Development, 2018)

⁷ (White, 2017)

⁸ (Ministry of Housing and Urban Development, 2018)

⁹ (Ministry of Housing and Urban Development, 2018)

Moisture ingress and drainage	Landlords must ensure efficient drainage and guttering, downpipes and drains. If a rental property has an enclosed subfloor, it must have a ground moisture barrier if it is possible to install one.
Draught stopping	Landlords must stop any unnecessary gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused chimneys and fireplaces must be blocked.

* Note: Waikato falls into Zone 2 which stipulates insulation standards with an R value of 2.9 for ceilings and 1.3 for underfloor

Compliance timeframes

From 1st July 2019, ceiling and underfloor insulation became compulsory in all rental homes, where it is reasonably practicable to install. From 1st December 2020, landlords must include a statement of their current level of compliance with the HHS in most new or renewed tenancy agreements.

From 2021, the timeframe for compliance with the HHS is as follows:

- **1 July 2021** – From this date, all private landlords must ensure that their rental properties comply with HHS within 90 days of any new tenancy. All boarding houses must also comply
- **1 July 2023** – All Kāinga Ora homes and communities and registered Community Housing Provider (CHP) houses must comply with the HHS
- **1 July 2024** – From this date, all rental homes must comply with the HHS.

While the HHS will result in net benefits for New Zealand overall by reducing negative social outcomes (such as work and school attendance, physical and mental health) and increasing the value of properties, costs will fall to landlords to ensure their properties meet the standards. As a public housing provider, Council are responsible for meeting their obligations under the RTA and ensuring their PHUs meet the HHS within the compliance timeframes, in the same way a landlord in the private rental market must. Cost Benefit Analysis (CBA) completed by the Ministry of Housing and Urban Development (MHUD) identifies both capital and operational costs for landlords¹⁰.

The CBA also identifies a potential increase in operating costs for tenants. The costs borne by landlords will vary, depending on the current condition of the rental property or properties and the quantum of

¹⁰ (Ministry of Housing and Urban Development, 2018)

improvements required. As is the case for Council, which will need to bring multiple properties into compliance, costs will be associated with managing the process to become compliant, such as installation and future maintenance programmes and tenant management.

Public Housing Plan 2018-2022

The Public Housing Plan (The Plan) is the Government's response to the increasing demand for public housing across New Zealand through to 2022. It provides a plan about where, and how many, additional public housing places are planned to June 2022. The Plan provides an overarching strategy for strategic partnering that:

- Provides an overarching strategic partnering model to guide how MHUD works with other agencies and providers to meet the housing needs of New Zealanders
- Shifts away from a competitive and market-based approach to a more planned and collaborative approach
- Restricts capital funding that is now only available in limited circumstances
- Introduces higher operating subsidies (an operating supplement) available to HNZ and CHPs up to a maximum of 90% of market rent to support development of new supply
- Maintains the existing IRRS contract for 25 years for HNZ and CHP tenancies.

In 2018, the Government outlined in this plan, its intention to secure 6,400 additional public housing places across New Zealand by June 2022. Most of these are currently being built, in the pipeline or delivered. In May 2020, the Government announced its intention to deliver a further 8,000 new homes – 6000 public homes and 2000 transitional homes. These will be delivered by Kāinga Ora, CHPs and transitional housing providers and could include public pensioner housing. A new public housing purchasing intentions plan is intended to be released by Government by early 2021 and this will outline the delivery of these new homes.

Social Housing Reform Program (2013)

In 2013 the Government announced its Social Housing Reform Programme (SHRP) providing several new initiatives aimed at improving social housing for vulnerable New Zealanders. The programme aims to increase the supply of social housing by providing a fair, efficient and effective social housing market that better supports people in greatest need.

The SHRP Act (2013) brought about a shift from how the Crown delivers social housing. It now enables a multiple provider environment by extending access to IRRS to approved CHPs. Previously only HNZ, now Kāinga Ora, was able to access IRRS.

The emphasis has moved away from the Government providing social housing solely through Kāinga Ora to an environment that encourages a wider range of approved CHP social housing providers. Notably, Council Controlled Organisations (CCOs) that are providing social housing are currently ineligible for funding through IRRS.

Local Government Act 2002

Strategic asset, in relation to the assets held by a local authority, means an asset or group of assets that the local authority needs to retain if the local authority is to maintain the local authority's capacity to achieve or promote any outcome that the local authority determines to be important to the current or future well-being of the community; and includes:

- Any asset or group of assets listed in accordance with section 76AA(3) by the local authority
- Any land or building owned by the local authority and required to maintain the local authority's capacity to provide affordable housing as part of its social policy
- Any equity securities held by the local authority in:
 - A port company within the meaning of the Port Companies Act 1988:
 - An airport company within the meaning of the Airport Authorities Act 1966. General Principles Relating to Local Authorities Section 14 of the LGA places obligations on local authorities to act in accordance with several principles.

Many of these have relevance to the property function of Council, for example requiring Council:

- To conduct its business in an open, transparent, and democratically accountable manner
- To make itself aware of, and have regard to, community views
- To undertake commercial transactions in accordance with sound business practice
- To ensure prudent stewardship and the efficient and effective use of resources.

3. Housing Provision in the Waikato District

The Future Proof Housing and Business Development Capacity Assessment 2017¹¹ (HBA) provided a detailed analysis of the demand, supply and sufficiency of development capacity for housing and business growth across the Future Proof sub-region, which included the Waikato District. This analysis was conducted to meet the requirements of the National Policy Statement on Urban Development Capacity (NPS-UDC).

The HBA made key observations that are relevant to determining future demand in the Waikato District:

- Like other territorial authorities in the Waikato Region, the Waikato District has experienced steep increases in housing prices. This has made affordable housing an increasing concern, coupled with reduced levels of home ownership
- Up until recently, the Waikato District was a relatively rural district, but now faces considerable urban growth pressures from both the north and the south
- The housing capacity modelling projects:
 - In the short-term, a net surplus of capacity of around 3,700 dwellings
 - In the medium-term, the surplus remains, but decreases to around 2,100 dwellings
 - In the long-term, there is a shortfall of 6,400 dwellings (13%)
- Shortfalls in housing are projected to occur in the lower to mid-price brackets, increasing into the long-term
- By location, a surplus of capacity exists in the short-term across most of the main urban settlements in the District. The largest area of deficit occurs outside of the main urban settlements, across smaller settlements in the largely rural areas.

As shown in Figure 3, the population of the Waikato District has increased by an average of 3.1%, compared to the national average of 2.1%. This likely affirms the findings of the HBA, in that the District is facing urban growth pressures associated with the development of the wider Waikato Region.

¹¹ (Future Proof, 2017)

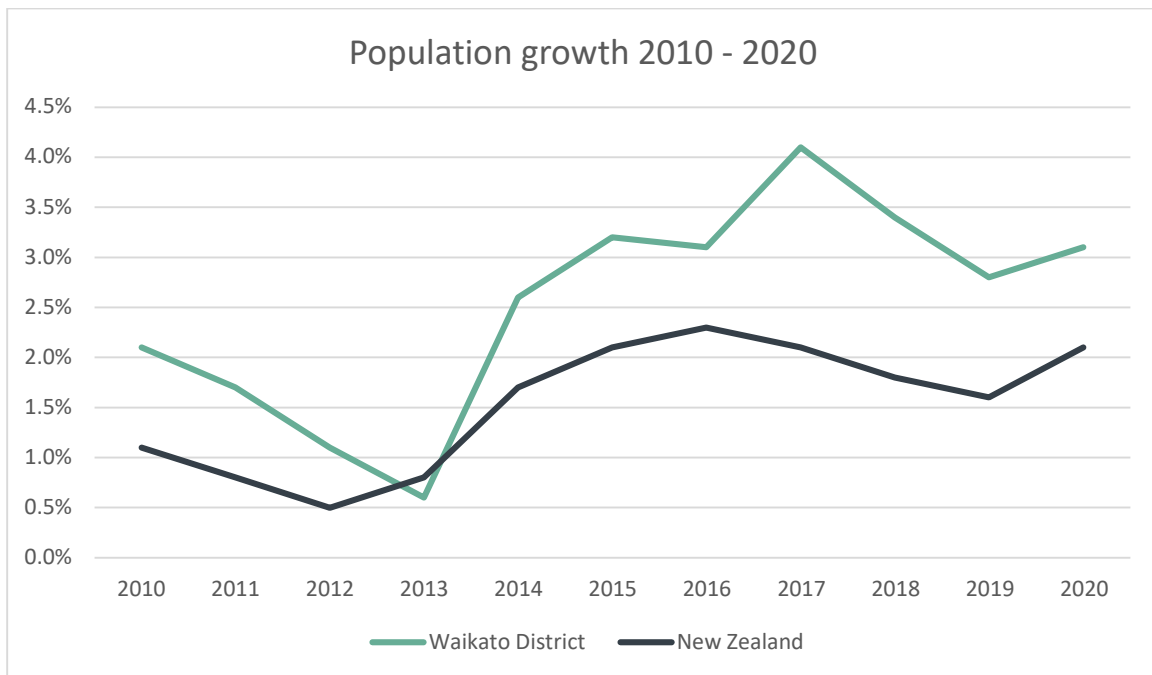


Figure 3: Population Growth - 2010-2020 (Source: Infometrics Waikato District Economic Profile 2020)

The numbers of people aged over 65 is relatively low compared to other age groups in the District, as shown in Figure 4. As of 2020, the largest age group in the District is between 40-64 years with this age group and the 0-14 year age group proportionally higher than the overall New Zealand population.

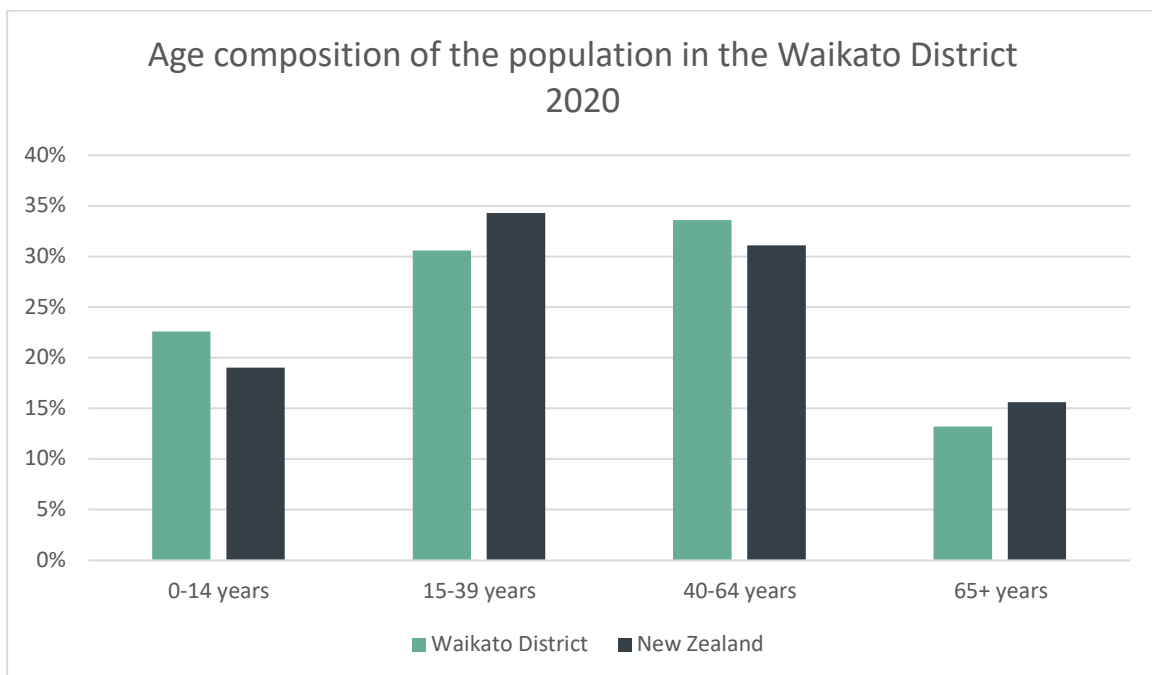


Figure 4: Age Composition of the Population in the Waikato District 2020 (Source: Infometrics Waikato District Economic Profile 2020)

Growth projections

The most recent population projections for the Waikato District, based on the data from the 2013 census, as shown in Figure 5 below, show that the percentage of the

population aged over 65 years is projected to increase significantly by 2043. This is also reflected by the median age of the District, which is projected to rise from the existing 37.6 years to 43.2 years by 2043.

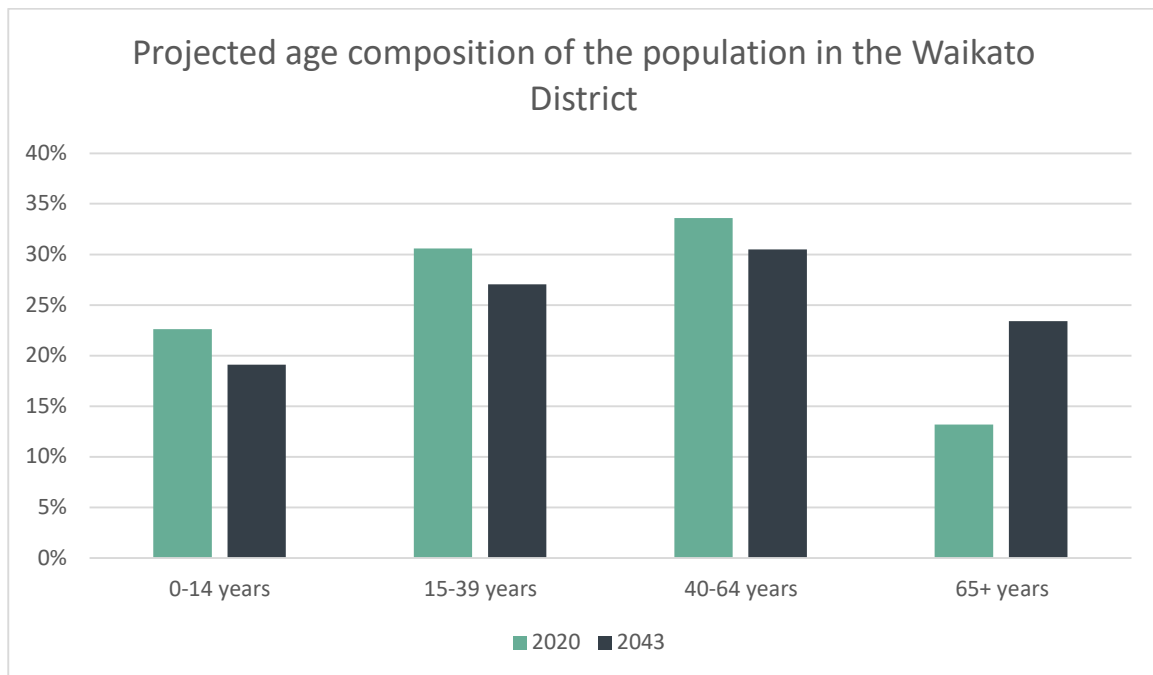


Figure 5: Projected age Composition in the Waikato District 2020 Estimate VS 2043 Projection (Source: Statistics NZ, Subnational Population Projections 2013-2043)¹²

The 2013-2043 family and household projections also project that the number of people living in single person households in the Waikato District will continue to increase, from 20% of households in 2013 to 24.8% of households in 2043.

When comparing average current house values with mean household incomes, housing affordability in the Waikato District is greater than the national average (Figure 6 below), however rental affordability is lower (Figure 7).

¹² Note that updated population projections specific to the Waikato District are signalled to be released in 2021, based on the 2018 Census data

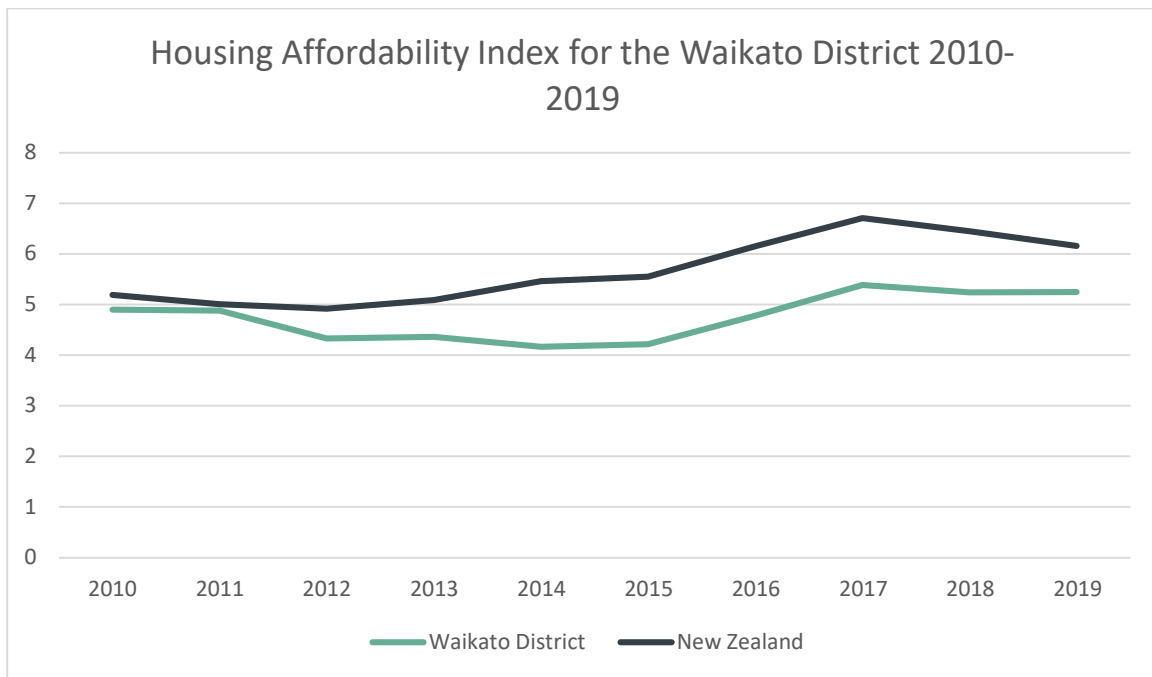


Figure 6: Housing affordability index for the Waikato District 2010-2019 (Source: Infometrics Waikato District Economic Profile 2020)

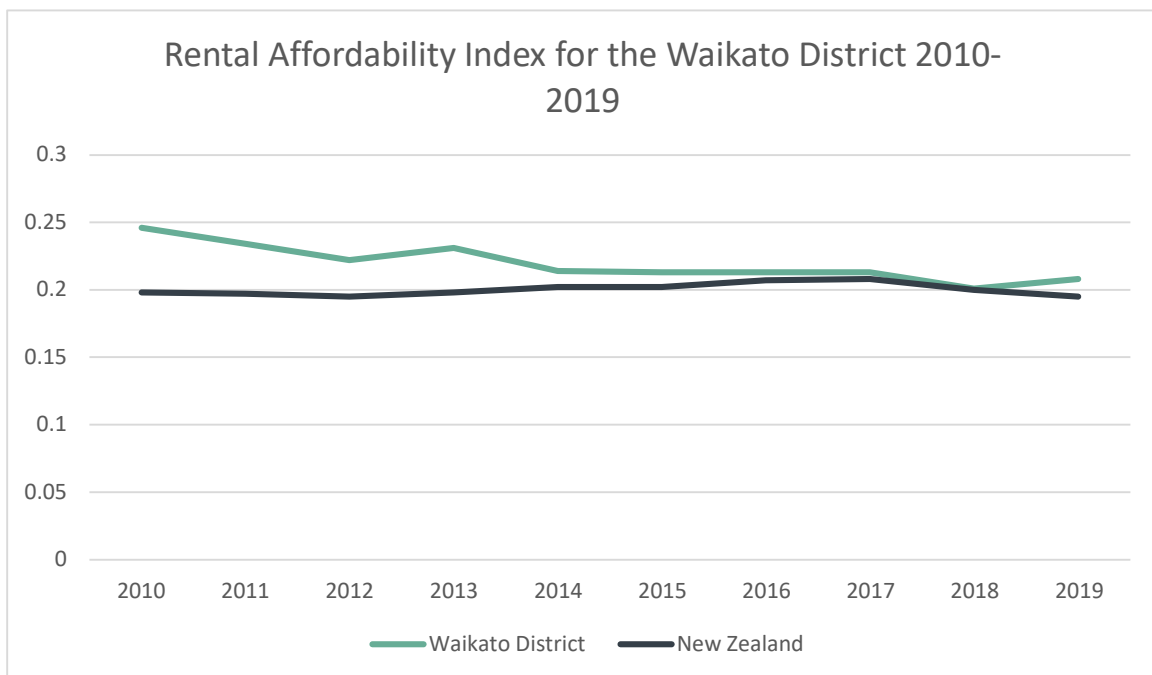


Figure 7: Rental affordability index for the Waikato District 2010-2019 (Source: Infometrics Waikato District Economic Profile 2020)

Future demand for public housing in the Waikato District

Social housing in New Zealand is primarily provided by central government, with over 69,000 housing units across the country. Local authorities collectively make up the next largest contributor, holding around 11,000 units, predominantly provided for older people. Not-for-profit organisations, typically registered CHPs, make up a small but growing proportion of the overall provision, with an estimated 5,000 units.

Public housing

Public housing in the Waikato District is currently provided by both central government (Kāinga Ora), local government (Council) and CHPs, including Habitat for Humanity.

Currently Kāinga Ora has 387 housing units within the Waikato District, with additional stock forecast to be provided by 2022 under the Public Housing Plan. Figure 8 provides a high-level overview of the location, current supply and projected supply of public housing in the Waikato District.

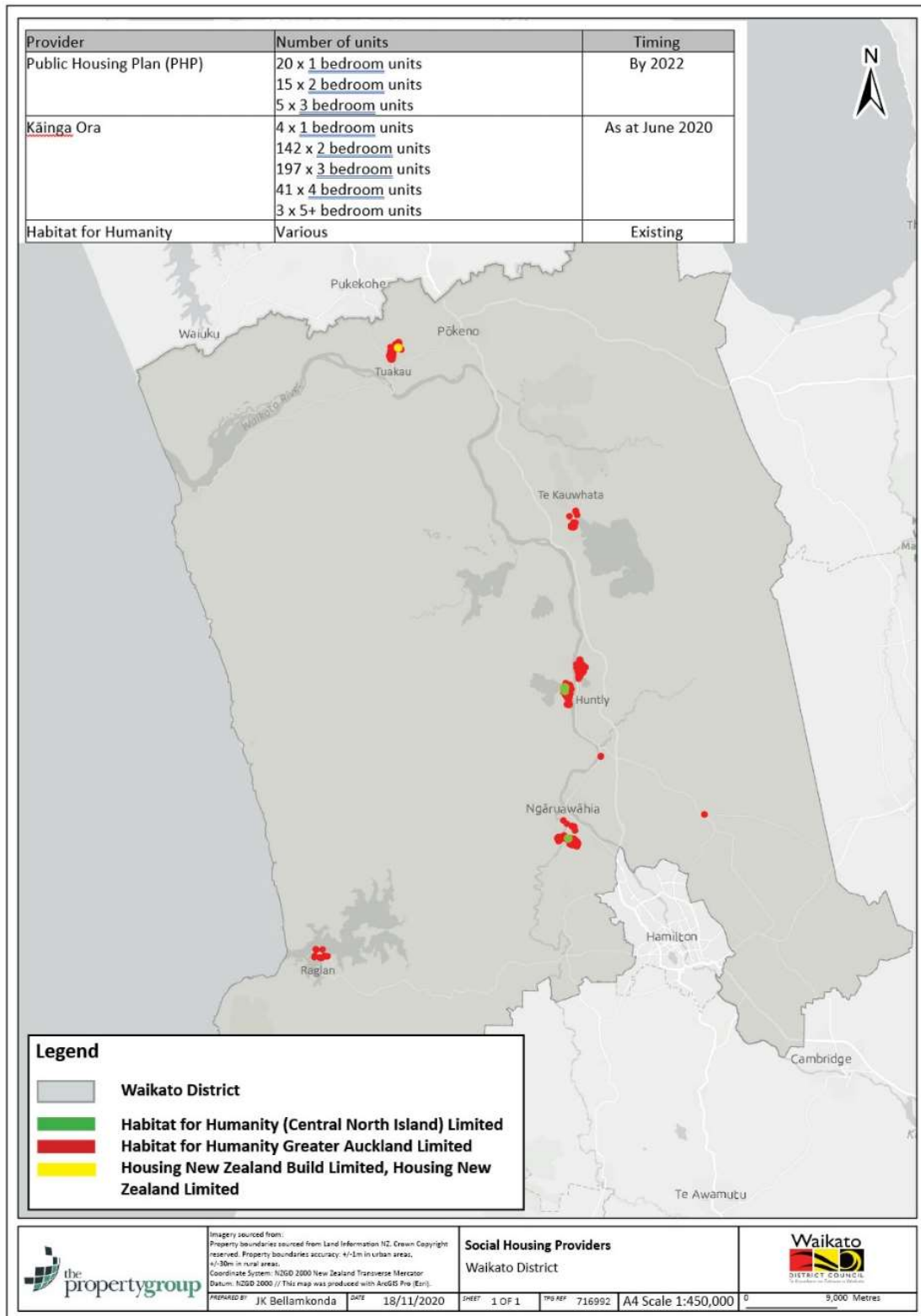


Figure 8: Social Housing Locations in the Waikato District (Source: MHUD, 2020)

The demand for public housing has increased significantly in the Waikato District over the last 5 years, currently exceeding 200, as shown in Figure 9 below. The demand is significantly greater than the existing or forecasted supply of public housing in the District, with significant demand for one or two-bedroom units (Figure 10).

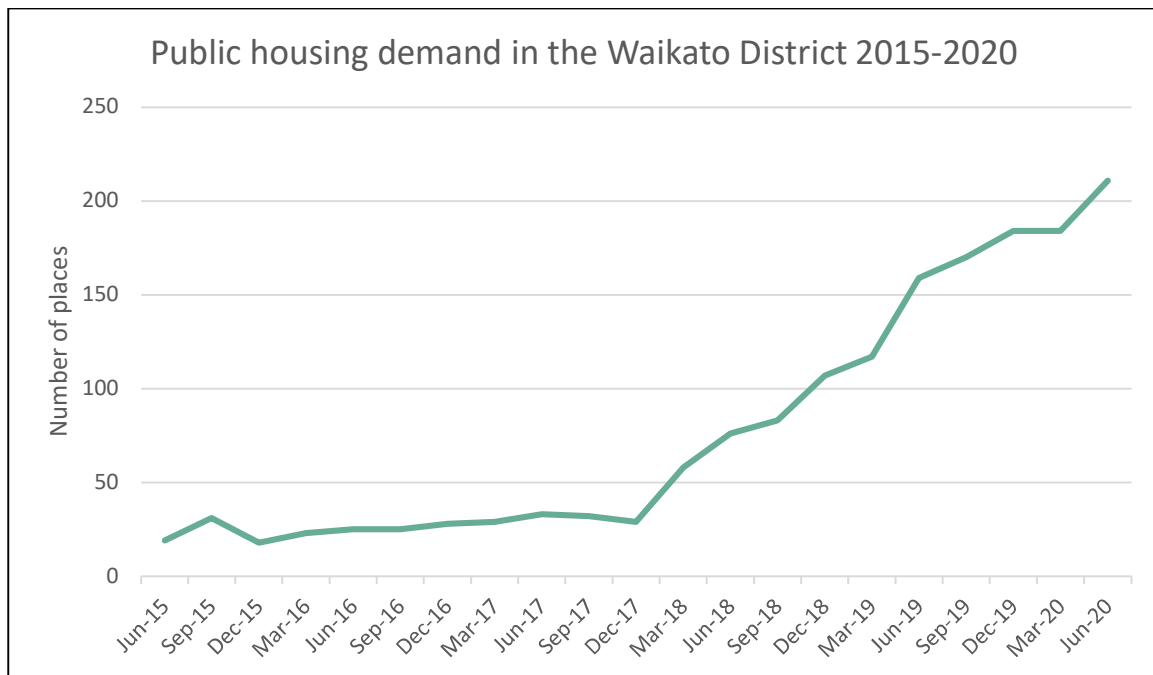


Figure 9: Public Housing Demand in the Waikato District (Source: MSD Social Housing Register, June 2020)



Figure 10: Public Housing Demand in the Waikato District by Number of Bedrooms Required (Source: MSD Social Housing Register, June 2020)

The Government currently subsidises rent in some instances through the IRRS. The IRRS bridges the gap between what a public housing tenant can pay toward rent (usually no more than 25% of net income) and the amount of rent the property would command in the private market. Councils are not currently eligible for IRRS unless they lease housing to a CHP, and then only under certain circumstances (Auckland and Christchurch City Councils currently have access to some IRRS funding).

Transitional housing

Transitional housing is currently limited to only 208 contracted 'places' across the entire Waikato Region¹³. A 'place' is a dwelling that is occupied by a household for an average of one cycle (12 weeks) or more while they are helped to find more permanent housing. It is intended that at the end of the cycle, the household will move into public or affordable housing.

The transitional housing programme is led by MHUD in collaboration with Kāinga Ora, transitional housing providers, the Ministry of Social Development (MSD) and the wider housing sector.

Housing First

Housing First targets the chronic street homeless. It is currently not established, or signalled to be established, in the Waikato District. As of 2019, Housing First had provided housing for 132 households in Hamilton, with 229 households accepted into the programme.

¹³ (Ministry of Housing and Urban Development, June 2020)

4. Overview of current service provision

Existing portfolio

Council's pensioner housing portfolio consists of 34 self-contained one-bedroom pensioner units. These aim to provide housing for elderly residents that is safe, affordable, age-friendly and suitable for independent living. The units are located across the district in three locations as shown in Figure 11:

- 14 units at 61 Hakanoa Street, Huntly (shown in Figure 10)
- 8 Units at Paul Reeves Court, Ngāruawāhia
- 4 units at 26 Henderson Avenue, Tūākau
- 8 Units at 5 Jellicoe Ave, Tūākau.

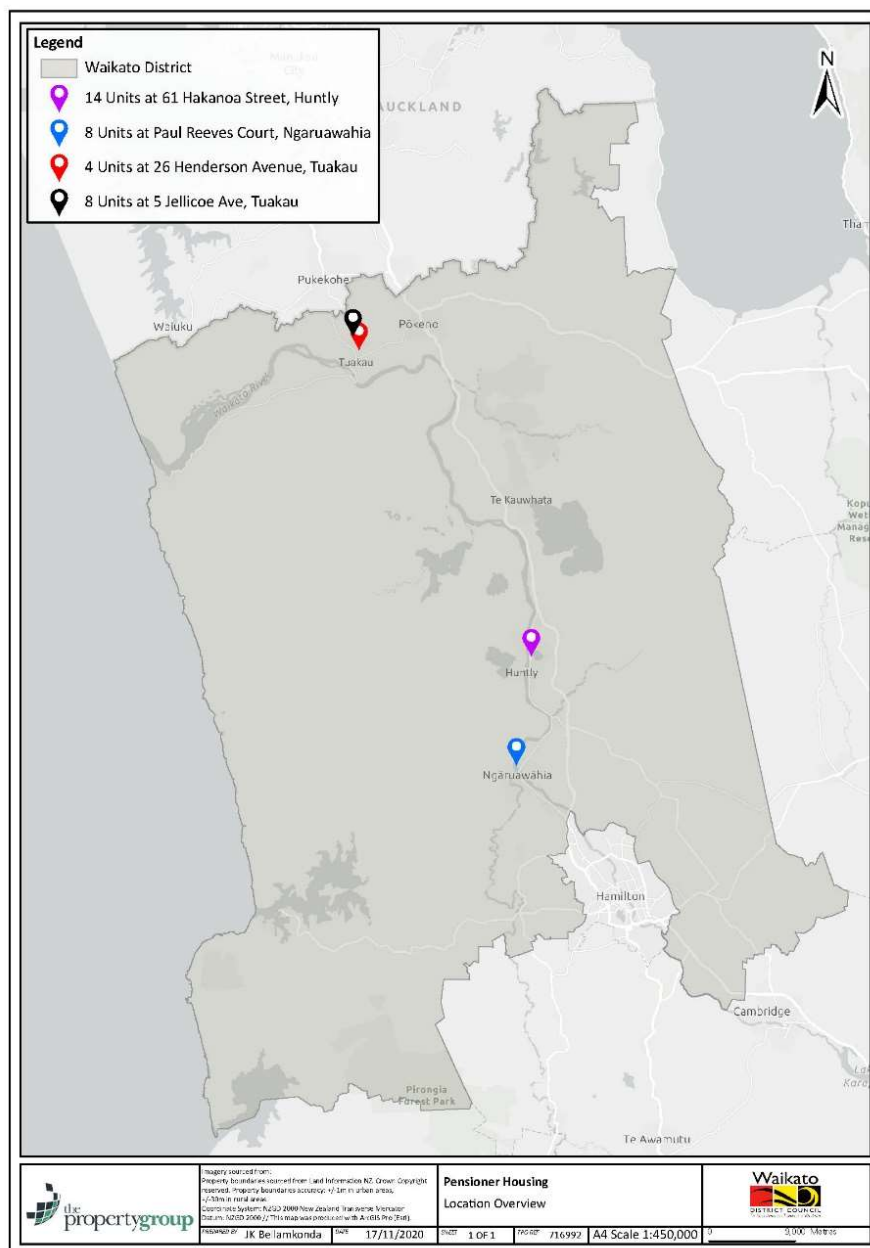


Figure 3: Location of pensioner housing units in the Waikato district

Services provided to tenants

Living in a Council PHU means tenants are charged affordable rent, retain their independence and benefit from Council taking care of major upkeep such as maintenance of the buildings and grounds, any urgent repairs that are required and necessary upgrades to the units. Tenants have direct contact with Council housing staff and Council also covers rates payments and building insurance.

No "wrap around" services are provided to tenants like those offered by CHPs. Wrap around services provide support that goes beyond tenancy management and involves supporting the social and health needs of tenants within their homes. It can also involve building referral relationships and partnering with local service providers.

Tenancy management systems

Council employ the use of the Property and Rating Database for the management of tenant (debtor) accounts. This system is not tailored to providing debtor management for tenancy arrangements and is used as a stopgap rather than a system that facilitates optimal tenancy management.

Tenancy agreements are stored in the deed safe and copies are stored on ECM.

Tenant eligibility

To be eligible for a Council PHU, applicants must meet certain criteria. These are outlined in full in Appendix 1 and are summarised below:

- Applicants must be 65 years of age or over
- Applicants must not be in full time employment
- The combined value of the applicant's assets (excluding car, furniture and personal household effects, but including property, cash, shares, trusts, investments) must not exceed the figures below:
 - Single person \$17,500.00
 - Couple \$20,500.00
- Any applicant on a benefit other than an age-related benefit, national superannuation or war pension and who is over 65 years old will be considered if the applicant's sole source of income is fixed
- The applicant must have a housing need as determined by Waikato District Council
- Applicants must be able to care for themselves independently (medical certificate to be supplied)
- The applicant must be a permanent New Zealand resident or citizen of New Zealand
- Applicants who own land or property may not qualify.

Rental, occupancy, and tenant profile

Council staff advise that of the 34 PHUs, 33 are currently occupied, which represents a total occupancy rate of 97.05% with 100% occupancy expected to be achieved early 2021 once renovations in the last unit are completed by end of 2020.

Waiting lists to obtain access to a PHU is outlined as follows:

- Ngāruawāhia – Six
- Huntly – Six
- Tūākau – Two.

Council staff advise that five of the applicants on waiting lists for Ngāruawāhia and Huntly PHUs are the same people as they usually put their name down for both complexes.

As the eligibility criteria requires, all tenants are over the age of 65. Council advise that one tenant has restricted mobility (they are wheelchair bound), but all others have full mobility. Council staff advise that most tenants have their own motor vehicles, reducing any dependence upon public transport. The tenant profile is relatively balanced in gender with an average age of mid-70's. Most are single and live alone.

Property condition reports

Information on the PHUs was sourced from Council staff, stored in Council's Asset Management system (SPM). The Property Summary Reports are dated 2017, which presents a limitation to their current condition. We have assumed building condition is relatively reflective of the reporting obtained.

We have analysed the SPM condition reports which record a condition rating of C1 or C2 for 96.91% of the building components for the PHUs.

This condition rating system refers to the assessed state of an asset. This value is used in establishing the calculated remaining life of building components which make up the entire fabric of the building. The condition ranges from C1 to C5, with C1 considered superior condition. An item in C1 is assumed to have 100-55% of its life left, C2 has 54-37%, C3 has 36-25%, C4 has 24-11% and C5 has 10-0% left.

This rating (96.91% C1 and C2) of the building components across the portfolio suggest they in good or very good condition. This is an increase from the 80% C1 and C2 noted in TPG's 2016 Report.

The nature of SPM's reports are that although the various components making up the building fabric may be in good condition, there is no account of whether the properties might require upgrading so as to be fit for purpose and meet the current standards and amenity requirements. We are advised that the portfolio has been recently modernised with new kitchen and bathroom fitout across the portfolio, with one unit in the process of having the fitout installed.

We have also analysed the component economic life data contained within the property asset revaluation by Quotable Value as at 30 June 2020. This is summarised in Table 2.

Table 2 Component economic life data for PHUs

Street Address	Component Economic Life				Component Residual Life			
	Stru.	Roof	Serv.	Int. Fit	Stru.	Roof	Serv.	Int. Fit
26 Henderson Avenue	75	60	40	35	35	25	10	5*
5 Jellicoe Avenue	75	60	40	35	40	25	10	5*
61 Hakanoa Street	60	60	40	40	15	25	8	5*
1 Paul Reeves Court	75	60	45	35	40	30	20	13

* Denotes where data supplied contrasts with other supplied data. We understand internal modernisation of all bar one unit has been undertaken through interviews with Council staff.

Table 2 illustrates that the internal fit out of three out of the four PHU blocks have low residual remaining lives of 10 years, which contrasts with advice received from Council staff. We anticipate that the annual asset valuations have been largely undertaken on a desktop basis with minimal site inspections, which might explain the disconnect in advice received from QV and both Council staff and the 2017 SPM condition reports.

This information has also been used to compare the units to general standards and benchmarks in the social housing industry.

Council staff have also provided the following information which is relevant for this section of the report:

- One PHU is currently being modernised with new kitchen and bathroom fitout
- In terms of a preventative maintenance program to implement the SPM plan, preventative maintenance is not split out from reactive maintenance. Council undertake fire alarm checks, building washes and gutter cleans, but there is not much else in the way of proactive maintenance
- No insight into any problems, defects, or issues with any of the units, including deferred maintenance that needs attending could be given.

Council staff recognise that the units have historically not been actively managed and currently are being maintained on a reactive basis due to resourcing shortfalls (funding and staffing).

We also note the 2018/2019 Council Annual Report stated:

“Renewals have been carried out at four pensioner units throughout our district, including new bathrooms, flooring, and internal painting. The Jellicoe Ave units in Tūākau had new fencing and two of the units were refurbished. The Willoughby Units in Huntly had the exteriors and all joinery repainted. All units have also had insulation upgraded to meet current legislation standards and works to repair collapsed drains. The total cost of all of these works was \$165,000.”

Gaps in current service provision

There are currently 211 people on the public housing register as of June 2020. Of these, 176 are Priority A and 35 are Priority B. Priority A suggests people who are at risk and households with a severe and persistent housing need that must be addressed immediately. Priority B applicants have a serious housing need and includes households with a significant and persistent need. As outlined in Section 3, demand is highest for one and two-bedroom homes.

The housing capacity modelling for the Waikato District projects:

- In the short-term, a net surplus of capacity of around 3,700 dwellings
- In the medium-term, the surplus remains, but decreases to around 2,100 dwellings
- In the long-term, there is a shortfall of 6,400 dwellings (13%).

Overall, the Waikato District is facing an increasing demand for social housing and a decreasing supply of housing. With an aging population, it is expected that the demand for pensioner housing will similarly increase, likely becoming a larger portion of the demand. The existing pensioner housing units have small waiting lists, but it is likely that if the supply of pensioner housing does not increase, waiting lists will increase.

Rental affordability in the Waikato District is low. This makes PHUs, with their low rent, an attractive option, likely resulting in an increasing demand in the future.

The existing PHU portfolio is in 3 urban settlements (Huntly, Ngāruawāhia and Tūākau). However, the HBA notes that there is a shortage of low to mid-price housing, particularly in smaller urban settlements. This may result in an increase in demand for social housing outside the existing locations of the PHUs. Additionally, there are no 'wrap around' services provided to PHU occupants, likely removing any potential for tenants to find accommodation elsewhere and resulting in a low turnover of PHUs.

The current pensioner housing portfolio has been reactively managed due to funding and resourcing issues. This increases the potential for unexpected maintenance issues arising and does not allow scope for an increase to the existing housing stock.

5. Financial assessment

Introduction

The following section outlines the PHU portfolios' current state of revenues, costs, valuation and key findings to inform various options that could be considered by Council.

Portfolio revenues

In accordance with Council's PHU policy, all tenants are expected to pay the same rent regardless of location, quality of unit or ability to pay. The PHUs are currently rented at \$195.00 per week as at 1st July 2020. The Council's LTP determines the annual rent increase, with a forecast rent increase of \$13.00 per week for 2021.

The following market rent assessments were analysed on a desktop basis. A comparison of weekly rental applied (2020) and budgeted for (2021) against estimated current market rental (CMR) equivalent is provided below.

Table 3: Weekly market rental assessment (Source WDC, TPG 2020)

Address	Rent/unit/week	Rent/unit/week	CMR Equ.
	2020	2021	2021
61 Hakanoa Street Huntly	\$195.00	\$208.00	\$325.00
1 Paul Reeves Court, Ngāruawāhia	\$195.00	\$208.00	\$275.00
26 Henderson Avenue, Tūākau	\$195.00	\$208.00	\$275.00
5 Jellicoe Avenue, Tūākau	\$195.00	\$208.00	\$330.00

A summary of annualised rentals from each collective block of units against estimated current market rental equivalents illustrates the extent of market rental subsidy that Council is providing to tenants.

Table 4: Annualised market rental assessment (Source WDC, TPG 2020)

Address	Rental	CMR Equ.
	2021	2021
61 Hakanoa Street Huntly	\$151,424.00	\$236,600.00
1 Paul Reeves Court, Ngāruawāhia	\$86,528.00	\$114,400.00
26 Henderson Avenue, Tūākau	\$43,264.00	\$57,200.00
5 Jellicoe Avenue, Tūākau	\$86,528.00	\$137,280.00

Total Rental per annum	\$367,744.00	\$545,480.00
Total Market Rent Delta to 2021 LTP Rental		33%

The analysis above indicates that the opportunity cost forgone by Council to support the provision of affordable pensioner housing is approximately \$177,700pa and excludes the additional costs of Council staff facilitating management of the housing portfolio annually.

Capital expenditure

Council's estimated capital expenditure for each of PHU have been source from asset management plans, interviews with Council staff and other information supplied by Council. This information was analysed and summarised in cost terms over a 9 year forecast period below.

Table 5: Forecast capital expenditure (Source WDC 2020)

Year	Street Address				Totals (\$)
	61 Hakanoa Street (\$)	1 Paul Reeves Court (\$)	5 Jellicoe Avenue (\$)	26 Henderson Avenue (\$)	
2020	\$9,694.00	\$2,838.00	\$1,562.00	\$0.00	\$14,094.00
2021	\$10,137.00	\$6,614.00	\$9,438.00	\$4,396.00	\$30,585.00
2022	\$9,596.00	\$16,531.00	\$0.00	\$0.00	\$26,127.00
2023	\$84,657.00	\$14,475.00	\$4,282.00	\$0.00	\$103,414.00
2024	\$18,556.00	\$1,653.00	\$3,306.00	\$0.00	\$23,515.00
2025	\$3,783.00	\$21,878.00	\$29,817.00	\$13,558.00	\$69,036.00
2026	\$31,410.00	\$4,554.00	\$26,613.00	\$8,668.00	\$71,245.00
2027	\$108,630.00	\$27,642.00	\$34,836.00	\$16,768.00	\$187,876.00
2028	\$99,845.00	\$68,579.00	\$27,004.00	\$10,076.00	\$205,504.00
2029	\$21,652.00	\$29,362.00	\$1,932.00	\$0.00	\$52,946.00
Total	\$397,960.00	\$194,126.00	\$138,790.00	\$53,466.00	\$784,342.00

The assessment above identifies the Hakanoa Street units located in Huntly require significant capital works from 2023 onwards. These renewals include new accessway/driveway upgrades, air conditioning unit upgrades and joinery upgrades.

Current state financial analysis

The following table is an assessment of the PHU portfolio financial performance over the 2020-21 Budget year and LTP forecast period. This assessment indicates that significant financial burdens will remain with Council to support the pensioner housing services without a substantial funding re-allocation from Council's financial resources or access to Government subsidies, for details refer to Appendix 2.

Table 6: Portfolio Financial Assessment (Source WDC 2020)

Year	Total Income	Gross Total Operating Expenses	Depreciation	Net (less Depreciation)	Income Renewal Expenditure	Adjusted Position (incl. Depreciation)	Cash (incl. Depreciation)
2020/ 21	\$338,802	\$213,289	\$149,588	-\$24,075	\$174,883	-\$49,370	
2021/ 22	\$331,060	\$264,139	\$252,636	-\$185,715	\$186,559	-\$119,638	
2022/ 23	\$332,472	\$281,942	\$252,848	-\$202,318	\$273,377	-\$222,847	
2023/ 24	\$334,599	\$301,156	\$270,919	-\$237,476	\$160,237	-\$126,794	
2024/ 25	\$349,738	\$319,679	\$270,919	-\$240,860	\$90,996	-\$60,937	
2025/ 26	\$366,274	\$340,864	\$270,919	-\$245,509	\$145,443	-\$120,033	
2026/ 27	\$378,526	\$361,299	\$296,040	-\$278,813	\$311,214	-\$293,987	
2027/ 28	\$387,989	\$383,288	\$296,040	-\$291,339	\$331,787	-\$327,086	
2028/ 29	\$403,222	\$357,732	\$296,040	-\$250,550	\$45,933	-\$443	
2029/ 30	\$424,257	\$378,139	\$322,863	-\$276,745	\$101,769	-\$55,651	
2030/ 31	\$444,826	\$397,138	\$248,774	-\$201,086	\$0	\$47,688	

Totals	\$4,091,765	\$3,598,665	\$2,927,586	-\$2,434,486	\$1,822,198	-\$1,329,098
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*Note the following assumptions:

- All revenue and expenditure were coded correctly by Council
- Costs do not include staff time (e.g. Finance and Property Officers)
- Rental arrears or write-downs excluded
- Capital expenditure excluded.

Property valuations

The property valuations for the PHU portfolio are based upon Council's annual asset valuations as at 30 June 2020. These valuations are analysed in the Table 7.

Table 7: Valuation Summary (Source WDC 2020)

Property valuation	Particulars	61 Hakanoa Street	1 Paul Reeves Court	5 Jellicoe Avenue	26 Henderson Avenue
Rateable Value	Land	\$250,000	\$230,000	\$415,000	\$355,000
	Improvements	\$540,000	\$560,000	\$585,000	\$315,000
	Capital Value	\$790,000	\$790,000	\$1,000,000	\$670,000
Building Replacement Cost		\$1,890,479	\$1,043,901	\$1,145,745	\$572,873
Valuation Summary	Other/Site Improvements Value	\$50,000	\$50,000	\$40,000	\$30,000
	Total Improvement Fair Value	\$708,000	\$798,900	\$980,000	\$460,100
	Land Fair Value	\$250,000	\$300,000	\$460,000	\$340,000

The current building replacement cost for the Hakanoa Street units exceeds the property's fair value of improvements by 100%. This is likely due to building cost escalations and the valuation methodology for the building improvements. Analysis of the depreciated replacement cost or fair value indicates that the remaining economic life of the dwellings are under 50% due to their age and condition.

Both the rating and annual asset valuations are undertaken for taxation and financial reporting purposes respectively, have not necessarily had full inspections by registered valuers undertaken and do not necessarily reflect market realisation.

Key findings

The key findings of this financial assessment are:

- The PHU operated by Council within the existing framework is resulting in year-on-year losses that are forecast to continue growing across the LTP period. This is despite increases in rental levels in 2020 and planned in 2021
- Depreciation expenses continue to be a significant encumbrance to achieving a self-funding outcome, but due to the nature of the portfolio this situation cannot be easily avoided
- Council is constrained in its ability to deliver its PHU service for affordable rentals in context of escalating costs and without Government subsidies.

6. Delivery options assessment

Introduction

The following section outlines the delivery options for Council's PHU portfolio, the qualitative and quantitative evaluation of the options and ranking of options.

Delivery options definition

There are a range of options available to Council to balance its financial return from the sites and continue to support its social housing outcomes. The long list of alternative approaches for the delivery of the Council's PHU portfolio are summarised as follows:

Table 8: Delivery Options

Delivery option	Description summary
Option 1 – Status Quo	Council continues to own and operate the existing pensioner housing service and in doing so agrees to continue to subsidise the service.
Option 2 – Establish and transfer portfolio to a Council Controlled Organisation (CCO)	Council creates a CCO with the mandate of providing pensioner or other forms of subsidised housing.
Option 3 – Lease portfolio to a registered CHP	Council leases portfolio to a registered CHP for a 10 year term. Council retains the assets and land.
Option 4 – Divest portfolio to a “Sympathetic Social Housing Provider ¹⁴ ”, CHP, Kāinga Ora or other government agency	Council divests portfolio to a registered CHP with conditions to ensure the existing level of social housing and service provision is at least maintained.
Option 5 – Divest portfolio to the market	Council agrees to divest the properties to market.

¹⁴ Council's own term for a social housing provider that would “maintain the portfolio as social housing, retain existing tenants and benchmark rent increases”

Evaluation of delivery options

The evaluation of delivery options was based upon a qualitative (benefits and risk) assessment and a quantitative (financial viability) assessment of the delivery options.

The financial viability assessment comprised a cashflow analysis to derive the Net Present Value (NPV) for the shortlisted delivery option. The assessment is summarised in Table 9 below.

TABLE 9: Delivery Option Benefits, Risk and Financial Viability Assessment

Options	Benefits	Risks	Financial viability
Option 1 - Status Quo	<ul style="list-style-type: none"> • Council continues to provide community service • Council retains control of properties into the future. 	<ul style="list-style-type: none"> • Council cannot access IRRS • Continuation of non-market rent restricts ability for service to be self-funding • Ratepayer subsidised • Likely to need a capital injection in the future or regular rent reviews to address the gap • Tenants potentially miss out on other wrap around services provided by other options • Restricting to pensioner use only limits the community benefits. 	NPV -\$1.440m
Option 2 – Establish and transfer portfolio to a CCO	<ul style="list-style-type: none"> • Council and CCO have equal performance incentives and long-term objectives • CCO specifically mandated to deliver service • Some degree of Council control maintained over service provision • Reduced financial commitment and risk to Council. 	<ul style="list-style-type: none"> • Portfolio lacks scale at 34 dwellings • Set up costs associated with creation CCO and governance arrangements between CCO and Council • CCO not typically eligible for Government funding. 	Financial viability of this option not assessed as considered un-viable due to funding constraints.
Option 3 – Lease portfolio to a registered CHP	<ul style="list-style-type: none"> • Council retains property and ensures continuation of service to community 	<ul style="list-style-type: none"> • Limited lease contract of 10 years • CHP's may not have appetite due to scale of portfolio 	Assessment could be provided if required.

	<ul style="list-style-type: none"> • Tenants receive potential benefits in terms of additional wrap around services provided by CHP • CHP accesses IRRS funding • Property maintenance and management transferred to CHP. 	<ul style="list-style-type: none"> • Potential for a complex tripartite agreement with Government and CHP • Ownership obligations remain with Council • Market sounding and procurement approach required. 	
Option 4 – Divest portfolio to a “sympathetic Social Housing Provider ¹⁵ ”, CHP, Kāinga Ora or other government agency	<ul style="list-style-type: none"> • Creates more certainty for Council about what will be delivered on the site • CHP, Kāinga Ora operate within regulated environment • Access to IRRS and operating supplement funding from Government. 	<ul style="list-style-type: none"> • Public Works Act Implications to be confirmed • Depending on structure, if not CHP or Kāinga Ora, portfolio may not be eligible for IRRS • Market sounding and procurement approach required • Likely caveats on land use may reduce sale price. 	NPV \$3.380m
Option 5 – Divest portfolio to the market	<ul style="list-style-type: none"> • Transparent realisation of funds • Increased buyer market potentially increased sale price. 	<ul style="list-style-type: none"> • No control over what the site is used for or development outcomes • Potential loss in overall social housing provision in the District and displacement of existing tenants 	NPV \$3.800m

¹⁵ Council’s own term for a social housing provider that would “maintain the portfolio as social housing, retain existing tenants and benchmark rent increases”

-
- Development will have no requirement to deliver on city outcomes outside of what can be controlled through the regulatory requirements
 - Public Works Act Implications to be confirmed
 - Any caveats included about site use may reduce sale price.
-

* Note the following key financial assumptions

- Income assumed at 90% occupancy, +\$13.00/annum rent inflation per 2021 LTP
- Outgoings assumed from LTP forecasts and Capex from AMP
- Inflation assumed 1.5% - 3.0% subject to risk assessment
- Discount rates assumed 7.0% 10.0% subject to risk assessment.

Key findings

The key findings and ranking of the evaluated shortlisted options are outlined as follows.

TABLE 10: SUMMARY OF KEY FINDINGS

Ranking	Delivery option	Evaluation findings
1	Option 4 – Divest portfolio to a “sympathetic social housing provider ¹⁶ ” CHP, Kāinga Ora or other government agency	The benefits of divesting to an organisation that is regulated by the CHRA ensures continuity of services in terms of the take-out party to deliver fit for purpose dwellings and services for pensioner housing in the District. The financial viability of NPV \$3.380m was second to divesting the portfolio to the market (Option 5) and reflects the specific social use and benefits associated with the ongoing provision of affordable pensioner housing.
2	Option 3 – Lease portfolio to a registered CHP	Where Option 4 is unsuccessful, to retain a level of service provision to the community, a lease to a CHP could be explored as an alternative scenario. Further analysis, including market sounding, should be undertaken to test the viability of this before pursuing Option 5. Council leasing the PHU portfolio to a registered CHP under the Government funding framework would enable the partnership to access IRRS funding and potentially an operating supplement income stream over the term of the lease period. The lease terms that provide for this funding

¹⁶ Council’s own term for a social housing provider that would “maintain the portfolio as social housing, retain existing tenants and benchmark rent increases”

		to a CHP are generally up to 10 year duration. The commercial terms of a lease/partnership between Council and a CHP would generally be determined through confirming Council's drivers, a market sounding exercise with the CHP sector and Council running a procurement process to select a preferred supplier.
3	Option 5 – Divest portfolio to the market	The financial viability was the strongest of all options with an NPV of \$3.800m. However, the risks associated with the market's appetite or ongoing ability to deliver affordable pensioner housing outside a regulated (CHRA) environment that is fit for purposes exceeded the benefits associated with financial viability and financial returns to Council.
4	Option 1 – Status Quo	Due to escalating costs and limited uplift from affordable rents over the 10 year forecast horizon, the risks of Council's ability to deliver pensioner housing that is both fit for purpose and financially viable (a negative NPV of (\$1,440m)) exceed the benefits of retaining the portfolio.
5	Option 2 – Establish and transfer portfolio to a Council Controlled Organisation (CCO)	This option is not considered viable due to the size of the portfolio and inability to access government funding.

7. Conclusions

The review of Council's PHU service provided in this report has satisfied the requirements of Section 17A of the Local Government Act 2002, which requires that councils review the cost effectiveness, and efficiency of current arrangements for providing local infrastructure, services and regulatory functions at regular intervals prior to making any change to a level of service.

The key findings of the review demonstrate that the current service provided by Council is not meeting the goal of being self-funding and ultimately a significant financial burden will remain to support the continued operation of the service without a substantial funding re-allocation from Council's financial resources or access to Government subsidies.

Whilst there is an increasing need for social housing, including for older people, in the Waikato District it is considered reasonable for Council explore the options to divest the portfolio in the first instance to other government entities better equipped to provide social housing. Kāinga Ora and/or a CHP have a broader wrap-around service provision and would ultimately provide a better-quality service to the community.

The delivery options assessment demonstrates that the options of either divesting to Kāinga or (or other government entity) or leasing to a CHP should be explored before moving to divestment via the market.

Appendix 1: Eligibility Criteria for Housing the Elderly in the Waikato District





Eligibility Criteria for Housing for the Elderly in the Waikato District

The following are the criteria for eligibility for Housing for the Elderly:

- 1 Applicants must be 65 years of age or over.
- 2 Applicants must not be in full time employment.
- 3 The combined value of the applicant's assets (excluding car, furniture and personal household effects, but including property, cash, shares, trusts, investments) must not exceed the figures below:
 - Single person \$17,500
 - Couple \$20,500
- 4 Any applicant on a benefit other than an age related benefit, national superannuation or war pension and who is over 65 years old will be considered if the applicant's sole source of income is fixed.
- 5 The applicant must have a housing need as determined by Waikato District Council.
- 6 Applicants must be in a position to care for themselves independently (medical certificate to be supplied).
- 7 The applicant must be a permanent New Zealand resident or citizen of New Zealand.
- 8 Applicants who own land or property may not qualify.

Please note that only pets kept mainly indoors such as fish or caged birds, or one cat, are permitted in this housing. No dogs are allowed.

Consideration of applications will be based on

- Length of residence in the Waikato District
- Area of residence
- Urgency for accommodation due to current circumstances
- The need for proximity to relatives in the Waikato District
- In the case of a married couple, at least one spouse meeting all the eligibility criteria.

NOTE

**Each application will be considered individually on its merits.
Waikato District Council reserves the right to determine the eligibility or otherwise of any applicant, including the right to request references from past landlords.**

PRIVACY ACT 1993

The information provided on this form will be used to process your housing application and to allocate accommodation if your application is successful. Some of the information will be shared with other staff in necessary circumstances (e.g. Finance Department) and inquiries may be made to outside organisations such as your landlord or Work and Income. The information requested is not required by law, but if insufficient information is provided with your application, it may not be considered. Under the Privacy Act 1993, you have a right of access to this personal information and you are also entitled to request information about you to be corrected when required.

Appendix 2: Current state of income and expenditure position of the PHU portfolio



	Actuals		Budget		LTP 2021/31										
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Gross Income															
Rental Income	195,787	209,668	238,893	277,732	331,500	319,778	319,778	319,778	329,370	339,256	348,758	359,212	369,988	381,089	391,758
Interest Income	8,830	9,144	9,561	9,164	7,302	11,282	12,694	14,821	20,368	27,018	29,768	28,777	33,234	43,168	53,068
Other Income	0	0	0	0											
TOTAL Gross Income	204,617	218,812	248,454	286,896	338,802	331,060	332,472	334,599	349,738	366,274	378,526	387,989	403,222	424,257	444,826
Operating Expenses															
Other Operating Expenses	117,129	158,952	156,938	163,323	154,651	196,284	202,633	209,201	216,010	223,097	229,828	237,340	205,761	212,617	219,161
Property Management	34,170	30,692	37,176	40,063	37,103	39,208	40,885	42,813	44,366	46,532	47,150	48,044	49,434	50,607	51,845
Minor Plant	0	87	0	2,417	7,762	7,764	7,783	7,895	7,963	7,963	7,963	7,963	0	0	0
Interest Expense	2,922	5,021	9,540	12,664	11,733	18,765	28,226	38,739	48,699	60,520	73,486	86,934	99,384	111,608	122,664
Internal Loan Repayments	1,576	1,798	1,889	1,939	2,040	2,118	2,415	2,508	2,641	2,752	2,872	3,007	3,153	3,307	3,468
TOTAL Operating Expenses	155,798	196,551	205,543	220,405	213,289	264,139	281,942	301,156	319,679	340,864	361,299	383,288	357,732	378,139	397,138
Depreciation	107,510	121,123	125,882	139,376	149,588	252,636	252,848	270,919	270,919	270,919	296,040	296,040	296,040	322,863	248,774
Net Income less Depreciation	-58,692	-98,862	-82,971	-72,885	-24,075	-185,715	-202,318	-237,476	-240,860	-245,509	-278,813	-291,339	-250,550	-276,745	-201,086
Depreciation (added back as Non-Cash item)	107,510	121,123	125,882	139,376	149,588	252,636	252,848	270,919	270,919	270,919	296,040	296,040	296,040	322,863	248,774
Renewal Expenditure	88,883	38,078	196,814	46,800	174,883	186,559	273,377	160,237	90,996	145,443	311,214	331,787	45,933	101,769	0
Adjusted Cash Position	-40,064	-15,817	-153,903	19,691	-49,370	-119,638	-222,847	-126,794	-60,937	-120,033	-293,987	-327,086	-443	-55,651	47,688

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Open Meeting

To	Waikato District Council
From	Roger MacCulloch General Manager Service Delivery
Date	3 June 2021
Prepared by	Phillip Ellis Solid Waste Team Leader Ben Burnand Project Manager - Long Term Plan
Chief Executive Approved	Y
Reference #	CCL2021; GOV1318; ECM # 3089079
Report Title	Long Term Plan 2021-31 Deliberations – Item 3 – Inorganic Kerbside Rubbish Collection

I. EXECUTIVE SUMMARY

The purpose of this report is for Council to deliberate on the submissions received through consultation for the Long Term Plan 2021-31 that relate to the future of the Inorganic Kerbside Rubbish Collection service.

2. RECOMMENDATION

THAT the Waikato District Council:

- a) Discontinues the service in the 2021/22 FY and places all available resources into developing community recycling centres in Huntly and Tuakau.

OR

- b) Continues the service for 1 more year to allow time for the community recycling centres to be established.

OR

- c) Continues with the service in the current form.

OR

- d) Offers a booking service although noting that this would be at higher expense and would be at risk of delivery due to insufficient resources in the market to deliver.

3. BACKGROUND

Public consultation for the Long Term Plan 2021-31 (LTP) took place between 7 April and 7 May 2021 with Hearings undertaken on 25 May 2021.

The Consultation Document presented three topics for consideration:

1. Propose General Rates Increase
2. The future of Pensioner Housing
3. The future of the Inorganic Kerbside Rubbish Collection service

This report relates to the future of the Inorganic Kerbside Rubbish Collection service and allows Council to receive analysis of the related submissions prior to their deliberation and decision.

This report has been prepared upon the basis of written submissions received during the consultation period and ahead of the hearing of submissions on 25 May. Should further analysis be required as a result of the hearing of submissions, there is scope within early June for an updated deliberations report.

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

Submissions summary

520 submissions were received that provided comment and feedback relating to the future of Inorganic Kerbside Rubbish Collection service. The table below presents a summary of the submissions and the main themes communicated through those submissions.

- 328 selected option 1 to continue the collection (63%)
- 171 selected option 2 to discontinue the collection (33%)
- 21 did not select either option but provided feedback (4%)

<i>Although we know this is a popular service in our community, there are a number of issues associated with the delivery of the Inorganic Kerbside Rubbish Collection including health and safety, illegal dumping, compliance with rules, and the increasing cost of delivering the service. Thinking about Inorganic Kerbside Rubbish Collection - which is your preferred option?</i>	
Option 1 – Continue collection	Option 2 – Discontinue collection (Council’s preferred option)
328	171
Main themes within submissions	
<ul style="list-style-type: none"> - Needs to be more frequent - Some do not have access to an alternative - Decreases illegal dumping / keeps the area clean - Need more recycling centres before discontinuing the service - Some cannot afford dump fees 	<ul style="list-style-type: none"> - Support but would then need to clamp down on illegal dumping - Key for environmental responsibility and sustainability - Should pay on demand / user pays - Has limited use and a small saving to ratepayers - Phase it out

<ul style="list-style-type: none"> - Give people a chance to downsize / reduce current waste and then phase out - If it costs more then charge more for it 	<ul style="list-style-type: none"> - Make it possible for individual ratepayers to book an individual collection for their address once a year - Often items will value are scavenged prior to Council collection - Health and safety issues created by scattered waste - Discontinue and reduce rates
Other comments	
<ul style="list-style-type: none"> - Possibility for community to exchange unwanted items for free - Engage with manufacturers and producers to make their products more recyclable - Offer a discount at local rubbish centres for people to take their inorganic waste there - Have a nominated period when inorganic waste can be taken to recycling centres for free - Better communication to households about when and what to put out - Refurbish, upcycle, repair or dismantle objects for scrap and then sell 	

4.2 KEY MATTERS

Although staff acknowledge the service is popular with residents, significant issues are associated with the delivery of the service. Similar services across New Zealand have been discontinued on safety and environmental grounds.

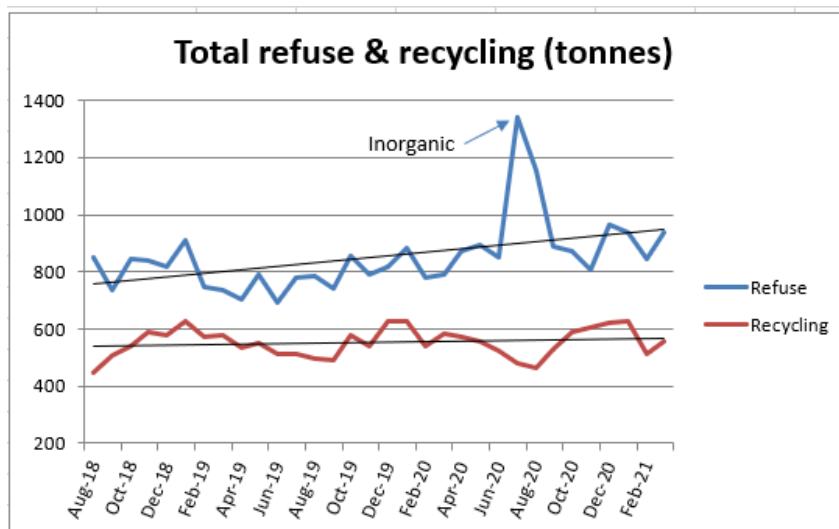
WDC is the only Council that offers a full kerbside inorganic service. The only other ‘waste to landfill’ inorganic kerbside model offered, is to the small Whiritoa beach community in the Hauraki district. The rest of the Hauraki District does not receive this service. South Wairarapa District Council offered a kerbside service until June 2020, this has now been discontinued due to health and safety and non-compliance issues.

The more detailed elements of safety and the environment concerns are covered below:

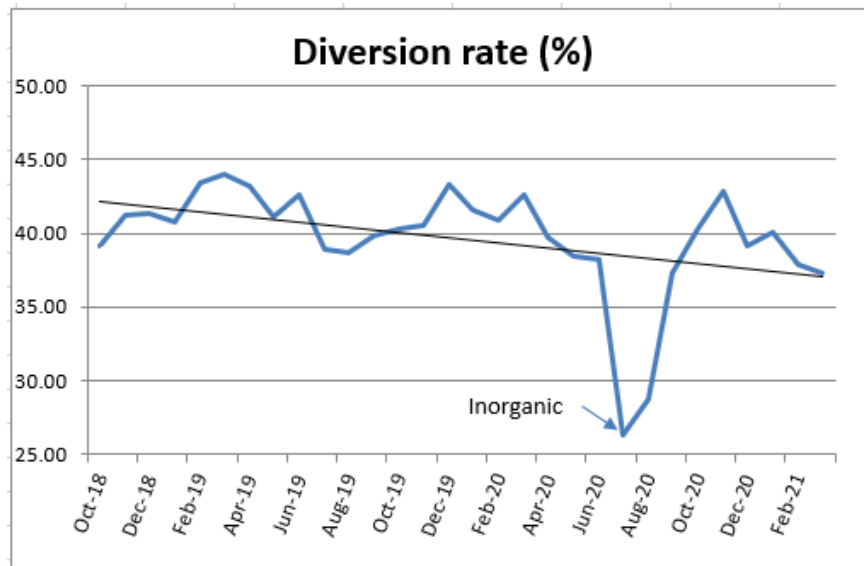
Environmental:

The inorganic collection practice is inconsistent with our own consulted and adopted Waste Management and Minimisation Plan (WMMP).

The WMMP has a target to reduce waste to landfill by 10% per capita by 2024. The inorganic collection is inconsistent with this target as it encourages waste to landfill rather than diversion. (1000 tonnes were sent landfill from the 2020 collection).

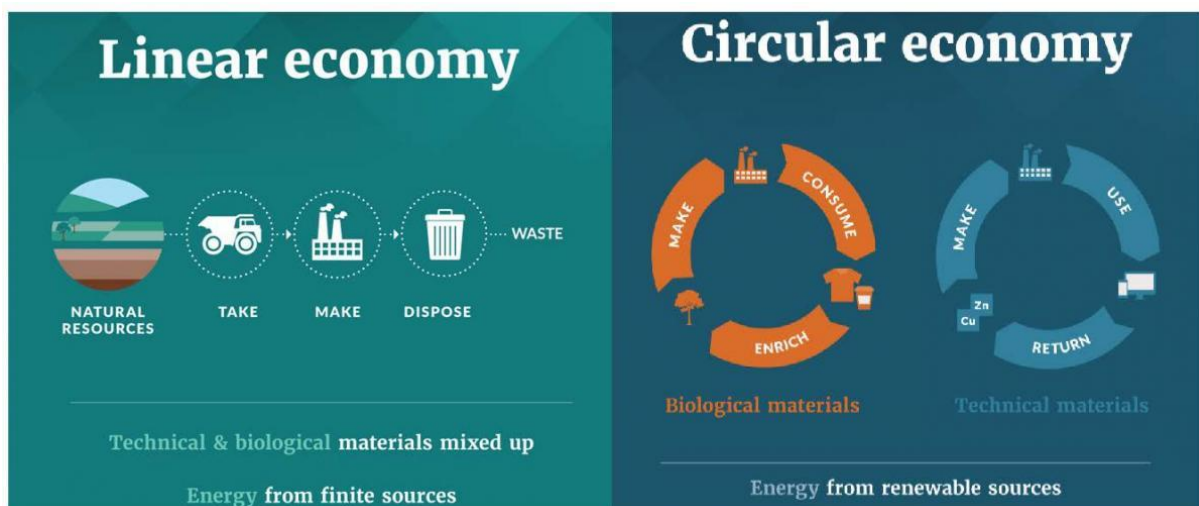


The proportion of material diverted from landfill drops significantly during the inorganic collection and the current trend is downwards.



Continuing to offer a service contrary to our own WMMP leaves WDC with an issue of credibility with the Ministry for the Environment. This has the potential to jeopardise future funding from the waste minimisation fund which is very important to waste education initiatives across the District.

The Section 17 A waste review that is ongoing is looking to move our approach to waste at WDC from a linear take use dispose model to a circular economy model where waste is treated as a resource. A decision to cease inorganic collection will move the District towards this goal provided diversion opportunities are put in place.



Such a move will progress the District in its WMMP compliance and also towards the goals around climate change. Food waste diversion from landfill being a significant lever to reduce greenhouse gas emissions.

Health and Safety

The manual handling of heavy and bulky items poses a significant risk to contractors. In addition to this, working on the roadside introduces the critical risk of vehicle striking pedestrian, including the contractors. Recent changes to the Code of Temporary Traffic Management have increased costs due to the need for a trailing vehicle on certain roads.

WDC has a vision of “**Work Safe, Home Safe**” and the above injuries present a stark contrast to that vision. There are significant injuries and leave life-long legacies for our contracted staff undertaking the delivery of this outdated service.

The following injuries statistics were reported in the 2020 collection:

- Cut hand on broken piano leg – 5 stitches
- Bruised hand from handling bed base
- Strained back lifting whiteware – 3 days lost time
- Crush injury (broken finger) from handling set of drawers – 20 days lost time

Leadership in safety and protecting any individual in the workplace means this service should cease. People come to work expecting to go home in the same physical condition. They should not be impacted with injuries induced by activities that can be stopped.

Other issues include:

Illegal Dumping

Material piled up on kerbside encourages illegal dumping. Reports have been received (particularly in the northern areas) of people from outside of the District dumping trailer loads of waste on roadside. Anecdotal evidence from other Councils does not support the argument of an increase in illegal dumping where the service has been discontinued.

Compliance with Rules

The service is intended for domestic waste and there are many items that are unable to be collected through the service. Examples include but are not limited to glass, garden waste, bricks and concrete, asbestos, e-waste, fridges, tyres etc. Despite information stating this being included in the promotional material, many people still put out items such as these for collection. Although this then technically becomes illegal dumping, the issues these items create still need to be actioned usually resulting in items being collected anyway, increasing costs.

Delivery of Service

The number of contractors willing to take up the contract to deliver the service is becoming increasingly limited. Currently Metrowaste is the only contractor willing to deliver this service in the Waikato district.

Cost to deliver service

Due to increased landfill costs arising from the increase in the waste minimisation levy and traffic management costs the cost to deliver this service is likely to increase substantially over the next funding period. Due to increase in the waste levy from \$10/t to \$60/t by 2024, landfill disposal costs will increase significantly bring the cost of the service to approx. \$500k PA by 2024.

The service is promoted via Council’s website, Facebook page, the Link newsletter and a pamphlet drop. Despite a range of communication methods being used, it appears as though many people do not see any of these notices resulting in numerous calls to the contact centre and requests for service, often after the service has taken place. This puts additional strain on staff resourcing and requires the contractor to re-collect roads, sometimes up to three times.

Material being placed on roadside tends to attract scavengers who sort through the waste looking for items of value, often leaving a mess which incurs more cost to WDC to sort.

4.3 OPTIONS

Consideration has been given to a re-configured service (booking system/vouchers), but for a variety of reasons detailed in the paper (copy attached) to Council in Dec 2020 (INF2020; GOVI318), these were either too expensive or of limited reach to the community.

Work to establish community recycling centres (CRCs) based on the Raglan model is underway for Huntly and land has been purchased in Tuakau.

The recommendation is as staged as follows based on the health and safety and environmental outcomes sought:

1. Discontinue the service in the 2021/22 financial year and put all available resources into developing community recycling centres in Huntly and Tuakau.
2. Continue the service for one more year to allow time for the CRCs to be established.
3. Continue with the service in the current form provided the contractor is willing to undertake it (with increased health and safety vigilance to mitigate as much risk as possible).
4. Explore other service options such as a booking or voucher service in more detail.

4.4 FINANCIAL

The decision to continue or discontinue the service results in no change to Council's level of debt. The service is funded by a targeted rate.

The service is provided to all properties which receive a kerbside refuse and recycling service. (approximately 25,000 households)

Continuation of the service in year one of the proposed LTP imposes a cost of \$19.93 per household taking the targeted rate from \$209.46 to \$229.39.

4.5 LEGAL

Although there are no explicit legal requirements to consult, public views must be taken into consideration if Council wish to cease the service. A decision to cease the service without public consultation does not align with Council's Significance and Engagement Policy.

A formal submission process was undertaken for the LTP using the Special Consultative Procedure under the Local Government Act 2002.

5. STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

Significance and Engagement Policy

A decision to cease the service without consultation does not align with Council's Significance and Engagement Policy. A decision to change the way the service is delivered or to cease the service triggers Council's Significance and Engagement Policy due the following clauses:

- Whether the proposal is a decision that will affect a large portion of the community
- Whether the proposal affects the level of service of a significant activity
- Whether community interest is high
- Whether the likely consequences are controversial

The proposal to cease the service was therefore formally consulted upon via the Long Term Plan 2021-31 consultation process.

6. ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Council has undertaken public consultation for the LTP in accordance with Section 93A of the LGA.

Highest levels of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The deliberations for the LTP allow Council to consider the submissions received during the consultation process. The community will be informed of the decisions made following the Council's deliberations and adoption of the final LTP.				

7. CONCLUSION

The continuation of the inorganic service is not consistent with stated objectives of Council in their Zero Harm Vision and the WMMP. The risk associated with injuries to staff is significant and proven by historic evidence. All injuries in this case are avoidable.

If the Waikato District is to adhere to its targets in the WMMP then a significant step will be taken with the cessation of the service. It is important that alternative options are provided for the community to enjoy a similar service by other means consistent with that of the desired circular economy model of the future.

8. ATTACHMENT

- Copy of report to 30 November 2020 Infrastructure Committee "Inorganic Kerbside Collection"

Open Meeting

To	Infrastructure Committee
From	Roger MacCulloch General Manager Service Delivery
Date	30 November 2020
Prepared by	Phil Ellis Solid Waste Team Leader
Chief Executive Approved	Y
Reference #	INF2020; GOV1318
Report Title	Inorganic Kerbside Collection

1. EXECUTIVE SUMMARY

Council currently offers an annual inorganic kerbside collection service to its urban residents.

The service has a number of issues associated with its delivery which are detailed further in the report.

The purpose of this report is to seek feedback from Council on whether to continue offering the inorganics service in the future.

2. RECOMMENDATION

THAT the report from the General Manager Service Delivery be received;

AND THAT the Infrastructure Committee agrees that Council consults with the public, as part of the Long Term Plan 2021-31, on whether to continue to deliver the Inorganic Kerbside Collection service after July 2021 (Option 2 in the staff report).

3. BACKGROUND

Cost of Service

In the current Long Term Plan an inorganic collection has been budgeted for all ten years (2018-28), allowing \$331,000 in 2021/22, increasing over the period to \$384,000 in 2027/28. An inorganic collection was not delivered in 2018 and as a result rates were remitted to those who would have normally received the service.

Due to operational reasons (Covid-19) the 2019/20 collection was completed in 2020/21 (commenced July 2020 and completed mid-September 2020). A budget of \$330,000 was included in the current LTP for year 2019/20, however the cost to deliver the service was \$395,000. We anticipate the 2021/22 collection will take place in the second quarter of 2021.

Issues with Service

Although staff acknowledge the service is popular with residents, a number of issues are associated with the delivery of the service.

1. Inconsistent with Waste Management and Minimisation Plan (WMMP)

The WMMP has a target to reduce waste to landfill by 10% per capita by 2024. The inorganic collection is inconsistent with this target as it encourages waste to landfill. As the service is currently delivered, there is no separate collection of potentially re-usable items.

2. Health and Safety

The manual handling of heavy and bulky items poses a significant risk to contractors. In addition to this, working on the roadside in adverse conditions introduces the critical risk of vehicle vs pedestrian, including the contractors. Recent changes to the Code of Temporary Traffic Management have increased costs due to the need for a trailing vehicle on certain roads.

3. Scavengers

Material being placed on roadside tends to attract scavengers who sort through the waste looking for items of value, often leaving a mess, however it does result in some diversion of material that would otherwise go to landfill.

4. Illegal Dumping

Material piled up on kerbside encourages illegal dumping. Reports have been received (particularly in the northern areas) of people from outside of the District dumping trailer loads of waste on roadside.

5. Compliance with Rules

Although the service is for domestic waste, there are many items that are unable to be collected through the service. Examples include but are not limited to glass, garden waste, bricks and concrete, asbestos, e-waste, fridges, tyres etc. Despite information stating this being included in the promotional material, many people still put out items such as these for collection. Although this then technically becomes illegal dumping, the issues these items create still need to be actioned usually resulting in items being collected anyway, increasing costs.

In addition to this, the rules state that the collection pile must be no more than 2m long, 1m wide and 1m high however its not uncommon for piles of waste larger than this to be put out for collection. Although this again is technically illegal dumping, action must be taken to remedy the non-compliance.

Residents are asked to put out their inorganic material for collection on the Sunday of the week before their collection is due. Despite this, it is not uncommon for items to be put out after the truck has been. This has resulted in instances where collection vehicles have visited some streets up to three times, incurring significant extra cost.

6. Communication

The service is promoted via Council's website, Facebook page, the Link newsletter and a pamphlet drop. Despite a range of communication methods being used, it appears as though many people did not see any of these notices resulting in numerous calls to the contact centre and requests for service, often after the service had taken place. This put additional strain on staff resourcing.

7. Delivery of Service

The number of contractors willing to take up the contract to deliver the service is becoming increasingly limited. Currently Metrowaste is the only contractor willing to deliver this service in the Waikato district.

8. Cost to Deliver Service

Due to increased landfill costs arising from the increase in the waste minimisation levy and traffic management costs (as mentioned in point 2) the cost to deliver this service is likely to increase substantially over the next funding period. Landfill costs will potentially increase from \$90,000 to \$150,000 and service costs to \$340,000, taking the total cost to approximately \$490,000 per annum by 2024.

9. Risk to the public during the time of the collection

The inorganic collection places items on the roadside that can cause harm to the public. While Council does issue guidelines around what can be placed on the roadside for inorganic collection in an attempt to manage/mitigate the risk, in practice it is very difficult to control.

What are other Councils doing?

WDC is the only Council that offer a full kerbside inorganic service.

The only other 'waste to landfill' inorganic kerbside model offered, is to a small settlement of Whiritoa beach community in the Hauraki district. The rest of the Hauraki district does not receive this service.

South Wairarapa District Council offered a kerbside service until June 2020, this has now been discontinued due to health and safety and non-compliance issues.

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

As the current means of delivering the service is fraught with issues, alternative delivery methods have been considered.

Booking System

Under a booking system, residents would contact the call centre and effectively book in for an inorganic collection. Waste for collection is set aside within the property boundaries. Auckland Council currently use this method to deliver their inorganic collection service.

Pros	Cons
Avoids roadside clutter, unsightliness, illegal dumping and scavenging.	Considerably more expensive than existing method of delivery.
The collection can be spread out over a longer period of time.	Encourages waste to landfill and therefore doesn't align with WMMP. Service can still be abused.
Potential (although limited opportunity due lack of infrastructure) to recover re-usable items.	May require dedicated vehicles and team. Requires greater administrative support and will cause in increase in contact centre volumes. Very little interest from contractors to undertake the service.

Pros	Cons
	Requires greater administrative support and will cause in increase in contact centre volumes.
	Very little interest from contractors to undertake the service.

Consideration was given to a booking system in the last LTP consultation, but was not progressed due to projected high costs and potential issues with entering private properties.

Voucher System

Residents would receive a voucher for a free drop off at a transfer station.

Pros	Cons
Easy to administer	Poor infrastructure coverage across the district would mean unequal access to the service. Many residents would have to travel considerable distances to a transfer station. May be possible to reach agreement with neighbouring councils to access a facility.
Potentially lower cost than current means of delivering service.	Residents who do not have access to a vehicle would not be able to utilise the service, disadvantaging people without trailer or vehicle access and possibly elderly and people with disabilities
No reliance on contractor to deliver service.	Voucher would be sent to property owner, therefore no guarantee the service would be available to the tenant (if applicable).
	Risk of people contacting call centre due to not receiving their vouchers or losing them, increasing pressure on existing staff resources.
	Delivery of service look different but encourages waste to landfill and therefore doesn't align with WMMP. Voucher system easily abused similar to stickers, voucher would have to be very secure to disable fraud

4.2 OPTIONS

Under the current LTP, there is one remaining collection which is scheduled to take place in mid-2021 before the new LTP takes effect.

Option 1: Discontinue the service in year 1 of the upcoming Long Term Plan (2021/22) without consulting the public.

Although there are no explicit legal requirements to consult, public views must be taken into consideration if Council wish to cease the service. A decision to cease the service without public consultation does not align with Council's Significance and Engagement Policy. See the 'Strategy, Plan, Policy and Partnership Alignment' section of this report for specific details on how this option conflicts with Council's Significance and Engagement Policy.

Under option 1, the service would cease as of year 1 of the 2021 Long Term Plan (financial year 2021/22) without public consultation.

Staff **do not** recommend this option.

Option 2: Consult on discontinuing the service

Under option 2 consultation with the public would take place. There would only be two options – to continue the service including a rate increase to cover the true cost of the service, or to discontinue the service, from year 1 of the 2021 Long Term Plan (financial year 2021/22). Consultation would likely take place during consultation on the Long Term Plan 2021-31.

Staff **would support** this option.

Option 3: Consult on alternative delivery methods in addition to consultation on the service as it is currently delivered, and to discontinue the service.

Under this option 4 options would be included for public consultation. These options would likely include:

1. Status Quo including a rate increase to cover true cost of service
2. Booking system as described in the ‘discussion’ section of this report
3. Voucher system as described in the ‘discussion’ section of this report
4. Discontinue to service as of year 1 of the Long Term Plan 2021-31 (financial year 2021/22).

Staff do not support this option for the following reasons:

- A booking system would be more expensive than the existing system because of the need for a permanent crew with a dedicated vehicle and administrative backup.
- There are difficulties with fair cost recovery, so residents who elect to not use the service aren’t charged.
- The current contractor has expressed reluctance to offer a booking service.
- There is insufficient infrastructure to support a voucher system with many residents in the district without easy access to a vehicle or transfer station.

5. CONSIDERATION

5.1 FINANCIAL

The financial implications of the service moving forward must be taken into consideration as the cost of the service has, in recent years been considerably more than budgeted for and is likely to continue to increase.

5.2 LEGAL

The views of the public must be taken into consideration when determining the future of the services and we recommend that this occur through a formal consultation process in the upcoming Long Term Plan.

5.3 STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

Waste Management and Minimisation Plan

The current method of delivering this service does not align with Council's WMMP which aims to reduce waste to landfill. Section 2.5 of the WMMP includes a target of a '10% reduction in per capita rubbish to landfill'.

Significance and Engagement Policy

A decision to cease the service without consultation does not align with Council's Significance and Engagement Policy. A decision to change the way the service is delivered or to cease the service triggers Council's Significance and Engagement Policy due the following clauses:

- Whether the proposal is a decision that will affect a large portion of the community
- Whether the proposal affects the level of service of a significant activity
- Whether community interest is high
- Whether the likely consequences are controversial

5.4 ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

See the section above regarding alignment with Council's Significance and Engagement Policy.

6. CONCLUSION

Due to the issues associated with the inorganic kerbside collection, staff are requesting Council to consider the future of the service including possible alternative options to delivering the service, or to cease the service following consultation through the Long Term Plan 2021-31.

7. ATTACHMENTS

N/A

Open Meeting

To	Waikato District Council
From	Clive Morgan General Manager Community Growth
Date	3 June 2021
Prepared by	Julie Dolan Economic and Community Development Manager Nick Johnston Funding and Partnership Manager
Chief Executive Approved	Y
Reference #	GOV1318 / 3094190
Report Title	Long Term Plan 2021-31 Deliberations – Repurposing Funding to Target Blueprint

I. EXECUTIVE SUMMARY

The purpose of this report is for Council to receive the feedback obtained through consultation for the Long Term Plan 2021-31 that relate to the proposed approach to re-purpose some of the funding that Community Boards, community groups, ratepayers and individuals receive to realign their focus on the community and Blueprint initiatives.

52% of submitters supported the proposed changes, 37% oppose the changes, and 12% did not select a preferred option but provided feedback. The staff recommendation remains in support of the proposed changes from the Funding Review Steering Group.

2. RECOMMENDATION

THAT the Waikato District Council notes the support of the proposed funding approach based on the feedback obtained through the consultation for the Long Term Plan 2021-31.

3. BACKGROUND

Public consultation for the Long Term Plan 2021-31 (LTP) took place between 7 April and 7 May 2021 with Hearings planned from 25 May 2021.

The Consultation Document presented three topics for consideration:

1. Propose General Rates Increase
2. The future of Pensioner Housing
3. The future of the Inorganic Kerbside Rubbish Collection service

The Consultation Document also sought feedback on Council’s proposed approach to re-purpose some of the funding that Community Boards, community groups and ratepayers and individuals receive to target Blueprint and other initiatives that the community identifies as priority projects. This report relates to feedback obtained for this matter.

The proposed approach, as defined in the Consultation Document, was the culmination of work from the Funding Review Steering Group, chaired by Deputy Mayor Bech with Cr Lynch, Cr Sedgwick, Cr Smith. Prior to the Draft LTP being adopted, two workshops were held in March 2021, covering the funding principles and the recommended funding model.

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

Feedback analysis

252 submissions were received that provided feedback relating to the repurposing of funding to target Blueprint and other community initiatives. The table below presents a summary of the submissions and the main themes communicated through those submissions.

- 52% (130 submissions) agreed with the proposed approach.
- 37% (92 submissions) disagreed with the proposed approach.
- 12% (30 submissions) did not select either option but provided feedback.

<i>We are proposing to repurpose some of the funding that Community Boards, community groups, ratepayers and individuals receive. Although this is not a formal item for consultation, we still want your feedback. Do you support this approach?</i>	
Yes	No
130	92
Main themes from the feedback	
<ul style="list-style-type: none"> - Free up resources and make funding applications quicker - The system needs clarifying and streamlining and would encourage more community members to participate in community decisions - Would be able to leverage opportunities to partner with philanthropic organisations and individuals to secure additional funding and have greater impact. - 	<ul style="list-style-type: none"> - Concerns that it will result in less funding for the community - Keep as is – if it ain’t broke don’t fix it - Council funding is important to keep community groups running - Cannot support due to lack of information - Better value for money for community boards - Community Boards know where funds are needed the most (local knowledge)

Main themes from the feedback	
<ul style="list-style-type: none"> - It makes sense to review on a regular basis - Better budget management and avoid money being spent without accountability - Use of targeted rates more transparent - Council should not be funding any groups or handing out grants and donations to community boards, societies, clubs or individuals - Only if the money is going to be spent in the community it is allocated for, not reallocated to other areas of the Waikato - More money for communities and community groups - Repurpose, particularly if funds are not used 	<ul style="list-style-type: none"> - It removes the Conservation Fund which is available to help landowners to continue to maintain Significant Natural Areas and to mitigate damage to these areas. - Not before consulting with communities/individuals that funding is being removed or reduced from. - Allocating money to projects that are match funded will divert money away from local priorities.
Other comments	
<ul style="list-style-type: none"> - More information needed - Lack of clarity and specificity so unable to select either - Has the potential to become monopolised by a few groups/individuals rather than a more homogenous spread - Depends on the weighting given to various components in the Blueprints and whether there is biasing over types of projects (community versus environmental). - Support for the approach is dependent on whether the community has a final say in decision making - Council invests in infrastructure such as parks/reserves and cycleways but there is no funding available to organisations that provide activities that encourage the community to utilise those facilities 	

Key Matters Raised in Submissions and Hearings

The staff recommendation remains in support of the proposed approach to funding as described in the draft LTP. However, there are some points raised by submitters opposed to the changes that have subsequently been raised at the Funding Review Steering Group meeting on 20 May 2021, primarily on implementation details that have not yet been developed. If Council proceeds with the recommended changes, the detailed submissions will continue to be a helpful reference for staff and the Steering Group.

Some submitters have raised points on specific aspects of the proposed approach, including heritage funding (Submission 1822 – Heritage New Zealand), conservation funding (Submission 1820 – QEII Trust and Submission 1653 – Waikato Regional Council) and arts funding (Submission 1840 – Creative Waikato). Feedback from community boards and community committees on this section of the Consultation Document is varied.

Staff Response to Concerns Raised in Submissions

The Funding and Partnership Manager and the Economic and Community Development Manager have assessed all submissions received on this topic. Several themes were raised in some of the submissions opposed to the proposal funding approach.

Concerns raised	Staff response
Less funding towards community groups	The current funding model does not support the ability to match fund, so that Council can maximise its investment in community projects and initiatives. This proposed model of funding is modelled on attracting match funding from regional and national funders as well as philanthropic funding. This proposed model will enable increased community investment.
Keep it as is (if it ain't broke, don't fix it)	The evidence collected through the Funding Review on how the previous years' funding programmes were administered identified a clear lack of flexibility and agility culminating in an expensive funding model for both the applicant and the council (including community boards funding administration).
Local knowledge – community boards know where funding is best allocated at a local level	<p>The proposed model will not only increase the investment in our community, but it will (by design through the community-led development model) require stronger links with community boards and the wider community to achieve community projects.</p> <p>The community-led development model encourages investing in community leaders as well as projects. This is a new approach that will allow us to bring in broader investment into community capability-building.</p>

Concerns raised	Staff response
<p>Some organisations, that might be delivering community projects that aren't Blueprint projects, and reliant on current funding and are unable to apply for other funding.</p>	<p>The Funding Review considered the wider framework of regional funders and national funders to assess the impact on some community organisations that might have received Council funding previously, that may not meet the Council's proposed funding principles, which focuses on projects that can demonstrate wide community benefit and support (including but not limited to Blueprint projects). As the recommended approach to funding allows for collaboration and partnership with other community funders, it was important for the Funding Review Steering Group to consider the impact of any changes for applicants and other community organisations.</p> <p>Staff would be happy to meet with submitters that have highlighted this concern, as it would not be possible to provide accurate recommendations on the matter before understanding the details about the community organisations that are being referenced. If there are organisations that are reliant on funding from Waikato District Council but are unable or ineligible to apply for funding from other community funders, it is important for staff to understand the reasons why other funding opportunities are limited (e.g. whether or not the organisation is registered as a charitable trust or incorporated society, to understand the nature of the activity and why it is not potentially supported by regional and national funders etc.)</p>

4.2 OPTIONS

This report is presented for information only and provides the feedback received on this item through the LTP consultation. Therefore, no options are presented with this report.

4.3 FINANCIAL

The proposed approach to funding, as outlined in this report and in the LTP Consultation Document, does not propose an increase or decrease in the overall level of community funding. Several funding requests through the LTP consultation process, unrelated to the Funding Review, will be raised in other reports.

4.4 LEGAL

A formal submission process was undertaken for the LTP using the Special Consultative Procedure under the Local Government Act 2002. Feedback for this item, although not a consultation topic, was obtained alongside the LTP consultation process.

4.5 STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

The proposed changes to funding are aligned with the Waikato District Blueprint and Local Area Blueprints. The funding framework is also intended to align with community-led planning that highlights local projects of significance.

ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Council has undertaken public consultation for the LTP in accordance with Section 93A of the LGA.

Highest levels of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The deliberations for the LTP allow Council to consider the submissions received during the consultation process. The feedback obtained for this item, whilst not a consultation topic, will help inform the next steps in the process which will likely include further engagement with the community and key stakeholders.				

5. CONCLUSION

The staff recommendation remains in support of the proposed approach to funding as described in the draft LTP. The Funding Review Steering Group met on 20 May 2021 to discuss next steps if the Council chooses to adopt the recommended approach for funding, which includes a focus on working more closely with community boards in particular.

6. ATTACHMENTS

Nil

Open Meeting

To	Waikato District Council
From	Roger MacCulloch General Manager Service Delivery
Date	17 May 2021
Prepared by	Samantha Baker Community Venues and Events Team Leader Bessie Clarke Junior Corporate Planner
Chief Executive Approved	Y
Reference #	CCL2021; GOV1318; ECM # 3088784
Report Title	Hall Catchment and Targeted Rates Review Consultation Submissions

I. EXECUTIVE SUMMARY

The purpose of this report is for Council to consider submissions and adopt on the proposed extended Halls Catchment and increased Targeted Rate Review which was undertaken in conjunction with the Long Term Plan 2021-31.

2. RECOMMENDATION

THAT the Waikato District Council:

- i) adopts the proposed Hall Catchment changes for Karioitahi, Aka Aka and Otaua;**
- ii) adopts the proposed Targeted Rate Changes for Karioitahi, Aka Aka and Otaua;**
- iii) adopts the proposed Hall Catchment changes for Te Akau and Naike.**

3. BACKGROUND

Waikato District Council owns 33 Community Halls which are managed by committees made up of members of the community. During 2019, His Worship the Mayor requested the Community Venues and Events team to review the hall catchment areas as he had been approached by a number of our committee in the past, requesting this change. Due to the complexity of potential changes, staff prioritised 5 halls which required more immediate attention.

The halls included in stage 1 of this process are as follows:

- Karioitahi Hall
- Aka Aka Hall
- Otaua Hall
- Naike Hall
- Te Akau Community Complex

Public consultation for the Long Term Plan 2021-31 (LTP) took place between 7 April and 7 May 2021. A LTP drop-in session was held in Otaua on April 20 which was attended by Deidre MacDonald – Cemeteries and Halls Officer, and Samantha Baker - Community Venues and Events Team Leader, to discuss the proposed Hall Catchment and Targeted Rates Review. This was well attended and feedback generally supported the proposed changes.

The Statement of Proposal Document, which was sent to affected rate payers, presented two topics for consideration:

1. Propose to increase the Hall Catchments and Targeted Rates for Karioitahi, Aka Aka and Otaua.
2. Propose to make minor changes by moving three properties from the Naike Catchment into the Ta Akau Catchment.

This report relates to the proposed changes to the Hall Catchment and Targeted Rates for the affected areas and allows Council to receive analysis of the related submissions prior to their deliberation and decision.

This report has been prepared upon the basis of written submissions received during the consultation period of April 7 – May 7.

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

Submissions summary

18 submissions were received that provided comment and feedback relating to the proposed Hall Catchments and Targeted Rates Review. The table below presents a summary of the submissions and the main themes communicated through those submissions. 1 submitter selected option 1 (status quo), 15 selected option 2 (increase of targeted rate and catchment size), and 2 selected neither.

<p>We are proposing to change the catchment areas and targeted rates for some of our Community Halls. The key changes proposed are:</p> <ul style="list-style-type: none"> Kariotahi, Aka Aka and Otatau Halls – Council is proposing to extend the catchment areas and increase the targeted rate to \$55. Te Akau and Naike Halls – Minor change, where three properties are proposed to move from the Naike catchment area into Te Akau catchment area. No change to the targeted rate is proposed. 			
Kariotahi, Aka Aka and Otatau Halls			
Option 1 – Status quo	Option 2 – Increase of Targeted Rate and Catchment Size	Neither	Don't know
Main themes within submissions			
<ul style="list-style-type: none"> - Prefer to use Pukeoware hall in Waiuku as it is closer. - Why is there a hall out at Kariotahi? - Why have so many halls in one area? - Community halls are becoming a thing of the past. - With increased general rates on top of this proposed increased targeted rate it would be something residents pay for and not get any use from. - Rates are becoming a struggle to pay now. 	<ul style="list-style-type: none"> - Agree that the targeted rate and catchment size should be increased to address inequities in funding and the loss of previous rate payers to Auckland Council. - Having the same rate across the entire northwest Waikato is fairer as everyone will be paying the same amount. - Allows for hall facilities to be maintained and meet health and safety standards. - All three halls have unique benefits and features suited to different purposes. - Preferred an option of increasing the catchment area but not the targeted rate, as Council will automatically gain more revenue for maintenance and day to day costs. 	<ul style="list-style-type: none"> - Located close to Waiuku and therefore do not use any of the specified halls and use Pukeoware Hall instead - Disagree with having to pay additional rates on something that will potentially never be used. 	<ul style="list-style-type: none"> - N/A

Te Akau and Naike Halls			
Option 1 – Maintain current catchment	Option 2 – Minor change to move three properties from Naike catchment into Te Akau	Neither	Don't know
- Prefer to use Pukeoware hall in Waiuku as it is closer.	- One submission selected this option but did not provide further comment.	- Located closed to Waiuku so do not use this hall. Have used Pukeoware Hall in the past. - Majority of submitters do not know.	N/A
Other comments			
<ul style="list-style-type: none"> - Disagree with paying additional rates on something that will potentially never be used. - This move will bring increased resources for each hall and enable them to be better maintained. - Facilities will be more likely to attract groups who are interested in using them and therefore be more financially viable. - Kariotahi is a vibrant community developing around the hall as a social centre. This is due to the work of the hall committee. - Not happy about rate increases and would prefer a drop in service for affordability. - To increase revenue, Council should better allow subdivision to 4h lot immediately around the school in Aka Aka. - At the Auckland boundary- Council should help the housing situation. - Waikato Regional Council should amend how rural halls are managed and provide basic maintenance for them e.g. painting and parking areas. The current hall committees, made up of volunteers, should not be responsible for this basic upkeep. Day to day running of the hall and minor maintenance is reasonable, however finding tens of thousands of dollars to repaint someone else's property is not. 			

4.2 OPTIONS

- a) Do not adopt proposed changes to Hall Catchments and Targeted Rates – this option is not recommended.
- b) Adopt changes to proposed Hall Catchments and Targeted Rates. This option is supported by the majority of submissions.

Staff consider that option (b) is the preferred option as it is supported by the majority of the submissions and ensures there is enough income to reflect the required maintenance and running costs of the Halls.

4.3 FINANCIAL

The following table reflects the changes if the proposed targeted rate and catchment changes are adopted.

WDC Hall	Current TR	Current number of properties/catchment area	Current Total (before insurances/expenses)	Proposed TR	TR with proposed changes	Proposed number of properties/catchment area
Karioitahi	\$28.74	54 properties/ 58 dwellings	\$1666.92	\$55	\$18480.00	410 properties/ 336 dwellings
Aka Aka	\$35.00	184 properties/ 212 dwellings	\$7420.00	\$55	\$15345.00	293 properties/ 279 dwellings
Otaua	\$50.00	161 properties/ 193 dwellings	\$9650.00	\$55	\$13970.00	274 properties/ 254 dwellings

Costs deducted prior to remittance payment include:

- Rates
- Insurance
- Repairs and Maintenance
- Building Security/ Fire Alarms

5. LEGAL

A formal submission process was undertaken in conjunction with the 2021-31 LTP using the Special Consultative Procedure under the Local Government Act 2002.

This consultation was open to the public, with communication targeted to those located within the relevant current or proposed catchment. Residents within these areas were contacted directly via letter to advise of the potential change and the opportunity to submit. Key stakeholders, such as hall committees and local Iwi, were also contacted. The statement of proposal and feedback form was made available at Waikato District Council office and libraries as well as the Waiuku Library.

6. STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

- Community Halls Terms of Reference

7. ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Council has undertaken public consultation for the LTP in accordance with Section 93A of the LGA.

Highest levels of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tick the appropriate box/boxes and specify what it involves by providing a brief explanation of the tools which will be used to engage (refer to the project engagement plan if applicable).</i>	The deliberations for the LTP allow Council to consider the submissions received during the consultation process. The community will be informed of the decisions made during deliberations ahead of Council adopting the final LTP in June 2021.				

8. CONCLUSION

The catchment areas are a legacy issue created in 2010 by the amalgamation of Waikato and Franklin District Councils which now needs to be resolved. In addition to this, targeted rates need to reflect the operational and maintenance cost of these buildings. Approval is sought to adopt the proposed changes in conjunction with 2021-31 Long Term Plan.

9. ATTACHMENT

- Hall Catchment and Targeted Rates Submissions

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1635

Full Name: Kay Vincent

Organisation: Kariaotahi Hall Committee

What catchment area do you live in? Kariaotahi

Wish to speak to submission: Yes

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

See attached document.

Kariaotahi Hall lost the majority of its targeted rate payers to Auckland City at amalgamation. Option 2 should redress this inequity. Having the same rate across the entire northwest Waikato will also be fairer as everyone will be paying the same amount, regardless of which hall it goes to.

Comment:

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: Yes

The **Kariaotahi Hall Committee**, on behalf of the Kariaotahi Hall Society, supports the proposed targeted rate increase and extension of catchment boundaries. This will redress the loss of income since amalgamation. It will be more equitable for the northwest Waikato area, where the continued use of Franklin District Council boundaries means some ratepayers no longer pay rates for a hall (now in Auckland), but also pay nothing towards any of the facilities in the Waikato District.

Since amalgamation, when it lost most of its previous rate payers to Auckland City Council, Kariaotahi Hall (the former Kariaotahi School) has had significantly reduced income from rates. The hall committee advised WDC of this deficit and requested support, eventually receiving several annual top-ups to help offset this loss. The rates have not increased since before amalgamation and this, too, has had an impact on the hall's income.

The committee has lobbied for a fairer system for almost ten years. During this time, through fund-raising projects and hall hire, it has continued to maintain the buildings, facilities and grounds. The committee hosts at least two annual community events which are well supported. The hall has had increasing use over the past six or so years where it has been hired three to four days a week.

The building and grounds are under consideration for heritage status, and the committee is committed to maintaining the 1930s authenticity of the property. This means some maintenance and restoration require extra attention, so costs are expected to reflect this. Fundraising, grants, and donations will continue to contribute accordingly. The committee is also involved in returning some of the grounds to native tree plantations and replanting gardens to encourage native wildlife - in association with other local predator-free groups and regeneration activities.

There is support for the hall both locally and from further afield, including past pupils and community members who have since left the district. This is evident in the Kariaotahi Hall Society membership which has a subscription to help offset the loss of targeted rates. The committee administer a local community Facebook page and include regular posts about hall activities and events, as well as posts about the history of the old school and district. It has members from around New Zealand and overseas who are keen to maintain their Karioitahi links, and it is an effective means of communication and connectedness, placing the hall as the focal point of the community.

The committee is a motivated and pro-active group with a wide range of skills relevant to successful management and care of the hall. It includes a mix of long-standing members and new people to the district, and other community members are involved in ad hoc projects throughout the year. The committee actively promotes the hall as a venue for appropriate functions and use; however, there are improvements, repairs and upgrades which need to be addressed so that the hall is a presentable, desirable, safe, and functioning venue to meet the expectations and requirements of hall hirers and the community.

The Kariaotahi Hall committee believes that the return of a fair catchment area and an increase in the targeted rate will help return the old Kariaotahi School to a well-maintained, well-presented, and well-used centre of the community and a destination of historic interest suitable for a wide range of purposes well into the future.

4 May 2021

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1581

Full Name: Kathleen (Kay) Roberts

Organisation:

What catchment area do you live in? Otatau

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otatau Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

This will be a fairer option for all

Comment:

This move will bring increased resources for each hall and enable the to be maintained and more attractive. They will be more likely to attract groups who are interested in using them. They will more be financially viable.

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1580

Full Name: John Hiscock

Organisation: Aka Aka hall

What catchment area do you live in? Aka Aka

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

More equitable. Lot of people do not pay levies.

Comment:

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1579

Full Name: Ron and Sylvia Bird

Organisation:

What catchment area do you live in? Kariotahi

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

Because it is fairer

Comment:

Kariotahi is a vibrant community developing around the hall as a social centre thanks to the work of the hall committee

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1576

Full Name: Colin Thorton

Organisation:

What catchment area do you live in? Otaua

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

Comment:

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1575

Full Name: Sid Thorton

Organisation:

What catchment area do you live in? Otaua

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

-

Comment:

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1574

Full Name: Phil Walter

Organisation:

What catchment area do you live in? Otatau

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otatau Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

Maintains hall facilities including bowling ground.

Comment:

Issue of state of roads in Aka Aka areas. Particularly Wile Road. Please fix.

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1572

Full Name: Robert Slack

Organisation:

What catchment area do you live in? Aka Aka Hall

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

To maintain all halls in the area for locals to use

Comment:

Not happy rate increases- either would prefer a drop in service for affordability.

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1571

Full Name: Jackson T Fowler

Organisation:

What catchment area do you live in? -

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

Common sense

Comment:

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1570

Full Name: Shirley Shi

Organisation:

What catchment area do you live in? Aka Aka Hall

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

Increase revenue, more responsible

Comment:

1- In order to increase revenue, better allow subdivision to 4h lot immediately around school e.g. our property at 941 Aka Aka Road= more hall payers

2- At Auckland boundary- help housing situation

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1390

Full Name: Graham Wilson

Organisation:

What catchment area do you live in? Karioitaho Community

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

The Karioitahi Hall is a very important part of the local community and the hall committee do a lot of great work and to continue that work they need more funding to make sure the hall is still around for the next generation.

Comment:

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission**Submitter ID: 1388****Full Name: STEVEN & ROBYN KNIGHT****Organisation:****What catchment area do you live in? KARIOTAHU****Wish to speak to submission: No**

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?**Option selected:**

Option 1 - Status quo

Why is this your preferred option?

IF WE DID WANT USE A HALL THERE ARE PLENTY TOO CHOOSE FROM. WE ARE ONLY 500MTR DOWN THE ROAD FROM PUKEOWARE HALL. A FEW IN WAIUKU PLUS OTAUA AND AKA AKA HALL. WHY HAVE A HALL OUT AT KARIOTAHU. WHY HAVE SO MANY HALLS IN ONE AREA? COMMUNITY HALLS ARE BECOMING A THING OF THE PAST. WITH RATES ON THE INCREASE THIS TARGATED RATE WOULD BE SOMETHING THAT WE WOULD PAY FOR AND NOT GET ANY USE OUT OF. RATES ARE BECOMING A STRUGGLLE TO PAY NOW.

Comment:

What option for Te Akau and Naike Halls do you support?**Option selected:**

Option 1 - Maintain current catchment

Why is this your preferred option?**Comment:**

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1364

Full Name: Withheld

Organisation:

What catchment area do you live in? Karioitahi

Wish to speak to submission: No

What option for the Karioitahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

I vote in favour of option 2 for the Kariaotahi/Otaua/AkaAka halls rates and hall catchment proposal because it makes it fair for all rate payers. Some have been paying no hall rates.

Funds are needed for maintenance and upkeep

Comment:

Please keep my name confidential

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission**Submitter ID: 1349****Full Name: Denise Gunn****Organisation:****What catchment area do you live in? Auckland****Wish to speak to submission: No**

What option for the Kariotahi, Aka Aka and Otatau Halls do you support?**Option selected:**

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

The old school used to have a larger targeted rate area but on amalgamation of the new Auckland Council, the hall lost a huge portion of this area. Consequently the rateable area was reduced to a laughably small zone. Also, there are many neighbouring areas with a greater population now due to farm downsizing into lifestyle blocks, that relate to this hall - which happens to be located on the edge of the North Waikato area. Expanding the rateable area will provide equity with other rural halls in the North Waikato, and enable better funding for maintenance.

Comment:

Maintenance: I believe that the regional council should amend the management of the rural halls and provide basic maintenance for them eg painting and parking areas. The committees, who are all volunteers, should not have to take the responsibility for th

What option for Te Akau and Naike Halls do you support?**Option selected:**

Don't know

Why is this your preferred option?

I do not know the area

Comment:

Please note any further comments on the proposed change to hall catchments and targeted ratesMy commentary on maintenance of halls and equity of catchment areas would apply.

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1348

Full Name: Withheld

Organisation:

What catchment area do you live in? Karioitahi

Wish to speak to submission: No

What option for the Karioitahi, Aka Aka and Otaua Halls do you support?

Option selected:

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

The targeted rate has been the same since this area was amalgamated into Waikato. Some residents have never paid hall rates. It is necessary for the upkeep of the hall, enabling it to continue to be a community resource.

Comment:

Please keep my name confidential

What option for Te Akau and Naike Halls do you support?

Option selected:

Don't know

Why is this your preferred option?

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission

Submitter ID: 1334

Full Name: Shane Pengelly

Organisation:

What catchment area do you live in? None of them

Wish to speak to submission: No

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?

Option selected:

Neither

Why is this your preferred option?

We do not use any of these as we are closer to Waiuku.

The one hall we have used is the Pukeoware Hall which we paid to hire.

Comment:

Not really too happy to be asked to pay additional Rates on something we will never use.

What option for Te Akau and Naike Halls do you support?

Option selected:

Neither

Why is this your preferred option?

We do not use any of these as we are closer to Waiuku.

The one hall we have used is the Pukeoware Hall which we paid to hire.

Comment:

Please note any further comments on the proposed change to hall catchments and targeted rates

Not really too happy to be asked to pay additional Rates on something we will never use.

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission**Submitter ID: 1331****Full Name: Withheld****Organisation:****What catchment area do you live in? Otatau****Wish to speak to submission: No**

What option for the Kariotahi, Aka Aka and Otatau Halls do you support?**Option selected:**

Option 2 - Increase of targeted rate and catchment size

Why is this your preferred option?

By using the former Franklin boundaries for targeted hall rates, WDC has maintained an inequitable situation for the past 11 years. A significant amount of ratepayers have paid nothing towards any hall since amalgamation, as they were previously targeted for halls which ended up on the Auckland side of the boundary. The proposed plan means everyone in the northwest Waikato area contributes the same amount to the halls/local facilities. Some Pukeoware and Puni WDC ratepayers may feel a greater allegiance to the halls within the Auckland boundary; however, they have not contributed any rates towards those either since amalgamation. All three halls have unique benefits and features suited to different purposes, and although they maybe recognised as local halls, in reality, people tend to hire any hall within the wider Waiuku area which best suits their purpose or function. For this reason, the halls could be seen as northwest Waikato public facilities. The targeted rate has to be sufficient so that halls and grounds can be maintained and upgraded to meet the needs and expectations of hirers as well as health and safety standards.

Comment:

Please keep my name confidential.

What option for Te Akau and Naike Halls do you support?**Option selected:**

Don't know

Why is this your preferred option?**Comment:**

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Waikato District Council – Community Halls Catchment Review Submission**Submitter ID: 1275****Full Name: Jasmine Hayward****Organisation:****What catchment area do you live in? Aka Aka - currently****Wish to speak to submission: No**

What option for the Kariotahi, Aka Aka and Otaua Halls do you support?**Option selected:**

Neither

Why is this your preferred option?

I prefer an option of increase the catchment area but not increasing the targeted rate. You will automatically gain much more revenue for maintenance and day to day costs by increasing the amount of households that are required to pay the targeted rate.

Increase catchment : Yes

Increase targeted rate: No

Comment:

Increase catchment : Yes

Increase targeted rate: No.

What option for Te Akau and Naike Halls do you support?**Option selected:**

Option 2 - Minor change to move three properties from Naike catchment into Te Akau

Why is this your preferred option?**Comment:**

Please note any further comments on the proposed change to hall catchments and targeted rates

Attachment: No

Open Meeting

To	Waikato District Council
From	Clive Morgan General Manager Community Growth
Date	3 June 2021
Prepared by	Ben Burnand Project Manager - Long Term Plan
Chief Executive Approved	Y
Reference #	GOV1318 / 3094230
Report Title	Long Term Plan 2021-31 Deliberations – Other Feedback and Suggestions

I. EXECUTIVE SUMMARY

The purpose of this report is to assist Council in its deliberations on all other issues and feedback received through consultation for the Long Term Plan 2021-31 that do not relate to the general rates increase, inorganic kerbside rubbish collection, pensioner housing, repurposing funding for blueprints.

2. RECOMMENDATION

THAT the Waikato District Council:

- i) approves the recommendations as presented in Attachment 1.
or
- i) approves the recommendations as presented in Attachment 1 with the following amendments:
- ii) approves the recommendations as presented in Attachment 2.
or
- ii) approves the recommendations as presented in Attachment 2 with the following amendments:
- iii) approves the recommendations as presented in Attachment 3.
or
- iii) approves the recommendations as presented in Attachment 3 with the following amendments:

- iv) approves the recommendations as presented in Attachment 4.
or
- iv) approves the recommendations as presented in Attachment 4 with the following amendments:
- v) approves the recommendations as presented in Attachment 5.
or
- v) approves the recommendations as presented in Attachment 5 with the following amendments:
- vi) approves the recommendations as presented in Attachment 6.
or
- vi) approves the recommendations as presented in Attachment 6 with the following amendments:

3. BACKGROUND

Public consultation for the Long Term Plan 2021-31 (LTP) took place between 7 April and 7 May 2021 with Hearings undertaken on 25-27 May 2021.

The Consultation Document presented three topics for consideration:

1. Proposed General Rates Increase.
2. The future of Pensioner Housing.
3. The future of the Inorganic Kerbside Rubbish Collection service.

The feedback received for these three topics are presented in separate reports for deliberation by Council at its 3 June meeting.

During the consultation process, Council received a number of other submissions on matters that did not relate to the main consultation topics but provided other feedback as part of the LTP process. The submissions relating to other feedback, the requests and points raised by submitters, and staff commentary and recommendations are presented in Attachments 1-6 for Council's deliberation.

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

A total of 307 submissions were received that provided other feedback that did not relate to the main LTP consultation topics.

Attachments 1-6 present the submission information along with comments and recommendations on each for Council's consideration. This report has been prepared on the basis of written submissions received during the consultation period and ahead of the hearing of submissions commencing 25 May 2021.

It must be noted that the short summary provided for each submission is intended for Councillors only as an indication of the submission content and does not purport to represent the full intent, meaning and/or evidence provided in any of the submissions. The submission numbers have been provided to allow Councillors to locate the submissions in full for further information.

The attachments are separated by activity area where possible. Where a recommendation is proposed which may require additional funding, the financial information is presented in the financial impact column of the attachment.

The recommendations for some submissions provide the Councillors with options, as they may require additional funding not currently budgeted in the draft LTP or a timing change in terms of when the work/project is scheduled within the draft LTP. These have been highlighted in the respective attachments. If Council decide to alter the draft LTP based on any of these submissions, an accompanying resolution must be recorded to reflect this change.

The attachments are presented as follows:

- Attachment 1 – Customer Support
 - o Animal Control
 - o Building Quality
 - o Libraries

- Attachment 2 – Community Growth
 - o Planning, Policy and Bylaws
 - o Economic and Community Development

- Attachment 3 – Service Delivery
 - o Open Spaces
 - o Council Facilities and Swimming Pools
 - o Solid Waste

- Attachment 4 – Three Waters

- Attachment 5 – Financial based submissions

- Attachment 6 – Late submissions

Council approved four (4) late submissions for consideration as part of the LTP process. These are submissions that were provided after the end of the consultation window (7 May) and were accepted prior to the commencement of LTP Hearings on 25 May as part of the supplementary agenda. Analysis of these submissions are included in Attachment 6 and due to the timeframe to produce this report, will likely be emailed to Council prior to the deliberations meeting and tabled as part of the minutes to enable due consideration.

4.2 OPTIONS

Although the submissions that relate to other feedback and suggestions have been presented with recommendations for Council to consider, Council has the option to approve, reject and amend any recommendation and corresponding aspect of the draft LTP. This allows Council to analyse these submissions, deliberate and decide accordingly.

Therefore, the recommendations within Attachments 1-6 are presented as default options for Council to consider, but these can be amended, with any amendments to be recorded within the resolutions for this report.

4.3 FINANCIAL

The majority of submissions that have included other feedback and suggestions have been analysed with a recommendation that there is no decision required for the draft LTP.

There are a few submissions that have been highlighted and proposed for Council to deliberate and decide whether to amend the draft LTP to consider additional funding and/or a timing change. These have been highlighted to Council due to the potential need to balance funding for Council's work programme across different areas of Council's business. Financial impact information has been provided within the attachments and where achievable, within the timeframe of producing this report. However, it is expected that should Council wish to understand the full financial impact of any submission, further information can be provided during the deliberations meeting of the 3 June.

4.4 LEGAL

A formal submission process was undertaken for the LTP using the Special Consultative Procedure under the Local Government Act 2002.

4.5 STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

The recommendations contained within this report (and Attachments 1-6) align with Council's strategic priorities and the community outcomes it is seeking for the district in the long-term.

4.6 ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Council has undertaken public consultation for the LTP in accordance with Section 93A of the LGA.

Highest levels of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The deliberations for the LTP allow Council to consider the submissions received during the consultation process. The community will be informed of the decisions made following the Council's deliberations and adoption of the final LTP.				

5. CONCLUSION

The recommendations for approval within this report ensure that Council continues to develop a LTP for 2021-31 that aligns with Council's strategic priorities and the community outcomes it is seeking for the district in the long-term. Following Council's decisions, the final Long Term Plan 2021-31 will be prepared, including any changes as a result of deliberations, and will be presented for adoption by Council on 28 June.

6. ATTACHMENTS

1. Customer Support
2. Community Growth
3. Service Delivery
4. Three Waters
5. Financial-based submissions
6. Late submissions - To be tabled at deliberations

Attachment 1 - Other Feedback and Suggestions submissions – Customer Support

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – ANIMAL CONTROL			
#1720 – Huntly Community Board Impact of roaming dogs and supportive of increase to budget to allow proactive patrolling	Council is aware of roaming dogs in Huntly and endeavours to proactively patrol whenever possible. Continue to ensure staff vacancies are filled to provide this service.	-	No LTP decision required
#1647 – Steph White Clarifying number of dogs allowed at a property, enforcement and dogs housed at front of properties	Owners with more than 2 dogs require a permit. When Council is alerted to a property with more than 2 dogs and no permit, education is provided to the owner as the first step. Council is unable to enforce where dogs are housed on a property but can take enforcement action if dogs are able to leave the property of their own free will.	-	No LTP decision required
#1599 – Helen McAbe Make desexing and microchipping of domestic cats mandatory #1460 – Jimmy Regulate and control roaming cats	<p>The issue of regulating cats was considered as part of the Keeping of Animals bylaw which has recently been consulted on (separately to the LTP process). Following the hearing of submissions, Council chose to include a new clause in the bylaw regulating the people who encourage nuisance from feral or stray animals, including cats. The amended bylaw was adopted by Council on 17 May 2021.</p> <p>In the absence of central government legislation regarding the issues of microchipping, desexing, or roaming cats, Council has elected not to adopt further restrictions in the bylaw at this time.</p>	-	No LTP decision required
#1399 – Ian Wrigley Review process for dogs that have been deemed scary due to breed prejudice have no avenue for appeal.	Dog owners have a legislated appeal process for any individual dogs classified as menacing by breed or type under the Dog Control Act 1996. Council cannot change the legislation locally to include (or not include) breeds or types listed in the Dog Control Act 1996.	-	No LTP decision required
#1328 – Helen Jansen Larger areas for off-lead dogs required	The Dog Control Bylaw is currently being reviewed internally and will be open for public consultation towards the end of 2021. This would be the opportunity to make suggestions with regards to off leash areas. The submission will be noted and considered for that review.	-	No LTP decision required

Attachment 1 - Other Feedback and Suggestions submissions – Customer Support

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – BUILDING QUALITY			
#1375 – Kevin Collins Question the monitoring of consenting of buildings being constructed	Council inspects any work that is the subject of a building consent and will investigate if reports of building work that has been carried out without consent are received. A report can be submitted via Council's main website to raise a concern, issue and/or problem for Council to investigate.	-	No LTP decision required
#1318 – Kelly Cost of permit on new builds	Council charges are set to only recover the cost of administering, processing and inspecting building work in association with a building consent, to meet the statutory provisions of the Building Act, NZ Building Code and relevant NZ Standard. Central government sets the rules under which councils must carry out this work.	-	No LTP decision required

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – LIBRARIES			
#1837 – Port Waikato Residents and Rate Payers Association LTP provides an opportunity for Port Waikato (along with other northern rural areas) to have access to a mobile library service	Council acknowledges that Port Waikato is without a community library at present. When considering the multiple demands on Ratepayers, a mobile library has not been prioritised in the next 3 years. This will be revisited during the next round of LTP consultations in 3 years' time. Council will always remain open to once again servicing a community library if the Port Waikato community identifies a suitable space and volunteers to administer this.	-	Defer to LTP 2024-34 for consideration

Attachment 1 - Other Feedback and Suggestions submissions – Customer Support

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – LIBRARIES			
<p>New library in Pokeno has not been delivered and cannot be seen in the draft LTP 2021-31 along with non-delivery of infrastructure projects for Pokeno</p> <p>#1804 – Morris and Brenda Roberts #1803 – Pokeno Community Committee (Ric Odom) #1293 – Beverly Young #1732 – Patricia Hubbard</p>	<p>Over the remainder of 2021 and through 2022, Council is going to invest significant time in moving this forward.</p> <p>The significant community feedback and support that exists for this project is acknowledged along with the continual growth of the community.</p> <p>This time is required to engage broadly with as many stakeholder groups as possible, and tie in the existing consultation. This will include presenting the community with 2-3 detailed options to consider.</p> <p>Community facilities such as this can vary greatly between different communities and due care needs to be taken to ensure we develop a facility that meets the current and future needs of Pokeno.</p> <p>The facility itself will not be funded until a minimum 3 years from now to ensure detailed options have been consulted on, and Council can assess what is affordable.</p>	-	<p>Already in the proposed LTP</p> <p>Ensure communication and publicity for the Pokeno community facility scoping/option analysis is sufficient to inform residents of progress.</p>
<p>#1507 – Kristin McCluskie More funding – poor range of books for children</p>	<p>Children’s books are incredibly popular in all of Council’s libraries. Council is constantly working to prioritise and fairly allocate budget for book buying, across all genres.</p> <p>Budget for book buying has to be considered by Council along with a range of other priorities that need to be delivered for ratepayers and wider communities.</p> <p>Council notes this feedback and will investigate further into allocation of spending on children’s books.</p>	-	No LTP decision required
<p>#1395 – Jennifer Gibson Please get behind the value that libraries have in the community.</p>	<p>Council thanks the submitter for this feedback. As a council we understand the immense value and critical role</p>	-	No LTP decision required

Attachment 1 - Other Feedback and Suggestions submissions – Customer Support

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – LIBRARIES			
	libraries play in creating liveable, thriving and connected communities.		
<p>#1226 – Susan Ferguson Stop the hold fees and difficulty in travelling to another site to collect a book</p>	<p>Council thanks the submitter for this feedback. Council acknowledges that the cost of hold fees on books is a barrier to some readers. Council has proposed to remove overdue fees for our district and this naturally comes at a cost to the general ratepayer.</p> <p>Removal of fees is needs careful consideration and currently, Council is proposing to limit any changes to overdue fees.</p> <p>Hold-fees will be closely monitored and along with any other potential barriers to readers using library collections and may propose changes for Council to consider over the next 3 years.</p>	-	No LTP decision required

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>#1843 – Hamilton City Council (HCC) Recommendations 1.1 – 1.6 within the submission.</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p><u>Recommendation 1.2 – Making provision for operational contributions to HCC facilities that are used by residents of Waikato District</u></p> <p>The economy of Hamilton City and that of the Waikato District relies on its residents and ratepayers that not only access a number of facilities in the geographical region of the Waikato as whole but also support businesses and organisations through private spending and through employment. Currently Council has not considered the inclusion of operational budget in line with this recommendation.</p> <p><u>Recommendation 1.2 – Supports provision for the development of alternative transport options, in particular funding of rail services and rail stations (including bringing forward Te Kauwhata station to year 1 of the LTP)</u></p> <p>Council values the partnership it has with Hamilton City Council, Waikato Regional Council, KiwiRail, Waikato-Tainui and the Ministry of Transport which has led to the successful launch of the Te Huia passenger train service between Hamilton and Auckland.</p> <p>Council wishes to continue this approach by advocating for a station at Te Kauwhata and further north in towns such as Pokeno and Tuakau (the latter connected to the Auckland network).</p> <p>Council appreciates Hamilton City Council's support to bring forward the business case for a station at Te Kauwhata from year 3 of the Long Term Plan to year 1. The timing of the</p>	<p>Dependent upon the considerations of Council</p>	<p>COUNCIL DECISION REQUIRED</p> <p><i>or</i></p> <p>No LTP decision required</p>

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
	<p>business case was to enable a mid-term review of the Te Huia service as well as to enable the partners to focus on the next stage of the business case for Te Huia to be taken further into Auckland.</p> <p>Council is also focussing in the coming financial year on providing a building for the Raahui Pookeka Huntly railway station. These priorities and Council resources need to be balanced before Council is able to consider bringing forward the business case for a station at Te Kauwhata.</p> <p><u>Note - Recommendation 1.4 is contained within the Roding section of this report.</u></p> <p><u>Recommendation 1.5 – requests Waikato District Council makes provision for the matching HCC's initial funding (of \$2M) for the Waikato Community Lands Trust and consider the use of inclusionary zoning planning mechanism</u></p> <p>Council is looking to collaborate with HCC on the matter of inclusionary zoning and has budget in the LTP to allow for this. Currently Council has not considered the inclusion of budget to fund the Waikato Community Lands Trust in line with this recommendation.</p> <p><u>Recommendation 1.6 – notes Waikato District Council's unbudgeted provision of \$4 million in their draft 2021-31 Long Term Plan to signal a contribution toward land purchase, designation and consenting processes for a new southern plant</u></p> <p>Council thanks HCC for their support in this matter. Council is aware that its share of the costs for a southern wastewater treatment plant could be in the order of \$4m</p>		

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
	<p>which will be noted in Council's final LTP document for adoption.</p> <p>The unbudgeted provision informs the Waikato community of future funding needed to implement the new southern treatment plant.</p> <p>Council has noted that HCC has prepared a submission to the Waipa District Council to encourage the Waipa District Council to include the necessary budgetary provision or note an unbudgeted provision in its final approved 2021-31 Long Term Plan to support an equitable contribution to future-proof the delivery of a new southern wastewater plant. The consultation window for Waipa District Council has closed so Waikato District Council is unable to make a submission.</p> <p><u>Capacity for joint infrastructure/projects in the future</u></p> <p>Council would like to explore this matter further through the joint Hamilton City Council and Waikato District Council Governance Group.</p>		
<p>#1839 – Waikato Community Lands Trust Seeks matching funding (\$2M from HCC) from Waikato District Council</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Comments provided against the Hamilton City Council submission (#1843) recommendation 1.5 above.</p>	-	<p>COUNCIL DECISION REQUIRED</p> <p><u>or</u></p> <p>No LTP decision required</p>
<p>#1838 – Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)</p>	<p>Council supports the objectives of the Waikato Tainui Tai Tumu, Tai Pari, Tai Ao - Environmental Plan, and</p>	-	<p>No LTP decision required</p>

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>Other matters – Taiao (environment)</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>recognises the importance of biodiversity, Resource Management Act (RMA) reforms, climate change and the restoration of the Waikato and Waipa Rivers.</p> <p>The Council has proposed funding in the LTP for a new climate action coordinator who will help implement the Council's Climate Response and Resilience Action Plan, including engagement with Waikato Tainui, iwi, hapuu, marae and whaanau.</p> <p>Council's Ecological Planner and the Proposed District Plan look to promote restoration and protection of the natural environment. Council is beginning its review of the Conservation Strategy, and as noted in the LTP Consultation Document has already proposed new methods of distributing funds for conservation purposes.</p> <p>Council has also proposed funding in the LTP to help compensate mana whenua for input into resource management policy matters.</p>		
<p>Rail related submissions – establishment of a railway station in Tuakau</p> <p>#1835 – Onewhero-Tuakau Community Board #1823 – Vern Reeve #1686 – Garry McGuire & TDDA #1279 – Daniel Palenski</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>	<p>Council is committed to working with our partners - Waikato Regional Council, Waka Kotahi NZ Transport Agency, Hamilton City Council, Auckland Transport, Auckland Council, KiwiRail and central government on improving the Te Huia passenger train service over the coming years.</p> <p>Council has \$220,000 per annum to support the operation of the service for the first three years. Council has also committed \$750,000 for the further upgrade of the Raahui-Pookeka Huntly Railway Station as well as budgeted \$100,000 for a business case for investigating Te Kauwhata as a potential station in the future.</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>Rail related submissions – establishment of a railway station in Te Kauwhata</p> <p>#1756 – Te Kauwhata Community Committee #1216 – Matthew Hurley</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p> <p>#1653 – Waikato Regional Council Requests consideration to bring forward funding from year 3 into year 1 of the LTP for investigation, design and construction of platforms in Te Kauwhata and north Waikato.</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p><u>Tuakau</u> - Council is supportive of a railway station at Tuakau. However, servicing Tuakau by train is more appropriate via the Auckland rail network due to efficiency gains from the town's proximity to Pukekohe and Auckland (with regards to a frequent train service).</p> <p>Council will continue its advocacy with Auckland Council and Central Government to extend electrification from Pukekohe (which is scheduled to be completed in 2023) to Tuakau and Pokeno, to inform the next Long Term Plan (2024-34).</p> <p>Council (together with the Waikato Regional Council) will monitor patronage numbers on the Pokeno-Tuakau-Pukekohe train station bus service which will help with our advocacy with Auckland Council and central government.</p>		
<p>#1818 – Primary Land Users' Group Submission regarding the cost of compliance and bureaucracy to meet the standards being sought through the LTP</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p><u>LTP includes and implements strategies for improving the efficiency of Council</u> The efficiency and effectiveness of Council operations is implicit within the LTP and all associated and supporting strategies and plans. Frameworks and key strategies have been key topics in previous iterations of the LTP many of which are now embedded.</p> <p>Ongoing examples include an arrangement with WLASS (Waikato Local Authority Shared Services) that looks for every opportunity to collaborate and achieve efficiencies.</p> <p>Council has in recent years pursued strategies that look to partner with providers that will enable better outcomes. This</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
	<p>includes for example, the management of Three Waters by Watercare to be able to leverage both scale efficiencies and to cover skilled resourcing issues previously experienced by Council.</p> <p><u>Efficiency of Council processes, particularly permitting and consenting processes are reported and audited by an external professional party</u> Council is audited by IANZ for building consents on a regular basis. Council also has a risk and audit committee that monitors internal process and commissions external audits.</p> <p><u>Council proactively addresses inefficiencies that are identified and advising the public</u> Findings of both internal and external audits are made publicly available through the agenda and minutes of the risk and audit committee.</p> <p><u>Council regularly reports staff and consultant costs and reports on this information on a quarterly basis</u> This is undertaken annually through the Annual Report.</p> <p><u>Council reviews staff training and organisation processes to allow for productivity improvements</u> Council has a key internal objective on being a learning organisation with particular focus on continuous improvement. This is supported by a development programme that provides training opportunities to all staff and support to practice learnings.</p>		

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>#1832 – Go Eco Environmental planning / climate response / climate friendly modes of transport related points of submission</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Council notes Go Eco's support for a number of environmental principles, policies and actions that the Council also supports – including in relation to climate change and conservation. A new position of Climate Action Coordinator has been proposed in the LTP to help implement the Council's Climate Response and Resilience Action Plan, and the 2004 Conservation Strategy is about to be reviewed to ensure Council's resources are deployed efficiently and effectively.</p>	-	No LTP decision required
<p>Pokeno and Tuakau planning related submissions</p> <p>#1829 – Neil Young #1803 – Pokeno Community Committee Market square development #1732 – Patricia Hubbard #1625 – Kevin Lepper #1618 – Kris Hines #1205 – Elaine Requests easier access to information regarding upgrades and Council decisions regarding Pokeno</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>	<p>Council acknowledges the feedback regarding the rapid growth in the Tuakau and Pokeno area. The various roading, transport and streetscape-related improvements suggested by the submitters can be considered by Council; any that are related to the Tuakau Local Area Blueprint that the community co-developed with Council in 2018/19 are likely to already be under consideration. The planned review of the Blueprint in 2022/23 is another opportunity to raise these suggestions. Rail related comments are provided further above.</p> <p><u>Market Square development</u> Council is aware of the challenges posed by some of the development in and around this area. The design guide that includes the Market Square concept is in the Proposed District Plan, not the Operative District Plan. The Pokeno Town Centre Plan contained in Waikato 2070 (the District Growth and Economic Development Strategy) proposes shifting the location of Market Square. Council is launching an internal project to help with implementation of the Pokeno Town Centre Plan including the Market Square concept. Staff will engage with the Pokeno Community Committee in the first instance to check the level of community comfort with the concept in Waikato 2070.</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
	<p><u>Communication</u> Council is looking at better ways to communicate (including through digital means) local projects / developments / upgrades planned for areas such as Pokeno.</p>		
<p>#1822 - Heritage New Zealand Pouhere Taonga Seeks early involvement in projects that involve ground disturbance to ensure heritage values are retained</p> <p><i>Please refer to the submission attachment for more information</i></p>	<p>Council thanks Heritage NZ / Pouhere Taonga for their submission. Council acknowledges the benefit of, and will endeavour where possible to ensure early involvement of Heritage NZ / Pouhere Taonga in projects that may involve ground disturbance near historic sites to ensure heritage values are protected.</p>	-	No LTP decision required
<p>Representation Review and Maaori wards related submissions</p> <p>#1804 – Morris and Brenda Roberts #1437 – Kahu Tukere #1306 – Marae Tukere</p>	<p>Currently Council is an elected body of 14 representatives – the Mayor and 13 Councillors. The district comprises of 10 wards.</p> <p>On 20 May 2021, Council voted to establish Maaori wards for the 2022 and 2025 local authority elections. The establishment of Maaori wards will now be factored into Council's Representation Review, a statutory process currently under way to determine the number of councillors and wards, and the number of councillors per ward.</p>	-	No LTP decision required
<p>#1802 – Tyron Foster Suggestion of development ideas in Port Waikato</p> <p><i>Please refer to the submission for more information</i></p>	<p>There is no existing or proposed budget in the LTP that would provide for a project of this scale. This is an idea that could potentially come through the Local Area Blueprint that will be developed with the Port Waikato community in 2021/22 to inform the next Long Term Plan (2024-34).</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>#1775 – Charles Fletcher Comments around rules and regulations and impact on innovation</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council has obligations to produce and maintain a District Plan under the Resource Management Act, and to perform certain functions under the Building Act. The Government has proposed reform to the resource management system, which may address concerns that are highlighted to a degree. Council acknowledges the feedback relating to community consultation processes and is continuously looking to improve these.</p>	-	No LTP decision required
<p>#1771 – Te Awa Lakes Providing information on a number of projects within the Waikato region and supporting certain areas of investment</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Council thanks the submitter for their feedback. Council acknowledges the support of Perry Group Ltd within the Waikato district. The majority of the submission points relating to transport and connections with Te Awa Lakes; sits within the Hamilton City Council boundary and is subject to their LTP process.</p> <p>Council will continue to maintain the Te Awa Cycleway and undertake upgrades around Horotiu in the north when required in the Te Rapa area and Tamahere in the south to complete the project. Given the cycleway covers multiple council boundaries, it will be in partnership with the Te Awa organisation.</p>	-	No LTP decision required
<p>Proposed District Plan related submissions</p> <p>#1747 – Jean Tregidga #1678 – Greig Metcalfe #1595 – Jo #1588 – Sally Wagstaff #1477 - Daina-Jane Cunningham and Robert Hall #1404 – Peter Nicholad #1336 – Marian Saxton #1335 – Kerry Walker</p>	<p>The issues communicated within these submissions relate to the Proposed District Plan (PDP) and its process. Issues relating to the PDP are currently being considered by the Hearing Panel.</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>#1320 – Tyler Barry #1231 – Amyliz Lonsdale #1215 – Te Iwa Fisher</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>			
<p>#1744 – Tamahere Community Committee Requests that the Council’s LTP acknowledges and plans for strategic land purchase for retail/service development in Tamahere ward</p> <p><i>Please refer to the submission for more information.</i></p>	<p>There is no specific funding allocated in the proposed LTP to acquire land in support of future Tamahere Township Development. Council intends to develop a property specific plan for Tamahere in year two (2022/23) of the LTP to identify what land is required to support growth in Tamahere. Council will look to work with the Tamahere Community Committee on the plan to address strategic priorities and funding avenues.</p>	-	No LTP decision required
<p>Comments around Key Performance Indicators (KPIs) and Customer Relationship Management (CRM)</p> <p>#1720 – Huntly Community Board #1844 – David Whyte</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>9 of Council’s KPIs obtain their results from the Residents Satisfaction Survey. Council has been advised that a mixed method for the survey is best and is cost effective to the ratepayer. This will include the use of phone, postal services, facebook/social media and contacts from Council’s database to ensure the responses are reflective of the district’s demographics, age, gender, and ward and that all parts of the district are covered appropriately.</p> <p>Focussing on ‘high risk’ CRMs would be a higher level of service than is currently provided. To focus on the more irregular, one off CRMs would increase cost. It is more efficient to target the requests that are the most frequent.</p> <p>The KPIs relating to roading, water supply, wastewater and stormwater are mandatory and set by legislation (LGA</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
	<p>2002). The targets are set by Council and must be approved by Audit NZ.</p> <p>Council is considering an internal project to review Service Request system and the investigation of a new Customer Relationships Management Tool. The review of the Service Request system would take into account the following considerations:</p> <ul style="list-style-type: none"> - Partnerships and existing contracts - Third party contractors - Current KPI indicators - System set up / type - Organisational culture 		
<p>#1719 – Jonathan Wright Comments around general planning and planning in Horotiu</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council's intention is for all communities to benefit from the services that are offered. The Horotiu Local Area Blueprint indicates some of the community's wishes as a guideline for Council. Council's Open Spaces planning team can consider points raised in submissions for future planning. The support of the Horotiu School and its facilities is appreciated.</p>	-	No LTP decision required
<p>#1699 – Ariana Hawkins Create a policy to ensure clean outside appearances of business</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The external appearance of buildings is not something a council can typically regulate, unless the building is dangerous or insanitary. Council's Planning and Policy team will investigate whether any other councils have used a bylaw to deal with the cleanliness of a building's appearance, though there would have to be clear evidence that a problem exists and that a bylaw is the best way to address this.</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>#1653 – Waikato Regional Council Biodiversity and climate change related points of submission</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p><u>Biodiversity</u> Through Council’s understanding of the draft National Policy Statement for Indigenous Biodiversity (NPSIB), it considers the LTP budget appropriate at this time to implement the strategy. This includes initial ecological assessments of the Significant Natural Areas (SNAs) through the Proposed District Plan to determine whether they meet the SNA criteria. In addition, Council has initiated an update to the Conservation Strategy which can inform implementation of the future NPSIB.</p> <p><u>Climate Change</u> Council’s Significant Forecasting Assumptions note the range of impacts expected, what Council is doing to prepare, and the potential consequences if the Council’s planning activities and projects do not adequately deal with these impacts.</p> <p>It is unclear which aspects of the Council’s approach the Waikato Regional Council believes are inconsistent with national guidance, the Proposed District Plan, or the Council’s collaborative work at Port Waikato.</p> <p>The intent is to take a dynamic, adaptive approach that makes decisions now that need to be made now based on current information, and takes additional actions in the future based on changing information and/or potential ‘trigger points’.</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>#1639 – Kimai Huirama Submission from Ngaati Tamainupo regarding their aspirations for Pukeiaahua Paa</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Council has been in discussions with Ngaati Tamainupo about their aspirations for Pukeiaahua Paa for the past year. Through a consent renewal process and through discussions, the mana whenua status of Ngaati Tamainupo has been clarified. One of the issues sought by Ngaati Tamainupo is to acknowledge the cultural significance of Pukeiaahua Paa to Ngaaruawaahia, hapuu and the community. This aspect is being considered as part of the Proposed District Plan hearings regarding sites of significance. A decision on this matter is expected later this year. The concepts provided are exciting and do build on the historical role of the whenua to the local community.</p> <p>The efforts by Ngati Tamainupo to fund raise to turn the concepts into action are noted. At the moment, the whenua is owned by Perjuli and to turn their vision into action, Ngaati Tamainupo need to own the whenua. Like many other funders, Council would need to see more funding secured to give it certainty that the project and vision will proceed. Council will continue discussions with Ngaati Tamainupo on this matter.</p>	-	No LTP decision required
<p>#1632 – Frank Wood and Juliana Mui Planning suggestions regarding growth and smaller centre developments</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council thanks the submitter for their feedback. The comments regarding the role of the many small centres within the Waikato District are valid, including the important role of character and heritage. Identity is a key theme of the Waikato District Blueprint and 15 Local Area Blueprints. Council would be happy to receive specific suggestions from the submitter.</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>Preference around local authority boundary zoning and local body structure</p> <p>#1628 – Lesley Hazlehurst #1552 – Brian Palmer #1373 – Paul Dunbar #1276 – Liz</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Changes to local authority boundaries are not within the scope of the Long Term Plan or under the authority of Waikato District Council.</p> <p>Central government is currently reviewing the future for local government. More information regarding this matter can be found on the Te Tari Taiwhenua / Department of Internal Affairs website.</p>	-	No LTP decision required
<p>#1500 – Alan and Bronwyn Kosoof Comments around the requirement for District Plans and their frequency</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council is obligated to produce a District Plan and review it in its entirety every 10 years. Central government has proposed reform to the resource management system, which may address the concerns raised to a degree. Council acknowledges the feedback relating to community consultation processes and is continuously looking to improve these.</p> <p>All resource consents for activities are processed according to requirements of the Resource Management Act. Where applications meet the criteria for notification, they are notified either fully or on a limited basis to persons directly affected.</p>	-	No LTP decision required
<p>#1402 – Richard Gee Comments around the district's economy / employment</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council thanks the submitter for their feedback. The feedback is aligned with the focus of Waikato 2070: Growth and Economic Development Strategy.</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
<p>#1327 – Geert Meijer Requesting 100% fibre coverage in rural areas</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council thanks the submitter for their feedback, however, fibre coverage is not within the responsibility of Council.</p>	-	No LTP decision required
<p>#1282 – Ben MacCormack Consent related submission</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The information raised is not within the scope of the LTP. Council will contact the submitter to provide further information.</p>	-	No LTP decision required
<p>#1261 – Krystal Lee Expressing the need for more infrastructure</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council has obligations to assess the supply of land for non-residential purposes which will be reviewed this year. The requirement to assess is followed by a requirement to respond through the release of land. Council can zone land however, relies on the private market to develop/fill the land. This matter will be discussed with Council's Economic and Community Development team.</p> <p>Council has considered an appropriate level of focus and project capacity (funding) in the LTP. No further increase is considered to be required.</p> <p>There is a proposed new LTP Key Performance Indicator which states "Adequate land supply (right type in right location) exists to cater for the growth and development of the District. Sufficient development capacity (as required by the National Policy Statement - Urban Development) is provided to meet expected short and medium term demand". This submission presents feedback that would support this new KPI.</p>	-	No LTP decision required

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – PLANNING, POLICY & BYLAWS			
#1257 – Hiramai Rogers Providing feedback on funding and planning infrastructure required for growth	A key priority for Council is planning for growth and the funding of infrastructure. The LTP has been prepared alongside the draft Development Contributions Policy 2021 to plan for infrastructure and how Council can fund this infrastructure to meet the current demands and future growth demands. This includes funding in the LTP to improve growth and infrastructure planning.	-	No LTP decision required

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ECONOMIC & COMMUNITY DEVELOPMENT			
#1840 – Creative Waikato Seeks endorsement of the Waikato Arts Navigator strategy and seeks commitment of \$10,000 per annum (for the next 3 years) to develop an Arts Action Plan and ongoing engagement in the implementation of the Waikato Arts Navigator. <i>Please see submission attachments for more information</i>	<p>Council financially contributed towards the development of the Arts Navigator in the 2018-28 LTP. A contribution towards the continued implementation of this regional arts strategy, including the development of an action plan for Waikato District, would put the Council in a favourable position to try and attract external funding opportunities towards arts / creative sector initiatives and potentially aligning with some Blueprint initiatives.</p> <p>A contribution of \$10,000 per year for three years is an opportunity for Council to state that the funding is contingent on a closer working relationship between both organisations (to be captured through MOU), and to be able to support Creative Waikato to raise their profile and presence across the whole Waikato District.</p> <p>Creative Waikato's current boundary excludes the northern areas of Pokeno and Tuakau. Staff are in support on the basis that Creative Waikato raises its profile and delivers workshops in the community across the northern parts of the district and updates the existing the Navigator with its findings.</p>	<p>\$10,000 (OPEX) in year 1, 2 and 3 of the LTP</p> <p>Towards Waikato Arts Navigator and development of action plan for Waikato District</p>	<p>COUNCIL DECISION REQUIRED</p> <p>Approve inclusion within the LTP (specify funding details in resolution)</p> <p>or</p> <p>No LTP decision required</p>

Attachment 2 - Other Feedback and Suggestions submissions – Community Growth

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ECONOMIC & COMMUNITY DEVELOPMENT			
<p>#1665 – Raglan and District Museum Society Inc Requesting indexing the present grant of \$20,000 to the official CPI rate which would increase the 2022 grant to \$24,074, to assist with this funding in keeping the museum open</p> <p><i>Please see submission attachments for more information</i></p>	<p>Council advised through the Funding Review Workshop in early 2021, that funding towards museums should be considered in the 21/22 FY if the proposed LTP funding framework is adopted, with a view that any changes on funding towards museums are considered in the 22/23 Annual Plan or the following LTP.</p>	<p>\$24,074 (OPEX) in year 1 \$216,666 (OPEX) in years 2-10</p>	<p>COUNCIL DECISION REQUIRED</p> <p>Approve inclusion within the LTP (specify funding details in resolution)</p> <p>or</p> <p>defer to the Annual Plan 22/23</p>
<p>#1417 – Sir Don McKinnon on behalf of NZ Memorial Museum Trust Le Quesnoy Requests that Waikato District Council supports the project to build a Museum and Visitor Centre in Le Quesnoy with a donation equivalent to \$1 per resident of your district</p> <p><i>Please see submission attachment for more information</i></p>	<p>The timing of providing funding to the NZ Memorial Museum in France would need to be assessed along with competing cost pressures across Council business and projects relating to the Waikato District.</p> <p>Should Council wish to support this, Council could offer to help promote fundraising efforts from individual donors within Waikato District.</p>	<p>Approx \$75,000 (OPEX) in year 1</p>	<p>COUNCIL DECISION REQUIRED</p> <p>Approve inclusion within the LTP (specify funding details in resolution)</p> <p>or</p> <p>No LTP decision required</p>

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>#1837 – Port Waikato Residents and Rate Payers Ass’n Requests that Council acknowledges support for playground renewals and requests a parking plan for boat ramps</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council acknowledges the support for the planned renewals programme and will approach the community for consultation on the design in due course.</p>	-	No LTP decision required
<p>Requesting what the Council plans & commitment are for the wharf in Port Waikato, remedial work, and future protection.</p> <p>#1837 – Port Waikato Residents and Rate Payers Ass’n #1828 – Michael Foster #1827 – Robin Ranga #1817 – John Carr</p> <p><i>Please see submissions for more information</i></p>	<p>The wharf and jetty at Port Waikato are currently undergoing renewal. There are no current plans to extend or expand the wharf.</p> <p>Should there be community interest and aspirations to develop the wharf area further, there will be an opportunity to raise this when the formation of a local area blueprint for Port Waikato commences in the next financial year.</p>	-	No LTP decision required
<p>#1824 – Sport Waikato Feedback across multiple relevant areas to Open Spaces</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Council thanks and acknowledges Sport Waikato’s submission and endeavours to take into account the suggestions made through their submission into future planning documentation. Funding for the co-ordinator role is already budgeted within the draft LTP.</p>	-	No LTP decision required
<p>#1821 – Waikato Conservation Board Funding for pest control and indigenous biodiversity promotion</p>	<p>Council thanks and acknowledges the Waikato Conservation Board’s submission. Council has allocated sufficient budget in the LTP for the management of noxious weeds and pests as is reasonably practicable.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<i>Please refer to the submission for more information.</i>			
<p>#1803 – Pokeno Community Committee Open Space related comments covering Sports and Recreation and public toilets</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Council thanks and acknowledges the Pokeno Community Committee’s submission. The position regarded the sport and recreation areas and public toilets is supported by Council. Funding for the public toilets and recreational sports ground on Munro Road is allocated within the draft LTP.</p>	-	No LTP decision required
<p>Provision of green space and reserve in Horsham Downs</p> <p>#1797 – Horsham Downs Community Committee #1773 – Stefan Pollard</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>	<p>Council thanks the Horsham Downs Community Committee for their submission and other submitters providing feedback on this topic.</p> <p>Council will, through a review of the parks strategy, review the requirements for sports and recreation spaces in Horsham Downs.</p> <p>There is not sufficient budget within the draft LTP for the purchase of greenspace in Horsham Downs. However, Council supports the premise of early investment in this area for recreation space.</p>	Dependent upon the considerations of Council	<p>COUNCIL DECISION REQUIRED</p> <p><u>or</u></p> <p>No LTP decision required</p>
<p>#1779 – Denni Amooore Requesting Council looks at relocation of future football from Papahua reserve to an alternative location.</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>The Coastal Reserves Management Plan received submissions that suggested the possibility of Wainui reserve as an alternative sports ground. This option is being investigated as part of the Reserve Management Plan process.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>#1778 – Raglan Football Club Investigation into the future of sports fields in Raglan and an urgent resolution to the status of football in Raglan</p> <p><i>Please refer to the submission for more information.</i></p> <p>#1716 – Pat Taylor Reconsider allowing horses on the Raglan Beaches</p> <p><i>Please refer to the submission for more information.</i></p>	<p>This decision is currently being considered by a Hearing Panel as part of the Raglan Coastal Reserves Management Plan. No decisions have yet been released.</p>	-	No LTP decision required
<p>#1776 – Gordonton Pony Club Propose the development of the Gordonton Domain where the Pony Club is situated by the addition of an all-weather arena</p> <p><i>Please refer to the submission attachments for more information.</i></p>	<p>An all-weather arena is not currently funded as part of the LTP. Council would need to understand the proposal further before future consideration. It is recommended that the Pony Club meet with Council staff to discuss their proposal further.</p>	-	<p style="text-align: center;">No LTP decision required</p> <p>Council staff to meet with the Pony Club to understand the proposal further</p>
<p>#1764 – Matangi Community Committee Reserve plan for Jack Foster Reserve including bus bay and public toilet</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>There is funding for a public toilet in Matangi which would require the need to be assessed. This will likely be done through the review of the public toilet strategy (Facilities Strategy).</p> <p>Consideration and assessment of the need for a bus turning bay would need to be assessed by staff to determine appropriateness. It is recommended that staff discuss this matter further with the Matangi Community Committee.</p>	-	<p style="text-align: center;">No LTP decision required</p> <p>Council staff to meet with the Matangi Community Committee to discuss a bus turning bay</p>

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>Upgrade and extension of the skatepark and basketball hoop / more activities facilities in Ngaruawahia</p> <p>#1749 – Ngaruawahia Community Board #1745 – Donald Hagenson #1741 – Venessa Rice #1405 – Maehe Paki</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>The current Playground Strategy and The Point Reserve Management Plan outline the proposed development of the site and support retaining play spaces. Currently funding for play space projects are in the later years of the LTP (i.e. not within the first three years).</p>	-	No LTP decision required
<p>#1748 – Megan Roberts Make these areas more accessible / better mobility access</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council supports the view to provide more accessible recreation and play spaces. Council will endeavour to ensure that accessibility for future projects is taken into consideration and implemented.</p>	-	No LTP decision required
<p>#1744 – Tamahere Community Committee Requests to bring back funding for Tamahere walkways into year 1 of the LTP, confirmation of funding for Tamahere Park toilets, and a bus stop at the village hub</p> <p><i>Please refer to the submission attachments for more information.</i></p> <p>#1693 – Tamahere Mangaone Restoration Trust</p>	<p>Owing to the financial situation that Council is facing with increasing cost pressures, moving funding back by one year was applied to projects district wide which included the Tamahere walkways.</p> <p>Council would need to understand the financial impact of bringing the funding associated with Tamahere walkways forward to year 1 of the LTP.</p> <p>There is funding available in the current financial year for the toilet at Tamahere Park. This will be awarded prior to 30 June 2021 and delivered early next financial year.</p>	<p>\$195k CAPEX currently in Year 2</p> <p>\$207k CAPEX currently in Year 3</p> <p>\$197k CAPEX currently in Year 4</p>	<p>COUNCIL DECISION REQUIRED</p> <p><u>or</u></p> <p>No LTP decision required</p>

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>Requests to bring back funding for Tamahere walkways into year 1 of the LTP.</p> <p><i>Please refer to the submission attachments for more information.</i></p>			
<p>#1739 – Bruce Knobbs Questioning that the hours of usage of the new sports fields in Pokeno (off Munro Road) is very restricted. Implying:</p> <ul style="list-style-type: none"> - the developer has not really made the facility truly 'fit-for-purpose', as I assume, was the original intent or - that council has been lax in contracting the developer. <p>I would expect such facilities would be used not only by sporting bodies on an ongoing frequent basis but also be used by the local schools.</p> <p><i>Please refer to the submission attachments for more information.</i></p>	<p>There is no restriction on the sports fields. Council factors in a certain number of hours usage as a guide to plan for maintenance and renewals.</p>	-	No LTP decision required
<p>#1736 – Nicole Stone Pokeno needs a skate park and more facilities for the youth</p> <p><i>Please refer to the submission for more information.</i></p>	<p>A feasibility report for a skate park is proposed in the LTP.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>#1726 – Dennis Massey Retain Lake Puketirini in its current form</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Lake Puketirini is retained as a recreation reserve. No changes in use are proposed.</p>	-	No LTP decision required
<p>#1709 – David Adams, Anthea Adams, Matthew Adams Limited recreation facilities for those living north of the Waikato River</p> <p><i>Please refer to the submission for more information.</i></p>	<p>There is limited recreation space in the area north of the Waikato river and Waiuku. Council's current Parks Strategy provides limited requirements of rural or rural living zones and currently focuses on the urban areas. There is no current proposal for additional recreational land in the Waiuku area. This will be reviewed as the Parks Strategy is reviewed.</p>	-	No LTP decision required
<p>#1703 – Horse Access Advocates Waikato Inc. Advocating for horse riding access and bridle trail formation within the boundaries of the Waikato District Council</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The process for the proposed changes within the submission is through the reserve management plan process and reserves bylaw process. The Coastal Reserves Management Plan is currently being deliberated by the hearing panel. This process is ongoing until the panel release their comments/decisions.</p>	-	No LTP decision required
<p>#1684 – Tahla Davis #1681 – Megan Brunel #1671 – Garret Huelson Seeking a playground in the river terraces subdivision.</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>The Council's current playground strategy outlines the current levels of service. Matariki Terrace will be considered in the review of the Playground strategy.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>#1660 – Karan Jaidka Ensure parks are included in new subdivisions</p> <p><i>Please refer to the submission for more information.</i></p>	Parks will be acquired as determined through Council's Park Strategy.	-	No LTP decision required
<p>#1654 – Gordonton Woodlands Trust, Woodlands Estate Trust expresses their thanks for inclusion of funding to support the recently approved RMP.</p> <p><i>Please refer to the submission for more information.</i></p>	Council thanks and acknowledges the Trust's submission.	-	No LTP decision required
<p>#1634 – Pam Douglas Raises concerns over the timeframe for relocating the dog agility club</p> <p><i>Please refer to the submission for more information.</i></p>	Council will work with the Dog Agility Club to transition to a new site. There is no intention to move the club without first coming to an arrangement and providing the club with adequate time to make the move.	-	No LTP decision required
<p>#1633 – Abhishek Dey Requests to open the Newstead walkway</p>	Council is working with Dairy NZ to reopen the walkway.	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>#1614 – Roland Stenger Ineffective facilities at Cliff Street in Raglan</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council will investigate the issue raised. Following adoption of the LTP, the submitter will be contacted in order to log a service request.</p>	-	No LTP decision required
<p>#1602 – Kathy Gold Reserves in the Raglan area need to be under control by the community board</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The Raglan Community Board will have oversight over the community's reserves within Raglan.</p>	-	No LTP decision required
<p>#1597 – Marie-Christine Wells Teenagers and youth in Horotiu do not have access to sufficient facilities such as a basketball court</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council will, through a review of the parks strategy, review the requirements for sports and recreation spaces in Horotiu.</p> <p>Council supports the premise of early investment in this area for recreation space, currently there is insufficient budget in the draft LTP and a lack of available land.</p>	-	No LTP decision required
<p>#1591 – Godfrey Bridger Gulleys around Tamahere/Matangi need cleaning up</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council managed gulleys are being revegetated as funding allows.</p>	-	No LTP decision required
<p>#1563 – Liza Adams Reuquesting a playground/reserve in the Lorenzen Bay/Greenslade Road part of raglan</p>	<p>Council is currently in the planning phase of a playground between Nikau Park and Greenslade Road. Further information will be released when Council engages with the community on the proposal.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<i>Please refer to the submission for more information.</i>			
#1562 – Corin Te Wini More interactive areas for kids would be great	Council thanks the submitter for their feedback. Council's playground strategy outlines Council's intentions with regards to play.	-	No LTP decision required
#1551 – Maggie Smith Golf course at Ngaruawahia should be sold to a housing developer with the requirement that a public park be retained for all rate payers & residents to enjoy <i>Please refer to the submission for more information.</i>	The Ngaruawahia Golf course is currently under lease. This has not been contemplated due to the existing lease.	-	No LTP decision required
#1546 – Ngahina Armstrong Would like to see our communities investing in our youth through the running of programmes or the creation of multipurpose gyms <i>Please refer to the submission for more information.</i>	Council thanks the submitter for their feedback. In conjunction with Sport Waikato the Waikato District Council's planning and policy for new sites is to create recreation hubs with multi-sport disciplines and support community and recreation programmes occurring with sports and recreation spaces.	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>Comments regarding pest plants, and planting of fruit trees in public spaces</p> <p>#1522 – Tonya McNamee #1432 – Ste'en Webster</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The Waikato Regional Council is the overarching pest control authority. Waikato District Council manages weeds and pest as resources allow within Council owned properties. Council is in support of the Whanigaroa Weed Busters.</p> <p>Council will take the submission regarding the planting of fruit trees into consideration when future planting occurs in public spaces.</p>	-	No LTP decision required
<p>#1511 – Tama Walters Playground at Affco park insufficient</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Development or replacement of the existing playground is limited due to the lease conditions of the park.</p>	-	No LTP decision required
<p>#Josephine Lunny Pokeno needs more rubbish bins around the reserves/park areas</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council thanks the submitter for their feedback. The national objective is to reduce packaging and waste. Sufficient bins are in place and providing more bins encourages more waste to be disposed.</p>	-	No LTP decision required
<p>#1481 – Barney Wharakura Requests light upgrades for parks and sport training grounds</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council has allocated funding for sports field lighting upgrades over the next LTP period.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>#1462 – Nicola Dove Questioning why there is no investment in bridle paths around Matangi Tamahere</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council's Trails Strategy outlines trails walkways and Bridal paths throughout the district. The strategy outlines priorities as identified by communities through the consultation period. Council is open to supporting community groups who wish to develop bridle trails.</p>	-	No LTP decision required
<p>#1444 – Clint Prior Expressing interest in seeing Council explore the costs and barriers to rebuilding the long wharf at end of James Street</p> <p><i>Please refer to the submission for more information.</i></p>	<p>This is not currently part of any Council proposals or plans. Further investigation would be required should a proposal be received.</p>	-	No LTP decision required
<p>Community members are working on access to the paper road from Smith Road to access Te Awa cycle way and requests assistance to make this safe and accessible</p> <p>#1441 – Megan Parket #1440 – Nica Van Woerden #1439 – Bridget Dowsett #1438 – Helen Dutton</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council thanks the submitters for their feedback. There is currently no proposal to construct an additional linkage to the Te Awa Cycleway through Smith Road at this point in time. This can be reviewed through the Trails Strategy.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>Expressing lack of community park space in the Smith/Speedy/Driver and River Road area and development suggestions to utilise the disused landfill site.</p> <p>#1439 – Bridget Dowsett #1438 – Helen Dutton</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council's park strategy outlines the levels of service and provision of parks and reserves. Under the current strategy there is no requirement for the provision of parks in a rural or rural living zone.</p> <p>Council is aware of the disused landfill site and is looking into the proposed future of the site with Hamilton City Council.</p>	-	No LTP decision required
<p>#1387 – Raglan Community Arts Council</p> <p>Proposes that a provision of \$100k is included in the LTP to undertake rebuild, stormwater drainage, resealing and car park marking of the front car park on the local reserve at 5 Stewart St, Raglan</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>The work will be considered as part of an asset condition assessment programme. Work will then be programmed accordingly.</p>	-	No LTP decision required
<p>#1386 – Pippa Berry-Cope</p> <p>Would like to see funding allocated to a park / playground in Tauwhare village.</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council will consider amenity needs through its strategies. A playground is not considered for Tauwhare village in the current play strategy. The strategy is due to be reviewed in the near future through which consideration into a playground will be undertaken.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>#1325 – Samantha Evans Insufficient parks in the community (Ngaruawahia)</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council's Parks Strategy has identified that Ngaruawahia is approximately 8h hectares short of park and recreation space. A large capital outlay for the purchase and construction of new parks is required to meet this shortage. However, due to the large capital outlay required it is unlikely Council will be able to meet this requirement. Parks will be acquired as determined through Council's Park Strategy.</p>	-	No LTP decision required
<p>#1302 – Lillian Haskins Expressing the need for an upgraded playground at Maraetai Bay and toilet block at Sunset Beach</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Maraetai Bay was previously due for upgrade, however, the community at the time did not want the playground extended or replaced as it would interfere with neighbouring properties view.</p>	-	No LTP decision required
<p>#1292 – Tammy Hohaia Enjoys the flowers and gardens throughout the township</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council thanks the submitters for their feedback.</p>	-	No LTP decision required
<p>#1273 – David Duffin Requests for lighting to be turned on Raglan tennis court</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council thanks the submitter for their feedback. Council will contact the submitter to address their request.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>No bins or public toilet by BBQ area at Glenkirk Reserve</p> <p>#1234 – Byron van Niekerk #1233 – Kelly van Niekerk</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Glenkirk Reserve is still managed and maintained by the developer. The assets are yet to be vested with Council for maintenance or management. Until such time the responsibility for the reserve remains with the developer. There is no proposal to install toilets within the reserve in line with the levels of service outlined in the Council's Parks Strategy for Neighbourhood Parks.</p>	-	No LTP decision required
<p>#1214 – Muni Goundar</p> <p>Help maintain the fields more as the reserve (Dr John Lightbody) is used by many for sport and other recreation</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council undertakes a programme of field renovations on a 2-yearly basis (in Spring and Autumn) as resources are available. These resources are balanced across all of the district's sports fields.</p>	-	No LTP decision required
<p>#1210 – Mike Keir</p> <p>Thanks Council for the parks and amenities in Raglan</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council thanks the submitter for their feedback.</p>	-	No LTP decision required
<p>#1209 – Ali Clark</p> <p>Requesting information about rubbish being dumped on a reserve</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>The reserve property in question is a private property for which Council does not have responsibility or jurisdiction.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – COMMUNITY CONNECTIONS – OPEN SPACES			
<p>#1201 – Jairus Labastida Requesting cycle lanes connecting towns in the northern Waikato regions to Pukekohe, Tuakau and Pokeno and to the river</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Council thanks the submitter for their feedback. The feedback may align with Council's Trails Strategy. If this is the case, there are a number of proposed trails across the district that Council is investigating in conjunction with local community groups.</p>	-	<p>No LTP decision required</p>

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – COUNCIL FACILITIES & SWIMMING POOLS			
<p>#1666 – Ruawaro Tennis Club Requesting replacement of astrograss within the next two years</p> <p><i>Please see submission for more information</i></p>	Council will investigate this matter with the tennis club.	-	No LTP decision required
<p>#1637 – Mercer Community Committee Still requires a community facility with options to be considered from a feasibility report and requests the Mercer Wharf be place on the unfunded project list.</p> <p><i>Please see submission for more information</i></p>	Council thanks the submitter for raising the ongoing need for a Community Centre in Mercer and desire to include the development of the Mercer Wharf on the unfunded project list. Council will continue to work with the Committee to investigate options for establishing a hall, using current LTP budgets, and support the inclusion of the Wharf on the unfunded projects list, subject to confirming ownership / acceptance of the asset.	-	No LTP decision required Include the Mercer Wharf on the unfunded project list subject to confirming ownership / acceptance of the asset.
<p>#1300 – Council Units – Jellicoe Avenue (No submitter name provided) Heat Pump maintenance checks each year</p>	6 monthly heat pump maintenance checks are programmed as part of Council's preventative maintenance programme.	-	No LTP decision required
<p>#1244 – Anna Read Feedback on facility/seating points</p> <p><i>Please see submission for more information</i></p>	The submitter raises an issue with the lift in Huntly library. The lift is programmed for replacement in June 2021. Other feedback on matters will be provided to Council's other departments.	-	No LTP decision required
<p>#1715 – Water Safety New Zealand Consideration of a number of points regarding drowning prevention and water safety.</p>	Council thanks the submitter for their feedback. Council is open to working with Water Safety NZ to further any approach for drowning prevention and water safety for areas within Council's responsibility.	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – COUNCIL FACILITIES & SWIMMING POOLS			
<i>Please see submission attachment for more information</i>			
Swimming pool related submissions #1467 – Rachel Yorke #1347 – Dianne Firth	Submissions raise some general points around management of swimming pools and swimming pool rules. Council is due to commence a Section 17a Review which is required under the Local Government Act. This review looks at the way in which councils delivers services (including swimming pools) to ensure that it is being done in the best way possible. Any current management issues with swimming pools will be passed onto the delivery provider and staff will follow up with the submitters accordingly.	-	No LTP decision required

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – SOLID WASTE			
Supportive of/Continue the Whaingaroa (Raglan) food waste collection service that actively encourages a zero waste philosophy. #1609 – Lisa James #1374 – Jenny Wolf #1324 – Moira Cursey #1218 – Valerie Bianchi #1210 – Mike Keir #1832 – Go Eco Extend their advocacy for Raglan’s Kerbside Food Collection and recommend that the Council implement	Council has agreed to support the Raglan food waste collection for the 2021/22 year subject to certain conditions and signing of a funding agreement with Xtreme Zero Waste. Ongoing support by Council will depend on community uptake and will be consulted on through the Annual Plan process.	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – SOLID WASTE			
<p>food waste collection through all well-populated towns of the Waikato District.</p> <p>#1781 – Para Kore Marae Incorporated</p> <p><i>Please refer to the submissions / submission attachments for further information</i></p>			
<p>#1810 – Shannon Edwards</p> <p>Refuse station prices need to be dropped</p> <p><i>Please refer to the submission for further information</i></p>	<p>Council has no control over refuse station prices. The Transfer Stations are run by contractors on a commercial basis. As landfill prices, the waste minimisation levy and emissions trading scheme costs continue to increase, so will the cost of waste with the objective of reducing waste to landfill and encouraging re-use and recycling.</p>	-	No LTP decision required
<p>#1765 – Te Mata School</p> <p>Concerns with the placement of the current recycle station at Te Mata School</p> <p><i>Please refer to the submission for further information</i></p>	<p>Council has met with Xtreme Zero Waste and Te Mata School. Arrangements will be made to follow up on this matter to address the concerns of the school.</p>	-	No LTP decision required
<p>Bigger recycling bins/Wheelie bins requested</p> <p>#1617 – Mandy Hotene #1546 – Ngahina Armstrong #1262 – Amanda #1237 – Nicole Stone</p> <p><i>Please refer to the submissions for further information</i></p>	<p>Council is not currently considering the introduction of wheelie bins district wide. The national objective is to reduce packaging and increasing the size of the bins only encourages more.</p> <p>The recommendations for standardisation of kerbside collection indicates that open crates ensure higher quality materials that can be recycled. There is sufficient information that shows wheelie bins can become more contaminated than recycle crates.</p> <p>It is expected that Container Deposits Schemes (CDS) may change kerbside collections. With this in mind,</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – SOLID WASTE			
	Council must first understand the effect CDS will have on the district collection before contemplating changes.		
<p>More options to be considered for recycling and reduce amount being sent to landfill</p> <p>#1515 – David Taylor #1459 – Tania Mayo #1403 – Whirotangi Poutapu</p> <p><i>Please refer to the submissions for further information</i></p>	<p>Council is currently working on re-developing Huntly transfer station to accommodate a community recycling centre and has acquired land in Tuakau to develop a local hub.</p>	-	No LTP decision required
<p>Rate payers should be able to dump solid waste at transfer stations at no charge and the cost be covered by our rates</p> <p>#1409 – David Taylor</p> <p><i>Please refer to the submission for further information</i></p>	<p>Council thanks the submitter for their feedback. Unfortunately, this is not feasible as it is inequitable and unmanageable.</p>	-	No LTP decision required
<p>Educate and supply different colour coded bins to help the younger generation to recycle.</p> <p>#1318 – Kelly</p> <p><i>Please refer to the submission for further information</i></p>	<p>Council thanks the submitter for their feedback. Council is in line with the National Colours for waste and recycling and has no plans to introduce different coloured recycling crates at this stage.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<p>#1843 – Hamilton City Council Hamilton City Council requests Waikato District Council makes provision in its draft 2021-31 Long Term Plan budget for a contribution towards safety improvements at the Gordonton Road/Puketaha Road intersection</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Gordonton Road is owned and maintained by Hamilton City Council (HCC), which includes 15m along Puketaha Road. The Waikato District Council (Council) will work with HCC to provide inputs into the design, however the project is not on Council's Safer Network Project (SNP) list for funding.</p>	-	No LTP decision required
<p>#1837 – Port Waikato Residents and Rate Payers Ass'n Requesting an improvement plan for street lighting to address safety concerns</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council will undertake a review of lighting requirements for Port Waikato as part of a district wide needs assessment.</p>	-	No LTP decision required
<p>Improve maintenance and condition of unsealed roads across various areas as detailed within submissions.</p> <p>Extension of unsealed road in various areas as detailed within submissions.</p> <p>Application of speed limits on unsealed road in various areas as detailed within submissions.</p> <p>Improvements to or addition of signage at specified locations within submissions.</p>	<p>A review of unsealed road maintenance is underway, together with levels of investment in our unsealed road network.</p> <p>At this time, Council has no plans to undertake seal extensions in the district.</p> <p>Speed limits are not set on unsealed roads and it is the responsibility of the driver to drive at a safe and appropriate speed.</p> <p>The Waikato District Alliance (WDA) undertake maintenance inspections. Specific areas raised within</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<p>#1836 – Federated Farmers #1833 – Bruce Cameron #1830 – Ohinewai Area Committee #1825 - On behalf of ratepayers and residents of Whaanga Road #1795 – Paul and Diane Cleaver #1793 – Rory Sherlock #1789 – Paul Miller #1788 – Sharyn Park #1784 – Kate Ross #1780 – Simon Edwards #1763 – Paula Moy #1766 – Rob and Sue Russell #1762 – Barton Strom #1245 – Susan Sallis #1760 – Miguel Villagra #1759 – Paul Welsh #1758 – Lauren Park #1757 – Vanessa van der Schraff #1755 – Tim Gemmell #1734 – Sarah McKinlay #1707 – Sjaan Appleby #1702 – Waimato Tupaea #1696 – Liz Curtin #1694 – Paddy Curtin #1690 – George Manu #1675 – Shirley Scott #1673 – Ben Chapman-Smith #1667 – Murray Thomas #1645 – Hayley Archer #1616 – Robert McHugh #1603 – Kim Rangihika #1598 – Celia Edmonds</p>	<p>submissions will be discussed with WDA. Maintenance requests can be submitted by the public through Council’s service request mechanism.</p> <p>Council will review the road signage feedback at the specific areas raised within the relevant submissions.</p>		

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<p>#1597 – Marie-Christine Wells #1586 – Anne Williams #1568 – Linda McDonald #1550 – N Mirfin #1549 – Hayley Willers #1542 – Jean Aldworth #1523 – NJ and DJ Wood #1516 – Kendra Barham #1512 – Andy Buckley #1472 - Elizabeth Tuhakaraina #1406 – Michelle O’Donnell #1380 – Hannah Morgan #1365 – Peter Roberts #1359 – Nicky Harvey #1354 - Hendrikje Marieke van Kooten #1290 – Nicole Brzeska #1289 – Trina Regnier #1280 – Christopher Jeffries #1241 – Vicky Foden #1213 – Liz #1211 – Raghu Hegde</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>			
<p>#1834 – NZTA / Waka Kotahi Providing information on Waka Kotahi functions and strategic priorities, as well as clarification of the Funding Assistance Rate</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Council acknowledges Waka Kotahi’s submission and acknowledges that the Road to Zero Local Road activities will receive National Land Transport Fund investment at the normal Council Funding Assistance Rate (FAR).</p> <p>Council will await confirmation of the transport subsidy programme and work with the agency to reprioritise safety improvements within the overall funding available.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<p>Suggestion options for a heavy vehicle bypass</p> <p>#1816 – Courtney Howells #1756 – Te Kauwhata Community Committee</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>	<p>Council thanks the submitters for their feedback. Currently there are no plans to develop a service lane as a bypass for Heavy Commercial Vehicles on the Main Street in Te Kauwhata.</p>	-	No LTP decision required
<p>Feedback on speed limits for sealed roads</p> <p>#1814 – Murray Brown #1810 – Shannon Edwards #1643 – Roger Bull #1573 – Alan Page #1219 – Megan</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>	<p>The setting of speed limits is to be reviewed in 2021. The roads within these submissions have been added for consideration, which will be subject to the outcomes of the speed bylaw and Setting of Speed Limits Guidelines 2016.</p> <p>For feedback related to speed on state highways, this comes under the responsibility of Waka Kotahi / NZTA. Council continues to advocate for safe and appropriate speed on state highways.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<p>Feedback and requests for footpaths/walkways/cycleways</p> <p>#1810 – Shannon Edwards #1806 – Newstead Residence Association #1805 – Newstead County Preschool #1785 – Bike Waikato #1764 – Matangi Community Committee #1752 – Fiona Randell #1751 – Phillip Straw bridge-Ramsay #1744 – Tamahere Community Committee #1711 – Mary #1603 – Kim Rangihika #1573 – Alan Page #1382 – Jaqueline Jones #1358 – Bob Forsyth #1303 – Withheld #1294 – Barry Birchall #1288 – Stef Bell #1239 – Bob</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>	<p>The request for footpaths within these submissions have been added to the list of footpath considerations which are prioritised as part of the Footpaths and Trails Strategy (due for release in September 2021). This will include consideration of cycleways and the roading team will be working with the open spaces team to ensure there is an aligned approach.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<p>Pokeno transport related comments around roading, connectivity, Great South Road/Pokeno Main Street, and Public Transport</p> <p>#1803 – Pokeno Community Committee #1737 – Kit Johnson #1652 – Barbara Barrand #1651 – Chris Lynam #1423 – Annerose Lilley #1422 – Peter Buckley #1269 – Kevin Lepper #1250 – Shaney Anderson #1243 – Anselea Brougham #1233 – Anna Noy #1221 – Dominic Toon</p> <p><i>Please refer to the submissions / submission attachments for more information.</i></p>	<p>Council thanks the Pokeno Community Committee for their submission and other submitters for their feedback.</p> <p>Pokeno Road upgrade is currently under construction with the Pokeno/Great South Road due to be constructed in 2022. The Great South Road urban upgrade is scheduled for construction summer 2021/22</p> <p>Planning is underway for the formation of un-formed Albert Street to form an east link and bus shelters are prioritised base on bus patronage across the district.</p> <p>New road improvements for Pokeno Road at Helenslee and Hitchen Roads will include 2 sets of traffic signals and will include pedestrian control facilities. The same improvements are planned for the proposed Great South Road / Pokeno intersection and at least 2 crossing points on Great South Road between Market Street and the new fire station.</p>	-	No LTP decision required
<p>Roundabout link to Resolution Drive and cycleway connections</p> <p>#1797 – Horsham Downs Community Committee #1773 – Stefan Pollard #1762 – Brennon Lannigan #1729 – Blair Kiely #1714 – Neville Henderson</p>	<p>Council thanks the Horsham Downs Community Committee for their submission and other submitters providing this feedback.</p> <p>This matter has been reviewed by Council and NZTA and has determined that a roundabout is not required until 2036, based on the current traffic projections, an interim design has been supported and will be constructed in 2021.</p> <p>Pedestrian and cycleway provisions are included in the Resolution Drive and Horsham Downs Link Road design, which connects to the Horsham Downs community.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<i>Please refer to the submissions / submission attachments for more information.</i>			
<p>#1791 – Nick Koning Allow for future planning for a road to be built from 2a Maungatawhiri Road Raglan to Rangitahi and onto 187 Te Hutewai Road and onto 393 Wainui Road.</p>	<p>Council thanks the submitter for their feedback. The linkage from Rangitahi to SH23 has yet to be determined and would need to consider the outcome of the Proposed District Plan process.</p>	-	No LTP decision required
<p>#1769 – Whikitahu School Make provision in the first year of the LTP for:</p> <ul style="list-style-type: none"> - construction of a 200 metre long walkway, linking Whitikahu School with the Whitikahu Community Hall and Tennis Courts - measures to reduce speed through the Whitikahu School Zone, including through the use of traffic calming measures and reducing the speed limit from 70km/hr. <p><i>Please refer to the submission attachment for more information.</i></p>	<p>The proposed footpath is currently under review.</p> <p>Speed limits are proposed to be reduced across the district for all schools and this will form part of the 2021 speed limit review.</p> <p>School zone signage and markings will also be installed across all schools.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<p>#1765 – Te Mata School Regarding concerns about the areas around the district of Te Mata School</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>A review of unsealed road maintenance is underway, together with levels of investment in our unsealed road network. Council has no plans to undertake seal extensions in the district.</p> <p>Speed limits are not set on unsealed roads and it is the responsibility of the driver to drive at a safe and appropriate speed. However, speed limits are proposed to be reduced across all schools in the district as part of the 2021 speed limit review.</p> <p>The sealed area of parking next to the school will be inspected for repair and work with school to improve safety.</p>	-	No LTP decision required
<p>#1672 – Murray Allen Planning in Huntly for internal bypass and roads and to gain access to the expressway</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The revocation of old SH1 is expected to be complete by July 2021 (although this is still to be confirmed).</p> <p>Several projects are planned to be undertaken to provide a safer and more efficient connected road layout. This may include changes to intersections better suited to a town / urban environment should the road no longer be a state highway.</p>	-	No LTP decision required
<p>#1601 – Russell Davis KPIs and responsiveness for repairs</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council will review the Waikato District Alliance response times. The response time is one of Council's key performance indicators that is reported on throughout the year.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
<p>#1561 – Philip and Jenny Moon Concerns around blanket spraying out of berms</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Waikato District Alliance do allow for owners to request no spray zones.</p> <p>The submitter will be contacted accordingly to convey this information.</p>	-	No LTP decision required
<p>Speed limits outside schools</p> <p>#1558 – Josie Redmond #1489 – Mike Green</p> <p><i>Please refer to the submissions for more information.</i></p>	<p>Speed limits are proposed to be reduced across all schools in the district as part of the 2021 speed limit review.</p>	-	No LTP decision required
<p>#1526 – Roy Petrie Rectification of the intersection of Helenslee Road and Munro Road</p> <p><i>Please refer to the submission for more information.</i></p>	<p>A private plan change is underway that affects this intersection. It is expected that signalling will be included.</p>	-	No LTP decision required
<p>#1493 – Eshan Verma Lack of streetlights leading into Te Kauwhata</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Streetlights at new locations are being reviewed, but at this time restricted to urban areas as part of residential growth and high risk intersections.</p>	-	No LTP decision required
<p>#1475 – Sue Ratcliffe Rural speed limits are too high</p> <p><i>Please refer to the submission for more information.</i></p>	<p>At this time Council has no plans to investigate rural road speeds as this will be part the new Ministry of Transport proposal which is currently out for Road controlling Authorities feedback.</p>	-	No LTP decision required

Attachment 3 - Other Feedback and Suggestions submissions – Service Delivery

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – ROADING			
	The proposal looks to create a regional speed management plan and the speeds are approved by Waka Kotahi / NZTA and not by local councils.		
<p>#1224 – Sandra Rawlings Requesting an update for future plans for the Whatawhata junction and expresses safety concerns</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The road comes under the responsibility of Waka Kotahi / NZTA as it is a state highway. Council has expressed its concerns to Waka Kotahi / NZTA regarding safety at this intersection.</p>	-	No LTP decision required
<p>#1207 – John Cullen Suggests a bylaw for heavy vehicles not to use local roads due to the damage caused for which rates are used to repair</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The public space bylaw is being reviewed in September 2021 and may include Heavy Commercial Vehicle (HCV) restrictions on many urban residential roads, however most local roads are not restricted.</p> <p>HCVs contribute to the roading programme as they do pay road user charges that Council receives via funding from central government (funding approximately 50% of project and maintenance costs).</p>	-	No LTP decision required

Attachment 4 – Other Feedback and Suggestions submissions – Three Waters submissions

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – THREE WATERS			
<p>#1837 – Port Waikato Residents and Ratepayers Ass’n Issues presented around erosion linked to lack of stormwater drainage and requests resolution of reoccurring flooding issues</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Investigation into the coastal erosion issue has been allowed for in the LTP budget (funded by Council and Waikato Regional Council).</p> <p>Development in the area (i.e. an increase in impervious area) generally reduces the ground water table when compared to pre-development levels. If the network is causing erosion issues this would generally be localised around the outlets or along the network/conveyance areas.</p> <p>Flooding of the carpark is an issue that will be investigated in the 2021/2022 reporting period. Council is looking to move to a proactive/scheduled maintenance system. The assets will be inspected within the next two months and appropriate maintenance scheduled.</p>	-	No LTP decision required
<p>#1786 – Andrew Wood – Next Construction Seeking further clarification on the capital projects list elements relating to Ngaruawahia and those proposed to accommodate the proposed Medium Density Zone in Ngaruawahia to facilitate growth</p> <p><i>Please refer to the submission for more information.</i></p> <p>#1738 – Ambury Properties Ltd</p>	<p>When preparing the Long Term Plan Council can only include items that are in the current operative plan (i.e. if not currently zoned for development, they are not included).</p> <p>One of the reasons for this is the potential to charge for Development Contributions (where the works would be likely be funded from growth), however it is not appropriate to collect Development Contributions for something that may not get approved in a District Plan.</p> <p>Council updates its Long Term Plan every three years and in some instances, there is an opportunity to adjust the work programme through an Annual Plan.</p>	-	No LTP decision required

Attachment 4 – Other Feedback and Suggestions submissions – Three Waters submissions

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – THREE WATERS			
<p>Requests the bringing forward of infrastructure servicing (wastewater treatment plant) for Huntly and Ohinewai</p> <p><i>Please refer to the submission attachment for more information.</i></p> <p>#1733 – Kirriemuir Trustee Ltd Seeking confirmation that the draft LTP water and wastewater infrastructure upgrades and renewals in Tuakau will provide sufficient capacity required or that funding be included to provide sufficient capacity.</p> <p><i>Please refer to the submission attachment for more information.</i></p> <p>#1676 – Greig Metcalfe Requesting that funding is made available for two unfunded wastewater projects for Te Kowhai to ensure development can occur within the medium term (3-10 years).</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Therefore, any changes to timing or value of capital works as a result of subsequent rezoning of areas in Ngaruawahia, Ohinewai, Tuakau, and Te Kowhai approved through the District Plan might be possible for consideration through that process.</p> <p>In terms of the bringing forward of infrastructure projects, a further consideration is Council's debt cap which currently does not permit the investments being brought forward any sooner.</p>		
<p>#1730 – Ward Ranch Limited Opposing the use of Whangamarino area to store water from Red Lake Waikere</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Council thanks the submitter for their feedback. From information provided in the submission, the area in question is under the responsibility of the Waikato Regional Council.</p>	-	No LTP decision required

Attachment 4 – Other Feedback and Suggestions submissions – Three Waters submissions

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – THREE WATERS			
<p>#1636 - Gillian Marie Requesting that Council looks into different options for sewage than land disposal with runoff into waterways and that sewage disposal needs be included in developer's costs for new developments. <i>Please refer to the submission for more information.</i></p>	<p>Council currently has a range of consents for wastewater disposal methods. For consent renewals currently underway, there is a strong desire from stakeholders to have treated wastewater disposed to land (before naturally entering a waterway); this may include using reclaimed water from the wastewater treatment plants for irrigation purposes. Desludging of bio-solids from wastewater ponds has historically been sent to landfill.</p> <p>Council is currently investigating a more sustainable method of disposing of bio-solids.</p> <p>The cost of wastewater treatment and disposal is charged to the properties who receive a public wastewater service. Developers pay development contributions to contribute to the capital cost of the infrastructure to convey and treat wastewater.</p>	-	No LTP decision required
<p>#1613 – Ronel Jacobs The Wastewater Treatment is extremely high (over \$1,500 per annum per household) compared to other councils. There should be an investigation as to understand why Waikato District Council rates aren't comparable to others.</p> <p>#1422 Peter Buckley Provides a view on the water reform programme and potential responsibilities for those taking over the services</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Waikato District Council has multiple towns within the district resulting in multiple wastewater treatment plants. The district covers a large geographic area with a low ratepayer base to apportion the cost of receiving a wastewater service.</p> <p>When comparing with other council rates, it should be noted that councils apportion costs differently, to determine what makes up the general rate versus the targeted wastewater rate.</p> <p><u>Water reform</u> Many councils across the country face urgent wastewater challenges related to growth and compliance with increasing standards contributing to the high cost of wastewater rates.</p>	-	No LTP decision required

Attachment 4 – Other Feedback and Suggestions submissions – Three Waters submissions

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – THREE WATERS			
	<p>In 2020, central government launched the Three Waters Reform Programme - a three year programme which will eventually change the way these services are provided across the country.</p> <p>The next step of the programme looks to create a small number of publicly owned entities to specifically manage and deliver three water services. The exact size, shape and design of these proposed entities is still being worked through.</p> <p>There will be no fully developed proposal that will inform the development of the Long Term Plan 2021-31. The Long Term Plan therefore assumes that Council will deliver these services over the life of the Long Term Plan.</p> <p>While Council works with central government on potential reform, Council continues to proactively explore opportunities and participate in shared services as a way to provide these services cost-effectively.</p>		
<p>#1398 – Trista Hall Do not sell off the water</p> <p><i>Please refer to the submission for more information.</i></p>	<p>Watercare Services is an infrastructure asset management council-controlled organisation that manages the drinking water and wastewater services.</p> <p>Watercare Services provides treated drinking water to Waikato District Council for Waikato's customers in Pokeno and Tuakau.</p>	-	No LTP decision required
<p>#1281 – Robin Champion Please upgrade the sewage processing at Te Kauwhata.</p>	<p>There are existing plans to upgrade the Te Kauwhata wastewater treatment plant. The upgrade is being staged to allow the plant to become compliant with the discharge consent as quickly as possible by using modular membrane aerated biofilm reactor technology that can</p>	-	No LTP action required

Attachment 4 – Other Feedback and Suggestions submissions – Three Waters submissions

Submission(s)	Staff comment	Financial impact	Recommendation
ACTIVITY AREA – THREE WATERS			
	be reused in the ultimate plant and sized to meet future growth.		
<p>#1474 – Janine Mirkham Expressing concerns regarding the condition of Lake Waikare.</p> <p><i>Please refer to the submission for more information.</i></p>	<p>The responsibility for Lake Waikare sits with the Waikato Regional Council. Council is currently in discussion with the Te Kauwhata Wastewater Consultation Group regarding the current discharge consent issued by Waikato Regional Council.</p> <p>When providing feedback to the submitter after adoption of the LTP, Council will request whether the submitter would like the information to be passed onto the Waikato Regional Council.</p>	-	No LTP decision required

Attachment 5 - Other Feedback and Suggestions submissions – Finance based submissions

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – FINANCIAL BASED SUBMISSIONS			
<p>#1838 – Te Whakakitenga o Waikato Incorporated (Waikato-Tainui) Financial matters raised within the submission</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Finance Matters submission points 17-24:</p> <p>In addition to Council's current rating remission and postponement policies (both general and specific to Maaori Land), the government has recently introduced changes to the Local Government (Rating) Act 2002 (The Act) to better accommodate the uniqueness of Maaori land ownership.</p> <p>While staff are working through the details of the changes it is understood that one of the more significant changes will be the ability for multiple owned Maaori landowners to access the government rates rebate scheme. Land under development may also be eligible for rates remission under the Act.</p> <p>Maaori land valuations are subject to a discounting process which reduces the capital value of the land and in turn the rates charged on the land. Customary Maaori land, subject to the provisions of the Act, is generally non-rateable.</p> <p>In terms of point 24, Council's funding is sourced from ratepayers, developers, users of council services and in some circumstances Government grants/loans. Council would like to understand more about the submission point regarding servicing of Marae and the assistance being sought; is it from a facilitation perspective, helping to seek external funding, loans for trunk infrastructure? Council will look to clarify this submission point with the submitter when providing feedback following the LTP adoption scheduled for June 2021.</p>	-	No LTP decision required

Attachment 5 - Other Feedback and Suggestions submissions – Finance based submissions

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – FINANCIAL BASED SUBMISSIONS			
<p>#1836 – Federated Farmers of New Zealand Financial matters raised within the submission</p> <p><i>Please refer to the submission attachment for more information.</i></p>	<p>Council acknowledges that Federated Farmers is seeking an upwards movement of the UAGC over time to the 30% maximum and higher use of targeted rates.</p> <p>Council has run a user-pays system for the provision of water and wastewater services for many years. With the heightened regulatory compliance environment these targeted rates will be subject to large increases over a prolonged period and will impact ultimately on some of our lower socio-economic areas.</p> <p>The level at which we set the UAGC and the rate in the dollar on capital value are therefore critical to the overall affordability of rates for residential property owners. These owners cannot offset rates as is available to commercial, business (including farming) and industrial property owners.</p>	-	No LTP decision required
<p>#1418 – Waikato Chamber of Commerce Financial matters raised within the submission</p> <p><i>Please refer to the submission attachment for more information</i></p>	<p>Council established an economic development strategy and unit in 2013. Since 2013 the unit has grown from 1 role to 4 which reflects the commitment to supporting economic growth in the district. Council's Waikato 2070 Growth and Economic Development Strategy outlines our key focus areas including supporting existing businesses and growing employment opportunities. Council is actively engaged in regional and subregional economic development initiatives including co-funding the Waikato economic development agency Te Waka.</p> <p>Council has lifted the debt cap in this LTP to the maximum borrowing limit of 175% of revenue.</p> <p>Council is also willing to work with developers using IFF tools to access off-balance sheet solutions, however, has found that current developers within the district do not have a willingness to adopt the property levy approach.</p>	-	No LTP decision required

Attachment 5 - Other Feedback and Suggestions submissions – Finance based submissions

Submission(s)	Staff comment	Financial impact	Decision required?
ACTIVITY AREA – FINANCIAL BASED SUBMISSIONS			
	Council participates in all relevant Government funding opportunities and was a first-mover in establishing a long-term water services arrangement with WaterCare to leverage their economies-of-scale.		

Open Meeting

To	Waikato District Council
From	Alison Diaz Chief Financial Officer
Date	3 June 2021
Prepared by	Colin Bailey Finance Manager
Chief Executive Approved	Y
Reference #	GOV1318 / 3094593
Report Title	Long Term Plan 2021-31 Deliberations – General Rates Increase

I. EXECUTIVE SUMMARY

The purpose of this report is for Council to deliberate on the submissions received through consultation for the Long Term Plan 2021-31 that relate to the proposed General Rates increase.

2. RECOMMENDATION

THAT the Waikato District Council reviews the options for the General Rate and agrees on one option to take into Long Term Plan 2021/31 for adoption on 21 June 2021 from:

Option 1 (increases of 9%, 3.5%,3.5% in years 1-3 of the LTP)

Or

Option 2 (increases of 7%, 6%, 4% in years 1-3 of the LTP)

Or

Sets the Uniform Annual General Charge (UAGC) at \$..... and the General Rate factor applied to Capital values at \$.....

3. BACKGROUND

Public consultation for the Long Term Plan 2021-31 (LTP) took place between 7 April and 7 May 2021 with Hearings undertaken on 25, 26 and 27 May 2021.

The Consultation Document presented three topics for consideration:

1. Proposed General Rates Increase.
2. The future of Pensioner Housing.
3. The future of the Inorganic Kerbside Rubbish Collection service.

This report relates to proposed General Rates Increase and allows Council to receive analysis of the related submissions prior to their deliberation and decision.

This report has been prepared upon the basis of written submissions received during the consultation period and ahead of the hearing of submissions on 25, 26 and 27 May 2021. Should further analysis be required, as a result of the hearing of submissions, there is scope within early June for an updated deliberations report.

It should be noted the 2020 District Valuation was approved by the Office of The Valuer General (OVG) during the consultation period. The consultation document proposed a general rate factor of 0.0024377 based on the 2017 capital values. The 2020 District Valuation increased capital values by an average of 15%, reducing the general rate factor to 0.0021178. This factor was used when the proposed Rating Information Database (RID) was made available to the public on 1 May 2021.

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

Submissions summary

528 submissions were received that provided comment and feedback relating to proposed General Rates Increase. The table below presents a summary of the submissions and the main themes communicated through those submissions.

- 176 selected option 1 to increase at 9% in year 1, 3.5% in year 2 and 3.5% in year 3.
- 221 selected option 2 to increase at 7% in year 1, 6% in year 2 and 4% in year 3.
- 131 did not select either option but provided feedback.

<i>We want your views about the speed of rate increases between 2021 and 2024. Should we 'go hard and go early' or be more cautious and spread rate increases evenly over the first three years? Thinking about the proposed general rates increase - which is your preferred option?</i>	
Option 1 - Set the General Rate increase at 9% in year 1, 3.5% in year 2 and 3.5% in year 3 (Council's preferred option)	Option 2 - Set the General Rate increase at 7% in year 1, 6% in year 2 and 4% in year 3
176	221

Main themes within submissions	
<ul style="list-style-type: none"> - Larger increase now will assist ratepayers in years to come - Support investment in infrastructure which has been overdue - Lowers overall debt - More cashflow earlier on to deal with the major changes - Need to see more done with the rates - Option 1 is less overall compared to option 2 	<ul style="list-style-type: none"> - Look for more efficiency in the organisation / more savings - Gradual increase easier to manage personal finances - Investigate how timeframes and non-productive bureaucratic costs could be cut to save the amount of rates needed - Inequitable to existing residents versus those that move into the district in year 2 or 3
Other comments	
<ul style="list-style-type: none"> - Disagreement with either choice as the rates rises are too high / unaffordable - Out of line with inflation - Rates already increasing due to the recent re-valuation - More housing developments have occurred in the Waikato so already have substantial rates coming in - Increase Development Contributions - Too onerous for fixed income persons and small businesses recovering from the shutdown of the NZ economy due to Covid-19 - Zero rates rise - No increase for rural property owners - How can rates be set when the future of local government is under review - Government should be funding a larger part of what is currently Council's responsibility - Resource Management Act changes should bring change to legislation and the extreme level of compliance costs. This should bring a significant reduction in Council's costs - Decrease the rates - Consider those on pensions / fixed income - Operate more efficiently within established budgets - New developments should be paid by developers not the ratepayer - Should be taking advantage of current low interest rates for long-term developments instead of burdening ratepayers - Cost of living should be the benchmark for rate increases - Concerns over contracting out public services. Build / retain ability to provide services without relying on private sector - Do not believe benefits will be seen in the north of the Waikato 	

Key Matters Raised in Submissions and Hearings

The majority (56%) of submitters who expressed a preference were in favour of option 2 to increase General Rates by 7% in year 1, 6% in year 2 and 4% in Year 3. However, this figure drops to 42% as a proportion of total submitters. Those who did not express a preference for either option generally favour lower, or no rates increase.

General Rates are made up of a fixed sum per property, the Uniform Annual General Charge (UAGC) and a general rate factor applied to the capital values. The 2020 District Valuation shows an average capital value increase of 15%. Based on council's proposal, any property with a valuation movement above 15% will pay more than indicated for general rates and properties with value increases below 15% will pay less than indicated.

The wide range of capital value changes in the district along with submissions received on the level of UAGC, presents an opportunity to review the weighting of the UAGC in the overall general rates charges.

Legislatively the UAGC and other uniform charges (excluding targeted rates for water supply and sewage disposal) must not exceed 30% of total rates revenue.

A range of UAGC's within the 30% cap have been modelled for year 1 of the LTP. Any change to the UAGC will be offset by an opposite effect on total revenue from the general rates factor. The implications of changing the UAGC vary according to property values and examples are shown on Appendix I. Generally, properties with lower capital values will pay more general rates if the UAGC is high, whereas higher value properties will pay less general rates as the UAGC increases.

4.2 OPTIONS

4.2.1 A summary of the modelled options for the General Rate Increases for 2021/22 (year 1 of the LTP) is shown below. Options 3 and 4 are illustrative of what the UAGC would look like at different levels of increase. Council will ultimately determine an appropriate option for taking forward to be adopted in Long-Term Plan 2021/31.

Option	UAGC Increase over 2020/21	Uniform charges as a % of total rates	2021/2022 UAGC	GR factor	UAGC Revenue	GR Revenue	Total GR Revenue
1	9%	18.2%	417.63	0.0021178	12,911,668	72,228,271	85,139,938
2	7%	18.0%	409.97	0.0021109	12,674,756	72,465,182	85,139,938
3	5%	17.8%	402.31	0.0021317	12,437,845	72,702,093	85,139,938
4	79%	25.0%	685.84	0.0018747	21,203,564	63,936,374	85,139,938

4.2.2 The above UAGC options have been modelled for year 1 of the LTP only. The deliberations process will require Council to confirm increases for each year for inclusion in the Long Term Plan 2021/31.

The increases for years 2-10 for the two options that were consulted on are as follows:

Option 1

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
3.50%	3.50%	3.50%	3%	3%	3%	2%	2%	2%

Option 2

Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
6%	4%	3%	2%	2%	2%	2%	2%	2%

4.3 LEGAL

A formal submission process was undertaken for the LTP using the Special Consultative Procedure under the Local Government Act 2002.

4.4. ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

Council has undertaken public consultation for the LTP in accordance with Section 93A of the LGA.

Highest levels of engagement	Inform	Consult	Involve	Collaborate	Empower
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The deliberations for the LTP allow Council to consider the submissions received during the consultation process. The community will be informed of the decisions made following the Council's deliberations and adoption of the final LTP.				

5. CONCLUSION

The submissions received in respect of the General Rates increase options are not overwhelmingly in favour of either proposed option (option 1 33%, option 2 42%). Many submitters expressed negative sentiment to rates increases in general. In addition to this, the District Valuation that was received during the consultation period will result in general rates increasing disproportionately in some areas or categories compared to others.

Council has been presented with various options regarding General Rates increases, based on keeping the work programme un-changed. If through the deliberations, items are added or removed, further modelling will be required before the rates can be agreed.

6. ATTACHMENT

1. Property examples
2. Uniform Annual General Charge (UAGC) Proportion Calculations

Attachment 1: Property Examples

CV \$750,000	2020/21	Option 1 (9%)	Option 2 (7%)	Option 3	Option 4
		2021/22	2021/22	2021/22	2021/22
Rating Valuation	600,000	750,000	750,000	750,000	750,000
Capital Value Rates	1,341.84	1,588.35	1,583.16	1,598.77	1,406.01
UAGC	383.15	417.63	409.97	402.31	685.84
Fixed Targeted Rates	2,209.73	2,365.03	2,365.03	2,365.03	2,365.03
Total Rates	3,934.72	4,371.01	4,358.16	4,366.11	4,456.87
Total % increase (over 2020/21)		11.09%	10.76%	10.96%	13.27%
Total \$ increase (over 2020/21)		436.29	423.44	431.39	522.15
CV \$1,500,000	2020/21	Option 1 (9%)	Option 2 (7%)	Option 3	Option 4
		2021/22	2021/22	2021/22	2021/22
Rating Valuation	1,200,000	1,500,000	1,500,000	1,500,000	1,500,000
Capital Value Rates	2,683.68	3,176.70	3,166.31	3,197.54	2,812.01
UAGC	383.15	417.63	409.97	402.31	685.84
Fixed Targeted Rates	971.90	1,012.27	1,012.27	1,012.27	1,012.27
Total Rates	4,038.73	4,606.60	4,588.55	4,612.12	4,510.12
Total % increase (over 2020/21)		14.06%	13.61%	14.20%	11.67%
Total \$ increase (over 2020/21)		567.87	549.82	573.39	471.39
CV \$5,500,000	2020/21	Option 1 (9%)	Option 2 (7%)	Option 3	Option 4
		2021/22	2021/22	2021/22	2021/22
Rating Valuation	5,000,000	5,500,000	5,500,000	5,500,000	5,500,000
Capital Value Rates	11,182.00	11,647.90	11,609.82	11,724.31	10,310.71
UAGC	383.15	417.63	409.97	402.31	685.84
Fixed Targeted Rates	245.83	232.58	232.58	232.58	232.58
Total Rates	11,810.98	12,298.11	12,252.37	12,359.20	11,229.13
Total % increase (over 2020/21)		4.12%	3.74%	4.64%	-4.93%
Total \$ increase (over 2020/21)		487.13	441.39	548.22	-581.85

Attachment 2: Uniform Annual General Charge (UAGC) proportion calculation

30% UAGC Cap calculation		Annual Plan	Option 1	Option 2	Option 3	Option 4
	UAGC:	\$383.15	\$417.63	\$409.97	\$402.31	\$685.84
	2019/20	2020/21	2021/22	2021/22	2021/22	2021/22
General Rate	60,353,011.91	63,837,268.50	72,228,270.65	72,465,181.98	72,702,093.31	63,936,374.08
UAGC	11,201,678.88	12,558,890.69	12,911,667.51	12,674,756.18	12,437,844.85	21,203,564.08
Halls	855,197.40	866,318.31	845,613.75	845,613.75	845,613.75	845,613.75
Community Boards	280,358.64	308,605.75	308,282.09	308,282.09	308,282.09	308,282.09
Wastewater	12,544,704.75	13,484,598.60	14,701,182.85	14,701,182.85	14,701,182.85	14,701,182.85
Water Supply	3,982,246.41	4,122,971.24	5,261,766.42	5,261,766.42	5,261,766.42	5,261,766.42
Stormwater	2,094,454.49	2,170,783.06	2,549,925.44	2,549,925.44	2,549,925.44	2,549,925.44
Capital Works	113,097.79	107,459.92	88,388.07	88,388.07	88,388.07	88,388.07
Refuse	5,348,854.50	5,783,863.08	5,508,104.93	5,508,104.93	5,508,104.93	5,508,104.93
Specials - Pool	3,184.00	3,296.00	3,008.00	3,008.00	3,008.00	3,008.00
Drainage	10,389.15	10,438.56	10,062.93	10,062.93	10,062.93	10,062.93
Reserves	80,180.00	75,772.01	84,056.00	84,056.00	84,056.00	84,056.00
Water By meter	6,839,198.00	8,381,283.55	7,570,206.00	7,570,206.00	7,570,206.00	7,570,206.00
Total Rates	103,706,555.92	111,711,549.26	122,070,534.62	122,070,534.62	122,070,534.62	122,070,534.62
UAGC	11,201,678.88	12,558,890.69	12,911,667.51	12,674,756.18	12,437,844.85	21,203,564.08
Community Boards	280,358.64	308,605.75	308,282.09	308,282.09	308,282.09	308,282.09
Halls	855,197.40	866,318.31	845,613.75	845,613.75	845,613.75	845,613.75
Reserves	80,180.00	75,772.01	84,056.00	84,056.00	84,056.00	84,056.00
Refuse	5,348,854.50	5,783,863.08	5,508,104.93	5,508,104.93	5,508,104.93	5,508,104.93
Stormwater	2,094,454.49	2,170,783.06	2,549,925.44	2,549,925.44	2,549,925.44	2,549,925.44
Total	19,860,723.91	21,764,232.90	22,207,649.71	21,970,738.38	21,733,827.05	30,499,546.27
	19.2%	19.5%	18.2%	18.0%	17.8%	25.0%