

# 1116

## Long-Term Plan submission form



Submitted on	9 May 2024, 9:06AM
Receipt number	1003
Related form version	5

### Your contact details

First name	Helen
Last name	King
Email	
Phone	

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> <b>Thursday 16 May:</b> 9am to 12.30pm <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

### Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
Which option do you prefer?	1. Preferred option: Hybrid (a mixture of land and capital value)

### Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support as proposed

Pasifika Centre: Expand and refurbish existing building Support as proposed

Te Pātikitiki Library: Expand and refurbish existing building Support as proposed

Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library Support as proposed

Te Motu o Poutoa Anzac Park Support as proposed

Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks Do not support

## City centre transformation questions: seismic upgrades of landmark facilities

Which option do you prefer?

1. Preferred option: Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities

## Development contributions questions

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change? Yes

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change? Don't know / no opinion

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network? Yes

## General comment areas

Please share any feedback about our proposed transport projects

Please, keep on with Featherston Street. Halting future work shows that you are listening, however it also indicates uncertainty. What you are doing is hard, and people don't like change, but its future focused and brave. We need to become less vehicle centric and to prioritise the needs and safety of our people who want to explore other active modes of transport. I was skeptical at first but driving down that street I see very clearly how it's incredibly safe for cyclists, the crossing spaces for kids are easier, and walking is not interrupted. It is a change for cars and businesses. That change is hard and frustrating for some. Perhaps some information for drivers who frequent this area about how to navigate it better and supporting worried businesses through support on how to 'pivot' and infact improve their business from foot and cycle traffic would be of use. (if you are not already doing it)

Please share any additional feedback you'd like us to consider

I feel really moved to talk and advocate for a natural burial site in our city, and though, it has been part of my ENM work to help bring together conversations about this, as an individual I really support a stronger focus, and ultimately a resolution here. This needs to be an option for our people and our community. I understand there has been explorations around the process and a bylaw

may need to be changed, but it is important that it occurs. It's part of my will and has been for a long time; it fits my environmental beliefs, and clearly those of many others. I support a re-examination of whether this is possible as part of Kelvin Grove Cemetery, in the understanding that the soil may not be ideal, but it may be good enough to move forward. Advising people to pursue natural burials in parts of the country that are not where they are from, the place that they are attached to and belong to, is not a viable option.

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**How did you find out about our long-term plan?**

Other: I work for ENM so we are well aware of these processes.

1117

# Long-Term Plan submission form



Submitted on	9 May 2024, 9:10AM
Receipt number	731
Related form version	5

## Your contact details

First name	Graham
Last name	Brocklebank
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> 9am to 12.30pm, 1.30pm to 5pm <b>Thursday 16 May:</b> 9am to 12.30pm, 1.30pm to 5pm <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
Which option do you prefer?	3. Land value (LV) – current system
Please tell us why you prefer this option	LV does not consider the improvements of a property as these vary wildly in cost from very basic to very extreme expensive construction methods etc. this system only considers the land which is very consistent from suburb to suburb and not subject to what the occupants do with the land.
Please tell us what you don't like about the other options	The Hybrid and CV options are based on a "supposed" improvement value to the property; this is calculated from a desktop without any consideration to the level of finish or building materials and components

used in the construction i.e. group housing vs architecturally designed buildings which have a greatly different level of construction costings. At present the improvements are calculated solely on floor area in a given location. CV's do not reflect the actual and real cost of either building new or selling & buying something that is 20 years old. Condition and maintenance of buildings is another factor not factored into the real CV of a property.

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Do not support
Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	There are enough facilities within the PNCC district for all cultures to share, use etc. without leasing / building new facilities to cater to individual groups.
Pasifika Centre: Expand and refurbish existing building	Do not support
Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project	User pays, I do not understand why all residents have to pay for a minority group facility which gets used on an infrequent basis.
Te Pātikitiki Library: Expand and refurbish existing building	Support as proposed
Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project	as I understand it this facility has adapted with the times and keep pace with technology, I also understand it is a great place for the younger and older generations to meet and share time together. this is a great asset to the whole community.
Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Do not support
Please tell us why you've selected this option, and any feedback you'd like to provide about the Awapuni Community Library Hub project	Why build a new facility when the PNCC propose to expand the existing library facility, the whole community can access the main library especially with the new bus routes. Hopefully we may see more bums on seats.
Te Motu o Poutoa Anzac Park	Do not support
Please tell us why you've selected this option, and any feedback you'd like to provide about the project	Another massive cost for minimal use, why not use facilities that are already built and not fully utilised.
Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Do not support
Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project	Isn't there not enough facilities already built around PNCC that are under utilised i.e. the Massey fields, urban parks and reserves etc.
Do you have any general feedback about community facilities for us to consider?	Community facilities should be for all cultures, facilities should be multifunctional not culture specific, however these maybe altered on an event basis to fulfill a particular culture requirement, otherwise the district will have a lot of different culture facilities used a dozen times a year and sit idle for the remainder of the year with the expectation is for the

ratepayers to pay for the maintenance and upkeep of these facilities.

## City centre transformation questions: seismic upgrades of landmark facilities

Which option do you prefer?	2. Only do the required seismic upgrades of these facilities in their current locations
Please tell us why you prefer this option	The rate payers are under enough pressure / burden now without having to pay for elaborate upgrades of buildings.
Please tell us what you don't like about the other option	Cost to ratepayers!

## Development contributions questions

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?	Yes
We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?	No
We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?	Yes
Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?	Yes
Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.	<ol style="list-style-type: none"><li>1. Contributions from residential development, user pays, these contributions should have been used for services upgrades from all previous years.</li><li>2. No, contributions should be charged up until the new system is up and running as this may take years, for which time not contributions will be gathered, furthermore adding great cost to existing ratepayers</li><li>3. Yes, these once again should be a user pays system, the developer is the one gaining financially not the city ratepayers.</li><li>4. Most certainly, if they are not using the infrastructure facilities, why penalise them.</li></ol>

## General comment areas

Please share any feedback you have about our vision, goals and plans	<ol style="list-style-type: none"><li>1. The vision is flawed, especially when you talk about low carbon emissions, sustainability and environmentally friendly; PNCC has the largest fleet of electric busses that run round empty (less than four people) for 95% of the day, the cost to the environment to build these buses is much more expensive than the green washing the vision portrays.</li><li>2. Goals should be to stick to the core business of the city not highfaluting goals to have the best of anything, leave that to the city's with a population of millions not the tens of thousands.</li><li>3. Plans should be in the realms of acceptable expenditure not racking up millions in debt that with increasing interest rates will just get out of hand, possibly to the point where people move on to a town, city or place</li></ol>
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that has a more realistic cost of living.

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**Please share any feedback about our proposed transport projects**

1. This is a joke, bus lanes in the middle of the road for two people to get on and off!  
the cost of buses to run every half an hour for the majority of time less than 4 people is observed to be using the bus.
2. Bus shelters built across the footpaths, so pedestrians have to walk around them. who signs this type of work off?
3. The cycle ways are just another waste of money; most cyclists do not use them, or if they do, they are 3 abreast instead of single file. From living in Christchurch were these were instigated a few years ago now, these are not well used at any time of the day.
4. The joint cycle ways and walking tracks is great along the river and other outdoor areas to get out and about.

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**Please share any feedback about our proposed plans for water and how we will fund Nature Calls**

The basis for my submission concerns the Nature Calls wastewater treatment project proposed by Council.

Given the size of the project and its associated capital cost, estimated on the PNCC website as \$647M, I object to the debt legacy this will leave ratepayers with for the next generation. Council's website talks of funding it through Crown Infrastructure Partners (CIP) but that repayment to CIP could be on the basis of an extra levy of \$1000 per ratepayer for each of the next 30 years.

I believe this is an unsustainable debt legacy. Aside from the unfairness on the existing citizens of the city to have to front up with this sort of money over 30 years, such an annual levy will be a disincentive for new businesses and people in general to relocate to and establishing themselves in Palmerston North when other cities and towns do not have such an on-going financial burden. It may even encourage people and businesses to leave Palmerston North, particularly any large wastewater generators, thereby increasing the individual debt burden of those remaining.

I question the validity of the \$647M capital estimate of the Nature Calls project and indeed that this "best practicable option" (BPO) is affordable to the ratepayers of the city. I take this view for a number of reasons I will elaborate on subsequently in this submission.

I don't understand and need to be informed as to how the Council views that a system involving a capital expenditure of \$647M and its associated debt burden can actually be called "best practicable". It suggests to me the affordability criteria have not been given sufficient weighting in the assessment along with other criteria.

My objections to the proposal and the project as it is currently scoped and stands is based on the following points of detail, which the Council needs to publicly explain and provide more detail on.

1. The capital cost estimate of the preferred option in the Appendix A of the Council report Memorandum dated 18 August 2021 from the Chief Engineer to Council (obtained from the Nature Calls part of the PNCC website) is listed as \$387M. How is it that the capital cost estimate is now listed as \$647M? This represents a 67% increase in costs in 3 years. Even at 7% annual inflation over 3 years, this would only represent a 22% increase to \$474M. What is causing the additional \$173M in capital costs over this period? If it were items unaccounted for in the August 2021 Memorandum report that have since been included in the estimate, wouldn't such an increase (currently unexplained or not discussed anywhere by Council??) then alter what is the preferred option arising from the described MCA and BPO-based options selections processes? Doesn't this warrant a revisit of the options selection process? The unexplained nature of such a significant increase does not instil confidence that the selection of the preferred option as detailed in the Council reports was made on a sound basis.
2. Reading through sections 3 and 4 of the August 2021 memorandum report referred to above, the basis for selection of the "BPO" across 2 stages appears complicated. I strongly feel that affordability criteria have not been given sufficient weighting, especially given the capital cost outcome and that this should be reviewed and revised accordingly. As an example, referring to Figure 3 in the 18 August 2021 Memorandum Report, the Multi- Criteria Assessment (MCA) has been given a 15%

weighting. The next criteria is listed as Māori Values and MCA and has been given a 20% weighting. So why have the MCA criteria been counted twice here? Is that too much weighting on this criterion? The Project Objectives criteria have been given a 25% weighting. The RMA Planning Criteria have been given a 20% weighting. Review of the Project Objectives listed in Section 2.5 of the same Memorandum Report shows that many of the Project Objectives relate to either Māori Values or RMA Planning Criteria (or things that would be considered in a consent application). Similarly, many issues related to RMA Planning criteria will and should be focussed on Māori Values. So, there is considerable crossover and commonality across three key criteria that collectively account for 80% of the weighting of the assessment.

3. In doing this, only 10% of the weighting is then attributed to the Comparative Cost criteria. I note also that this is a Comparative cost criterion, not an absolute cost criterion and so as a comparative criteria only, it doesn't actually address the affordability issue.

4. The "double-dipping" in non-cost criteria as explained above in point 2 and the absence of actual affordability considerations that is apparent in the adopted weightings means that I believe the logic and justification used to select the preferred BPO is seriously flawed.

5. Given the minor role in consideration of options that affordability plays, it is not unexpected that an unaffordable solution has come through the selection process. An earlier consideration of affordability would have probably led to a very different outcome.

6. Sections 4.2.1 to 4.2.6 explain the weightings given to all criteria except the one related to cost. Why is this so? Why is the cost -related criteria the outlier here? Why is there not a justifiable explanation of why the cost-related criteria was given only a 10% weighting?

7. Furthermore, as a further example of the flawed nature of this options selection assessment, in section 4.7, when all but Options 2 and 11 have been eliminated from further consideration, Option 11 is simply (and very easily it seems) eliminated on the basis that Option 11 "was not supported by iwi". If the criteria weightings were considered valid and robust, particularly as they included such a heavy weighting on Māori values and other non-cost criteria, this outcome would have happened using only the weighted criteria. It would not rely on such a subjective reason and means of elimination of an option that had legitimately progressed this far through the defined and agreed selection process.

8. For the reasons covered in points 2, 3 and 4 above, further justification for selection of the BPO as it has been selected is required. The undervaluing of affordability criteria is particularly pertinent given the debt legacy that the project as proposed will leave with the community.

9. I understand that in the NZ engineering industry, it is not unusual and for projects of this size, complexity and with such implications for citizens over such a long timeframe, that a Council would normally get a thorough technical and commercial review of work done thus far by another major engineering consultancy. The absence of any such review report from the Council website suggests such a review may not have been carried out yet. Given the issue with cost affordability of this project, fresh perspectives and alternative ideas for cost savings in particular that I understand often arise from such a review by another party may negate some of the concerns raised in this submission. Council's August 2021 Memorandum Report mentions in Section 1.3 of some reviews that have been done by various parties, but given the outcomes as they stand, particularly those related to capital cost and affordability.

10. I therefore believe it is prudent that Council engages another major engineering consultancy that is capable, competent, and expert in this field to do a thorough review that considers amongst other things, the concerns raised in this submission and the implications for the project as it stands under the government's Local Water Done Well (LWDW) reform initiative.

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**Please share any feedback about our proposed plans for housing**

Social housing is an inherited issue agreed; however, this should be on a self-sustaining basis and not reliant on rate payers to stump up 4.91% of their rates. They are feeling the pain with interest rates etc. already without having to subsidise another property that the council owns. There are plenty of other NGO's out there doing this type of housing on a



rent to buy basis.

2. I guess the use of existing council land is a bonus vs having to procure new land for these developments.

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**Please share any feedback about our proposed plans for growing our city**

The city does need growth agreed; however, this has to be done in sustainable and affordable way to all ratepayers, not rack up a legacy of debt for further generations to have to pay for. An example is of grandeur is "wastewater quality to the highest standard of anywhere in NZ" really "the best in NZ"; agreed it needs to be of a reasonable quality, but it has to be at an affordable cost. Yes, the standards could be to a slightly higher, or above average of what is required in all projects, but to achieve "the best in NZ"; This sort of expenditure is not what I would call a responsible council nor is it affordable.

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**Please share any feedback regarding proposed rates over the next 10 years**

Keep them realistic!!!! and on specific core projects that a local government agency is required to provide, not spending on grandeur projects that will look nice, this will not attract new residents or businesses to the area.

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**How did you find out about our long-term plan?**

Council website

Rates letter or email

Social media

Family or friends

# 1118

## Long-Term Plan submission form



Submitted on	9 May 2024, 11:00AM
Receipt number	1035
Related form version	5

### Your contact details

First name	Geoff
Last name	Watson
Organisation you represent	Palmerston North Heritage Trust
Email	
Phone	

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> 1.30pm to 5pm <b>Thursday 16 May:</b> 9am to 12.30pm <b>Friday 17 May:</b> 5.30pm to 7.30pm
	I am flexible on days and times
How would you prefer to give your feedback?	In person

### Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
Which option do you prefer?	1. Preferred option: Hybrid (a mixture of land and capital value)
Please tell us why you prefer this option	Hybrid option seems the best to me; more accurately reflects true value of property
Please tell us what you don't like about the other options	Solely capital value likely to be very expensive and vulnerable to property

price fluctuations  
Solely Land Value doesn't reflect the considerable value gained by improvements to quality

## Community facilities questions

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Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?

No

**Multicultural Centre: Lease space for multicultural communities to use for activities, events and services**

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project

Facilities for our multicultural communities are very important

**Pasifika Centre: Expand and refurbish existing building**

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project

The Pasifika centre is a very important part of our community

**Te Pātikitiki Library: Expand and refurbish existing building**

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project

Very good to see the ongoing commitment to 'collect and protect community stories through the city archives'. There is an urgent need to ensure quality storage of archives so they remain in pristine condition. I endorse the Palmerston North Heritage Trust submission that: We urge that provision be made for adequate and easily retrievable archive storage as soon as possible, ideally in a purpose-built facility, or in a rebuilt City Library, should the footprint allow it. This might also accommodate archival material currently held at Te Manawa, which is even less accessible than that in the City Archive. I also strongly recommend further support for Manawatu Heritage

**Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library**

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Awapuni Community Library Hub project

Very good to see this proposal. I would like to see provision for an op shop to be included as the Op Shop presently operated by Pathways Presbyterian Church on the St Mark's site is extensively used by the community

**Te Motu o Poutoa Anzac Park**

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the project

It is time that better use is made of this important location and I support the proposals to make its Rangitane heritage more visible

**Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks**

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project

Sport and recreation facilities very important

Do you have any general feedback about community facilities for us to consider?

Overall PNCC are doing a good job here. Visitors who come to Palmerston North frequently comment on how well maintained it is.

## City centre transformation questions: seismic upgrades of landmark facilities

Which option do you prefer?

2. Only do the required seismic upgrades of these facilities in their current locations

Please tell us why you prefer this option

Existing facilities are fit for purpose and there is a high level of public awareness and recognition of them.

Please tell us what you don't like about the other option

My sense is that trying to do this work as a collective project is likely to result in significant cost over-runs. Any private developer will want a return on investment so concerned about the implications of this.

## Development contributions questions

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

Yes

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?

Yes

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

Yes

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

Yes

## General comment areas

Please share any additional feedback you'd like us to consider

As indicated previously, I strongly endorse the proposals to improve the city library and maintain heritage and archives. The Council and Community Archives held by the Palmerston North City Library are essential to 'collect and protect community stories'. In my capacity as a member of the Massey University History Programme I have supervised a number of recent theses that utilise archival materials at the City Library and Te Manawa.

Suzi Katavich wrote her Masters Thesis on protest in Palmerston North during the Vietnam War  
<https://mro.massey.ac.nz/items/ac713fa0-f451-401d-9628-beec2e2f597d>

Isaac Heaphy on the Development of Coleman Place  
<https://mro.massey.ac.nz/handle/10179/69306>

Fiona McKergow on Colonial Textile Culture  
<http://hdl.handle.net/10179/16275>

Josh Reid is presently doing doctoral research on the Flax Industry in Manawatu

These theses are heavily reliant on archival material and material on Manawatu Heritage. The recently introduced Aotearoa New Zealand History Curriculum, with its emphasis of local histories, makes preservation and ongoing access to historical records particularly important.

**How did you find out about our long-term plan?**

Council website

City Councillor

Family or friends

# 1119

## Long-Term Plan submission form



Submitted on	9 May 2024, 11:16AM
Receipt number	1044
Related form version	5

### Your contact details

First name	Oliver
Last name	Boyd
Organisation you represent	Summerset Group Holdings Limited
Email	
Phone	

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> 9am to 12.30pm <b>Thursday 16 May:</b> 1.30pm to 5pm <b>Friday 17 May:</b> 1.30pm to 5pm
How would you prefer to give your feedback?	Via an online live video

### Rates review questions

Which of these describes you?	A developer of residential properties
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### Development contributions questions

Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.	Please see our submission on the Council's draft development contributions policy attached as a supporting file.
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### General comment areas



## SUBMISSION

IN THE MATTER OF:	Proposed 2024 Development Contributions Policy and Draft Long Term Plan 2024-34
TO:	Palmerston North City Council
FROM:	Summerset Group Holdings Limited
DATE:	9 May 2024
BY POST: BY EMAIL:	Palmerston North City Council, Private Bag 11032, Palmerston North 4442 <a href="mailto:submission@pncc.govt.nz">submission@pncc.govt.nz</a> <a href="https://www.pncc.govt.nz/Participate-Palmy/Have-your-say/Long-Term-Plan">https://www.pncc.govt.nz/Participate-Palmy/Have-your-say/Long-Term-Plan</a>

## INTRODUCTION

1. Summerset Group Holdings Limited (*Summerset*) is pleased to have the opportunity to submit on the draft 2024 Development Contributions Policy (*Policy*) and Draft Long Term Plan 2024-34 proposed by Palmerston North City Council (*Council*).

## BACKGROUND

2. Summerset is New Zealand's second largest developer and operator of retirement villages, which makes it one of New Zealand's largest home-builders. Summerset has 38 villages completed or in development across New Zealand and provides a range of living options for more than 8,000 residents.
3. New Zealand is facing a housing crisis, including a retirement living and aged care crisis. It is therefore vital that the regulatory environment recognises and provides for the development that is required to meet this growing demand, and funding for associated infrastructure, but does so on a fair and proportionate basis.

## LOWER OCCUPANCY AND DEMAND PROFILE

4. Paragraph 4.7 of the Policy, states that "Council will demonstrate that it has attributed units of demand to particular developments or types of developments on a consistent and equitable basis". Summerset acknowledges the Policy's recognition of retirement villages' lower demands



on the city's infrastructure in general. However, Somerset considers that the Policy fails to fully take into account the characteristics of comprehensive care retirement villages and their occupants, and the substantial extent to which they reduce the impacts of development on requirements for infrastructure and community facilities.

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

## **POLICY NOT FAIR AND PROPORTIONATE**

9. Somerset notes and supports the decreased development contribution charges for retirement villages generally. Paragraph 6.6.4 provides that, to establish the number of equivalent household units (EHU) that apply for a particular retirement village:
  - 9.1. retirement village units will be multiplied by 0.44; and
  - 9.2. other parts of the retirement village that do not qualify as retirement village units will be assessed as a communal residential development, with the maximum number of occupants being divided by 2.6 (i.e. multiplied by 0.3846 (4dp)).
10. Each residential unit of demand for water, wastewater, roading, and citywide reserves and community infrastructure is calculated per additional allotment (when assessing at the point of

granting a subdivision) and per EHU (when assessing at the building consent or service connection stage). Each residential unit of demand for stormwater and local reserves and community infrastructure is calculated per 700m<sup>2</sup> of allotment area (whether assessing at the point of subdivision, building consent or service connection).

11. However, Summerset considers that the Policy does not go far enough to account for:
  - 11.1. the lower occupancy rate of retirement units and aged care rooms as compared to standard residential dwellings;
  - 11.2. the demographic characteristics of retirement unit and aged care room residents;
  - 11.3. the extensive on-site amenities and facilities provided by comprehensive care retirement village operators;
  - 11.4. the differing occupancy rates and resident demographic characteristics as between retirement unit residents and aged care room residents; or
  - 11.5. the already known lower demand placed on reserves infrastructure by retirement village and aged care residents.

## **RELIEF SOUGHT**

12. Summerset notes that the reduced occupancy, and demand per occupant, for comprehensive care retirement villages (both for aged care rooms and for independent living units) has been thoroughly tested, most recently via Tauranga City Council's 2023 independent review into infrastructure demand by retirement village residents, a copy of which is set out in Appendix 1. This approach appropriately recognises the reduced demand placed on local infrastructure and community amenities.
13. For example, when considering roading impact, the Policy proposes a calculation of units of demand for retirement village units based on EHU multiplier of 0.44 per unit and EHU multiplier of approximately 0.38 per aged care rooms (calculated as communal residential developments). These EHU discounts far exceed the average demand on roading from a standard retirement unit and aged care room respectively. Retirement units generate around 20% of the trips of a standard dwelling and aged care rooms generate around 10% of the trips of a standard dwelling. These figures are supported by the Tauranga City Council's 2023 independent review into infrastructure demand by retirement village residents and include allowance for staff and visitor transport.
14. To properly account for the nature of comprehensive care retirement villages, Summerset proposes Council adopt a specific definition for aged care rooms, as a separate residential dwelling distinguished from retirement village units. Taking into account both population per unit/room, and demand factors, Summerset suggests using the rates in the table below.
15. These proportions/rates are based on the equivalent rates in the most recent Tauranga City Council Development Contributions Policy, which were established following the independent review into infrastructure demand by retirement village residents. The review found that on average residents have a demonstrably lower demand for transport, reserves and community facilities, due to villages providing many on-site facilities/amenities and, for aged care residents, a higher need for 24/7 medical care and reduced mobility. We encourage the Council to review

the contents of the report set out in Appendix 1 and seek an Independent review of its own, which we would be happy to contribute information to.

Development type	Activity	Equivalent Household Units
Retirement unit	Transport/Roading	0.2 EHU per unit
	Community infrastructure	0.1 EHU per unit
	Reserves	0.1 EHU per unit
Aged care room	Transport/Roading	0.1 EHU per room
	Community infrastructure	0.05 EHU per room
	Reserves	0.05 EHU per room

## TIMING

16. Summerset submits that the Policy should be explicit about the assessment and timing of payment for large, staged projects that require both land use resource consent(s) and building consent(s). Currently, paragraph 3.2 of the Policy states that “it is Council’s preference to apply a development contribution at the first stage of development, which is generally at the subdivision consent stage ... it is not the intent of the Policy to delay the payment of contribution [sic] to subsequent consent/development stages”. Summerset submits that where both a land use resource consent and a building consent are required, the activity should be assessed for development contributions based on the relevant Policy applicable at the time that the resource consent application is lodged, with payment of the total assessed development contributions staged such that a proportionate amount is payable prior to uplift of the code of compliance certificates for each staged building consent. That manner of assessment and payment is fair and reasonable and gives developers certainty of the development contributions payable on large, staged projects such as comprehensive care retirement villages.
17. With regard to the trigger for requiring development contributions, the Policy states that Council may apply a development contribution upon the granting of a resource consent, building consent or authorisation for a service connection (paragraph 3.2). Summerset requests that specific timing for large scale multi-stage developments is provided for in the Policy itself (rather than left for consideration on a case-by-case basis), as follows.
  - 17.1. Where a building consent is required to be issued for the development proposed, then the development contributions should be payable on the issue of associated code compliance certificate(s). That is the point at which the land use could lawfully be given effect to without breaching the Building Act 2004. Given occupancy is permitted at that point, it is also the time at which any additional demand on Council infrastructure would arise. In a larger staged development, this may mean a series of payments over time as the building work under each staged building consent is completed and signed off.
  - 17.2. In terms of the timing of the assessment and the version of the policy that applies, the development contributions would be calculated and assessed against the relevant Policy

at the time that the land use consent application was lodged but payable at the time of code compliance certificate(s).

## INSUFFICIENT DETAIL OF PROPOSED WHAKARONGO EXPENDITURE

18. The Local Government Act 2002 sets out certain requirements that must be contained in a council’s development contributions policy. In particular:

- 18.1. section 106(2) requires the policy to “identify separately each activity or group of activities for which a development contribution or a financial contribution will be required and, in relation to each activity or group of activities, specify the total amount of funding to be sought by development contributions or financial contributions”;
- 18.2. section 201 requires the policy to include “the significant assumptions underlying the calculation of the schedule to the development contributions”; and
- 18.3. section 201A requires the council to include a schedule to the policy listing, among other things, “each new asset, additional asset, asset of increased capacity, or programme of works for which the development contributions requirements set out in the development contributions policy are intended to be used or have already been used”.

19. Summerset submits that the Policy does not sufficiently identify the specific activities for which the development contributions proposed by the Policy will be required, nor does the Policy include the required assumptions underlying the calculation of the proposed expenditure set out in the schedule to the Policy, in each case as required by the Local Government Act 2002.

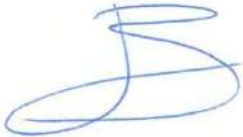
20. Summerset seeks additional information on the specific projects, timing and cost assumptions made in the Draft LTP, specifically regarding to the Whakarongo growth area. A summarised table of those items we seek clarity on is included below:

Item	Description	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
Stormwater	Urban Growth – Whakarongo - Stormwater	\$2.5m									
Water	Urban Growth – Whakarongo – Water Supply	\$200k	\$720k	\$1.36m	\$2.65m	\$3.27m	\$1.81m				
Wastewater	Urban Growth – Whakarongo Wastewater				\$378k	\$2.2m	\$2.26m				
Transport	Whakarongo - Intersection Safety Improvements	\$1.2m	\$510k	\$5.7m							
Transport	Stoney Creek Rd – Safety Improvements	\$500k	\$3.26m	\$4.8m	\$3.4m						
Reserves	Urban Growth – Whakarongo Reserves Purchase & Development			\$1.68m	\$400k	\$200k	\$24k	\$750k	\$350k	\$180k	

## FINAL COMMENTS

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

Yours faithfully

A handwritten signature in blue ink, appearing to be 'O. Boyd', written in a cursive style.

**Oliver Boyd**

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



Final Report: 12 July 2023

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

Prepared for:  
**Tauranga City Council**

**Authorship**

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# 1. Executive Summary

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

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

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

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

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

Table 1: Proposed Conversion Ratios for Citywide DCs

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

## 2. Introduction

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### 2.1. Context and Purpose of Report

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

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

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

### 2.2. Key Policy Considerations

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

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

### **2.3. Retirement Villages vs Lifestyle Villages**

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

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

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

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

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

### **2.4. Scope and Focus of Our Review**

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

### **2.5. Steps in the Analysis & Report Structure**

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

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

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

## 3. Review of Other DC Policies

### 3.1. Purpose

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

### 3.2. Approach

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

### 3.3. Findings

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

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

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

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

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

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

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

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

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

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

## 4. Review of Resource Consent Documentation

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### 4.1. Introduction

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

### 4.2. Review Approach

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

### 4.3. Key Findings

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

#### **Water and Wastewater**

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

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

#### **Stormwater**

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

## Transport

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

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

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

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

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

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

### 4.4. Reserves and Community Facilities

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

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

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



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

Table 5: Planned Onsite Community Facilities at Proposed New/Expanded Villages

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

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

## 5. Review of Other Information Sources

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### 5.1. Introduction

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

### 5.2. Participation in Sports (16-Year Trends)

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

Sport club membership is also on the decline, with the number of people aged 65+ that belong to one dropping from just under 50% in 1998 to just over 33% in 2014.<sup>4</sup>

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

### 5.3. Participation in Sports (2019 Snapshot)

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

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

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

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

<sup>5</sup> *Sport New Zealand. 2020. Active NZ 2019 Participation Report. Wellington*

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

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

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

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

#### 5.4. NZTA Household Travel Survey

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

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

Figure 2: Time Spent Travelling per Person per Week by Age (2018 - 2021)

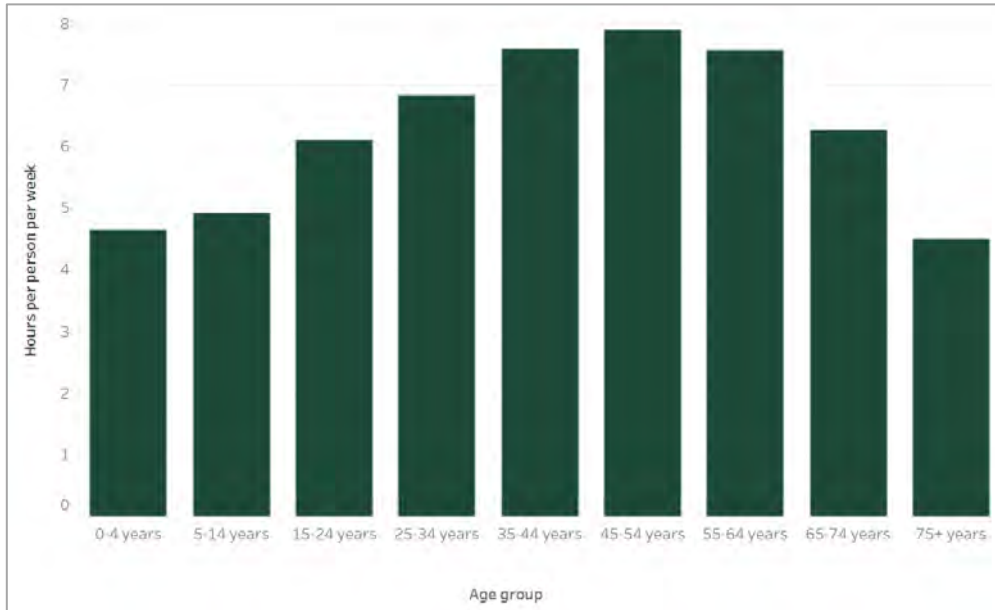
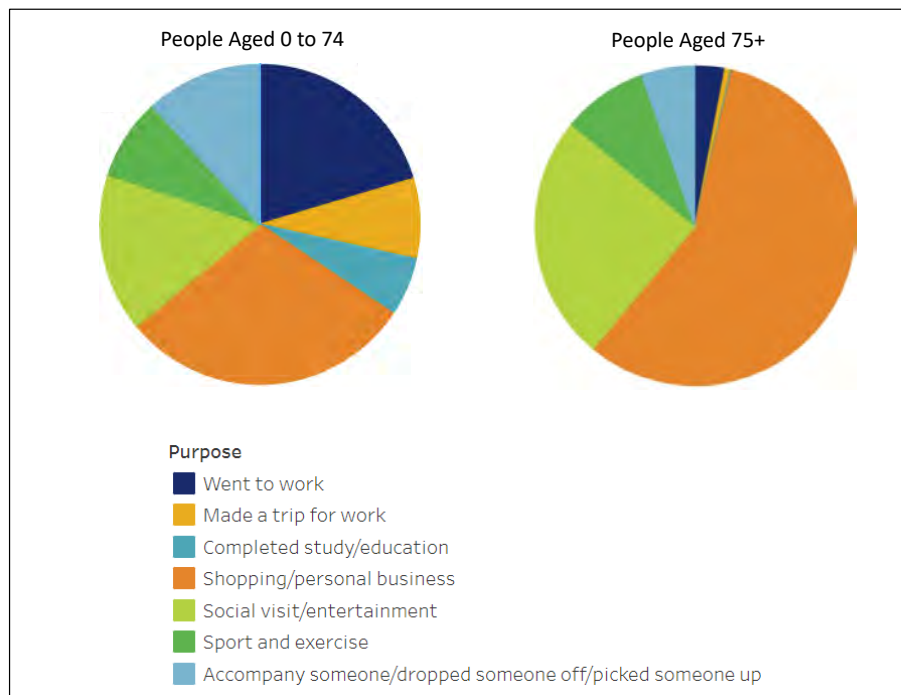


Figure 2 shows that people aged 75+ travel significantly fewer hours per week than younger people. In fact, the average for people of all ages is 6.6 hours per week compared to only 4.6 for those aged 75+.

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

Figure 3: Purpose of Travel by Age Group



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

## 5.5. Trip Generation Data

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

**INSTITUTE OF TRANSPORTATION ENGINEERS**  
**COMMON TRIP GENERATION RATES (PM Peak Hour)**  
 (Trip Generation Manual, 10th Edition)

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

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

## 6. Implications for the DC Policy

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

### 6.1. Citywide DCs

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

Table 6: Citywide DCs per Standard Dwelling ex GST

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

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

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

Table 7: Proposed Conversion Ratios for Citywide DCs

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

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

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

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

## **6.2. Local DCs**

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

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

## 7. Summary and Recommendations

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



1120

# Long-Term Plan submission form



Submitted on 9 May 2024, 11:20AM  
Receipt number 683  
Related form version 5

## Your contact details

First name John  
Last name Dunlop  
Organisation you represent Bowls Palmerston North  
Email  
Phone

## Hearing

Do you want to speak to Council in support of your submission? Yes  
Please let us know if you'd like a language interpreter No interpreter required  
Preferred hearing dates  
Wednesday 15 May:  
Thursday 16 May: 9am to 12.30pm  
Friday 17 May:  
How would you prefer to give your feedback? In person

## Rates review questions

Which of these describes you?  
Ratepayer who lives in my home in the Palmerston North urban area  
Business owner who rents my business location in Palmerston North  
Landlord of a home in Palmerston North who lives here  
Which option do you prefer?  
1. Preferred option: Hybrid (a mixture of land and capital value)  
Please tell us why you prefer this option  
It is fairer to everyone

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	Yes
Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support as proposed
Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	We support proposals that provide for an inclusive community where there are limited or no barriers to participate. This also provides a place where communities can have a sense of belonging & not become isolated.
Pasifika Centre: Expand and refurbish existing building	Support as proposed
Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project	As above commentary around the Multicultural Centre project.
Te Pātikitiki Library: Expand and refurbish existing building	Support as proposed
Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project	Our library was a fabulous development when originally built and is a true community hub. We believe it is important to ensure the library is fit-for-purpose, well maintained, and warm and welcoming for our community.
Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the Awapuni Community Library Hub project	Not sure of the expenditure when considered with work on the main library. The new bus system seems to make this less important. Also need to consider the changing needs in modern living in regard to reading & information gathering.
Te Motu o Poutoa Anzac Park	Support as proposed
Please tell us why you've selected this option, and any feedback you'd like to provide about the project	Again, as per commentary around the Multicultural Centre project. A civic marae will be fabulous for our city/region and we are encouraged by the private-public partnership ethos around this development.
Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Support as proposed
Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project	Arena Manawatu is an example for New Zealand, not just Palmerston North/Manawatu. Nowhere in NZ has this level of multi-use facility provision. The pride of Palmy!! Barber Hall was (from memory) one of the original facilities on the site and whilst no longer fit-for-purpose will be sad to see it go. Replacing with more multi-use facilities with wider scope of provision makes sense. We would like to see provision considered for community events such as hobby shows like model railway etc.
Do you have any general feedback about community facilities for us to consider?	At Bowls Palmerston North we would like support for our indoor covered green development. We have recently completed a business case stating our intent and position, and detailed feasibility assessment was also completed for the region. We believe our city/region needs a covered bowling facility that is future and weatherproof and will serve generations to come. We believe our location is second to none and will support your four goals vision statement. Not to mention this

development would contribute to the "small city benefits, big city ambition." A covered bowling green development would certainly increase the well-being of ours and the wider bowls community. We reckon our development, coupled with the provision of facilities at Arena Manawatu, would make us the 'premier and go-to' indoor multi-use destination in NZ.

## City centre transformation questions: seismic upgrades of landmark facilities

Which option do you prefer?

1. Preferred option: Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities

Please tell us why you prefer this option

This makes perfect sense from a long term and asset management perspective. This should also realize cost benefits by incorporating multiple sites. Long Term Maintenance Plans then highly recommended.

Please tell us what you don't like about the other option

Too reactive and may expose further risk to some of the life cycles of our landmark facilities.

## Development contributions questions

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

Don't know / no opinion

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?

Yes

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

Yes

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

Yes

Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.

These developments predominately have a longer term spin-off for the City/Region, we believe this developments should not be stifled in there early stages to ensure they have every possibility of success

## General comment areas

Please share any feedback you have about our vision, goals and plans

We support these and would like to be included in the future planning and development. Our development will value to your vision, goals and plans without all the cost to you!

Please share any feedback about our proposed plans for housing

It is our belief there needs to be more consideration & expectation of car parking at council housing sites

How did you find out about our long-term plan?

Council website

Family or friends



# 1121

## Long-Term Plan submission form



Submitted on	9 May 2024, 11:24AM
Receipt number	1039
Related form version	5

### Your contact details

First name	Jenine
Last name	Scoon
Organisation you represent	Individual
Email	
Phone	

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> <b>Thursday 16 May:</b> 9am to 12.30pm <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

### Rates review questions

Which of these describes you?	Resident but not a ratepayer (eg, rent or live with family or friends)
Please tell us why you prefer this option	No Opinion
Please tell us what you don't like about the other options	N/A
Do you have any other comments you'd like to make about the rates review?	Continuation of the subsidy for our Superannuants.

## Community facilities questions

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Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?

No

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**Pasifika Centre: Expand and refurbish existing building**

Support as proposed

---

**Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project**

Kia Orana Kotou Katoatoa

E toru oire roto toku iwi

Ko Ngatangia, Titikaveka, Matavera

Te Ingoa Kapiti no te oire toku Takitumu

Ko Irirangi te Maunga

E Ko Avana te Ava

Toku Piringa ia Aitutaki e Mangaia e Te Ipukarea aka Kuki Airani

Toku Mama anau Ko Annie Terei Tekiri

Toku Papa anau ko Patrick Scoon

Ko Jenine Scoon toku ingoa

Imagine - 7 years old, start a new school to be told you are a different colour by the names they call you, that night at the dinner table, you realise, you and your mum are the same colour as is your father and brother and you had never noticed that before – Imagine

Imagine – you commence a school that goes from Year 7 – Year 13 after a couple of weeks you realise you are one of sixteen students throughout the school who are the same colour as yourself and only two of them are Pasifika – Imagine

Imagine – Your kids are asking for photos of you as a child with your Mama and Papa for your 50th Birthday. You ask your Mum, and she tells you there is none, we didn't send you to Auckland in case you were taken, your brother was ok he passed for white – Imagine

Where can our Pasifika people go to embrace their uniqueness, celebrate their heritage and culture. Come together as a community where they are not judged, they are not different, they are one.

Our Pasifika community is a huge part of the vibrancy of Papaeioa and the Manawatū. We are surrounded by Rangitikei/Tararua regions that are RSE regions with workers coming from the Islands. Both the Manawatū and Horowhenua have a strong population of Pasifika islands being represented.

Our City Council, communities, business sector have supported numerous Pasifika events, ventures and businesses within Palmerston North proven by the growth and membership of Pasifika Fusion, Stem Academy and Bill Brown Park to date. Noting that these community groups are celebrating significant anniversaries eg Pasifika Fusion of 20 years who now offering to Primary Schools the opportunity to showcase their Pasifika culture.

Now is the time to invest in our Pasifika Community and raise the bar for our Region, to support the growth in the Pasifika population in Papaeioa and the outer regions, We are the biggest city here in the Central Region this will attract more visitors to our City, the upgrade will allow more interaction for our community and more opportunities for celebration and growth for our Culture.

Like māori our Pasifika community need a base that is suitable for their needs, our Pasifika community has proven we are here to stay, our community has funded what we have today on the smell of an oily rag, this is only the beginning of what our community can do in partnership with PNCC.

My anau, who consist renters and rate payers of Papaeioa 100% support the investment to upgrade Bill Brown Park to become a Pasifika Hub that we can be proud off for our Pasifika Community.

## City centre transformation questions: seismic upgrades of landmark facilities

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Which option do you prefer?

Prefer not to say

## Development contributions questions

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We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

Don't know / no opinion

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?

Don't know / no opinion

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

Don't know / no opinion

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

Don't know / no opinion

## General comment areas

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Please share any feedback about our proposed transport projects

I know its hard to sort out with no money, however I have to agree with other residents Featherston Street redesign need to be relooked, the traffic is out the gate its clogging up other roads as we are all avoiding Featherston Street, was this really the purpose for people to go elsewhere? Im not helpful sorry as no solutions.

How did you find out about our long-term plan?

Council website

Booklet in my mailbox

Social media

City Councillor

Family or friends

1122

# Long-Term Plan submission form



Submitted on 9 May 2024, 11:26AM  
Receipt number 1046  
Related form version 5

## Your contact details

First name Ruth  
Last name Jackson  
Email  
Phone

## Hearing

Do you want to speak to Council in support of your submission? Yes  
Please let us know if you'd like a language interpreter No interpreter required  
Preferred hearing dates  
Wednesday 15 May: 9am to 12.30pm  
Thursday 16 May: 9am to 12.30pm  
Friday 17 May:  
How would you prefer to give your feedback? In person

## Rates review questions

Which of these describes you? Ratepayer who lives in my home in the Palmerston North urban area  
Which option do you prefer? 1. Preferred option: Hybrid (a mixture of land and capital value)  
Please tell us why you prefer this option I think it is a fairer way to calculate rates

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities? No



<b>Multicultural Centre: Lease space for multicultural communities to use for activities, events and services</b>	Support as proposed
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project</b>	I think this would be an important space for the Palmy community
<b>Pasifika Centre: Expand and refurbish existing building</b>	Support as proposed
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	Awesome organisation who are doing great work in the community and could benefit from an improved space
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Support as proposed
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project</b>	A key asset to the Highbury community. Investing in improving this service is investing in the wellbeing and happiness of all who use it and gives us a more cohesive and safe community
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Support with changes/comments
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Awapuni Community Library Hub project</b>	I am an immediate neighbour to this proposed building. I think it has great potential and would be a valuable and well-used community space. I do have some concerns about traffic management at the site as Panako Place is a small cul-de-sac and also prone to flooding. Otherwise, I am wholeheartedly in support of this proposal - especially the inclusion of a kitchen and community meeting space.
<b>Te Motu o Poutoa Anzac Park</b>	Support as proposed
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	I think this would be a brilliant attraction for visitors and locals alike. It is an important project towards rectifying some wrongs from the past and a wonderful way to celebrate the culture and beauty of Palmerston North.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Support as proposed
<b>Do you have any general feedback about community facilities for us to consider?</b>	I realise it's hard to invest in community facilities when costs are such an issue but I believe the money spent on our communities now will give benefits for years to come in connected, resilient and safe communities. Especially for young people, families and people on low incomes. I want us to maintain and build a community that values and nurtures everyone and I think these proposed community facilities are a step towards that.

## City centre transformation questions: seismic upgrades of landmark facilities

<b>Which option do you prefer?</b>	1. Preferred option: Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities
<b>Please tell us why you prefer this option</b>	There may be opportunities to reimagine some of our key public spaces e.g. combining Te Manawa gallery and museum with library.
<b>Please tell us what you don't like about the other option</b>	The current buildings are not ideal - maybe it would be better to build a new, purpose built space.

Do you have any other comments?

Engagement of community is key for this. It was on a smaller scale but I admire projects like the library and museum in Foxton which did a great job of bringing the community together and forging a shared identity.

## Development contributions questions

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

Don't know / no opinion

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?

Don't know / no opinion

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

Don't know / no opinion

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

Don't know / no opinion

## General comment areas

Please share any feedback you have about our vision, goals and plans

Nice succinct vision.  
Love the four goals - holistic and aspirational

Please share any feedback about our proposed transport projects

Definitely in support of regional ring road to divert heavy traffic away from the city. As a regular user of the Botanical and College St intersection it would be great to have fewer big trucks going down Park Road and Botanical. I'm in favour of creating safer spaces for pedestrians and cyclists. I think a city that prioritises cars is a sad and disconnected city. People should come first.

Please share any feedback about our proposed plans for water and how we will fund Nature Calls

I think it's important to choose options that are best for people and the environment and honour the perspectives of local iwi. Trying to save money in the short term could mean that we have something that doesn't meet the needs of the long term.

Please share any feedback about our proposed plans for housing

I'm in support of increasing options for high density and medium density housing in the central city. Palmy could do with more attractive central city apartments. I think it's great that the council plans to invest in more social housing and support for people who are unhomed. Helping people into warm, dry, affordable homes benefits everyone in our community. I think social support networks around social housing is really important. People going through a tough time need community support as well as physical space so investing in support workers to look out for people and create a community spirit in high density social housing is vital.

Please share any feedback about our proposed plans for growing our city

I support 'growing in' and building up rather than out. With climate change we need to preserve arable land and build in a way that is resilient to extreme weather events.

Please share any feedback about rubbish and recycling services

I think the council does a good job on this and I would like to see more work towards waste minimisation - working with community towards zero

waste initiatives.

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**Please share any feedback regarding proposed rates over the next 10 years**

It's inevitable that rates will go up. I'm currently in a position to afford rates increases and I believe investing in community facilities and infrastructure is worth paying for. We can't keep delaying investment in these things. However, I would like to see leniency and support for those on limited incomes who might not be able to afford the required increases.

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**Please share any additional feedback you'd like us to consider**

I think the council does an amazing job and Palmy is a great place to be due to the hard work of your councillors and council staff. Thank you!

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**How did you find out about our long-term plan?**

Social media  
City Councillor

# 1123

## Long-Term Plan submission form



Submitted on	9 May 2024, 11:29AM
Receipt number	1047
Related form version	5

### Your contact details

First name	Brett
Last name	Russell
Organisation you represent	Manawatu Estuary Management Team
Email	
Phone	

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Preferred hearing dates	<b>Wednesday 15 May:</b> 9am to 12.30pm, 1.30pm to 5pm, 5.30pm to 7.30pm <b>Thursday 16 May:</b> <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

### General comment areas

Supporting information

# **PNNC Long Term Plan Submission 2024**

*Organisation Details:*

## **Manawatū Estuary Management Team (MEMT)**

*Contact Details:*

Brett Russell – Chairman

Email:

### ***Request to speak: Yes***

Kia ora koutou,

This submission is made on behalf of the Manawatū Estuary Management Team which comprises community members, hapu and concerned community groups including:

- Manawatū Estuary Trust
- Forest and Bird
- Foxton Beach Progressive Association Incorporated
- Wildlife Foxton Trust
- Save Our River Trust (SORT)
- New Zealand Four Wheel Drive Association and Cross Country Vehicle Club
- Raukawa

and the statutory managers:

- Department of Conservation (DOC)
- Horizons Regional Council (Horizons)
- Horowhenua District Council (HDC)

who meet regularly to review issues and options for their resolution which directly impact the environment of our Manawatū Estuary Ramsar site and our Foxton Beach Coastal Reserves to try and ensure the biodiversity it supports is thriving. However, in many cases the environment, bird, fish, insects, fauna and flora are under extreme pressure and disappearing. Furthermore on our journey, statutory managers and community groups working together, seek not just to resolve the environmental challenges but also about, particularly with help from local iwi, the restoration of the mana of the people and the Manawatū River, the Ramsar site and the Foxton Beach Coastal Reserves.

That's a real big challenge for us and of course what goes into the river upstream affects the quality of the water downstream in our neck of the woods. The Manawatu River is highly polluted. This is largely due to runoff from surrounding dairy farms, but towns, including Palmerston North, on the river's edge also contribute to this pollution with sewage and industrial waste. Immediate priorities for our Team which coincide with priorities developed by the Manawatu River Leaders Accord (Iwi, PNCC, your Council, Fed Farmers etc):

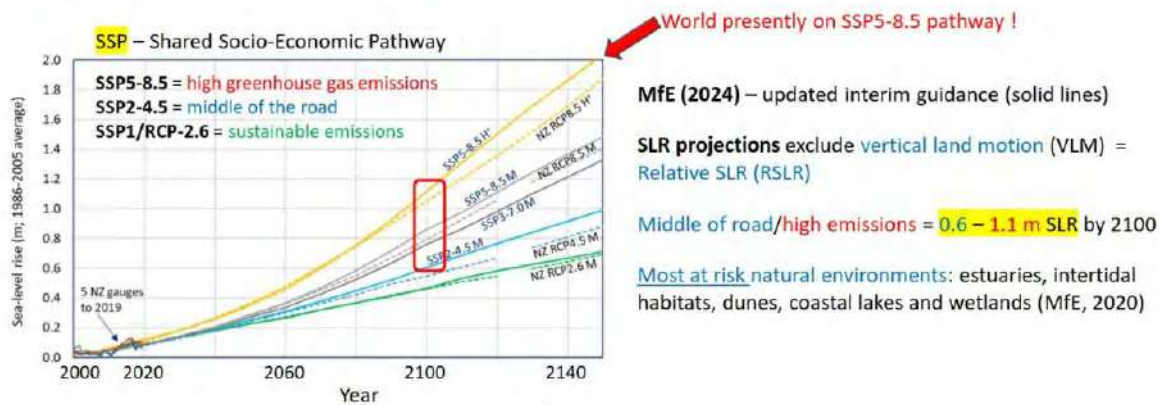
1. Protect habitats for native birds and fish together with flora and fauna
2. Reduce nutrient and bacteria in the river from point source discharges.

Any prompt and meaningful actions that Council can undertake to implement to significantly reduce the impact of sewage and industrial waste on the water quality of the Manawatu River would be greatly appreciated by all our stakeholders and community. Thanking you in anticipation of some good news in this regard in the very near future.

Turning now to the **impact of climate change on Himitangi**

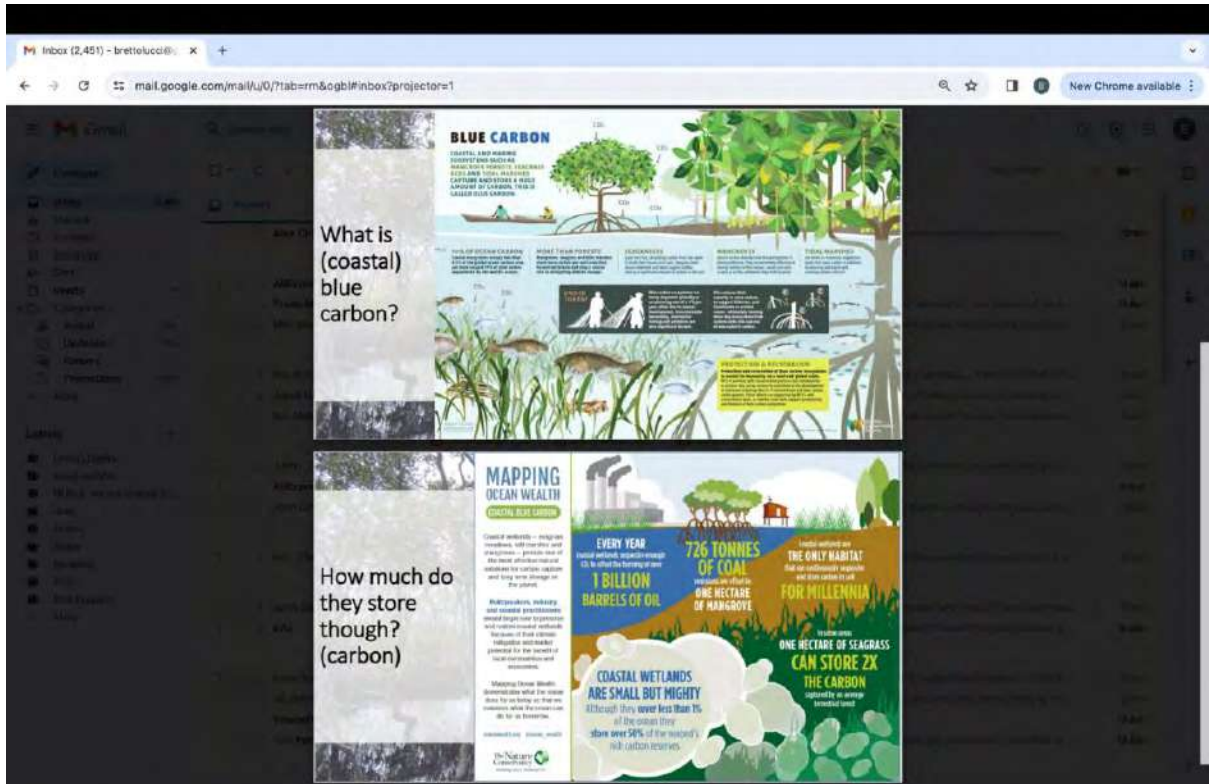
The following slides are provided to give an indication as to why the continued work on coastal reserves at Himitangi also needs appropriate investment from PNCC alongside the water quality issues associated with the Manawatu River.

## Sea level rise - Aotearoa



**Sources:**  
 MfE (2024) [Interim guidance on the use of new SLR projections](#)  
 MfE (2020) National Climate Change Risk Assessment for NZ





Due to circumstances beyond our control the NIWA slides on sea level rise/blue carbon are pretty small and not very legible. Enlarging them helps, but below are links to the original talks in which they feature:

[https://www.coastalrestorationtrust.org.nz/site/assets/files/2417/andrew\\_swales.pdf](https://www.coastalrestorationtrust.org.nz/site/assets/files/2417/andrew_swales.pdf)

[https://www.coastalrestorationtrust.org.nz/site/assets/files/2417/phoebe\\_stewart-sinclair.pdf](https://www.coastalrestorationtrust.org.nz/site/assets/files/2417/phoebe_stewart-sinclair.pdf)

and both of these can be found from:

<https://www.coastalrestorationtrust.org.nz/news/annual-conference/k-whia-2024/>

"Ki te ora te wai - if the water is healthy  
 Ka ora te whenua - The land will be nourished  
 Ka ora te tangata - The people will prosper"

Nga mihi

Brett Russell  
 Chairman  
 Manawatū Estuary Management Team

# 1124

## Long-Term Plan submission form



Submitted on	9 May 2024, 11:51AM
Receipt number	1052
Related form version	5

### Your contact details

First name	Robert
Last name	Cuff
Email	
Phone	

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> <b>Thursday 16 May:</b> 1.30pm to 5pm <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

### Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
Which option do you prefer?	3. Land value (LV) – current system
Please tell us why you prefer this option	This will have the least impact on my property rates going forward.
Please tell us what you don't like about the other options	The other options will have a detrimental effect on my rates.

### Community facilities questions

Are you submitting on behalf of an organisation which	No
---	----



regularly uses, or proposes to use, one of these facilities?

**Multicultural Centre: Lease space for multicultural communities to use for activities, events and services**

Support with changes/comments

**Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project**

These leased facilities need to be financed by charging the users a fee that covers the costs for the use of the facilities.

**Pasifika Centre: Expand and refurbish existing building**

Do not support

**Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project**

This facility is for one ethnic group and therefore should be funded by the Pasifika Community, not all of the City ratepayers.

**Te Pātikitiki Library: Expand and refurbish existing building**

Do not support

**Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project**

A library is for books and study, not community gatherings and meals. What is the user rate of this library? Does the user rate actually justify having this library at all?

**Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library**

Do not support

**Please tell us why you've selected this option, and any feedback you'd like to provide about the Awapuni Community Library Hub project**

This facility is not required.  
Sell the building and land that Council had no right to purchase in the first place and pay down debt.  
If the Awapuni residents need a library suggest they set up their own privately run library as is the case by the Hokowhitu residents at the Hokowhitu Village.

**Te Motu o Poutoa Anzac Park**

Do not support

**Please tell us why you've selected this option, and any feedback you'd like to provide about the project**

A nice to have but under the present economic situation that the Council and Country finds themselves in it is not a practical project at this time. Put on hold until the economy can afford it.

**Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks**

Do not support

**Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project**

Put these upgrades on hold until the economy can afford them. The present Barber and Bell Halls maintenance should be paid for by the fee incomes from these facilities. Do the fees need to be increased to cover these ongoing costs?

**Do you have any general feedback about community facilities for us to consider?**

Going forward the community facilities should be self funded by the fee charges.  
Do these fees need to be reviewed in order to cover the costs?

## City centre transformation questions: seismic upgrades of landmark facilities

**Which option do you prefer?**

Prefer not to say

**Do you have any other comments?**

These buildings have withstood many earthquakes over a long period of time.  
PNCC along with all other councils should collectively approach the new government with a view to reduce the requirements put in place by the MBIE since the Christchurch earthquake. The building requirements now

in place are largely a knee jerk reaction to the Christchurch earthquake which are crippling the councils financially, throughout New Zealand. There was not a knee jerk reaction by the government of the day after the 1931 Napier earthquake which shows that the strengthening requirements required today are not necessary.

## Development contributions questions

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

Yes

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?

Yes

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

Yes

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

Yes

Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.

There should be a user pays philosophy when connecting new 3 waters to the existing council networks.  
The negative to this is that the developers will pass on these costs in the price of sections.

## General comment areas

Please share any feedback you have about our vision, goals and plans

Put less emphasis on trying to stop climate change. Climate change is a natural occurrence. The ice age and the thawing of the ice age we both natural occurrences climate changes that we not man made!!

Please share any feedback about our proposed transport projects

Cease investing in cycle ways.  
The Council has spent millions of dollars on these over past years and they have largely been under utilised.  
The Featherston St debacle is a prime example of the wastage of both ratepayers and tax payers money on these unnecessary cycle ways.

Please share any feedback about our proposed plans for water and how we will fund Nature Calls

The Nature Calls is another debacle that has arising because the councillors of the day completely ignored the advice given to them by the highly regarded 3 waters engineer employed by the council at that time. When Horizons submitted their requirements for the new resource consent to discharge the treated waste water into the Manawatu river they had no scientific proof that the discharge was harming the river ecosystems.  
It was recommended that the Council challenge the Horizon's claims in the Environmental Court, probably at a cost of around \$100,000 in legal fees.  
The councillors at that time rejected this advice and now the ratepayers face a bill of \$647m!!  
The Council should still challenge the Horizon's requirements in the Environmental Court.

**Please share any feedback about our proposed plans for housing**

Do not allow medium zone housing within the city.  
They will only end up as ghettos.

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**Please share any feedback about our proposed plans for growing our city**

Cease allowing non-productive immigrants into the city.  
Only allow immigrants that have the skills required by the city.  
The city was once a brilliant place to live but it is gradually becoming over congested and heading towards another Tauranga or worse, another Auckland!!

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**Please share any feedback regarding proposed rates over the next 10 years**

The proposed rate increases over the next 10 years are un-sustainable, especially for those residents that are on fixed incomes eg. retirees.

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**Please share any additional feedback you'd like us to consider**

There has been no mention of reducing the operational costs within the council itself.  
\* No need for a substantial communications section. Communications used to be managed by 1 person not so long ago!!  
\*Under the previous Chief Executive the very experienced engineers and infrastructure staff were made redundant at a huge cost to the ratepayers in redundancy payments. These staff have been largely replaced by consultants costing the ratepayers millions of dollars per year and largely are not doing a great job due to their lack of experience and knowledge of the city's infrastructure.  
\* There is no mention of any allowance going forward for the costs of maintaining any of the proposed projects over their life time. This will have a major impact on rates going forward.

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**How did you find out about our long-term plan?**

Council website  
Booklet in my mailbox  
Rates letter or email

# 1125

## Long-Term Plan submission form



Submitted on	9 May 2024, 12:02PM
Receipt number	1054
Related form version	5

### Your contact details

First name	Joshua
Last name	Parsons
Organisation you represent	Roslyn Commons Project
Email	
Phone	

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> <b>Thursday 16 May:</b> 1.30pm to 5pm <b>Friday 17 May:</b> 1.30pm to 5pm, 5.30pm to 7.30pm
How would you prefer to give your feedback?	In person

### General comment areas

Supporting information

Kia ora koutou,

We are writing as a community garden project located in the heart of Roslyn. We are a group of locals and supporters who have been gardening in Hulme Reserve for over 3 years. We are self-sustaining, with no ongoing funding needs. We very firmly believe that local, community-controlled gardens are vital to our future as a city, as we tie into council goals across all the different sectors:

Whāinga 1: He tāone auaha, he tāone tiputipu / Goal 1: An innovative and growing city  
- a city that fosters pride, and supports the aspirations of people and communities  
- a resilient, low carbon economy

Whāinga 2: He tāone whakaihihi, tapatapahi ana / Goal 2: A creative and exciting city  
- a vibrant city that connects people and where creativity is built into our cityscape  
- places across the city and its neighbourhoods for communities to participate in play and recreation

Whāinga 3: He hapori tūhonohono, he hapori haumaruru / Goal 3: A connected and safe community  
- access to services and facilities that are inclusive and appropriate for their needs  
- the support they want to lead healthy lives  
- opportunities to contribute to the design of their city  
- access to safe and accessible community places

Whāinga 4: He tāone toitū, he tāone manawaroa / Goal 4: A sustainable and resilient city  
- a sustainable, low-emissions city  
- a resilient city and communities, prepared for the impacts of climate change  
- a circular economy with more resource recovery and less waste  
- a healthy, thriving ecosystem, including native biodiversity and food security  
- access to relevant information and education to support more sustainable choices

The Council specifically highlights in its draft:

- planting more trees
- managing the cost of living
- food scraps collection

Community gardens address these goals and concrete plans directly. However, we have had extreme difficulty in getting Council to accept our community garden.

While we don't particularly mind doing our own thing aside from Council, we have had some practical problems arise in our work because of this. A few trees, including natives, and a couple of planting beds have been mown over. The materials for our shed were confiscated and withheld, and only returned when we asked sitting Councillors to intervene. We have been continually pressured to comply with the 8 step Council process, despite our garden having been set up before the process was implemented. We have been told that we will need a lease and liability insurance, which requires a group bank account and becoming an incorporated society – a rather intense legal process for a small group of residents who just want to grow food for the community. We had been told we must submit a detailed proposal for Council review, and once we prepared this, we were delayed by more than 6 months.

In the end, we gave up. It just wasn't worth the bureaucratic hoop-jumping and delays. But we were already established; and so we continue, without compliance, forever frustrated by a process that is not fit-for-purpose. Other groups, however, had not been established before the garden process was. We know that a community gardening group had been formed in Savage Crescent, with strong community support and engagement. But, with 8 steps of bureaucracy to navigate, the project

stalled. Members of the Savage Crescent group now run tiny strips of garden on their own backyards at the edge of the reserve. RECAP was forced to abandon its plans for a further community garden in Ashhurst, and now garden on the grounds of the Masonic Lodge. The Papaioea Pasifika Community Trust and Te Kōhanga Reo O Ngāti Hineaute Ki Rangitāne of Manawatū have faced significant delays, but had the institutional weight to keep up momentum. Other community gardens, formed by residents, have simply given up using public space and now run gardens on their front lawns (such as Cook St), or nowhere at all.

These public spaces are very often empty fields of grass. They provide little amenity, with residents only occasionally walking through with their dogs, and they cost petrol and wages for mowing staff to maintain. Further, the months and months of back and forth and delays between Council staff and community groups, trying to get the process to work, must cost a small fortune in wages and wasted time. Finally, community gardens can take on some of the Council's intended work on a voluntary basis. We already take community food scraps in our compost bins. We are already receiving and planting donated trees. We are already providing food to our community for free. Our wager is that the Council will save more money by simply allowing residents to set up community gardens as and when they like, than they would spend bulldozing and resetting to grass any gardens that do fail to take root in the community.

Furthermore, what were presented to us as 'legal requirements' for community gardens on reserve land to take on a lease agreement, in fact only applies to specific types of reserve, and is more of a guiding "may require" than a "must comply". For recreational reserves, such as Hulme Reserve or Savage Reserve, the administering body (the Council) may "at any time and from time to time set apart any part or parts of the reserve for gardens, open spaces, footpaths, driveways, or picnic grounds, or for the provision of any other like facilities for public recreation or enjoyment or for facilities and amenities necessary for the public using the reserve; and construct or develop those gardens, open spaces, footpaths, driveways, or picnic grounds, or for the provision of any other like facilities for public recreation or enjoyment or for facilities and amenities necessary for the public using the reserve". The Council can, at their discretion, "appoint officers and servants, whether paid or unpaid" to look after these gardens and amenities – plus, Council has a get-out-of-jail-free clause that they may "do such other things as may be considered desirable or necessary for the proper and beneficial management, administration, and control of the reserve."

Ultimately, it is up to Council to consider an appropriate, lightweight, and quick process for new community gardens on public land in the city. Our point is to urge the Council to recognise that the current process is burdensome, cumbersome, and unfit for purpose. It is actively obstructing the goals of the Council within its long term plan, and preventing residents from using public spaces in a way that they find appropriate.

However, if we may make a suggestion, a new process could roughly follow these steps:

1. a new community gardening group notifies the council of its intention to garden in a public space
2. the Council provides information on underground water and power lines, public safety in that space, and any future plans to utilise that space
3. the gardening group has three years to establish a garden and build links with the community; they are temporarily appointed as unpaid servants to administer that section of the land (which can be rescinded at any time if the servants offend the community)
4. after three years, the Council checks in to ensure the garden and the group are still functioning; if they are not, then the Council returns the garden to grassland, no harm no foul

We believe that this process still allows for Council oversight, while being cheaper for the Council to administer (even considering an abandoned garden may need to be destroyed here and there) and providing minimal barriers to communities using public space and developing the Council's long-term goals around resiliency, community connection, local amenities, and climate mitigation.

In solidarity, for the best future for our city,  
Roslyn Commons Project

1126

# Long-Term Plan submission form



Submitted on	9 May 2024, 12:14PM
Receipt number	907
Related form version	5

## Your contact details

First name	hannah
Last name	wallis
Organisation you represent	North Street Development Ltd
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> 1.30pm to 5pm <b>Thursday 16 May:</b> <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

## Rates review questions

Which of these describes you?	A developer of residential properties Landlord of a business/commercial property in Palmerston North who doesn't live here
Which option do you prefer?	4. Prefer not to say

## Development contributions questions

We're proposing to increase the contributions for residential	No
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development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?

Don't know / no opinion

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

No

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

Don't know / no opinion

## General comment areas

Please share any feedback about our proposed plans for housing

SUBMISSION TO PNCC 10-YEAR PLAN

We are a family-owned company, North Street Development Ltd., which in December 2021, purchased a 2-hectare block of land in North Street, Ashurst, with a view to developing a substantial number of residential sections.

Before purchase our due diligence work with Council staff, including written information provided by PNCC, showed that the area we were looking at purchasing was a "preferred residential growth area", one of four sites proposed to be re-zoned by PNCC from rural to residential by mid to late 2022.

We must emphasise that at no time before purchase, or in the months following, was there any red flag raised by Council suggesting that there would be significant delays in the work needed to finalise the re-zoning.

We were then told Council was researching and establishing any flood risk to the area, and that the flood plan would be ready by April 2022.

That plan, indeed any information about any flood risk and any potential impact on this re-zoning work, has failed to materialise. Certainly, it has not been provided to us as landowners and stakeholders, two years later.

And now, after this totally unexpected and unflagged delay, we also find out from the published 10 year plan, that the North Street area has been placed on what we can only see as the back-burner of PNCC development plans.

The block is now likely to be developed not in the immediate future, but - from what we can tell from the available information - in a much longer term, 7-10-year time frame.

None of these developments were, in any way, flagged as possibilities to us by PNCC prior to our purchase of the property. Clearly, if they had been, we would not have bought in this so-called "preferred residential growth area".

The loss of the ability to progress this residential development site is significant for our small family-owned development company. We are now faced with either waiting up to 10 years for re-zoning, or, selling the property under the current limitations, which would mean a loss well in excess of \$500,000.

In late 2022 we also came to understand that the Manawatu regional council had objected to the flood plan and required more investigation. We were not told this by PNCC but by other contacts in the industry. We were completely blindsided by this.

At time of submitting ,over two years later, this 'flood assessment' work is still not available. Which means we have been forced to make our submission without knowing the details of the new flood plan.

In Conclusion:

We entered into our purchase of North Street on the understanding that the block was to be part of Council's 2021/22 re-zoning, based on PNCC's own information.

Our company wanted to be part of what looked like an exciting and important housing development proposal in a city and area which is home to two of our three directors. There was a very personal commitment to this project, and we continue to be committed to making positive progress and finding a genuine way forward.

We believe Council should acknowledge the essential unfairness of this situation, not re-neg on commitments made, and instead, give prompt attention to the urgent residential re-zoning of this property on North Street.

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**Please share any feedback about our proposed plans for growing our city**

Please see comments above re: proposed plans for housing . same issues apply.

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**How did you find out about our long-term plan?**

Other: Resident Surveyers informed us . As landowners/stakeholders, we were not informed.

# Long-Term Plan submission form



Submitted on	9 May 2024, 12:17PM
Receipt number	905
Related form version	5

## Your contact details

First name	William
Last name	Wallis
Organisation you represent	North Street Development LTD
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> 1.30pm to 5pm <b>Thursday 16 May:</b> <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

## Rates review questions

Which of these describes you?	A developer of residential properties Landlord of a business/commercial property in Palmerston North who doesn't live here
Which option do you prefer?	4. Prefer not to say

## Community facilities questions

Are you submitting on behalf of an organisation which	No
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regularly uses, or proposes to use, one of these facilities?

## City centre transformation questions: seismic upgrades of landmark facilities

Which option do you prefer?

Prefer not to say

## Development contributions questions

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

No

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?

No

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

No

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

No

## General comment areas

Please share any feedback about our proposed plans for housing

I am the manager of a company that in December 2021 bought a two hectare block of land on the boundary of Ashhurst township specifically for development into quality urban sections. At the time of purchase it was the PNCC stated intent to rezone this area(North Street ,Ashhurst) to urban residential by mid to late 2022.

In our due diligence prior to purchase we spoke with council staff who gave us every indication that this would occur and in the timeframe outlined.

At no time would were we informed that there would be a delay of over two years in finalising flooding assesment (which at time of writing is still not finalised) !

Nor were we informed that PNCC would look to shift to a funding model that is yet o be determined for this development and will undoubtedly add years to the project !

In fact if we had been aware of any of this occuring ,we would of most definitley not made the purchase.

We submit that we entered into a purchase agreement based largely on the written and verbal references of PNCC and their staff. PNCC has completely and utterly failed to honour their own assurances and in my opinion operated in 'bad faith' in this matter.

We are now faced with a financial loss of well in excess of \$500,000 if we sell the property , or a wait time of up to ten years if PNCC do in fact rezone the area.

Both of these options are completely unacceptable to our buisness.

We submit that PNCC should adhere to the proposals they made regards rezoning of the Ashhurst area in 2021/22 and do everything in its power to honour the commitments made in relation to these zoning changes.

It is my intention to speak at the hearing with supporting evidence for the submission I have made.

I note with concern that a lot of what I am objecting to ,I am forced to object to without adequate information. The flood plan that was supposed to be finalised in April 2022 is still not available to me in May 2024.

The new model for development funding requiring private/public funding partnerships has no detailed information and seems no more than an idea at this stage.

I sincerely hope that PNCC have the foresight and integrity to address the issues raised in this submission.

I appreciate that a lot of my submission is difficult to read. It was certainly difficult to write.

One of my partners and I invested a major proportion of our life saving in this project and the other, borrowed entirely on the equity in their property.

I mention this to highlight that this is not some arms length business transaction for us. It is a deeply personal investment in the community we live in.

I thank you for your time in hearing my submission.

William(Blue Wallis)

Managing Director

North Street Development LTD

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**Please share any feedback about our proposed plans for growing our city**

See,'our plans for housing', submission.

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**How did you find out about our long-term plan?**

Other: third party

# 1128

## Long-Term Plan submission form



Submitted on	9 May 2024, 11:45AM
Receipt number	1049
Related form version	5

### Your contact details

First name	Helen
Last name	King
Organisation you represent	Environment Network Manawātū
Email	
Phone	+6463550126

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> <b>Thursday 16 May:</b> 9am to 12.30pm, 1.30pm to 5pm <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

### Rates review questions

Which of these describes you?	Other: For community organisation who rents in a business location.
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### Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	Yes
Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project

Please see our attached formal written submission for our answers.

Pasifika Centre: Expand and refurbish existing building

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project

Please see our attached formal written submission for our answers.

Te Pātikitiki Library: Expand and refurbish existing building

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project

Please see our attached formal written submission for our answers.

Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the Awapuni Community Library Hub project

Please see our attached formal written submission for our answers.

Te Motu o Poutoa Anzac Park

Support as proposed

Please tell us why you've selected this option, and any feedback you'd like to provide about the project

Please see our attached formal written submission for our answers.

Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks

Support with changes/comments

Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project

Please see our attached formal written submission for our answers.

Do you have any general feedback about community facilities for us to consider?

Please see our attached formal written submission for our answers.

## City centre transformation questions: seismic upgrades of landmark facilities

Which option do you prefer?

1. Preferred option: Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities

Please tell us why you prefer this option

Please see our attached formal written submission for our answers.

## Development contributions questions

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?

Yes

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for

Yes

the project. Do you agree with this change?

---

**We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?**

Yes

---

**Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?**

Yes

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**Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.**

Please see our attached formal written submission for our answers.

## General comment areas

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**Please share any feedback you have about our vision, goals and plans**

Please see our attached formal written submission for our answers.

---

**Please share any feedback about our proposed transport projects**

Please see our attached formal written submission for our answers.

---

**Please share any feedback about our proposed plans for water and how we will fund Nature Calls**

Please see our attached formal written submission for our answers.

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**Please share any feedback about our proposed plans for housing**

Please see our attached formal written submission for our answers.

---

**Please share any feedback about our proposed plans for growing our city**

Please see our attached formal written submission for our answers.

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**Please share any feedback about rubbish and recycling services**

Please see our attached formal written submission for our answers.

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**How did you find out about our long-term plan?**

Other: As a for community organisation and sector lead we prepare for this cycle.

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**Supporting information**



## Submission to Palmerston North City Council Long Term Plan 2024-34

### Contact Details

**Organisation:** Environment Network Manawatū (ENM)  
**Contact Person:** Helen King  
**Address for service:** 145 Cuba St, Palmerston North 4410  
**Phone:** (06) 355 0126  
**Email:**

### Overview

A submission on behalf of Environment Network Manawatū with particular input from its Palmerston North City focused member groups regarding all aspects of the given proposal.

**ENM would like the opportunity to speak to this submission.**

### Background

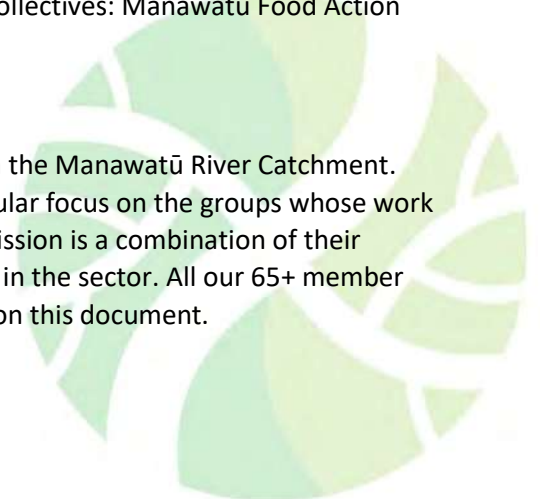
ENM exists to connect and inspire communities for environmental action. We are the environment hub for the Manawatū region providing sector leadership, building capacity and capability, and creating community.

Understanding that all life is part of a thriving, self-sustaining ecosystem our vision is that the ecological and human communities in the Manawatū River catchment, are living in harmony.

We work strategically to demonstrate best-practice as a member-led environmental organisation. We promote environmental activities and advocate for positive environmental outcomes. We connect volunteers, support organisational sustainability, provide educational opportunities, and seek to increase the stream of funding to the sector. We support and enable our membership through meeting needs, holding space, and creating opportunities for increased connections. We celebrate the diverse passions of our 65+ member groups, that include biodiversity protection, freshwater quality, food resilience, waste reduction, sustainable living, alternative energies, climate action and active transport. The network is organised into two collectives: Manawatū Food Action Network and Manawatū River Source to Sea

### Submission Context

Our network is comprised of groups and organisations who span the Manawatū River Catchment. We consulted with them as part of this submission with a particular focus on the groups whose work takes place within Palmerston North City boundaries. This submission is a combination of their thoughts, and our organisational knowledge of 23 years of work in the sector. All our 65+ member groups have had the opportunity to view and provide feedback on this document.



## Submission

### Issue 2: New and upgraded public facilities.

Despite our support for these developments, we still see that no plans or provisions have been made in the LTP around an Environment Centre. This continues to be disappointing. ENM is in a similar position to the Multicultural Centre of having to use a vast number of external places (most of the above noted venues in fact) whilst working with a substantial number of groups and initiatives. We understand the need for prioritisation yet have questions about our absence in the plan, considering that all other Sector Lead organisations have sufficient, often custom-built spaces provided by council. Again, we advocate for the development of a fully functioning, inspirational Environment Centre as part of the 10-year plan, and for recognition that the environmental sector actually merits this.

First steps to this would be to resource an investigation into what this space could look like, and what function it would have. While we have lots of ideas, and past conversations to draw on, the coordination of a full-scale study into what an Environment Centre can offer, and how it can best run is beyond our current capacity. In the stark understanding of current climate change events and the devastating, heart-breaking impact on many of our regions, a space that can model change, innovation and offer support and information to people to guide them through the vital adaptation to a more sustainable climate friendly lifestyle is immensely important.

#### **Multicultural Centre proposal.**

##### **Option 1. Proceed with the plan as proposed.**

We support the creation of this dedicated space in the understanding of the concentration and needs of our numerous multicultural groups. ENM collaborates with many of these groups, particularly through the work of the Manawatū Food Action Network (MFAN).

#### **Pasifika Community Centre proposal.**

##### **Option 1. Proceed with the plan as proposed.**

ENM has a strong relationship with the Papaioea Pasifika Community Trust through their collaboration with MFAN. We recently supported their successful submission to PNCC for a community garden. We understand the aspirations and needs of this community and support the development of their facility to help them realise these.

#### **Te Pātikitiki Library proposal.**

##### **Option 1. Proceed with the plan as proposed.**

Te Pātikitiki is an important and incredibly inclusive community hub. We have liaised closely with hub as a venue for our Future Living Skills Programme, for Let's Grow Highbury and with the development of their community garden. MFAN houses a community seed and tool library here. We support the development of this facility.

#### **Te Motu o Poutoa. Anzac Park proposal.**

##### **Option 1. Proceed with the plan as proposed.**

Te Motu o Poutoa. Anzac Park is a sacred historical space, that been sadly misused by the public for decades. The plan to develop a public marae here will more fully honour the cultural significance of this space. We understand there is a degree of dependency on external funding, but we fully support the development of this facility.

### **Central Energy Trust Arena Proposal.**

#### **Option 2: Supportive of the project but with some conditions.**

We understand the Central Energy Trust attracts a lot of events and tourism to the region and is of local economic benefit. Arena 5 is home to Barber and Bell Halls, Waldegrave Lounge the Gym and Speedway offices. Compared to other parts of the arena, we question the relative usage of these spaces and question if their refurbishment can be placed in the latter years of the plan.

### **Awapuni Community Library Hub Proposal.**

#### **Option 1. Proceed with the plan as proposed.**

As documented the current library space is not fit for purpose, and due to its size, is not a hub in the sense that other library venues are. Being in the heart of the 4412 area of the city where MFAN bases much of its work, we fully support the development of this facility.

Our caveat to the development of all these facilities is that PNCC ensures improvements have a strong environmentally led focus to help the planet, our resilience and electricity costs long term for ratepayers (e.g. solar, rainwater tanks).

### **Issue 3: Seismic upgrades to landmark facilities**

#### **Option one. Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities.**

We understand that many of these buildings are landmarks, and well used, necessary spaces. Again, our caveat is that PNCC ensures improvements have a strong environmentally led focus to help the planet, our resilience and electricity costs long term for ratepayers (e.g. solar, rainwater tanks).

### **Draft Development Contributions Policy**

#### **CBD redevelopment**

##### **Option B. Increases to user payments.**

**Increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth.**

We agree.

**Stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project.**

We agree.

**Add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this.**

We agree.

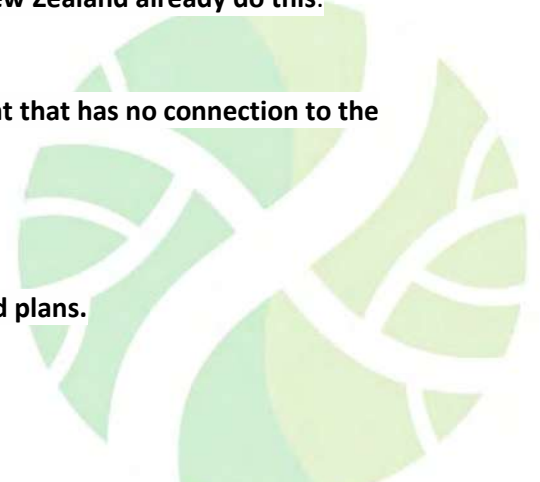
**That we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?**

We agree.

### **General Comments.**

**Please share any feedback you have about our vision, goals and plans.**

**Goal 4: A sustainable and resilient city.**



We note the change of wording from being an Eco-City.

#### Biodiversity

A major goal of ENM is the preservation and restoration of biodiversity, both in its own interest, and because it is becoming increasingly clear, even to the thoroughly urbanised, that nature is an important partner in and provider of the needs of humans. We ask council to act with increased urgency around recognizing, acknowledging, and resourcing this space on a city-wide level.

Our region has less than 1 % of its lowland forest left, only 15% of its coastal vegetation, and 10% of its wetlands. The ecosystem services these areas provide are now lost and are difficult to restore. Rivers, soils, habitats, communities, and consequences have no boundaries. There are many issues that can only be addressed at a catchment scale. An example is the invasion of *Phragmites karka*. This relatively new pest weed is establishing itself in waterways, on farmland and along the coast. The extensive root system has the capacity to undermine stop banks if allowed to establish in their proximity, invade estuaries and rapidly fill wetlands reducing their water retention abilities, grow up through road surfaces, and overrun native vegetation and destroy biodiversity. This weed cannot be tackled in a piecemeal way as disposing of removed rhizomes needs to be done in a way that is highly controlled to stop further spread.

#### Food Resilience

Food insecurity continues to be an ongoing city-wide concern, that will only be exacerbated by winter, and the increases in the costs of living. Engagement in activities linked to MFAN continue to increase on all levels as people seek ways to move towards food sovereignty. Ongoing conversations, submissions and presentations to PNCC have resulted in stakeholder consultation around the development of city-wide Food Resilience Policy that aims to mitigate food insecurity. We increasingly understand that it is vital that this is adopted. It would allow widespread recognition of food resilience as a pertinent, pressing issue and will enable corresponding actions and initiatives linked to MFAN and other food resilience focused organisations to be executed with speed and ease.

However, this is not addressed at all in the LTP, within the Goal 4 outcomes, or as a challenge. We understand that once words are placed in this space, questions and actions around resourcing need to follow. We ask council to act with increased urgency around recognizing, acknowledging and resourcing this space on a city-wide level.

#### Predator Control- Ruahine Kiwi

Strategic planning and future proofing have been at the fore for Ruahine Kiwi as funding linked to the DOC 'Jobs for Nature' initiative finishes at the end of June 2024. There is a firm understanding that this is a forever project, and though we are on track to release kiwi in 2026, there is still much mahi necessary to keep current traps monitored and get the area kiwi ready beyond mid-2024.

We are currently working toward consolidating the project for ongoing success, and have identified the following actions toward our goals, for which we are currently seeking resourcing from multiple potential streams including individuals, businesses, philanthropic bodies, professional fundraisers and councils:

- 1) Using volunteers to continue trapping and employing a trapping coordinator to oversee this process. This is a bare-minimum initial approach, to enable regular trap checking and data collection essential for releasing kiwi in 2026.

- 2) Increasing Ruahine Kiwi's capacity for strategic leadership to ensure the project potential to establish and maintain a safe kiwi environment in the long-term. Strategic leadership will ensure that we are:
  - a) Increasingly connecting and collaborating with mana whenua and neighbouring projects toward developing and implementing larger landscape-scale predator control programme.
  - b) Encouraging increased community, business, and council support to enable a strongly run, well supported and sustainable project.
  - c) Consistently identifying potential risks and barriers to success and finding solutions to reduce these.
  - d) Maintaining a capable, reliable team of people working together toward a common goal. Maintaining a reliable team of trappers and volunteers.

PNCC don't directly fund this project, though celebrate it as a significant beacon of sustainability achievement for the city in various communications. There is an incongruity here. We ask for PNCC's more direct involvement in this dialogue and a financial commitment linked to this.

**Please share any feedback about our proposed transport projects.**

We are supportive of the increased commitment to public transport and active transport as evidenced by increased cycleways throughout the city, slower car speeds, increased safety for pedestrians, cyclists and bus users (Featherston Street as an example), and proposed investment in shared pathways and cycleways which is significant. We encourage the continued strong collaboration with local district councils to ensure that active transport has a strong commuter focus, not just primarily a health and wellbeing one.

We do understand that with change (again, we note Featherston Street as an example) come challenges, which need courage and deep conversation. There needs to be positive guidance offered to those affected how these changes may impact them. We need to help people understand the importance of this and the multiple long-term benefits for people, places, and businesses. ENM and its member groups have important experience in this space and can advocate in partnership with the council.

We encourage the intensification of bus and possibly train services between Feilding and Palmerston North. There is a vast amount of commuter travel between the two townships, and traffic has become increasingly heavy.

Considering active transport over car use.

We all know the environmental benefits of more people walking and cycling and subsequently, less car usage. However, less well known are the economic benefits to the city. These are as follows:

- Waka Kotahi has estimated the net benefits from cycling at 16 cents per kilometre primarily from reduced burden on the health system. It makes sense to encourage more people to cycle. A focus on cycling infrastructure (pathways, bike parking etc.) is encouraged.
- Retirees are amongst the largest group taking up e-bike cycling, and PNCC could be well ahead of the wave in terms of supporting our senior residents. For example, Arvida's Waimea Plains village, near Nelson have assisted the active residents there to start a cycle group complete with a custom-built bike trailer provided by the village. With multiple retirement homes within the city we'd encourage PNCC to provide economic assistance and cycling coaching guidance to the residents, thus reducing car usage.

- Increased retail patronage: Direct economic benefits have been reported to retail and other businesses from investing in walkable communities with high amenity values and proximity to frequently used destinations such as shopping, eating places, schools, and parks. This is particularly important for 'main street' retailers, many of whom are suffering due to more online shopping and the propensity for people to 'jump in their car' to visit a mall or plaza. A greater emphasis on active transport is encouraged.

### **Feedback about proposed plans for water and how we will fund Nature Calls proposed plans for water and how we will fund Nature Calls.**

We understand this to be an area of high-level uncertainty in the long-term plan and that there will be a huge impact on the ratepayer. We advocate for the solution that has the best environmental impacts, whilst not coming at a prohibitive cost.

Members have raised questions around any options for water/wastewater that include privatization/partial privatization. The disestablishment of the three waters framework has sparked the consideration of a public-private partnership. Private companies involved in building, operating, and owning this infrastructure takes this crucial natural and public resource out of public hands/council control. There could be a negative environmental impact if there is a 'profit' angle present. We may need to accept the alternative of some combination of government funding, higher rates and debt to cover the cost in the understanding that it will protect our natural resources better.

Because of the impact water will have through large rain events and potential periods of drought as a result of climate change, we believe it will be viewed as a different kind of asset in the forthcoming years. As noted, to mitigate this PNCC will install larger underground pipes, create wetland type environments, maintaining streams, and work with developers to ensure new developments are well designed to cope with more intense rainfall events in the future.

The current trajectory of plausible climate change scenarios shows that over 60cm of sea-level rise can be expected along our coast over the next century, or even sooner, along with an average annual temperature warming of 4°C. This will result in salt-water inundation of low-lying areas, erosion of the coastal dunes several hundred metres inland, and increased surface flooding (freshwater) over much of the coastal plains. Simultaneously there will be increases in heat, storm frequency and severity, flooding and drought. This will affect most agricultural and horticultural activities, and much of the amenity plantings in the region, while climate change impacts on the remaining native vegetation and fauna is unknown.

We are pleased to see that PNCC has identified our changing climate as a challenge it faces as part of its larger consultation document. However, we question if the LTP reflects the extent of the urgency needed to avoid or reduce these changes. There needs to be a significantly stronger focus on what this means for our people in our rohe and our endemic flora and fauna. People need to be prepared for what is unanimously regarded in the scientific community as an absolute certainty. There needs to be overall guidance offered to the citizens of the region as to how these climate changes and the requisite mitigations might or will affect their lives as currently lived. What is required here is a LTP which has a sense of human needs over a period of several to ten decades, which sets the general direction and level of urgency of councils' policies.

### **Feedback about our proposed plans for housing and city growth.**

We understand the council plans to build 400 new houses. The countrywide housing crisis has precipitated an increased focus on land development and building. Our member groups and members of the public have voiced concerns around this frequently, more recently linked to work in Aokautere. There is a threatened orchid in this area, and concerns about escarpment run-off in spaces where considerable conservation efforts have taken place. We will continue to listen to these concerns and advocate, when necessary, in the understanding that a balance needs to be achieved.

We are also acutely aware of the diminishing availability of good soils for food production. Food resilience on a regional scale needs to be recognized as essential and the protection of Class 1 soils for this purpose is paramount. When building we ask, if they are not already, that soils are assessed and that Class 1 soils are protected for food production. We understand that the Government identified some of these around major cities but are not aware if Palmerston North is included.

A key space, currently unaddressed here, but not capitalised on, is land in urban areas, such as berms, which can be touted as key growing areas to increase food security. We understand that PNCC offers guidelines to promote this. These could also be mapped as part of the process.

We support the longer-term lens (30 years) that is being given to city growth so that PNCC can carefully plan how we can provide more space for new homes and businesses, while protecting our environment and other things that make this a great place to live.

**Other Feedback. A natural burial site in our city.**

A meeting on 3<sup>rd</sup> of May coordinated by ENM and attended by 37 people (though with a much longer list of interested people) indicates that there is still strong support for establishing a natural burial site within the city. We understand that there has been previous work done in this area, and the identification of a site has proven to be difficult. We also understand that council has supported a recommendation to seek expressions of interest from the community for a partnership-based approach to providing a natural burial site in Palmerston North. We would like to see this and/or investigations around finding a site progressed with some urgency. Advising families to access the Whanganui site for natural burials is not a viable solution.

**Other Feedback. Simplifying the process for establishing Community Gardens on Council Land.**

In a recent submission to the establishment of a community garden as part of Bill Brown Park, ENM and most other submitters noted the difficulty and complexity of the process to establish these. Councillor Johnson asked council staff if simplification was possible and the answer to this seemed to be a conclusive 'no'. We strongly encourage this thinking to be revisited, as the current process creates significant barriers for community groups to establish new garden. We wonder if the legislation around use of reserves can be read in any other way to better enable community gardens to be established by interested groups. There is significant interest in community gardens in Palmerston North - we facilitated a community gardener's hui last year with over 60 participants who were actively engaging in or interested in engaging in community gardens. When participants were asked what was needed for community gardens to thrive, 'more support from council' was identified as one of the most common themes. We note the Roslyn Commons project is submitting to the LTP on this issue and we support their submission in formulating a less time-consuming process to establish spaces for our community to grow food and feed families.

**Other Feedback. Herbicide uses in public spaces.**

There has been recent groundswell of interest and concern about herbicide use in public spaces, particularly in playgrounds. ENM responded to this concern by disseminating a questionnaire to the public to ascertain the level of this concern and what people think can be done. Almost 70 people

responded, the main concerns being around effects on soil health and effects on bees and insects, and use of it around where our children are present, namely playgrounds and schools. Overwhelmingly, participants would like to see the testing of low and no-spray options in urban and freshwater spaces, more information shared about herbicide use, and petitioning to council to adopt and implement low and no spray policies.

**Other Feedback: Nature-based play outcomes for the city.**

ENM strongly supports any initiatives council or community based to support and incentivise nature-based play within our city. We understand that nature-based play celebrates our incredible natural assets and encourages children and their families to interact, understand and appreciate the environment more. We believe this should be prioritised over a traditional playground model and normalised in the understanding it uses less resources, is cheaper, and has equally if not better play and learning outcomes for children.

**To conclude**

PNCC and the city glean tangible benefits from the incredible work of our member groups, particularly around biodiversity but increasingly around food security. It is the role of ENM to connect and inspire communities for environmental action, and to underpin and support their mahi. PNCC 's recognition of us as Sector Lead for the Environment and the resourcing, conversation and collaboration that has occurred from this has been impactful. Taking this to the next level in the LTP around provision for an Envirocentre is more than warranted. We would welcome conversation with PNCC about this in the near future.





1129

# Long-Term Plan submission form



Submitted on	9 May 2024, 12:48PM
Receipt number	1061
Related form version	5

## Your contact details

First name	Sue
Last name	Lund
Organisation you represent	Planetary Accounting Network
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> 9am to 12.30pm, 1.30pm to 5pm <b>Thursday 16 May:</b> <b>Friday 17 May:</b> 9am to 12.30pm
How would you prefer to give your feedback?	Via an online live video

## Rates review questions

Which of these describes you?	Other: Other
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## General comment areas

Please share any feedback you have about our vision, goals and plans	Please see our attached submission.
How did you find out about our long-term plan?	Council website

**Supporting information**



# Submission:

## Palmerston North City Council Long Term Plan 2024 - 2034

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9 May 2024

At PAN our mission is to help people, businesses, and governments to operate within the planet's limits - because we believe that living well requires a healthy planet.

# Submission

**We recommend Palmerston North City Council uses Planetary Accounting to measure and report its progress against its strategy, key priorities and goals in one central dashboard combining system-wide reporting and outcome focussed decision making and measurements.**

## Why?

Planetary Accounting aligns with Palmerston North City Council's vision, strategic priorities and community outcomes, particularly:

- *Goal 1: An innovative and growing city, and*
- *Goal 4: A sustainable and resilient city*

It also aligns with your Oranga Papaioea City Strategy and associated targets, the community wellbeing indicators and the Sustainable Development Goals which are featured in Oranga Papaioea. It aligns with your draft plans (such as Climate Change and Sustainability, Biodiversity and the Manawatū River plan, Transport, Urban Design, and Water) which support Oranga Papaioea as these all link to your overarching city goals.

Planetary Accounting is used to quantify the impacts of a city. It translates critical global environmental limits (the Planetary Boundaries) into an accountancy framework which compares impacts to these limits. It aligns with other global frameworks such as the Sustainable Development Goals, Doughnut Economics and Nature Related Financial Disclosures.

Planetary Accounting brings existing metrics in your strategy into a central set of indicators to help track progress of the strategy as a whole and at a glance. It distills various reporting metrics into core indicators and evaluates impacts of various decisions from strategies, policies, projects.

Planetary Accounting is a scientifically peer reviewed framework that translates mission-critical environmental limits (Planetary Boundaries) to local scales to enable science-based decision making, beyond carbon, at any scale.

It derisks planning and decision making as it defines how far and how fast the city needs to go to align with environmental limits. It also provides a mechanism to support multi-criteria decision making, balancing sometimes conflicting environmental goals (e.g. carbon vs water vs biodiversity).

The output is holistic impactful measurement and reporting for the community and a decision-making framework supported by science. This is a pragmatic leading solution delivering value for money, improving effectiveness of systems and supporting Palmerston North City Council's vision.

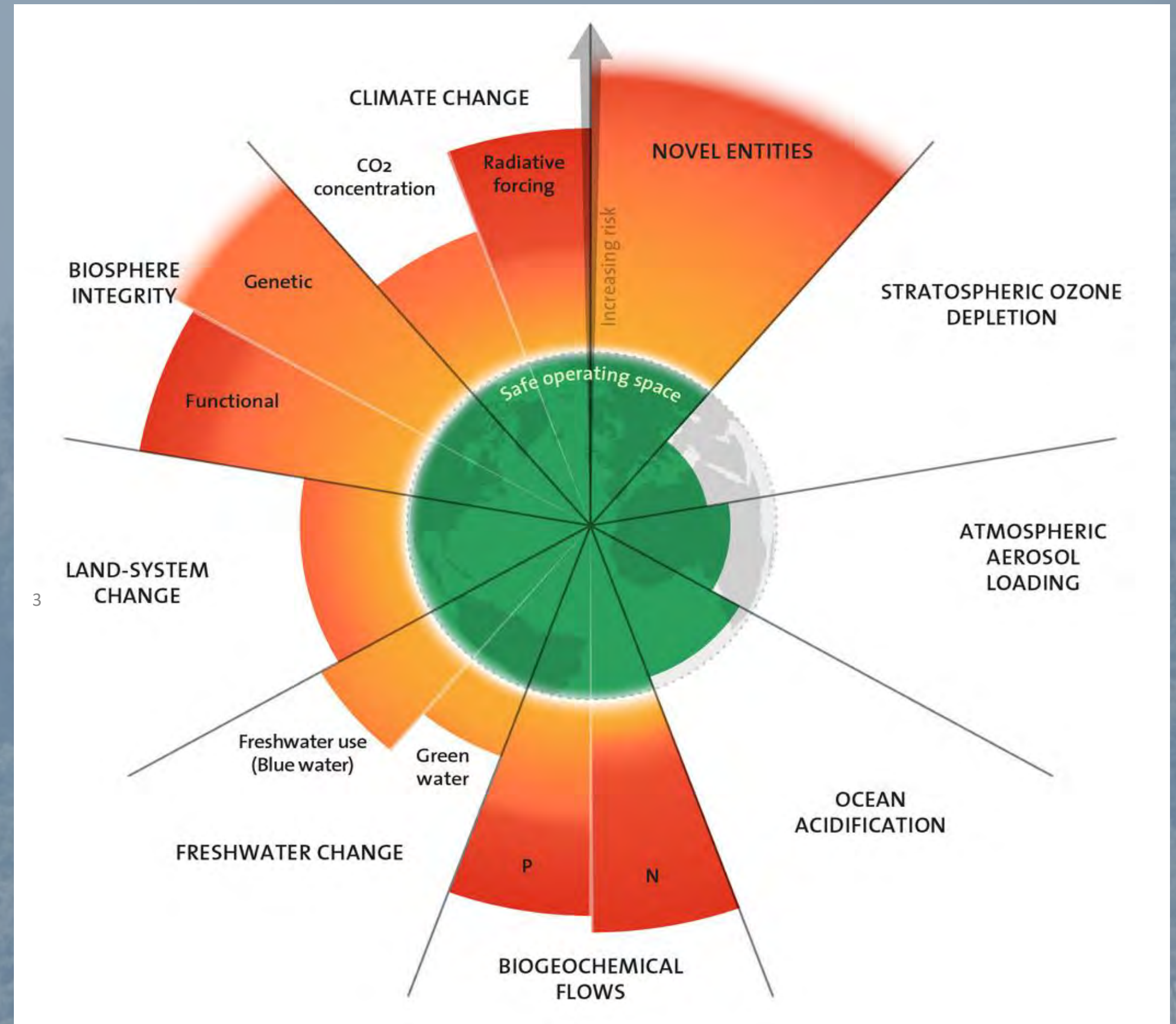
## How do we work with you?

The Planetary Accounting dashboard is developed with Palmerston North City Council, Councillors and other community leaders through steps involving context gathering, co-designing targets, interventions/actions, programme delivery and reporting. The cost is dependent on the level of engagement, and we can provide an indicative amount.

# Planetary Boundaries

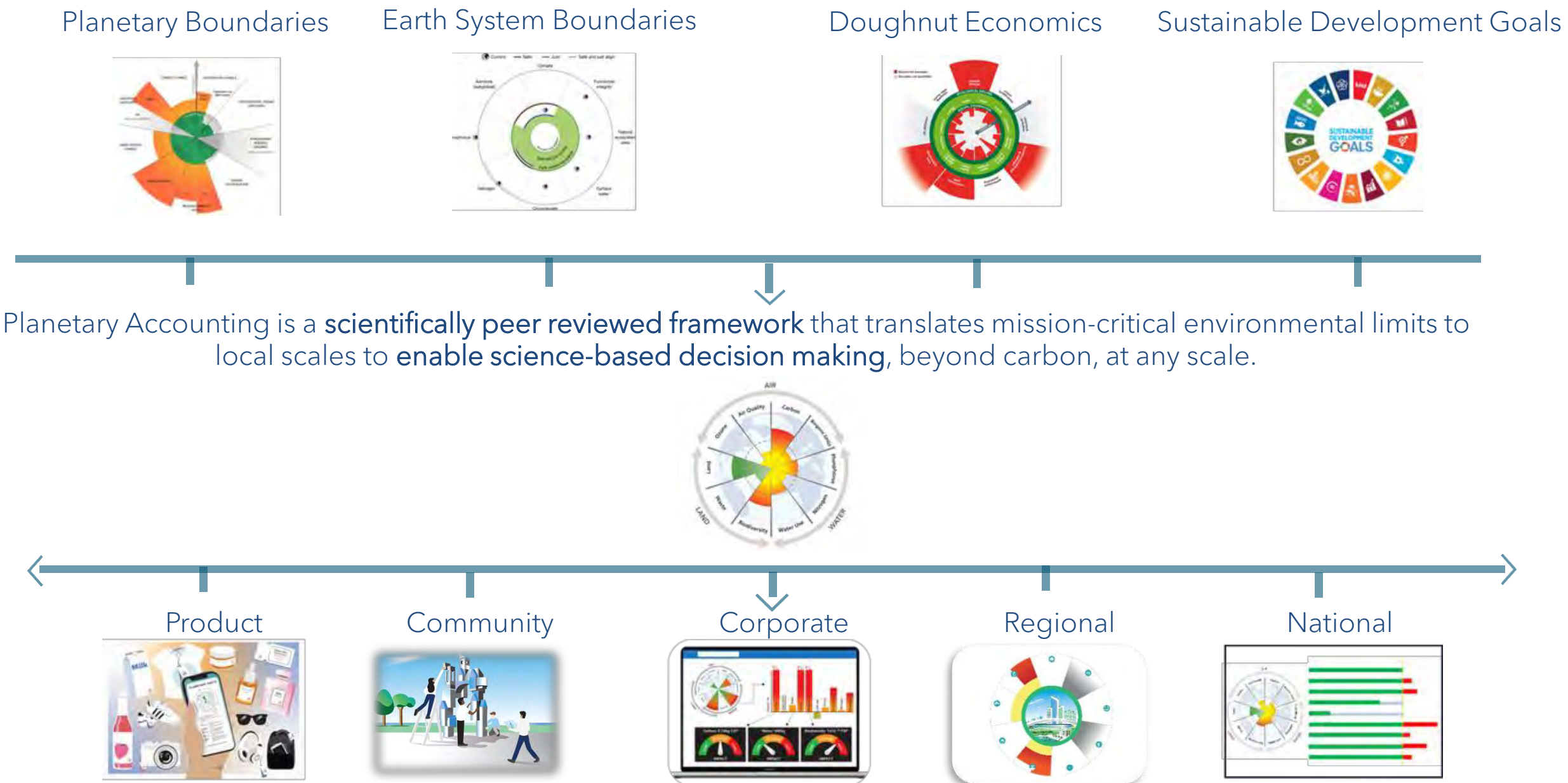
Planetary Accounting is based on the internationally recognized Planetary Boundaries - the crucial thresholds that define the safe operating space for humanity.

We are living beyond critical global environmental limits; the risk of fundamentally, irreversibly, and catastrophically altering the state of the planet is high.



# Planetary Accounting

Planetary Accounting is used to quantify the impacts of a business, a life-style, a region, or a nation. It is a translation of critical global environmental limits (the Planetary Boundaries) into an accountancy framework which compares impacts to these limits. It also aligns with other global frameworks such as the Sustainable Development Goals, and international standards such as TNFD (Nature-Related-Disclosures).

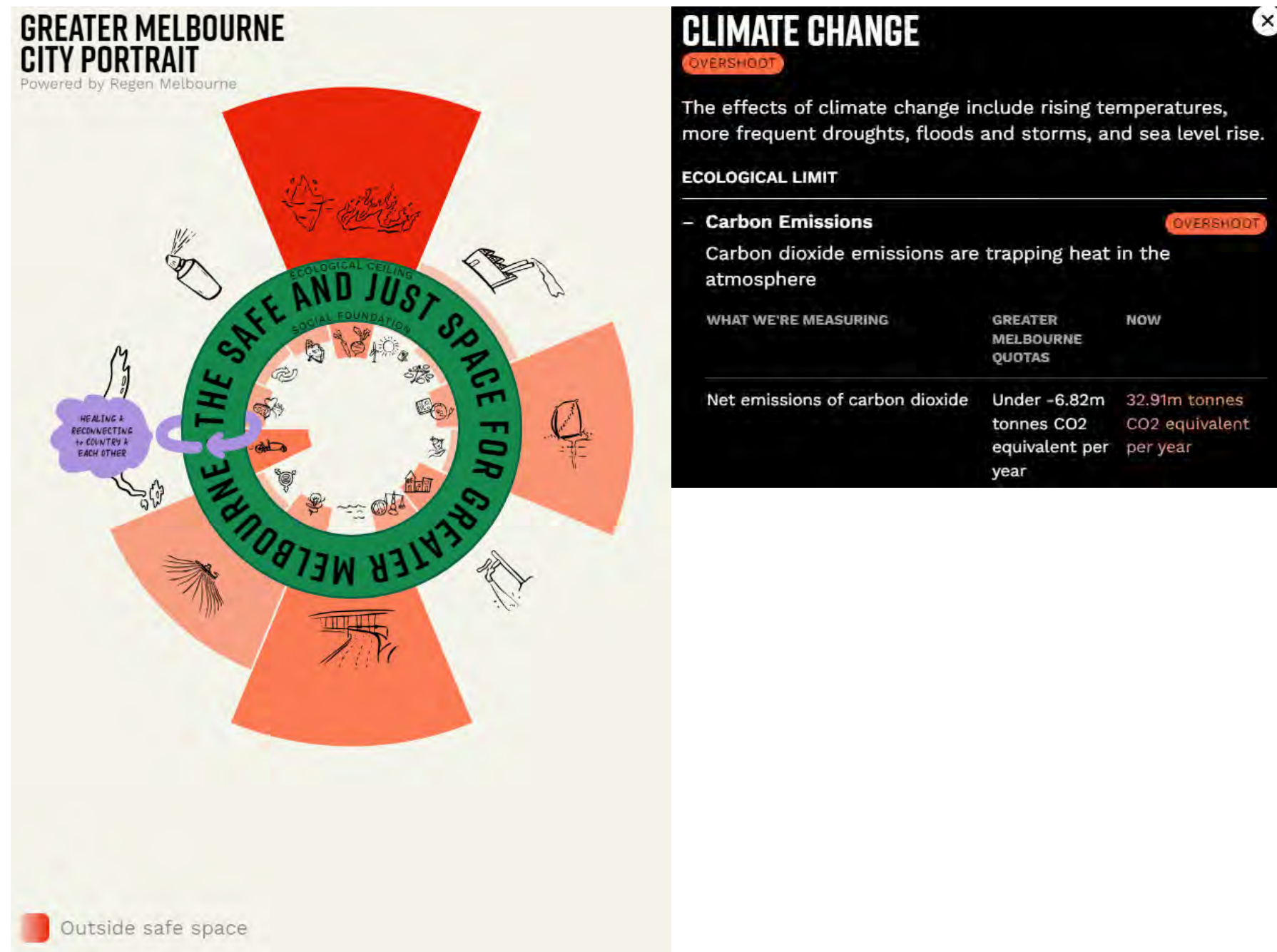


Planetary Accounting is fundamentally the **quantification of the environmental footprints** of human activity that consider impacts on air, land, and water, and comparing these against global limits - to provide **easy to understand data, in context**, for decision making.

# Examples of Planetary Accounting

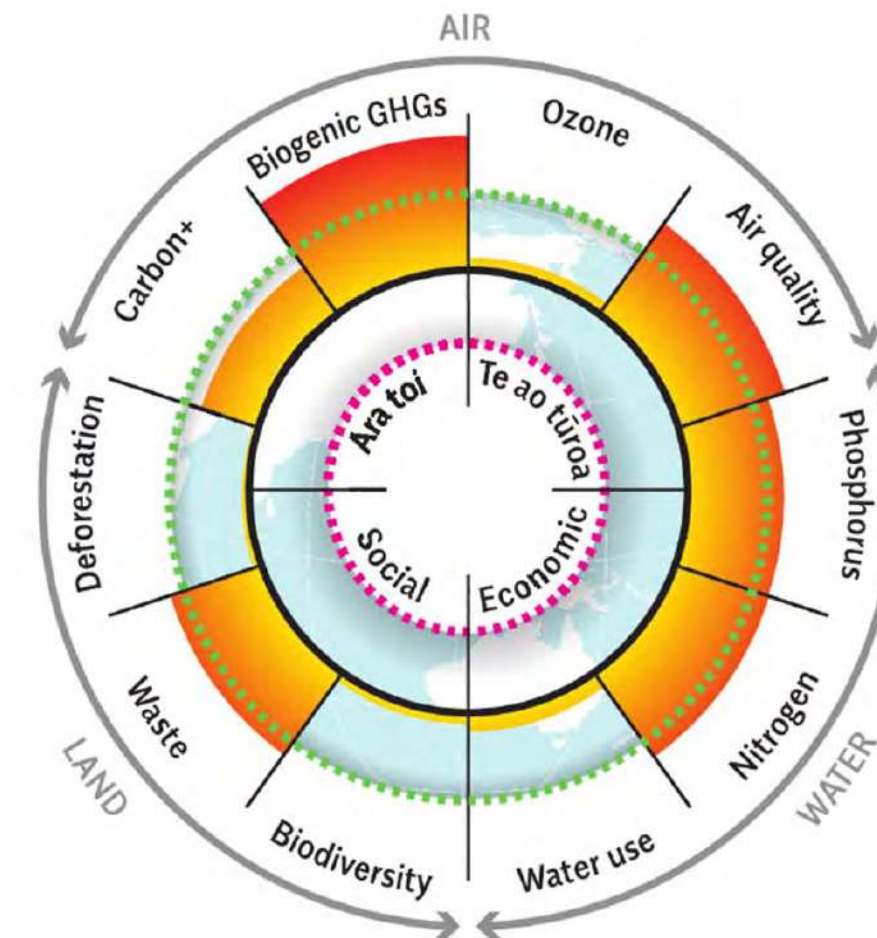
## Regen Melbourne

A grass roots initiative using Planetary Accounting to improve community education and enabling communities to drive change. The interactive Melbourne doughnut at [Greater Melbourne City Portrait](http://Greater Melbourne City Portrait) ([regen.melbourne](http://regen.melbourne)) explores how well Melbourne is tracking as a place that supports people and planet to thrive.



## Ōtepoti Doughnut


Developed with Dunedin City Council simplifying and synthesising data to compare/contrast/and align targets and efforts with global limits .



Green dotted line= Ecological ceiling  
Above this line we exceed the planetary boundaries risking permanent damage to earth's life support system.

Pink dotted line = Social foundation  
Below this line we are not meeting the needs of people-housing, health, cultural.


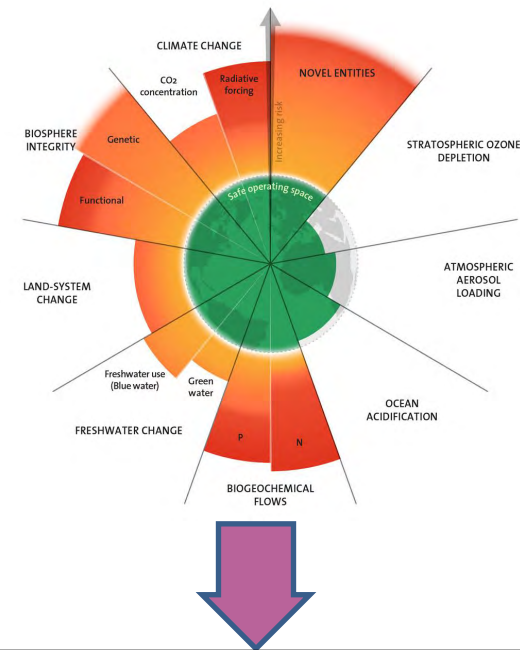
# Planetary Accounting for Palmerston North City Council



**Planning Palmerston North's Path**

Draft Long-Term Plan 2024-34  
Consultation Document

Have your say  
8 April - 9 May





**Mahere mō te kanorau koiora me Te Awa o Manawātū**

**Biodiversity and the Manawātū River plan**

**Mahere āhuarangi hurihuri, toitūtanga**

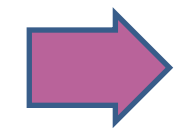
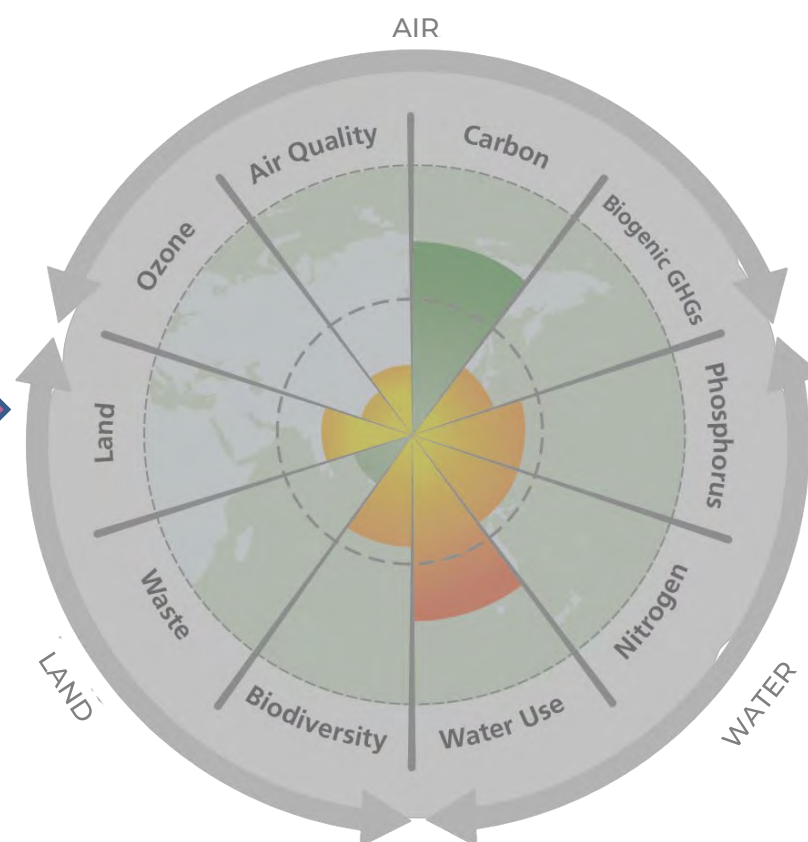
**Climate change and sustainability plan**



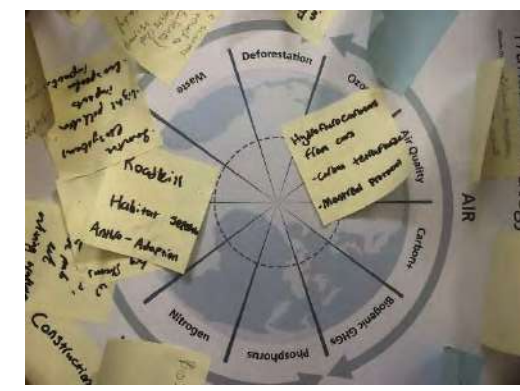
Indicators

Indicator	Economic	Cultural	Social	Environmental
Access to green spaces				
Active and public transport				
Crime victimisation				
Greenhouse gas emissions				
Gross domestic product per capita				
Highest qualification				
Household crowding				
Housing affordability				
Median annual earning				
Native bird counts				
Number of jobs				
Participation in physical activity				
Participation in the arts				
Participation in volunteering work				
People who speak te reo Māori				
Perception of Palmerston North a welcoming and friendly city				
Perception of safety				
Survival of new businesses				
Trust in Palmerston North City Council				
Voter turnout for local elections				
Waste diverted from landfill				
Waste to landfill				
Water quality of the Manawatu River				
Youth (15-24 years) not in employment, education, or training				

		3 Waters	Ara Toi	Economic Development	Parks and Recreation	Social Wellbeing	Spatial Plan	Te Ao Tūroa	Transport	Waste Minimisation	Zero Carbon
Air/Land/Water											
Air	Carbon+										
	Biogenic-GHGs										
	Air Pollution										
Land	Ozone										
	Waste										
	Deforestation										
Water	Biodiversity		*								
	Nitrogen										
	Phosphorus										
	Water										



- ✓ A growing and innovative city
- ✓ A creative and exciting city
- ✓ A connected and safe community
- ✓ A sustainable and resilient city





# Why Planetary Accounting?



Underpin environmental goals & decisions with **ROBUST SCIENCE**  
Leverage science and data to keep ahead of regulation and community expectations by aligning strategic goals with what is necessary for a healthy planet.



Look beyond **CARBON**  
Gain a holistic view of the environmental impacts of your region considering our treasured taonga; whenua (land), wai (water), and hau (air).



Enable **COLLECTIVE** action  
Engage community, business, and government stakeholders through the adoption of this scalable framework that supports collaborative action for systemic change.



Connect to **GLOBAL FRAMEWORKS**  
Align your strategy and actions with international frameworks including Doughnut Economics, Planetary Boundaries, and the UN-SDGs



**INNOVATION** and **TRANSFORMATION**  
Set absolute sustainability targets to establish a design brief for the future to enable a shift from incremental improvement to transformative change



**ILLUMINATE** priority opportunities  
Easily identify the highest impact activities in the region, and opportunities to generate the greatest environmental outcomes.

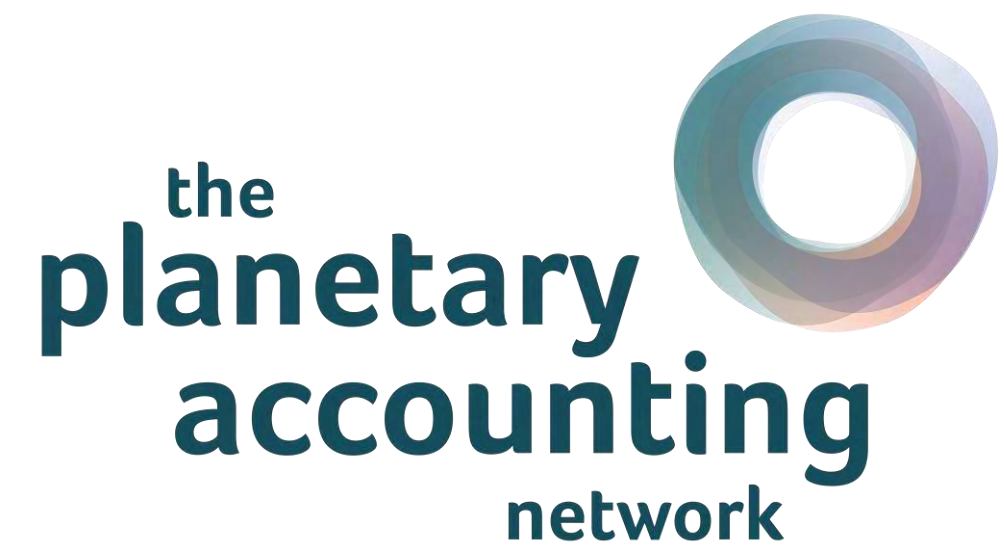


**COMMUNICATE** future vision  
Simplify the communication of complex environmental challenges to inspire action towards a future people want; people living well on a healthy planet.

*“We’re big fans of using simple, clear language to help people understand sustainability – and take action! Planetary Accounting does this.”*

- Jeff Vickers | thinkstep-anz





[www.planetaryaccounting.org](http://www.planetaryaccounting.org)  
[info@planetaryaccounting.org](mailto:info@planetaryaccounting.org)

**Our mission is to help people, businesses, and governments to operate within the planets limits - because we believe that living well requires a healthy planet.**

1130

# Long-Term Plan submission form



Submitted on 9 May 2024, 1:05PM  
Receipt number 1065  
Related form version 5

## Your contact details

First name mark  
Last name gunning  
Organisation you represent myself  
Email  
Phone

## Hearing

Do you want to speak to Council in support of your submission? Yes  
Please let us know if you'd like a language interpreter No interpreter required  
Preferred hearing dates  
Wednesday 15 May:  
Thursday 16 May:  
Friday 17 May: 1.30pm to 5pm  
I am flexible on days and times  
How would you prefer to give your feedback? In person

## Rates review questions

Which of these describes you?  
Ratepayer who lives in my home in the Palmerston North urban area  
A developer of residential properties  
Landlord of a home in Palmerston North who doesn't live here  
Landlord of a business/commercial property in Palmerston North who lives here

Which option do you prefer?

2. Capital value (CV)

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support with changes/comments
Pasifika Centre: Expand and refurbish existing building	Support with changes/comments
Te Pātikitiki Library: Expand and refurbish existing building	Support with changes/comments
Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Do not support
Please tell us why you've selected this option, and any feedback you'd like to provide about the Awapuni Community Library Hub project	in regard all these topics i would like to look at the economics of what is on offer. currently there is very little money and we are staring at a major project that must be addressed as a priority.
Te Motu o Poutoa Anzac Park	Do not support
Please tell us why you've selected this option, and any feedback you'd like to provide about the project	comments as above
Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Do not support
Do you have any general feedback about community facilities for us to consider?	lots of works around costs versus benefits versus economic returns

## City centre transformation questions: seismic upgrades of landmark facilities

Which option do you prefer?	Prefer not to say
Please tell us why you prefer this option	lots of work to be done around this topic combined with the backdrop of large amounts of money being wasted on consultants , with no result.

## Development contributions questions

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth. Do you agree with this change?	No
We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project. Do you agree with this change?	Don't know / no opinion
We're proposing to add the cost of interest from borrowing	No

that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

---

Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?

Don't know / no opinion

## General comment areas

---

Please share any feedback about our proposed transport projects

need to be real and accept cars are here for a long time and plan to accommodate this as opposed to frustrate car owners.

---

How did you find out about our long-term plan?

Council website

# 1131

## Long-Term Plan submission form



Submitted on	9 May 2024, 1:29PM
Receipt number	1076
Related form version	5

### Your contact details

First name	Helen
Last name	Worboys, Mayor
Organisation you represent	Manawatu District Council
Email	Helen.Worboys@mdc.govt.nz
Phone	063230000

### Hearing

Do you want to speak to Council in support of your submission?	Yes
Please let us know if you'd like a language interpreter	No interpreter required
Preferred hearing dates	<b>Wednesday 15 May:</b> 5.30pm to 7.30pm <b>Thursday 16 May:</b> <b>Friday 17 May:</b>
How would you prefer to give your feedback?	In person

### Rates review questions

Which of these describes you?	Other: Local Authority (Manawatu District Council)
-------------------------------	--

### General comment areas

Please share any feedback you have about our vision, goals and plans	Please refer to attached submission
Please share any feedback about our proposed transport projects	Please refer to attached submission

**Please share any feedback about our proposed plans for water and how we will fund Nature Calls**

Please refer to attached submission

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**Please share any feedback about our proposed plans for housing**

Please refer to attached submission

---

**Please share any feedback about our proposed plans for growing our city**

Please refer to attached submission

---

**Please share any feedback about rubbish and recycling services**

Please refer to MDC's submission on PNCC's Waste Management and Minimisation Plan

---

**Please share any additional feedback you'd like us to consider**

Please refer to attached submission

---

**How did you find out about our long-term plan?**

Council website

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**Supporting information**

9 May 2024

Mayor Grant Smith  
Palmerston North City Council  
32 The Square  
Palmerston North 4410

Submitted via: [Have your say on our draft Long-Term Plan 2024-34 | Palmerston North City Council \(pncc.govt.nz\)](https://www.pncc.govt.nz)

Dear Mayor Smith

**Submission from the Manawatū District Council to the Palmerston North City Council's draft Long-term Plan 2024-34**

The Manawatū District Council (MDC), thanks the Palmerston North City Council (PNCC) for the opportunity to submit on your draft Long-Term Plan 2024-2034 ("the draft LTP").

MDC supports PNCC's strategic vision, "*He iti rā, he iti pounamu: Small city benefits, big city ambition.*" We would also like to highlight our support for the surrounding goals, plans and strategic initiatives with the alignments these have in supporting the realisation of that vision.

We want to reiterate our support of the following specific objectives in the draft LTP:

**Te Utanganui – Central NZ Distribution Hub:**

MDC supports PNCC's proposed investment in roading projects to support the development of KiwiRail's Regional Freight Hub and Te Utanganui, noting the linkages between this draft LTP and the draft Future Development Strategy. Te Utanganui borders the Manawatū District, and the proposed roading upgrades involve many boundary roads. **We request that PNCC involve MDC in confirming the timing of investments** to ensure alignment with MDC's infrastructure planning as set out in our Infrastructure Strategy, and Activity and Asset Management Plans.

MDC notes it has made a full submission on the draft Future Development Strategy in addition to, and to be considered in conjunction with, this draft 2024-34 LTP submission.

MDC understands that the long-term (10 – 30 year) planning includes a new road between Palmerston North and Feilding to the north-west of Bunnythorpe. MDC appreciates the growth of Bunnythorpe and the development of the KiwiRail Distribution Hub will require changes to key roading links in the vicinity of Bunnythorpe. However, multiple aspects of the indicative link shown require further investigation, as does the likely impact on MDC assets and resources (including the roading network) and the Manawatū community. **MDC requests that PNCC commit to continue working collaboratively with MDC on options which best meet the long-term needs and circumstances of both local authorities and our communities.**

MDC understands that PNCC's draft Future Development Strategy includes the rezoning of additional industrial land on the boundary with MDC, just to the south of Feilding's Kawakawa Industrial Park. MDC's draft Long-term Plan 2024-34 includes the extension of Turners Road as one of its key projects. This new road within the Kawakawa Industrial Park will facilitate the



development of 24 hectares of high-quality industrial zoned land. We see the Turners Road extension project as contributing to the wider Central New Zealand Distribution Hub.

There are likely to be benefits in the clustering of industrial development within the Manawatū District and Palmerston North City, close to the KiwiRail Freight Hub and the North-East Industrial Zone, this needs **careful planning and integration** to minimise cross-boundary issues.

MDC also supports the Palmerston North Integrated Transport Initiative (PNITI) programme of works. As noted in MDC's submission on the draft Future Development Strategy, it is critical that there is **a collaborative approach** between NZ Transport Agency Waka Kotahi, Horizons Regional Council, the Manawatū District Council and the Palmerston North City Council to address the demands and impacts of population and industrial growth on the regional transport network.

***Decisions Sought:***

- That PNCC retain the following projects in the draft LTP:
  - 2013 – PNITI – Strategic Transport Corridor Improvements;
  - 2359 – PNITI – Bunnythorpe Bridge Replacements
- That PNCC commit to working collaboratively with MDC, particularly in relation to those roading projects that relate to KiwiRail's Regional Freight Hub, Te Utanganui and the Palmerston North Integrated Transport Initiative to ensure cross-boundary impacts are minimised and opportunities for mutual benefit are maximised.

**Nature Calls Wastewater Project:**

MDC supports PNCC's plan to progress the Nature Calls wastewater project. In particular, we support the proposal for an upgraded treatment plant with a dual discharge to land and water. MDC has completed its own wastewater investment over the past decade with treatment plant upgrades and a dual discharge to land and water. MDC has had many learnings from this process and the operation of this system.

The Ōroua River is a tributary of the Manawatu River and as such, there is significant benefit in working together for the overall health and wellbeing of our regional freshwater resources. The proposed \$647M investment is significant and MDC may be able to help PNCC to refine this project and potentially reduce costs.

In previous discussions with Horizons, MDC has advocated for amendments to be made to the One Plan to better support applications for municipal wastewater discharges to land. MDC would like to offer its support and collaborate in any future discussions that PNCC may have with Horizons in relation to these matters.

**Feilding to Palmerston North Shared Pathway**

MDC supports the investment in this piece of key linkage infrastructure.

The Transport Plan that forms part of the supporting information for the draft LTP suggests that Council plans to complete the Feilding to Palmerston North Shared Pathway in year 2 (2025/26). MDC has completed its portion of the shared pathway (to Nannestad Line) and has been advocating since as early as 2021 for PNCC to complete their portion of this shared

pathway. The completion of this shared pathway will make active transport a more viable option for commuters and is therefore supported by MDC.

MDC would be willing to work closely with PNCC to scope and procure this project through to completion. MDC has supported several PNCC led initiatives with regional benefit. The Palmerston North Stage of this pathway provides an opportunity for PNCC to support a MDC led project that will benefit people from both the City and District. We urge PNCC to complete this project as a matter of priority.

***Decision sought:***

- That PNCC prioritise the completion of the Feilding to Palmerston North Shared Pathway. MDC would be willing to work closely with PNCC to scope and procure this project through the completion.

**Safety Improvements – Kelvin Grove Road**

MDC is in support of any initiatives that would improve the safety on this boundary between Palmerston North and Manawatū.

***Decision sought:***

- That PNCC support and retain the following project in the draft LTP:
  - 159 – Kelvin Grove Road – Safety Improvements

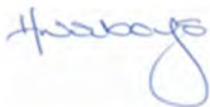
**Oranga Papaioea City Strategy and Plans**

MDC would like to note its support for this strategy.

We are particularly keen to obtain any shared learnings in PNCC's pilot initiatives to respond to the issue of homelessness in the community. MDC is currently reviewing its approach to managing homelessness as part of our Freedom Camping Bylaw review. We are interested in learning from the experiences of PNCC.

MDC wishes to speak to its submission.

Yours sincerely



Helen Worboys, JP  
**Mayor**

Attachments:

- MDC's submission to the draft Future Development Strategy

3 May 2024

Grant Smith, Mayor  
Palmerston North City Council  
32 The Square  
Palmerston North 4410

Submitted via: [We're asking for your help to plan Palmy's future growth | Palmerston North City Council \(pncc.govt.nz\)](https://www.pncc.govt.nz)

Dear Mayor Smith and Councillors

### **Submission from the Manawatū District Council on the Draft Future Development Strategy**

The Manawatū District Council (MDC) commends the Palmerston North City Council (PNCC) and Horizons for preparing its draft Future Development Strategy for Palmerston North (the “draft Strategy”). MDC supports the draft Strategy but wishes to highlight opportunities for increased collaboration between our Councils.

Palmerston North shares borders with the Manawatu District to the north, west and southwest. Most of the key road and rail links which serve Palmerston North pass through the Manawatu District. Developments on the southern edge of Feilding and in the northern parts of Palmerston North are bringing the two centres closer together. The cross-boundary movement of workers, students and shoppers mean parts of the Manawatu District and Palmerston North increasingly function as one. It is for these reasons the MDC is submitting on the draft strategy. It is also why the MDC wishes to see greater recognition of the Manawatu District throughout the draft strategy, and increased levels of cooperation in its implementation.

### **Te Utanganui – the Central New Zealand Distribution Hub**

MDC supports the Te Utanganui project and recognises the importance of this investment to grow our region as a freight distribution hub of national significance. Stages 2 and 3 of Te Utanganui include the proposed rezoning of two blocks of land for industrial purposes on the boundary with the Manawatū District Council. MDC recognises that this is a recent initiative to maximise the footprint of the industrial area within the PNCC boundary however notes the proximity of these blocks of land to the rural farmland across the road within the MDC boundary. This should be approached with caution given the potential for reverse sensitivities and rural amenity and MDC’s focus on the protection of high productive land.

MDC is also concerned about the impact of land use change on key commuter and freight routes between Feilding and Palmerston North, and the wider Manawatū roading network. Decisions around transport routes need to be prioritised to ensure that these align with the land use change being proposed.

The draft Strategy notes the close relationship to Feilding’s Kawakawa Industrial Precinct and MDC recognises the potential benefits that come from having PNCC and MDC’s industrial

areas in such close proximity. To maximise potential opportunities from Te Utanganui, MDC supports the ongoing collaboration between Horizons, PNCC, CEDA and MDC.

### **KiwiRail Regional Freight Hub**

MDC supports recognition of, and ongoing planning for, the KiwiRail Regional Freight Hub. MDC considers the development of the hub to be significant to the ongoing growth of freight and logistics in the Manawatu and attracting, supporting, and retaining other types of commercial activity.

### **Palmerston North Integrated Transport Initiative**

MDC supports the recognition given in the draft Strategy to the importance of the collaboration between NZ Transport Agency Waka Kotahi (NZTA), Horizons Regional Council, Manawātū District Council, and the Palmerston North City Council in preparing the Palmerston North Integrated Transport Initiative (PNITI). MDC agrees that having a coordinated approach is necessary to address the demands and impacts of population and industrial growth on the city's (and wider region's) transport infrastructure.

### **State Highway Network Improvements**

The draft Strategy includes plans to upgrade several intersections on Kairanga-Bunnythorpe Road. This is a boundary road between MDC and PNCC. We request that PNCC actively involve MDC in decision making around the timing of these investments so we can understand any potential impacts on our roading network and programme of works. MDC recognises the value for both MDC and PNCC to work in collaboration to ensure we have a joined up approach when engaging with NZTA to ensure maximum roading investment in our region.

Page 61 of the long-term strategy also shows a new road cutting across the PNCC-MDC boundary northwest of Bunnythorpe. MDC appreciates the growth of Bunnythorpe and the development of the KiwiRail Distribution Hub will require changes to key roading links in the vicinity of Bunnythorpe. However, aspects of the indicative link shown are not clear or require further investigation. The link shown could significantly impact on MDC assets and resources (including the roading network south of Feilding) and the Manawatu community. MDC encourages PNCC to work collaboratively with the MDC on options which will best address the long-term needs and concerns of both local authorities and the communities we serve.

### **Palmerston North Airport**

MDC notes that the Palmerston North Airport Masterplan to 2051 includes a runway extension which would either require the closure or diversion of Milson Line.

Milson Line remains a key commuter route between Feilding and Palmerston North. As shown during the recent Railway Road remediation work, it also offers a useful alternative to Railway Road in the event the latter is closed. Closure or re-routing Milson line could significantly impact on uses of the road. MDC urges PNCC to ensure that the timing of the runway extension and the progression of programmes in the PNITI are aligned to ensure commuter efficiency and safety are not compromised.

### **Active Transport Network**

The draft Strategy states that *“We plan to connect Bunnythorpe and Feilding to Palmerston North within the next 10 years...”* MDC questions whether this statement is a reference to the Feilding to Palmerston North Shared Pathway. If so, the Transport Plan that forms part of the supporting information for the Palmerston North City Council’s draft Long-term Plan 2024-34 suggests that this is scheduled to be developed in year 2 (2025/26). MDC has completed its portion of the shared pathway (to Nannestad Line) and has been advocating since as early as 2021 for PNCC to progress their portion.

The Manawatū District Council **wishes to speak** to this submission at the Hearing.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'H. Worboys', with a large loop at the end.

Helen Worboys, JP  
**Mayor**



Tēnā koe Grant, Tēnā koe Waid

Thank you for the opportunity to provide a submission on the PNCC's Long Term Plan (LTP). As Chair of the Te Manawa Art Society (TMAS) I am providing feedback on behalf of the TMAS Committee.

I read with interest the Arts and Heritage Plan and the Economic Developments Plans and was pleased to read the outcomes you are seeking. TMAS also wishes to ensure that our arts and cultural facilities are well supported and invested in. We also want to ensure that PNCC works hard to attract major arts related events to our city.

At the cultural heart of our city Te Manawa Museum of Art, Science and Heritage (Te Manawa) is a multi-disciplinary facility that is open, inclusive and champions learning and engagement with the world around us in ever-changing ways. We are hugely proud of our association and partnership with Te Manawa.

Te Manawa contributes to the Manawātū community's wellbeing and cohesion, and provides a wide-ranging opportunities for education, inspiration, creativity and discovery. Te Manawa is a home for the stories and experiences that define us and our region and make us who we are. I have included the following statistics to illustrate the vital role that Te Manawa plays in the community- from sparking an interest in art in the region's school aged children through to providing a quiet place for reflection and contemplation of artwork by the region's older residents.

Each year Te Manawa:

- manages a complex that has a floor area of approximately 2700m<sup>2</sup>
- cares for a public collection of more than 350,000 objects
- welcomes more than 200 visiting schools and childhood centres
- holds more than 80 events activities and programmes
- hosts around 25 unique community groups and organisations on a regular basis
- turns over around 30 exhibitions and displays across the art, science and heritage disciplines
- welcomes more than 120,000 visitors through our doors each year

The recent Six Extinctions exhibition saw nearly 35,000 visitors and contributed \$6 million to the local economy through visitor spend. I note in your Economic Development Plan that you will promote the city to visitors, residents and investors, profile and promote the region and promote and support key sectors and regional strengths. The TMAS Committee is keen to discuss with you in greater detail how you plan to attract more visitors to Palmerston North who in turn will visit Te Manawa and be inspired by the artworks.

Despite the successes of exhibitions and being a welcoming place for the community (including a space for TMAS to host events for our growing membership), the challenges for Te Manawa are growing- as a charitable trust, it relies on grants, funding and donations to ensure continuity of operations. As to the specific action and noting the important role that Te Manawa plays in the cultural fabric of Palmerston North, the TMAS Committee would also like to discuss how you propose to develop and

maintain this cultural facility. What extra funding will be provided to ensure that Te Manawa remains relevant for future generations? We believe that a new, purpose-built museum that retains the existing art gallery is the best way to future-proof our activity; thereby making Te Manawa more sustainable, more flexible, more efficient and playing a critical role in the cultural centrepiece of a vibrant and energetic city centre.

In addition the building itself is no longer fit for purpose. We are pleased that as part of the LTP you will be investing in community facilities such as Te Manawa- seismic strengthening is critical for our strong future but I note that this will not occur until years 6 and 7. Furthermore you are relying on 90% co-funding for seismic strengthening and we would value the opportunity to discuss in more detail how you plan to achieve the co-funding.

Thank you again for the opportunity to provide a submission as you consult on your Long Term Plan. We all have the same goal of a thriving and exciting Palmerston North. The “vision of small city benefits, big city ambitions” resonates strongly with the TMAS Committee. You have tradeoffs to make as you finalise the LTP. You need many minds to address the current issues and prepare for a more innovative, creative and exciting city. Please include us in your future thinking so that we come on the journey with you. Mā te ngākau aroha koe e ārahi Let a loving heart guide your decisions.

Ngā mihi nui

David Crowley

Chair

Te Manawa Art Society



Submission to Palmerston North City Council (PNCC)

From

Manawatū Business Chamber (MBC)

Draft Long-Term Plan 2024-34

1<sup>st</sup> May 2024

Mobile: 021 0533071    Email: [amanda@manawatuchamber.co.nz](mailto:amanda@manawatuchamber.co.nz)

Contacts:                    Amanda Linsley, CEO, Manawatū Business Chamber  
                                     Steve Davey, Chairperson, Manawatū Business Chamber

***Manawatū Business Chamber Board Members:*** Ed Teece, Paul O'Brien, Steve Davey, Rachael Rakatau, Alex Boustridge, Angus Duncan, Chris Long, Nikki Maw, David Lanham.

The Manawatū Business Chamber ("MBC") is a 445+ Business Member organisation, that represents a sizeable proportion of the city and region's GDP and employment. We are funded by our members. The MBC advocates for business, promotes business growth that supports economic growth and provide business services and networking opportunities.

This submission is presented to Council by the MBC Board

**Draft Long-Term Plan 2024-34** - MBC would like to thank PNCC for the opportunity to make a submission to this draft long-term plan. (LTP).

1. MBC acknowledge and support PNCC's vision He iti ra, he iti pounamu.
2. MBC acknowledge PNCC's proposed rate increase of 11.3%. (31.5% over the next three years), exclusive of any possible IFF levies.
3. MBC acknowledge the anticipated increase in population by 9,000 within the next ten (10) years taking total population to 103,000 and the affect that this will have on the city's infrastructure requirements.
4. MBC acknowledge and understand the complexities that PNCC must navigate to strike a balance between investment in the future, maintenance of current assets, city and people requirement and keeping rates affordable for the community/business community who like council are struggling with a cost-of-living crisis through inflation, interest rates and greater insurance/service costs.
5. MBC are aware of the probability that Audit NZ's review of the PNCC draft LTP 2024-34 will likely attract a 'qualified audit opinion' because there is too much uncertainty about whether the LTP can be achieved. This is also indicated in the Significant Forecasting Assumptions within the PNCC Draft LTP 2023-34 supporting information.
6. MBC has concerns over the assumption that PNCC will be able to use the Crown Infrastructure Partners system to raise the currently estimated \$647 million for the Wastewater Management project. These concerns are because a) the cost is only estimated and has gone up more than 10-fold since the initial Nature Calls Consultation and b) funding may not be granted either in full or



part, given other Local Authorities will have a similar requirement from the fund at the same time. We see no alternative to external funding and/or a special purpose vehicle for this project that will invariably cost ratepayers in the region of \$1,000 p.a per ratepayer. for 30 years (based on the current estimate).

**7.** Given the uncertainties of the above and the additional costs to ratepayers once the wastewater project commences, MBC believe that PNCC should review its Capital Programme for the next decade that is estimated at \$2.3 billion and look at what can realistically be achieved with the limited funding of our ratepayers, including of course the business sector who will be the most disadvantaged by increases in rates. We do not support austerity, but we do ask that PNCC take a pragmatic approach as to what can realistically be done.

**8.** Nature Calls – wastewater is a legislative priority and a core service that must be prioritised.

**9.** Transport: MBC agree with PNCC that the regional freight ring road is the critical project within PNITI and should be prioritised above others. The regional freight ring road will alleviate many of the issues with congestion in the city centre and provide for greater safety within the city overall, whilst making the movement of freight more efficient and less expensive. We understand that Waka Kotahi fund part of our transport projects, but we question whether decisions should be based on this funding stream alone. Other projects (non-asset maintenance) should be prioritised after this, funding dependent. We understand that the Parking Framework consultation will be held later in 2024 so make no comment on that through this submission, nor on the Featherston Road projects for which we have already submitted our feedback. With regards to the ongoing proposal for the bus terminal to be repositioned to create a fit for purpose transit hub to accommodate national and regional public transport; we support this and the preference to be the Church Street location. The city needs to be accessible for all and what is best for business is best for the city and community.

**10.** Rates determination: MBC support the hybrid option with most general rates being based on land value and the remainder on capital value at a 70/30 split. This seems most fair to the majority of ratepayers. We strongly oppose the CV only option as this would be a disincentive and discourage further development in the city and particularly in areas on the outskirts of the city.

**11.** Capital Programme: The largest amount of feedback we have had from the business community is with regards to the capital spend and specifically the timing of some community projects that are seen as nice to haves, but not core services. Mentioned most frequently is the Awapuni Community Library Hub (we understand this may/could be utilised as a civil defence centre). \$27.1m for this project seems excessive, we do not support this. (Use this funding to support the earthquake strengthening projects). We support the investment in the Multicultural Centre as this will support local businesses as well as its primary purpose. Te Motu o Poutoa Anzac Park will also be an attraction to bring people into the city and we understand that this will be funded through existing funding that Council has received from government and co-funded with Rangitane and other external partners and therefore we support this

MBC are supportive of community projects generally, but with conditions that may include a cap on total funding for these initiatives and a prioritisation of majority benefit and cost-benefit.

**12.** Earthquake Strengthening:

It is time for PNCC to begin these works. The civic and cultural precinct although a nice to have is distracting from commencing work. The city has already spent a lot of money on consultants over the past six years for this project which has had little momentum. The clock is ticking, and we need to get on with prioritising the strengthening work for our facilities and structures and look how we will support businesses who will be affected whilst these works are being carried out. MBC would be happy to work with PNCC on what this could look like for our businesses.

Further, whilst looking at the pros and cons of your option one and option two with regards to seismic upgrades vs collective projects; we do not believe it should be an all or nothing approach. For example, we urge PNCC to investigate housing options within the city to add vibrancy to the city

centre. It is important to avoid the perception that the city is closing the door on future long-term projects that would have an impact on the social, cultural, economic, and environmental outcomes of our community.

13. MBC support the CCTV Control Hub 5-year program to upgrade and expand the CCTV infrastructure in the city

14. Proposal to PNCC to address a gap within the city/region that will support business development and create a forum for council to liaise better with their business community.

Further to the discussions with PNCC last year with regards to the Manawatū Report. MBC have been working to provide solutions with regards to the outcomes of this piece of work as per our discussions. We are developing a Business Voice - Strategic Project, which is what we see as the beginning of a medium to long term series of projects for which we are seeking support from PNCC and others that could be a significant change to how business is done in our region and an exemplar for other regions.

PNCC (along with MDC) has voiced their desire to access and understand the needs of businesses, and to better recognise the value that these businesses contribute to the Manawatū economy. MBC is well positioned to engage with and identify the needs of business throughout the region. Through feedback, discussions, the outcome of the Manawatū report and speaking with Councils, the Manawatū Business Chamber has identified a gap within the City/Manawatū that is not being addressed by anyone else. By addressing this gap, the proposal acknowledges the need for MBC to work alongside other organisations and recognise those things that are already being done and have been achieved.

We have aspirational thinking for the future which would seek validation through the initial strategic projects including:

- A business community that is overall more aligned to council and other key stakeholders. Project 1 – Business Voice and Response will create a much more cohesive community where we are all working towards the same objectives – a truly business friendly Council. Appendix A.
- Project 2 – Tertiary Business Partnerships including brokering solutions where businesses/industry sectors who identify issues work alongside the regional business innovation ecosystem – as an example a *Solutions Lab concept* for our region that could create bigger and better businesses with more export potential.

MBC believe that whilst Project 2 is still conceptual that the Business Voice and Response project will give us the tools to engage with all parties and produce longer term solutions. We need to make a start on these issues for the benefit of all within our region.

We are very aware that these subjects have been talked about for decades and believe that now is the time for action and with the support of PNCC (and others), MBC will be able to turn the talk into actions with the Manawatū becoming a leader for other regions within New Zealand. MBC trust that PNCC will come with us on this journey.

The Business Voice and Response project aligns with council goals:

**Goal 1:** An innovative and growing city

A business environment that encourages investment and delivers career opportunities in a range of sectors

**Goal 3:** A connected and safe community

Opportunities to contribute to Council decision making.

**Goal 4:** A sustainable and resilient city

Access to relevant information and education to support more sustainable choices

These business development projects align with the City Economic development plan and support those organisations including CEDA (Central Economic Development Agency) with their objectives, specifically:

- Support sustainable business activity and labour market developments
- Support international education and promote Palmerston North's interests to global partners

As a member organisation, our activities **must** benefit members directly. Activities that support the wider business community, but do not benefit members directly, must be funded from sources outside of membership fees.

Initial investment is required for two years, to develop and create a sustainable model going forward. MBC requires funding of \$100,000 per year to successfully implement this project. MBC requests an initial contribution of \$50,000, per annum for two years, from PNCC to enable reach and engagement with businesses within the city and district, including primarily those who are not Chamber members.

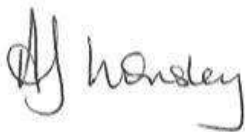
Additional funding will be sought from other sources to make up the balance required for this initial two years.

Over years 3-10 which the Long-Term Plan 2024-2034 relates, it is expected that there would be further funding required to ensure continuation and enablement of the next phase of this business engagement and development. Continued support will ensure that the ongoing needs of the district are met and that we are able to enact Project 2; a game-changer for the city and district going forward.

**In summary**, there has been less feedback (to MBC) than expected on the rates determination and rate level. However, concerns around the unknowns and associated incremental costs, especially with regards to the wastewater are high. Whilst there is this elevated level of uncertainty (as acknowledged by PNCC (Long-Term Plan risks) MBC requests that PNCC review the spending on non-essential expenditure (the nice to haves) and focus on the core things that must be done.

MBC acknowledge the complexities of local government funding and understand the rates burden being placed on local government by central government and believe a review of this model is long overdue.

Signed on behalf of The Board of the Manawatū Business Chamber



A J Linsley – CEO

*We would like to speak to this submission please - preferably on the Friday (17th) morning, with afternoon being our second choice to have those required from our Board – thank you*

**Attached: Appendix A**

# APPENDIX A

## MANAWATŪ BUSINESS CHAMBER

MANAWATŪ BUSINESS  
C H A M B E R

### Business Voice and Response Strategic Project

*Submission to Palmerston North City Council*

*Draft Long-Term Plan 2024-2034*

**1<sup>st</sup> May 2024**

#### **1. Background**

The Manawatū Business Chamber's aim is to encourage and support integrated business growth that creates wealth and employment throughout the Manawatū region. Business Development in turn supports Economic Development within a region, they are not competitive activities and can provide synergies for the successful achievement of both.

We are a membership organisation and most of our funding comes from this membership, allowing us to advocate for them regionally and nationally, act as a knowledge base, provide networking opportunities, and build their business capability.

Our member numbers currently sit circa 450+ and represents a significant part of the region's GDP and FTE make-up.

The Manawatū Report was commissioned in 2023 by the Manawatū Business Chamber and Business Central based out of Wellington and prepared by Iron Duke Partners a bespoke public policy advisory firm. The report included feedback from circa 50 cross-sector businesses in two focus groups, plus some individual interviews, some of which were outside of Chamber Membership.

There were three key recommendations:

1. A refreshed promotional campaign, delivered in partnership with businesses focusing on commercial opportunities and attracting talent.
2. Strengthened relationships between the tertiary ecosystem and businesses within the region, covering not only Massey University, but also Te Pūkenga/UCOL, IPU, the PTEs and 'agritech' research institutes.
3. A unified and energetic voice between business leaders, councils and the economic development agency on what investment is needed by central government into the region.

In addition, other feedback from the report and the wider business community include:

- Concern about the lack of opportunity for businesses to authentically engage to ensure that their experiences and expertise genuinely feed into and inform local government decision making.
- Uncertainty around changes to regulations and unpredictability in government decision making.
- Weak links between local government and businesses
- There is considerable goodwill from business leaders to engage in a new process going forward.

PNCC have voiced their desire to access and understand the need of city and Manawatū business. The Manawatū Business Chamber is well positioned to engage with, and identify the needs of, Manawatū businesses. Through feedback, discussions, the outcome of the Manawatū report and speaking with Councils, the Manawatū Business Chamber has identified a gap within the Manawatū that is not being addressed by anyone else. By addressing this gap, the proposal acknowledges

the need for the Manawatū Business Chamber to work alongside other organisations and recognise those things that are already being done and have been achieved.

#### **4. Scope**

As a member organisation, our activities must benefit members directly. Activities that support the wider business community, but do not benefit members directly, must be funded from sources outside of membership fees.

The Chamber plans to embark on a structured programme of eliciting business voice and responding to their articulated needs. The response could be in the form of advocacy, facilitating business relationships and networks, and building business capability. The outcome of which would create a forum for PNCC to be able to liaise better with businesses and the benefits that this would bring. There are few councils that would be so positioned.

A second strategic project proposal addresses the need for a strengthened relationship between the tertiary ecosystem and businesses within the region. This will include the 'innovation sector' including agritech and other strategic priorities for the region. The scope for what this could look like will be investigated through the first project proposal.

A promotional campaign focused on commercial activities and attracting talent is out of scope for the Manawatū Business Chamber and is part of the SOI for CEDA. We are happy to support these activities through our own.

#### **5. Approach**

The approach that the Chamber proposes is one of collaboration and co-design. While relationships and engagement are fundamental to this project, successful outcomes depend on utilising those engagements to identify pain points and areas for growth, and then co-design solutions required for the region's businesses to thrive.

Working together we will identify, design, and implement initiatives and strategies to benefit the region.

Two phases are required:

1. Consult and Co-Design
2. Develop, Engage, and Respond

##### **Phase One**

###### ***Communication***

A communication plan will be developed for this project. To ensure success we need to communicate the project intentions and encourage active engagement. Invitations to take part will not be enough. Effective and targeted communications will be important throughout the project to keep participants and partners engaged and informed. The communication plan will include the closing of the feedback loop, to ensure those involved know the impact that their input has had.

###### ***Consult and Co-design with Business***

While the recommendations that came out of the Manawatū Report are a good place to start, we need to check with businesses to make sure these are the key areas we should be focusing on, if there are others, and get them to prioritise them.

Business will be asked the best ways to engage with them for phase two, through which medium(s), timing, and frequency. Also, the degree to which they want to be involved, including:

- Identifying issues
- Idea solution generation
- Providing feedback
- Supporting the Chamber, its members, and the wider business community with the solutions

Participants for this phase will include those businesses that took part in the Manawatū Report research, the Manawatū Business Chamber Advisory Group, the Manawatū Business Chamber Board, and others as identified including local grass roots businesses from the city and around the district.

### ***Consult and Co-design with Partners***

Partners will be consulted within the initial stages (and ongoing) to ensure that we are all working together and not replicating engagements, research, and initiatives. Relationships are key to this project, in many cases they are already strong, in others they may need to be initiated and built. During this phase expectations will be discussed and agreed upon. Partners will include the following, with new partners anticipated to be identified along the way:

- Palmerston North City Council
- Manawatū District Council
- Iwi
- Te au Pakihi
- CEDA
- The Factory/Sprout
- Food HQ

Part of this initial engagement will be to identify what our partners think this project should involve; focus areas, and outcomes expected, and to identify if there are projects or BAU that they are undertaking that complement this project.

### **Phase Two**

Phase Two focuses on engaging with the wider business community, identifying their needs, then developing a programme of support to respond to these needs, whilst creating a forum for council to liaise.

#### ***Develop***

The programme of engagement will be developed, identifying participants, designing, and developing the tools for engagement (workshops, interviews, surveys).

#### ***Engage***

We will engage with the wider business community. Identifying things that are working well, issues and challenges, and facilitating the identification of solutions to those pain points.

#### ***Respond***

Based on the feedback received, this phase will provide targeted assistance to businesses across the city and Manawatū district. Depending on the identified need, this could include facilitating workshops and/or training programmes, providing, or facilitating access to business advice, and strengthening existing or building new connections. The Chamber will focus on delivery that falls within our remit of advocacy, networking, and building business capability. Activities that fall outside of these but are identified needs from our business community will be communicated to the appropriate partners.

#### ***Re-Engage***

We will then go back out to business to evaluate the effectiveness of the activities designed to support them, identify areas for improvement, and capture any new challenges or focus areas for the future. This feedback will then be used to fine tune our response and delivery.

## **6. Outcomes**

Building on the excellent relationships the Chamber has with current members, this programme will improve structured engagement with Manawatū businesses enabling the Chamber to provide

additional advocacy and support to meet identified needs, resulting in a growing and thriving business community. Outcomes include:

- A structure which provides the opportunity for businesses to authentically engage genuinely, and feed into, and inform local government decision making. Creating a forum for PNCC to engage better with businesses.
- Strengthen the relationship between local government and the business community and build a reputation for business-friendly councils.
- Provide a unified voice that reflects business needs regarding investment by central government into the region. This supports the 'Our Asks' priorities identified by PNCC and MDC.
- The Chamber will be the 'Go To' place for business support for businesses in our region.
- Training opportunities and targeted support to meet the identified needs of Manawatū business.
- Increase in Manawatū Business Chamber membership.
- A strong platform to strengthen relationships between tertiary and business in the region, with a longer-term objective to explore how the relationship with the tertiary industry can be leveraged to the benefit of both education and business (the second strategic project)

## 7. Timeline

The project will initially run for two years from July 1, 2024. Part of the project will be to build in a sustainability component, that will ensure systems and processes are in place to enable the project to become business as usual.

Phase One	
Develop and implement communication plan	July 2024
Map the business ecosystem	July 2024
Liaise with partners (PNCC, MDC, CEDA, MSD)	July 2024
Develop consultation process	August 2024
Design consultation and co-design workshops	August 2024
Design survey	August 2024
Conduct consultation workshops	September-October 2024
Administer and analyse survey	September-October 2024
Communicate initial findings re priorities to partners	November 2024
Phase Two	
Develop programme of engagement	December 24 – January 25
Engage with Manawatū businesses	February – March 2025
Communicate findings to partners	March 2025
Develop and Deliver response	April – September 2025
Re-engage	October – November 2025
Fine tune response and delivery	December 25 – January 26

Deliver response	February – May 2026
Report on outcomes, identify next steps	June 2026

## **8. Further Rationale for Funding of MBC to support Palmerston North City and the Manawatū District**

We have talked for decades about a more aligned region where councils, the business community and our tertiary institutes are all working together to grow our region and be much more centred in our approach to regional growth from a business perspective.

Talk has not eventuated in activity, and no one has really stepped up to make it happen. This leaves a current situation whereby everyone has their own individual challenges:

Councils face increased costs and significant rate increases and challenges around infrastructure. Businesses have found the current economic conditions challenging with more liquidations, skill shortages and increasing regulation.

Our tertiary institutes also have their challenges with massive unsustainable deficits, declining role numbers and the challenge post covid of getting students to turn up in person.

This situation leads to insular decisions being made that are not aligned. A good example is Massey cancelling a logistics course when one of our region's key growth initiatives centres on logistics.

Now more than ever we need to be more aligned, or we could fail.

We have put to you a solution that will look to create outcomes as follows:

1. Councils are confident they understand what the business community needs from them and vice versa. There is clarity on what the region stands for and what its strategic plan is.
2. If the business community is clear that there is a significant challenge that many are facing, we can look to create solutions using all local stakeholders. Southland showed with its Fee Free programme that if we all work together, we can create great outcomes.
3. The region attracts students aligned to key economic growth strategies i.e.: Logistics, or Agriculture; they get the right tuition but also get access to the business community in their sphere of study.
4. A business has an excellent product idea with world class potential however does not know how to make it happen. We create a team of MBA students to take it on as a project. They do the market research and validation and build a plan to make it happen. The students get a great project that helps their study, and the region gets a business with a potentially high growth.
5. We create a Solutions Lab where business owners can present problems to our tertiary groups and they in turn provide access to the right people, technology etc to create solutions.

These are just some of the examples we wish to flesh out in our work with all stakeholders in our region.

Overall, an aligned connected community is highly likely to achieve increased GDP growth as opposed to a silo approach. We should all understand the importance of GDP growth to enable the city to thrive and to get ahead of key infrastructure requirements.

Our proposal puts in place a plan and framework to start building that alignment with a longer-term vision as stated above.



Whilst we appreciate a request for new funding at a time of belt tightening is not ideal, we believe now more than ever in our history we need to bring our community back together to help drive growth.

## **9. Investment**

This project provides services over and above the core responsibility that the Manawatū Business Chamber has to current Chamber members.

Initial investment is required for two years, to develop and create a sustainable model going forward. The Chamber requires funding of \$100,000 per year to successfully implement this project.

The Manawatū Business Chamber requests an initial contribution of \$50,000, per annum for two years, from PNCC to enable reach and engagement with businesses within the district, including those who are not Chamber members.

Additional funding will be sought from other sources to make up the balance required for this initial two years.

Over years 3-10 which the Long-Term Plan 2024-2034 relates, it would be expected that there would be further funding required to ensure continuation and enablement of the next phase of this business engagement and development.

Manawatū Business Chamber – April 2024

## Submission on PNCC's Long-Term Plan 2024-2034

From: Chris Teo-Sherrell

Email: 7(2)(a) Privacy

To: [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz) (put LTP 2024-34 in the subject line)

I wish to speak to Council about the LTP. Preferred time – morning.

Due 4pm, 9/5/2024

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1. Over the past month of more I have done submissions as part of central, regional and local government consultations and so this one is going to be brief. (Do I hear a shout of delight?)

### **RATES**

2. Method for Assessing Rates – It doesn't really matter to me which method is used but if you believe capital value to be a fairer basis for assessing rates then you should decide on a system that shifts entirely to that. This could be done over a period of, say, 3 years to lessen the immediate impact such a move would have if done in one step.
3. I support a low UAGC because the UAGC is regressive, shifting more of the rates honour onto lower income/asset ratepayers.
4. Why does the targeted rate for rubbish and public space recycling vary so much from year to year? The proposed reduction to \$62 for 2024-25 from the 2023-24 cost of \$103 makes me think that at least one of these costs is not directly related to the cost of providing the service since we haven't been told that the level of service is changing and generally costs of wages and equipment have increased in recent times.

### **TRANSPORT**

5. Transport Projects – I support those aimed at increasing uptake of active and public modes of transport including those designed to increase the safety, perceived safety, and comfort and convenience of these modes.
6. However, I do not believe the proposed PN-Feilding and PN-Ashhurst cycleways should be done before the urban part of the city has a complete network but cycleways. Over the years there has been too much emphasis on recreational riding and too little on utility cycling. Although both have health benefits, only the later has potential to decrease demand on, and costs of, our transport system.
7. I do not believe completion of either of the rural cycleways will result in a significant shift in mode use because of the distances involved. The riverside one is likely to get substantial recreational use but that should be a lower priority than making it safe to ride in and about the urbanised part of Palmerston North.
8. So please fund and install urban cycleways ahead of the proposed rural ones and when the urban network is complete please do the PN-Ashhurst (riverside) one before the PN-Feilding one.
9. I oppose the replacement of the Main St Bus terminal because having a bus system in which all the bus services go through the centre of town when most people in the city don't want to go there is never going to attract the ridership to justify an expensive terminal there.
10. The new bus system, while a significant improvement on the old one, is seeing some increase in patronage. However, even if patronage were to double it would mean less than 2% of trips in the city are by bus. The system will have to be changed again in a small number of years when this country and this city gets serious about decreasing its greenhouse gas emissions and making more livable urban areas. So

building a new terminal now will be a waste of money and very likely be abandoned in any further new bus system.

### **COMMUNITY FACILITIES**

11. Community Facilities Projects – I support all of these projects, the timing of them and the methods of funding with the exception of the timing for the Arena.
12. The Arena has had a lot of money spent on it over the last 10-15 years and it is high time for other facilities to be given priority. I seek that the replacement of Arena 5 take place in Years 9 and 10 or the LTP, with preparatory work in Year 8.
13. I believe the rental and fitout of a premise for the use of the multicultural association is appropriate.
14. I also think that the Roslyn, Kelvin Grove and Summerhill suburbs all warrant similar community facilities as proposed for Awapuni as ways of creating a sense of community, serving community needs, and making them more readily accessible by active modes of transport – localisation is a cornerstone of making the city sustainable and resilient.

### **GROWTH**

15. Growth and Funding of Growth - I do not believe further growth is desirable for the city. It already has a population and mix of employment and services that, with a few exceptions (such as rare and complicated medical surgery), meet residents needs and most wants. Wellington is sufficiently close to make it reasonable to go there to fulfil any unmet needs and wants.
16. The increased traffic and demands on facilities and services resulting from an increased population will only decrease the quality of life of current residents. There has been no analysis of costs and benefits of growth shared with us. Instead, it seems to have been assumed as a given or as an inherently desirable thing that should be encouraged.
17. If growth is to be facilitated, then at the very least, current residents should not have to pay one cent towards the cost of that growth. Costs should fall entirely on the new-comers who have created the added demands.
18. The city role should be a design and regulatory one only, determining what activity can go where, the form of any land development (e.g. through structure planning) and the specifications of infrastructure to be provided (e.g. through subdivision engineering standards) .
19. Infrastructure costs should be fully met by development companies in the first instance, and recovered from new-comers. Development can be staged to ensure viability. Council should not be a funder of development and it certainly shouldn't be subsidising developers by means of not charging them interest on expenditure the council incurs because of new development.

### **WASTEWATER**

20. Wastewater Upgrade – this has to be done and has to be paid for. It's way past time to do it properly as it should have been done last time instead of going for lower cost options. It should be accompanied by metering of waste use and wastewater generation so that costs are borne most by the greatest users (coupled with some rate-funded basic amount).
21. I support seeking funding from the Infrastructure Financing Fund but think collection of money to start paying for it should begin now and be gradually increased to lessen the shock of the full cost.
22. I oppose using a PPP approach to funding and operating Palmerston North's water infrastructure. The international experience with PPPs is very mixed and we have too little experience to give me confidence that we wouldn't end up paying more and getting a poorer service than we currently do. The current situation in the UK should be taken heed of.

### **EARTHQUAKE STRENGTHENING**

23. Regarding earthquake strengthening, I think it would be much better to start from scratch on most of the buildings where very large sums of money are required to achieve even just 34% of the building code standard. If a facade or other special feature can be maintained at reasonable cost then that would be good.
24. Both Te Manawa and the City Library been created through renovations of old buildings and there have been continual needs to fix and patch and redo.
25. I support creating a new combined home for both these facilities rather than throwing money into the existing buildings. If external funding can be secured then of course do so.

#### **NATURAL BURIAL CEMETERY**

26. Natural Burial cemetery – I support the creation and operation of a natural burial cemetery in collaboration with the community of interest that exists for it and would like to see a programme added to this LTP to advance work on this so that such a cemetery becomes a reality by the first year of the next LTP.

#### **HOUSING**

27. I support the Council building and managing more good quality social housing and associated facilities.

#### **MAINTENANCE and RENEWALS**

28. I expect all existing infrastructure and services to be well-maintained as a the top priority for expenditure, including the renewal of the Awapuni Resource Recovery Centre..

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# SUBMISSION

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



To: **PALMERSTON NORTH CITY COUNCIL**  
Private Bag 11034,  
PALMERSTON NORTH

Submission on: Palmerston North City Council Draft Long Term Plan 2024/34

Date: 9 May 2024

Contact: **IAN STRAHAN**  
**PROVINCIAL PRESIDENT MANAWATU/RANGITĪKEI**  
Federated Farmers of New Zealand

**Peter Matich**  
**REGIONAL POLICY TEAM** (primary contact)  
Federated Farmers of New Zealand  
m: 7(2)(a) Privacy

- 1.1 Federated Farmers (Federated Farmers) welcomes the opportunity to submit on the Palmerston North City Council Draft Long Term Plan 2024/34.
  - 1.2 Rates and other local government fees and costs make up a significant portion of farm business expenses and Federated Farmers are very concerned with the transparency of rate setting and the overall cost of local government to agriculture, including those activities which deliver value to the rural rate payers of Palmerston North.
  - 1.3 Federated Farmers makes submissions on Annual Plans and Long-Term Plans to ensure councils exercise fiscal prudence, and consider affordability, fairness, and equity issues regarding rates. We acknowledge any submissions made by individual members of Federated Farmers.
  - 1.4 We would like the opportunity to be heard in support of our submission.
- Submission**
- 1.5 Our submission covers the following points:
    - Rate Increases
    - Proposed changes to the Revenue and Financing Policy

## 2. Key Recommendations

- The Council should minimise expenditure to reduce the need for rates increases above the rate of inflation (4.0% in March 2024<sup>1</sup>). This may involve postponing or abandoning expenditure on projects or activities that are ‘nice-to-haves’, such as upgrades or new facilities for public transport infrastructure, libraries, swimming pools, public urban development, arenas, reserves and community centres.
- None of the three options proposed by the Council for setting new rates are particularly palatable to Federated Farmers as they all exceed the rate of inflation. If we are forced to pick one, it would be Option 3, as this is lower than the other options for large rural parcels. However, we think there is room for reduction in rates demands on large farm properties.
- The cost (including finance costs) of new infrastructure, parks, and services, as well as upgrades to existing infrastructure networks for such, which is necessary to support urban growth and/or intensification, is part of the cost of development and should be funded through development contributions and/or financial contributions. For any sector, private or public, this needs to be factored into the developer’s investment risk and should not be a cost burden for general ratepayers. Where the Council chooses to contribute towards these costs, this should be funded through targeted rates on the new development(s) in question. This should include the interest cost for loans for such infrastructure.
- The Council should adopt the maximum amount of 30% of total rate revenue allowed to be allocated to the UAGC under section 21 of the Local Government (Rating) Act 2002 where all rateable properties get a benefit from Council services such as Council governance, environmental health, emergency management and district planning, and the Council’s front counter staff who answer public enquiries.
- Council activities such as animal control, building control, consents planning, and alcohol licensing should be funded in the first instance from user charges, with any balance funding shortfall to be made up from funding from a UAGC in the second instance (so that the 30% UAGC cap is maximised), and if there is any additional funding shortfall after that, any remainder on the general rate (in the third instance).
- That the Council retain low differentials applicable to any rural property used for horticultural land use which measures 5 ha or more in land area, or any property used for arable or pastoral land use which measures 20ha or more in land area<sup>2</sup> to collect rates more equitably from rural properties with high land values whose relatively modest annual incomes are not related to increases in property value. This rating differential should have the effect of reducing the proportion of rates that such property owners are expected to contribute to Council rates revenue. *Property value* is a poor proxy for ‘ability to pay’ when it comes to farmers, whose annual income is tied to the market for farm produce (and not to property value). Farmers and growers should not be forced to sell their farms to pay their rates.
- That the Council continue to use User Pays Fees and Charges for solid waste disposal and keep cost increases in these at or below the current rate of inflation.

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<sup>1</sup> [https://www.stats.govt.nz/information-releases/consumers-price-index-march-2024-quarter/#:~:text=Annual%20changes,construction%20\(up%203.3%20percent\)](https://www.stats.govt.nz/information-releases/consumers-price-index-march-2024-quarter/#:~:text=Annual%20changes,construction%20(up%203.3%20percent)) accessed 6 May 2024

<sup>2</sup> These land areas are specified in regulations under the Resource Management Act 1991 that require farms to account for agricultural pollutants through certified and audited farm plans. Highly Productive Land is required to be preserved for food production under the *National Policy Statement for Highly Productive Land* (unless it is *specifically identified* for future urban development).

- The Council should continue not to charge rural ratepayers for services that they do not receive, such as public water supply treatment and connection, public wastewater disposal and treatment, stormwater drainage (except where stormwater drainage assets form part of a road network used by rural communities) or kerbside collection of rubbish and recycling. In certain situations where ratepayers in rural areas do get the benefit of these services, we recommend the use of targeted rates and/or user pays charges for such properties.

### **3. Rates Increases**

- 3.1 We note the Council is proposing an 11.3% rates rise in Year 1 of the LTP. We further note that the example tables in the Council Funding Impact Statement indicate an average increase around 8.7% for rural and semi-serviced properties over 5ha<sup>3</sup>. However, our own members have reported rates rises in the order of 13 to 17% under the 3 rating options proposed by the Council.
- 3.2 None of these options proposed by the Council for setting rates are satisfactory to Federated Farmers. We prefer an option which has the lowest rates increases for large farmland parcels (which is Option 3). However, we think there is room for reduction in rates demands on large farm properties.
- 3.3 Farmers are not an infinite source of revenue for Council rate increases. Incomes for rural ratepayers are highly unlikely to increase to the same extent as proposed increases in rates. Any increase in costs the Council is imposing on rural ratepayers, will squeeze out other areas of expenditure. This is especially so for farming, where, despite farm properties having higher land-values than residential properties, the ability of farmers to pay rates is tied to their ability to productively farm the land, rather than relative or absolute wealth in land. The reality is that for our members who are rural ratepayers, any increase in rates will have a real impact on their livelihoods.
- 3.4 The rural community are feeling effects of the current global recession and cost of living increases, and this means there is little room to manoeuvre in setting this year's budget.
- 3.5 Farmer income for 2024 is not expected to increase. In fact, many sheep and beef farmers are likely to experience a decrease in income. Profit for sheep and beef farming is expected to decrease an estimated 54% compared to 2022-23 to a 15-year low<sup>4</sup> to a per-farm average of \$62,600 (before tax and debt payments).
- 3.6 Against this backdrop, the Council should endeavour to keep any rates increases on farmers to a minimum. We accept that monetary inflation may mean the Council has to increase rates somewhat. And our expectation is that this would be indexed to NZ's forecast CPI inflation rate (which is 4% in March 2024), and lower if possible.
- 3.7 If the Council is in a situation where projected expenditure is more than revenue, we would prefer that the Council sharpen its pencils and reduce unnecessary expenditure, rather than choosing to increase rates.
- 3.8 We are highly concerned that the Reserve Bank will resume raising the *Official Cash Rate* if New Zealanders do not curb their spending, which will have adverse repercussions for everyone.

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<sup>3</sup> Section 4 of the 'Rating System, Rates and Funding Impact Statements'.

<sup>4</sup> Beef & Lamb NZ - March 2024 Mid-Season Update <https://beeflambnz.com/sites/default/files/2024-03/Mid-Season-Update-2023-24.pdf>

- 3.9 We support cutting and/or deferring expenditure on all the projects in the Council's consultation document. We encourage the Council to continue in this cost-cutting vein. In the context of rises in the Official Cash Rate (OCR)<sup>5</sup> in recent years, the alternative of borrowing to fund civic projects is highly imprudent.
- 3.10 In the context of the gloomy economic outlook for farming, we would prefer that rates are capped at existing levels or reduced. We encourage the Council to keep their pencils sharp with the aim of avoiding rates increases to rural ratepayers.

#### **4. REVENUE AND FINANCING POLICY**

##### **Uniform Annual General Charge ('UAGC')**

- 4.1 We note the Council is proposing a UAGC of \$200 per property for 2024. We think there is room to increase this.
- 4.2 Federated Farmers strongly supports use of the full 30% of total rate revenue allowed to be allocated to the UAGC under section 21 of the Local Government (Rating) Act 2002<sup>6</sup> where rateable properties get a benefit from Council services. Where council services are in large part used by people, a uniform charge per-property at least ensures that all property owners make an equitable contribution toward the cost of such services. A UAGC is the fairest mechanism for ratepayers who get the same benefits for Council services they receive.
- 4.3 Use of the UAGC strongly influences the distribution of rates across properties in a district or region. It is one way to help rectify the impact of property value rates on higher value properties, while ensuring lower value properties pay a little more. Owning a farm is not a good reason to pay hundreds of dollars towards (for example) the local library, when urban residents nearby are paying in the tens of dollars. That just isn't rational, let alone fair, and in no way complies with good taxation principles.
- 4.4 A significant trend in rating policy at many councils in recent years is a reduction in the level of the UAGC. This is usually dressed up as an "affordability" or "ability to pay" issue for urban ratepayers. However, even a small UAGC reduction shifts more rates burden onto higher value properties such as farms. It is also true that low-income families have a higher tendency to rent their homes, so any cut in the UAGC on their behalf directly benefits their landlord.
- 4.5 Where a Council is aware that they have not reached their maximum 30% UAGC allowance and choose not to rectify the situation then they are actively choosing to disadvantage groups such as the farming community.
- 4.6 We urge the Council to maintain funding of its general activities utilising the maximum of 30% permitted from a UAGC, as general activities that benefit everyone equally should be funded equally by every ratepayer.

##### **Targeted Rates**

- 4.7 Where rates are not able to be apportioned to a UAGC, or where services are only supplied to particular properties (for example: connections to sewerage disposal or public water supply) Federated Farmers supports targeted rates.

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<sup>5</sup> <https://www.rbnz.govt.nz/monetary-policy/about-monetary-policy/the-official-cash-rate> accessed 4 April 2023

<sup>6</sup> <https://www.legislation.govt.nz/act/public/2002/0006/latest/DLM132235.html>



- 4.8 We expect that the Council will continue not to charge rural ratepayers for services that they do not get, such as public water supply treatment and connection, public wastewater disposal and treatment, stormwater drainage assets (expect where these form part of a road network used by rural communities) or kerbside collection of rubbish and recycling.
- 4.9 In situations where ratepayers in rural areas do get services, we recommend the use of targeted rates and/or user pays charges for such properties, as we support *user-pays*.

#### **Need to maintain a low rural rate differential**

- 4.10 We appreciate the Council maintaining a low differential for rural properties to offset the high proportion of general rates for rural properties that otherwise occurs from rating based on property value. We hope that the Council will continue with this policy.
- 4.11 A rural rating differential has the effect of adjusting the proportion of rates burden that property owners contribute to rates. Under the present rating powers system, in which rates are traditionally assessed based on land value or capital value, there are grounds for adjusting the rates burden on rural zoned farming properties.
- 4.12 Property value (be it land value or capital value) is a poor proxy for *ability-to-pay* when it comes to farming. Farming requires extensive landholdings but farmer ability to pay rates is based on income from farm produce (and not property value). Farm income in the year ahead is projected to fall.
- 4.13 Rural properties of a certain size are required to operate as farms under various Government laws and regulations (such as the Resource Management Act 1991 and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020). Under this legislation, land used for horticultural land use measuring 5 ha or more in land area, or properties used for arable or pastoral land use measuring 20ha or more in area landowners are obligated to produce (and adhere to) freshwater farm plans that conform with RMA objectives and goals for farm management (including reducing agricultural pollution).
- 4.14 Furthermore, under the recently introduced *National Policy Statement for Highly Productive Land 2022*, any land classed as LUC I, II or II in the NZ Land Resource Inventory must be protected from subdivision and development, unless it is specifically required for urban expansion under the *National Policy Statement for Urban Development 2020*. This means that rural land that is *highly productive* cannot be subdivided under the *National Policy Statement for Highly Productive Land* (unless the Council identifies it as necessary for urban development under the *National Policy Statement for Urban Development*<sup>7</sup>).
- 4.15 As such, most farmland in New Zealand cannot be used for anything else but farming. These restrictions mean that owners of farmland are locked into farming as a source of income.
- 4.16 Therefore, for owners of these properties the ability to pay rates is not related to relative or absolute wealth in land; rather, it is tied to their ability to farm the land (and derive revenue from farm produce).
- 4.17 This reinforces our concerns about inappropriate rate burdens being applied to landowners of farming land.
- 4.18 Therefore, levying rates on property value alone (be it either land value or capital value) without factoring in some sort of mechanism to reflect *actual ability to pay*, would create an unsustainable burden of owners of farmland. A farm owner should not be forced sell off their

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<sup>7</sup> See clauses 3.4, 3.7 and 3.8 of the [National Policy Statement for High Productive Land 2022](#).

farmland to pay rates that are higher than they can afford from farmer income – that would defeat the aim of setting a sustainable rate.

### **Ends**

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### **About**

Federated Farmers is a not-for-profit primary sector advocacy organisation that represents farmers, and other rural businesses. Federated Farmers has a long and proud history of representing the needs and interests of New Zealand's farmers.

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

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

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

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**Federated Farmers thanks the Palmerston North City Council for considering our submission on the Draft 2024/34 Long Term Plan.**

9 May 2024

**Palmerston North City Council**

32 The Square,  
Palmerston North Central,  
Palmerston North 4410

**RE: PROPOSED WATER BORE PARTNERSHIP – MAPPERLEY FAMILY TRUST (“THE TRUST”)**

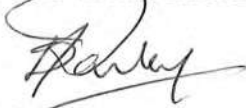
**97-101 Walker Road Longburn (the Trust property)**

1. We act for the trustees for the Mapperley Family Trust (“The Trust”). We are authorised to make this submission on behalf of the Trust.
2. On the Trust property is situated one primary water bore damaged by a recent earthquake and a subsidiary bore.
3. The Trust has recently completed repairs to the damaged bore. The bore is now capable of an artesian flow rate of 9957 litres per hour, see attached report.
4. Historically the landowners of the Trust property have provided water to a number of owners in the area, primarily those landowners that share a common boundary and had historical links to the original owners of both land and bore. This supply has been free of charge but subject to conditions in the Easement Certificate.
5. The Easement Certificate does not guarantee a continual supply of water to the benefiting owners. There is a provision in the easement which enables a landowner to terminate the water supply on the happening of any number of events.
6. Following the damage to the primary bore the trustees maintained continuous supply to the users through the subsidiary bore at no charge. The cost of repairs to the primary bore have been such that our clients now must look at some contribution by the users.
7. In the course of investigation the trustees have discovered there are now many more users of the free water than originally permitted and confirmed in the Easement Certificate. The trustees are not happy with this situation.
8. However after consideration as to the supply by way of a metered system incorporating a charge for the maintenance and upkeep of the bore our clients have reached the conclusion that not only were there logistical matters in administrating the metered supply and charging but there could be issues regarding continuity of supply and quality.
9. Our clients have been and wish to continue to be good and responsible citizens in regard to the availability of water to their neighbours. For the reasons raised above this may become problematical going forward.

10. The landowner is therefore prepared to consider an alternative arrangement where the Council or a partnership between the Council and trustees can be affected to ensure that the supply of water from the bore is ongoing and maintenance and upgrade where necessary can be completed and maintained. There is no benefit in the trustees being involved in water distribution.
11. The Trustees acknowledge that the Council's involvement may result in the distribution of water in the local community and not necessarily restricted to the original users permitted by the Easement Certificate.
12. The Trustees would be keen to ensure there was a priority supply of water in the land owned by the Trustees.
13. In the event an arrangement could be reached with Council the Easement Certificate evidencing a supply of water to the main users would, in our view need to be surrendered.
14. **Attached** is the submission documentation provided to our clients by Council completed in part noting that the submission we are making on behalf of the Mapperley Family Trust is not precisely covered in the submission document which has been made available to the trustees. Nevertheless we are hopeful the Council will consider the submission and we look forward to a response.

In the event there is the opportunity to speak to the submission the trustees wish to avail themselves of this facility.

Kind regards  
**NEILSONS LAWYERS LIMITED**



**Derek Railey**  
Consultant

**Email:** derek@neilsonslawyers.co.nz  
**DDI:** 09 622 8868  
**Mobile:** 021 729 323





# Council's Long-Term Plan Submission Form

Have your  
say by  
**4pm, 9 May**

You can give your feedback on our Long-Term Plan in a variety of ways. If you'd like to speak to our Elected Members about your submission we do need you to fill out the contact details and hearings section of this page. With this submission form you can answer as many questions as you want. You don't need to answer them all if you don't want to! There are no age restrictions to making a submission – we are happy to see submissions from all ages.

The Local Government Act allows you to give feedback in any format. This can include:

- filling out this form or doing it on our website at [pncc.govt.nz/LTP](http://pncc.govt.nz/LTP)
- sharing feedback on our social media channels
- emailing us at [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)
- or drop in to our customer service centre or libraries
- You can give feedback in any format that suits you. That could be a letter, petitions, picture, drawing, song or video (up to 3 minutes) etc.
- Come chat to Elected Members at **Planning Palmy Expo** 20 April, 10am-1pm at the Palmy Conference and Function Centre.

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All submissions may be made publicly available on our website, customer service centre and some of our libraries. This means you may want to be more careful about what private information you share in your submissions about your circumstances. Your contact details (but not your name) are confidential and will not be published. Elected Members receive all submissions without contact details so they can consider the views and comments expressed.

We collect your contact information so we can keep you up to date.  
**For more information, see our privacy statement on our website.**

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## Your details

First name:

Last name:

Organisation you represent:

(if applicable. Please only answer this question if you're speaking on behalf of an organisation)

Postal address: (only provide if no email address)

Email:

Phone:

Please tick if you are under 18 years old as we will apply further privacy measures.

# Your submission

This submission form is broken into sections. First we will ask you to give feedback on some of the topics we have options for. Then towards the end we will ask for general comments on key areas of Council, as well as a general feedback section. Please answer all questions you'd like to provide feedback on.

This submission form is also available on our website at [pncc.govt.nz/ltp](http://pncc.govt.nz/ltp). On our website you will be able to save your submission as you go, and come back to it before choosing to submit.

If at any time you need more space, please write on another piece of paper and clearly state your name, address, phone number and the question your feedback relates to.

## Rates Review Questions

View your proposed rates at [pncc.govt.nz/ratesreview](http://pncc.govt.nz/ratesreview)

If you are submitting on behalf of a business or organisation, please ensure you have stated this in the 'Organisation' category at the top of your submission form and you have permission to submit on the business or organisations behalf. You can submit as both an organisation and individual.

### Which of these describes you? (Select as many as apply)

Collecting this information helps us determine whether different groups of people share similar views.

- Resident, but not a ratepayer (e.g. you rent or may live with family/friends)
- Ratepayer who lives in their home in the Palmerston North urban area
- Ratepayer who lives in their Palmerston North home, which is classified as 'Rural' or known as a lifestyle block
- Business owner who pays rates in Palmerston North (Commercial/Industrial classification')
- Business owner who rents their business location in Palmerston North
- A developer of residential properties
- A developer of commercial properties
- Landlord of a home in Palmerston North who lives here
- Landlord of a home/s but do not live in Palmerston North
- Landlord of a business/commercial property in Palmerston North who lives here
- Landlord of a business/commercial property who does not live in our city
- Other (please state)
- Prefer not to say

Do you have any other comments you'd like to make regarding the rates review?

**Te Pātikitiki Library** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

**Awapuni Community Library Hub** Build a new Awapuni Community Library Hub, which includes expanded community space within a new library

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

**Te Motu o Poutoa Anzac Park** Creation of a civic marae with public facilities and visitor and education attractions at Te Motu o Poutoa Anzac Park (co-funded with Rangitāne and external funding)

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

**Central Energy Trust Arena** Replace Arena 5 at the Central Energy Trust Arena, as well as build new turfs, toilets and changing blocks.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project



# City centre transformation – landmark facilities and seismic upgrades

Which option do you prefer? (select one)

**Option one (Preferred Option)**

Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities.

**Prefer not to say**

**Option two**

Only do the required seismic upgrades of these facilities in their current location

Please tell us why you prefer that option

Please tell us what you don't like about the other option

Do you have any other comments?

Please tell us why you've selected those answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.

Please share any feedback regarding our proposed plans for **housing**

Please share any feedback regarding our proposed plans for **growing our city**.

You can also provide feedback on our Future Development Strategy which we're consulting on at the same time. You can read about that at [pncc.govt.nz/FDS](https://pncc.govt.nz/FDS)

Please share any feedback about **rubbish and recycling services**.

We're also consulting on our Waste Management and Minimisation plan, please make a submission at [pncc.govt.nz/wasteplan](https://pncc.govt.nz/wasteplan)





# Council's Long-Term Plan Submission Form

Have your  
say by  
**4pm, 9 May**

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(If applicable. Please only answer this question if you're speaking on behalf of an organisation)

Postal address: (only provide if no email address)

Email:

Phone:

Please tick if you are under 18 years old as we will apply further privacy measures.

## Everyone who makes a submission can speak to our Elected Members about it.

All submissions will be acknowledged by email, or letter and given to Elected Members, who will consider the views and comments expressed when finalising the Long-Term Plan.

Do you want to speak to Council in support of your submission?

Yes

No

If you've selected yes, please let us know if you would like a language interpreter

New Zealand Sign Language interpreter

Te Reo Māori interpreter

No interpreter required

Preferred hearing dates. Please select up to 3 preferences.

	9am to 12.30pm	1.30pm to 5pm	5.30pm to 7.30pm	How would you prefer to give your feedback?
Wednesday 15 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In person <input type="checkbox"/>
Thursday 16 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Via an online video link <input type="checkbox"/>
Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Please select here if you are flexible on days on times

We will be in touch with you to confirm the time for you to speak to Council. You will have ten minutes allocated to speak in support of your submission or to answer any questions from the Mayor and other Elected Members. If we receive a large number of submissions we may need additional days for hearings in May. If this occurs, we will be in touch with you.

# Your submission

This submission form is broken into sections. First we will ask you to give feedback on some of the topics we have options for. Then towards the end we will ask for general comments on key areas of Council, as well as a general feedback section. Please answer all questions you'd like to provide feedback on.

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If you are submitting on behalf of a business or organisation, please ensure you have stated this in the 'Organisation' category at the top of your submission form and you have permission to submit on the business or organisations behalf. You can submit as both an organisation and individual.

### Which of these describes you? (Select as many as apply)

Collecting this information helps us determine whether different groups of people share similar views.

- Resident, but not a ratepayer (e.g. you rent or may live with family/friends)
- Ratepayer who lives in their home in the Palmerston North urban area
- Ratepayer who lives in their Palmerston North home, which is classified as 'Rural' or known as a lifestyle block
- Business owner who pays rates in Palmerston North (Commercial/Industrial classification)
- Business owner who rents their business location in Palmerston North
- A developer of residential properties
- A developer of commercial properties
- Landlord of a home in Palmerston North who lives here
- Landlord of a home/s but do not live in Palmerston North
- Landlord of a business/commercial property in Palmerston North who lives here
- Landlord of a business/commercial property who does not live in our city
- Other (please state)
- Prefer not to say

Please tick which option you prefer.

- 1 Preferred Option - Hybrid (a mixture of land value and capital value)
- 2 Capital Value (CV)
- 3 Land Value (LV) – current system
- 4 Prefer not to say

Please tell us why you prefer that option

Please tell us what you don't like about the other options



Do you have any other comments you'd like to make regarding the rates review?

# Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?

Yes

No

If you are submitting on behalf of an organisation, please ensure that you have written the organisation's name and contact details on the top of this submission form, and you have their permission to make a submission on their behalf.

We'd like to ask you about these projects separately in case you have different thoughts on different projects.

We're asking you to select whether you support each project as proposed, whether you support it with some suggested changes or comments, or you do not support it. We'll ask you to explain why you've picked the option you have. Suggested changes or comments could include things like the scope of the project, the timeline proposed, the location, the cost, how we're planning on funding it – or any other feedback.

**Multicultural Centre** Lease space for multicultural communities to use for activities, events and services.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

**Pasifika Centre** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

**Te Pātikitiki Library** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

**Awapuni Community Library Hub** Build a new Awapuni Community Library Hub, which includes expanded community space within a new library

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

**Te Motu o Poutoa Anzac Park** Creation of a civic marae with public facilities and visitor and education attractions at Te Motu o Poutoa Anzac Park (co-funded with Rangitane and external funding)

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

**Central Energy Trust Arena** Replace Arena 5 at the Central Energy Trust Arena, as well as build new turfs, toilets and changing blocks.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Do you have any general feedback about community facilities for us to consider?

# City centre transformation – landmark facilities and seismic upgrades

Which option do you prefer? (select one)

**Option one (Preferred Option)**

Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities.

**Prefer not to say**

**Option two**

Only do the required seismic upgrades of these facilities in their current location

Please tell us why you prefer that option

Please tell us what you don't like about the other option

Do you have any other comments?

# Development Contributions

We're also proposing some changes to our Development Contributions Policy.

If you're subdividing land or building a new home or business, it's likely you'll need to pay development contributions. These are paid on any development that generates extra demand on infrastructure in our city. Our policy is currently being reviewed and we'd like to hear your thoughts on these proposed changes.

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

**Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?**

Yes

No

Don't know / no opinion

Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.

# General comment areas

Information about these topics is available in our consultation document

Please share any feedback you have about our **vision, goals and plans**

Please share any feedback regarding proposed **transport projects**

✓ Please share any feedback about our proposed plans for **Water and how we will fund Nature Calls**



Please share any feedback regarding our proposed plans for **housing**

Please share any feedback regarding our proposed plans for **growing our city**.

You can also provide feedback on our Future Development Strategy which we're consulting on at the same time. You can read about that at [pncc.govt.nz/FDS](https://pncc.govt.nz/FDS)

Please share any feedback about **rubbish and recycling services**.

We're also consulting on our Waste Management and Minimisation plan, please make a submission at [pncc.govt.nz/wasteplan](https://pncc.govt.nz/wasteplan)

Please share any feedback regarding **proposed rates over the next ten years**

Please share any additional feedback you'd like us to consider

*See attached letter*





## WATER WELL LOG FORM

Completion date:   /   /

Driller: Nevill Webb & Son Ltd

Council use only:

Well Number:    -

Catchment: \_\_\_\_\_

Aquifer: \_\_\_\_\_

**Property Info:**

Valuation No: 14430-18300 & (e.g. 1472000302)  
 Lot No: Lot 3 14461-07900 (e.g. Lot 1)  
 DP No: 83554 (e.g. DP 2560)  
 Fonterra No: \_\_\_\_\_ (e.g. 44044)  
 Street \_\_\_\_\_  
 Address: 97 Walkers Road  
Longburn  
Palmerston North

**Owner's Info:**

Name: Ann Sharp  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Postal Address: \_\_\_\_\_  
(if different from property address)

**7(2)(a) Privacy**

**Well Intended Use (please tick all applicable):**

- Public Supply                       Domestic Supply                       Farm Supply  
 Irrigation                               Industrial Supply                       Resource Investigation/Testing  
 Other (specify: \_\_\_\_\_)      Target maximum abstraction: \_\_\_\_\_ m<sup>3</sup>/day

**Well Location/elevation:**

New Zealand Map Grid (NZMG) Ref:    :    -

Easting: <input type="text" value="2"/> <input type="text" value="7"/> <input type="text" value="2"/> <input type="text" value="7"/> <input type="text" value="2"/> <input type="text" value="8"/> <input type="text" value="6"/> m	Northing: <input type="text" value="6"/> <input type="text" value="0"/> <input type="text" value="8"/> <input type="text" value="7"/> <input type="text" value="7"/> <input type="text" value="8"/> <input type="text" value="9"/> m	Positioning data source: <small>(Please circle one)</small> Estimated / GPS / SGPS / Survey
Ground level: <input type="text" value=""/> <input type="text" value=""/> <input type="text" value=""/> <input type="text" value=""/> . <input type="text" value=""/> <input type="text" value=""/> masl	Casing height above ground: <input type="text" value="0"/> . <input type="text" value="4"/> <input type="text" value="0"/> <input type="text" value="0"/> m	Elevation data source: <small>(Please circle one)</small> Estimated / GPS / SGPS / Survey

**Well Access Directions:** \_\_\_\_\_

**Location Sketch:**

**Well Sketch:**

# WELL CONSTRUCTION & COMPLETION

Council use only:  
 Well Number:   -

**Drilling Method:**

From (m)	To (m)	Ø (mm)	Method & Fluid
0	140	150	Cable Tool

**Casing:**

From (m)	To (m)	Ø (mm)	Type
-0.400	136	150	Steel

**Screen:**

From (m)	To (m)	Ø (mm)	Type	Slot (thou)
137	140	150TS	Stainless Steel	4mm

**Annular Fill (filter pack, grout, etc):**

From (m)	To (m)	Fill Volume (m³)	Description
			Nil

**Well Development:**

Method: Surging/Bailing  
 Duration: 31.3 hours  
 Chemicals used: Nil

**Static Groundwater Level (after well completion):**

Measurement point (please specify/describe): \_\_\_\_\_  
 Date:   /   /     Water level: 9.970 m  below  above measurement point  
 (please tick one)

**Well Yield & Drawdown:**

Estimated maximum well yield/stabilised artesian flow rate: 9957 litres per hour (please specify units)  
 Approximate stabilised pumping water level: 9.320 m  below  above measurement point  
 (please tick one)

**Testing (please tick all applicable and attach data /results):**

- Constant rate pumping test (aquifer test)
- Step-drawdown test (well efficiency test)
- Recovery test
- Slug test
- Water quality field measurements
- Water quality lab analysis

**Wellhead Completion (please describe below):**

Sluice Valve

**Remarks:**

\_\_\_\_\_

# LITHOLOGICAL WELL LOG

(Page 1/2)

Council use only:

Well Number:    -

## Lithological log:

From (m)	To (m)	Colour	Lithology	Description	Water Depth (m)*	W B**
0	.25			Top Soil		
.25	3	Brown		Clay		D
3	6.5	Brown		Fatty sands		P
6.5	20.4	Blue		Gravel (loose)		P
20.4	22.4			Peat		D
22.4	28.8	Grey		Clay with peat. Metal with lenses of peat and wood		D
28.8	30.3	Grey		Soft clay with lenses of sandy grit		W/B
30.3	35.7	Blue		Sticky clay with lenses of blue fine sand		D
35.7	40.1	Grey		Gritty sand		W/B
40.1	42.4	Grey		Course Sands with grits and fines		G
42.4	46			Clay, multi colour, sticky		D
46	50.9	Grey		Grits with sands and soft lenses		P
50.9	53.5	Grey		Sticky clay		D
53.5	56.24	Light Grey/Brown		Soft sticky clay		D
56.24	64.3	Light Brown		Sticky clay, small trace of grits		D
64.3	74.1	Grey		Silty clay with lenses of w/b sand		P
74.1	77.15	Dark Grey		Soft clay, traces of peat		D
77.15	79.7	Grey		Grits and sands		G
79.7	88	Blue		Gravel, loose		V/G
88	91			Slow change to blue gravel, loose, traces of grits and grey clay		G
91	92.04			Grits with cemented grey sands		G
92.04	122.53	Grey		Sands with fine silt lenses		G
122.53	126.58	Grey		Sands with lenses of grey clay		P
126.58	131.55	Grey		Hard sticky clay		D
131.55	132.66	Grey		Cemented sands		G
132.66	134.8	Grey		Sands, grits		G
134.8	140			Dark gravel, with traces of sand and wood		V/G
				(still in it)		

\* Depth to water: is negative if below measurement point, and positive if above it (artesian).

\*\* Water-bearing: V = very good, G = good, M = moderate, P = poor, D = dry

## Te Manawa Museum Society Inc



### Te Manawa Museum Society submission to the Long Term Plan

1. Te Manawa Museum Society (TMMS) is pleased to make a submission to the long term plan in support of the history/heritage strand of Te Manawa Museum.
2. We support the overall aim of PNCC's Toi Me Ngā Taonga Tuku Iho Arts and Heritage plan to make our local heritage institutions 'strong and resilient'. We agree it is important to understand and celebrate our complex local histories and that our diverse heritage should be 'more visible and understood' for the benefit of residents and visitors alike.
3. TMMS, formerly Manawatu Museum Society, is the founding body of the Manawatū Museum (opened 1971), now an entity within Te Manawa (established 2002), and has had a significant role in the creation and preservation of 'our unique heritage'.
4. Our committee comprises local residents with specialist knowledge in history, heritage and geography, and professional expertise in museums, libraries, art galleries, tertiary education and publishing. This includes specialist knowledge of local collections.
5. We support the submission of the Palmerston North Heritage Trust, but have not had an opportunity to read the submissions of Te Manawa Museums Trust, Te Manawa Art Society or The Science Centre Inc.
6. Manawatu Museum Society donated an extensive history collection to Palmerston North City Council in 2000. Under the auspices of Te Manawa Museums Trust, the history collection has continued to expand, now numbering 55,000 objects. The vast majority of the collection has provenance to local whanau, families, organisations, businesses and institutions, however items of national significance are also held.
7. In the past two decades, TMMS has observed significant limitations placed on the interpretation of this rich and extensive collection within and beyond Te Manawa. The collection is a resource of unparalleled local significance. It has been created by the community, yet public access to the collection is highly constrained and research access is by appointment only.
8. Spatial limitations were amplified in 2011 when the New Zealand Rugby Museum occupied the galleries dedicated to temporary history/heritage exhibitions. Our response to this limitation has been to promote the interpretation of objects by other means, including through the publication of *Te Hao Nui – The Great Catch: Object Stories from Te Manawa* (Random House, 2011) and numerous events, including 46 public lectures, 9 workshops and 1 symposium to date.
9. Despite this activity, the fact remains that the physical space available for the interpretation of the history/heritage collection, and by extension the possibilities for

locally-inflected storytelling, is inadequate. There are other history/heritage collections in Palmerston North with similar issues. We note the mothballing of the David Warnock Medical Museum and the Tokomaru Steam Engine Museum, and increasing difficulties with public access to the Engineer Corps Memorial Centre at Linton Camp.

10. We warmly support the ambitions of mana whenua to exercise kaitiakitanga over taonga tuki iho and korero tuki iho of relevance to their rohe and to play a central role as the case arises in facilitating the return of dislocated items held by Te Manawa to relevant iwi. Kaihautū services are essential to the proper functioning of Te Manawa as a cultural institution.
11. We urge PNCC to advance its work with relevant iwi, institutions and community groups as a means to envisage a co-ordinated sector-wide approach to the preservation, storage, display, research and interpretation of history/heritage collections for the benefit of the region and its visitors. This would take into account that the cultural, interpretive and physical care of history/heritage items can be highly varied according to contexts and materials. We would like to be included as partners.
12. TMMS does not support a developer-owned museum facility and strongly urges PNCC to consider alternatives that allow the facility to remain publicly owned. The operational difficulties for museums that are located in buildings they do not own should be carefully noted, eg. Blenheim Museum. The new Southland Museum is an example of a public-philanthropic partnership that ensures the city of Invercargill and its people will retain ownership of their building, scheduled to open in Queens Park in 2025–26.
13. We encourage PNCC to recognise that effective historical storytelling about the city and the wider region at Te Manawa requires much greater research capacity and funding. Reliance on voluntary effort does not enable collection-based research to be undertaken at sufficient scale, speed or depth. Collections cannot be interpreted without research.
14. The disciplinary boundaries between art, science and history were dissolved during the 2010s. Temporary exhibitions with a history/heritage component were presented across the museum complex. This approach appealed to advocates of history/heritage, however it did not appeal to advocates of art and science and disciplinary boundaries have been restored. Spatial issues for the history/heritage offering have consequently become more visible. For TMMS, this raises the question of how the history/heritage strand of Te Manawa is to flourish in the 2020s and beyond.
15. Few museum professionals have the capacity to work effectively across mātauranga Māori, history/heritage, art and science. Most are specialists. As a blended institution, Te Manawa is a particularly complex institution to run well. By extension, it is difficult for staff to ensure a consistent balance in the quality of content across the institution.
16. It is routine for provincial museums to provide access to their collections online. An object name, image and approximate date for a collection item is the minimal offering. We urge investment in an online offering that allows scope for the exploration of the rich histories associated with the countless fascinating objects in Te Manawa's collection. This would enhance public access to the collections and allow the public to conduct their own investigations for their own or community purposes.



**Recommendations:**

1. Resist a private-public partnership that would result in a developer-owned museum facility, and instead follow a positive public-philanthropic funding model that ensures ongoing public ownership, for instance, as adopted by Invercargill for its new museum.
2. Identify an effective solution to city-wide collection storage and research access issues that will allow improved access to publicly-owned collections and significantly enhance research capacity as the basis for more extensive public interpretation of 'our unique heritage'.
3. Recognise and support the local history expertise within the community by developing a wider range of partnerships within the history/heritage sector, including Te Manawa Museum Society.

**Submission to:****Palmerston North City Council Long Term Plan 2024 – 2034**

Submitter: Clive Pedley, Chair, for

Te Awa Community Foundation (TACF)

Thank you for the opportunity to provide input into the future of Palmy, and the effort put into the consultation process. It is clear that Palmerston North City Council (PNCC) need to make some difficult decisions about service and infrastructure continuation.

Te Awa Community Foundation support the commitment of PNCC to community wellbeing, infrastructure maintenance, and future developments. We also acknowledge that 8% of the proposed rates increases are tagged for initiatives that PNCC have little direct control over.

Te Awa Community Foundation is a local charity that is building the opportunity for sustainable community funding, from the community, for the community. Te Awa Community Foundation welcomes the opportunity to partner with PNCC to support its stated goals in the community through the provision of an effective and functional local community foundation. We provide structures and support for generous people and businesses to give to the future of the community they know and love. Our focus is on gifts held in perpetuity, invested collectively to generate returns that support our local community and the causes donors care most about for generations to come. PNCC is in the position to leverage and grow these opportunities for the long-term benefit of Palmy, in partnership with TACF.

The current financial climate for the country is difficult for councils, businesses, for-purpose organisations, and households. As a result, TACF propose that PNCC take a lead role in developing sustainable community finance for people, and social infrastructure, by seed funding community funds through TACF. This can be further supported by generous people and businesses contributing to the future of Palmy. As a member of Community Foundations of Aotearoa New Zealand, TACF provide a proven structure, management and processes. With PNCC support through establishment and promotion of local funds held in perpetuity this can have a measurable positive impact in our local community..

There is also an opportunity to establish a civic infrastructure fund where generous supporters of the city's vision can place funds into a structured charity that partners with PNCC to invest in facilities.



TACF suggests that by PNCC investing in community funds with their local community foundation there will be greater medium to long-term commitment from others in the community, reducing the financial impact on households and PNCC services.

Te Awa Community Foundation already have a fund set up for receipt of donations in a regional emergency through an agreement with Manawatu-Whanganui Civil Defence Emergency Management which will offset some Adverse Events/Emergencies proposed expenditure.

We welcome the opportunity to present this submission in person.

Contact details:

Kate Aplin, co General Manager

**7(2)(a) Privacy**



# Council's Long-Term Plan Submission Form

Have your say by  
**4pm, 9 May**

PNCC Rec'd - 9 MAY 2024

You can give your feedback on our Long-Term Plan in a variety of ways. If you'd like to speak to our Elected Members about your submission we do need you to fill out the contact details and hearings section of this page. With this submission form you can answer as many questions as you want. You don't need to answer them all if you don't want to! There are no age restrictions to making a submission – we are happy to see submissions from all ages.

The Local Government Act allows you to give feedback in any format. This can include:

- filling out this form or doing it on our website at [pncc.govt.nz/LTP](http://pncc.govt.nz/LTP)
- sharing feedback on our social media channels
- emailing us at [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)
- or drop in to our customer service centre or libraries
- You can give feedback in any format that suits you. That could be a letter, petitions, picture, drawing, song or video(up to 3 minutes) etc.
- Come chat to Elected Members at **Planning Palmy Expo**  
20 April, 10am-1pm at the Palmy Conference and Function Centre.

All submissions may be made publicly available on our website, customer service centre and some of our libraries. This means you may want to be more careful about what private information you share in your submissions about your circumstances. Your contact details (but not your name) are confidential and will not be published. Elected Members receive all submissions without contact details so they can consider the views and comments expressed.

We collect your contact information so we can keep you up to date.  
**For more information, see our privacy statement on our website.**

### Your details

First name: *PETER*

Last name: *Holden*

Organisation you represent:

(if applicable. Please only answer this question if you're speaking on behalf of an organisation)

Postal address: (only provide if no email address)

Email:

Phone:

Please tick if you are under 18 years old as we will apply further

**7(2)(a) Privacy**

# Everyone who makes a submission can speak to our Elected Members about it.

All submissions will be acknowledged by email, or letter and given to Elected Members, who will consider the views and comments expressed when finalising the Long-Term Plan.

**Do you want to speak to Council in support of your submission?** Yes  No

**If you've selected yes, please let us know if you would like a language interpreter**

New Zealand Sign Language interpreter  Te Reo Māori interpreter  No interpreter required

Preferred hearing dates. Please select up to 3 preferences.				How would you prefer to give your feedback?
	9am to 12.30pm	1.30pm to 5pm	5.30pm to 7.30pm	
Wednesday 15 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In person <input type="checkbox"/>
Thursday 16 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Via an online video link <input type="checkbox"/>
Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Please select here if you are flexible on days on times

We will be in touch with you to confirm the time for you to speak to Council. You will have ten minutes allocated to speak in support of your submission or to answer any questions from the Mayor and other Elected Members. If we receive a large number of submissions we may need additional days for hearings in May. If this occurs, we will be in touch with you.

# Your submission

This submission form is broken into sections. First we will ask you to give feedback on some of the topics we have options for. Then towards the end we will ask for general comments on key areas of Council, as well as a general feedback section. Please answer all questions you'd like to provide feedback on.

This submission form is also available on our website at [pncc.govt.nz/ltp](http://pncc.govt.nz/ltp). On our website you will be able to save your submission as you go, and come back to it before choosing to submit.

If at any time you need more space, please write on another piece of paper and clearly state your name, address, phone number and the question your feedback relates to.

## Rates Review Questions

If you are submitting on behalf of a business or organisation, please ensure you have stated this in the 'Organisation' category at the top of your submission form and you have permission to submit on the business or organisations behalf. You can submit as both an organisation and individual.

### Which of these describes you? (Select as many as apply)

Collecting this information helps us determine whether different groups of people share similar views.

- Resident, but not a ratepayer (e.g. you rent or may live with family/friends)
- Ratepayer who lives in their home in the Palmerston North urban area
- Ratepayer who lives in their Palmerston North home, which is classified as 'Rural' or known as a lifestyle block
- Business owner who pays rates in Palmerston North (Commercial/Industrial classification)
- Business owner who rents their business location in Palmerston North
- A developer of residential properties
- A developer of commercial properties
- Landlord of a home in Palmerston North who lives here
- Landlord of a home/s but do not live in Palmerston North
- Landlord of a business/commercial property in Palmerston North who lives here
- Landlord of a business/commercial property who does not live in our city
- Other (please state)
- Prefer not to say

Please tick which option you prefer.

- 1 Preferred Option - Hybrid (a mixture of land value and capital value)
- 2 Capital Value (CV)
- 3 Land Value (LV) – current system
- 4 Prefer not to say

Please tell us why you prefer that option

We prefer option 2 because it spreads rates with equity across the city

Please tell us what you don't like about the other options

Do you have any other comments you'd like to make regarding the rates review?



# Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?

Yes

No

If you are submitting on behalf of an organisation, please ensure that you have written the organisation's name and contact details on the top of this submission form, and you have their permission to make a submission on their behalf.

We'd like to ask you about these projects separately in case you have different thoughts on different projects.

We're asking you to select whether you support each project as proposed, whether you support it with some suggested changes or comments, or you do not support it. We'll ask you to explain why you've picked the option you have. Suggested changes or comments could include things like the scope of the project, the timeline proposed, the location, the cost, how we're planning on funding it – or any other feedback.

**Multicultural Centre** Lease space for multicultural communities to use for activities, events and services.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Refer our preference - Arena 5 at Central Energy Trust Arena

**Pasifika Centre** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Refer our preference - Arena 5

**Te Pātikitiki Library** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Refer our preference - Arena 5

**Awapuni Community Library Hub** Build a new Awapuni Community Library Hub, which includes expanded community space within a new library

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

A 'WANT' not a 'NEED'. It is disturbing that 2M spent on purchasing the site without consultation (Transparency?) The library in situ is adequate now for the needs of Awapuni. It's never that busy!

**Te Motu o Poutoa Anzac Park** Creation of a civic marae with public facilities and visitor and education attractions at Te Motu o Poutoa Anzac Park (co-funded with Rangitāne and external funding)

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Even with Cofunding this is TOTALLY UNAFFORDABLE!! Its a 'want' once again. A burden for Ratepayers

**Central Energy Trust Arena** Replace Arena 5 at the Central Energy Trust Arena, as well as build new turfs, toilets and changing blocks.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Centrally situated. This proposal could be developed with added space to accommodate larger gatherings. ie Pasifika, Multicultural, Community needs. An All Purpose Centre rather than individual unaffordable hubs at this point in time.

Do you have any general feedback about community facilities for us to consider?

Palmerston North needs to be an affordable City to reside in, PNCC proposals, long term, are not affordable without hardships. Purpose built Suburban hubs are Idealistic but not Realistic given the costs involved. We have visited all the Suburban hubs currently in use and mentioned, these are still able to be used in conjunction with purpose built rooms incorporated in the Arena 5 rebuild, as we have suggested.

# City centre transformation - landmark facilities and seismic upgrades

Which option do you prefer? (select one)

**Option one (Preferred Option)**

Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities.

**Option two**

Only do the required seismic upgrades of these facilities in their current location

**Prefer not to say**

Please tell us why you prefer that option

Seismic Strengthening is a priority, aesthetics to a lesser extent - depends on the heritage value Regent Theatre ASAP. stop other projects rather than externally fund. 'Can The WANTS' Stick to the 'Needs'

Please tell us what you don't like about the other option

Do you have any other comments?

# Development Contributions

We're also proposing some changes to our Development Contributions Policy.

If you're subdividing land or building a new home or business, it's likely you'll need to pay development contributions. These are paid on any development that generates extra demand on infrastructure in our city. Our policy is currently being reviewed and we'd like to hear your thoughts on these proposed changes.

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

**Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?**

Yes

No

Don't know / no opinion

Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.

# General comment areas

Information about these topics is available in our consultation document

Please share any feedback you have about our **vision, goals and plans**

proposed Budgets - assumed!  
258M to 660M over the next decade  
Mind Boggling! Keep trimming

Please share any feedback regarding proposed **transport projects**

Leatherston Street is a diabolical Nightmare.. Maintain our current Roads without radical ideas! Establish a heavy Traffic Ring Road. Ban articulated and heavy Truck urban Street Parking. Cycleways in city are adequate now, and safe enough (31M unnecessary Spending). Where is the proposed new bus hub - Transparency?

Please share any feedback about our proposed plans for **Water and how we will fund Nature Calls**

The 'Nature calls proposal' needs more research as the costs involved are exorbitant, a levy on Ratepayers is unacceptable. More consultation with Ratepayers plus further information and explanation is required. Transparency is essential. New Technology will continue to become available over time. Essential water services need to be maintained and renewed. Potential Flooding needs to be addressed in areas prone, especially with climate change conditions now so evident.

Please share any feedback regarding our proposed plans for **housing**

Please share any feedback regarding our proposed plans for **growing our city**.

You can also provide feedback on our Future Development Strategy which we're consulting on at the same time. You can read about that at [pncc.govt.nz/FDS](http://pncc.govt.nz/FDS)

Housing growth and planning. For more growth a waste of time Commenting on!!!

Because =

Why put out a Pamphlet 'Plan Palmerston North's Path' and 'have your say' by the 9th May cover  
THEN

'Give feedback on proposed Strategy + to guide future Growth' on Page 12 inside pamphlet with a 5th May Deadline.

Please share any feedback about **rubbish and recycling services**.

We're also consulting on our Waste Management and Minimisation plan, please make a submission at [pncc.govt.nz/wasteplan](http://pncc.govt.nz/wasteplan)

- \* Suggest a yearly Kerbside pickup of unwanted items, so that old mattress's and the like are not dumped on footpaths, also unwanted furniture etc.
- 2/ Working with the Construction sector to recycle and reuse is a wonderful proposal.

NB. \* North Sydney has Kerbside pickups (once or twice yearly) which is hugely popular.



Please share any feedback regarding **proposed rates over the next ten years**

Please share any additional feedback you'd like us to consider

PNCCouncil vision for a small City to have big City advantages is not realistic when proposals to Spend Up large out weigh our small city ability to pay. Big is not always better, people adapt and enjoy! The city will continue to grow and over time it will support visions which are not essential now. Shared Pathways - Walking tracks, such as those proposed to Ashhurst and Teilding can be constructed more affordably to ascertain their usage. Catering for centralization of urban group gatherings rather than individual hubs, requires investigation. People are wanting to move to Palm. North for what ~~is~~ it has to offer now. Not in the future.

Future generations of Ratepayers do not need to be over burdened with the debt legacy left by this council.

The consultation documents for submissions are confusing, contradictory, too many facets of proposed Council Spending and probably far too much for the average busy Ratepayer to comprehend and respond to. Consultation documents need to be broken down into a logical format

9 May 2024

ROA 01 02  
LMS:MM

Waid Crockett  
Chief Executive  
Palmerston North City Council  
[submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)

Tēnā koe Waid,

### **HORIZONS SUBMISSION – PALMERSTON NORTH CITY COUNCIL DRAFT LONG TERM PLAN 2024-34**

Thank you for the opportunity to provide feedback on Palmerston North City Council's (PNCC) Proposed Long Term Plan 2024-34. Horizons Regional Council (Horizons) values the strong relationships between our two organisations and the other local authorities in the region.

With regard to your proposal, our submission relates to three waters, dam safety regulations, transport planning, climate change, environmental education and emergency management.

#### **Three Waters**

We are writing to all the territorial authorities in the region as part of the long-term plan consultation process, to acknowledge the challenges regarding management of three waters during a period related to national policy reset. We recognise this creates challenges and uncertainties in preparing long term plans. We note the detail included in the Long-term Plan associated with the Nature Calls wastewater project, and appreciate the complexity associated with funding such a large project. We are pleased to see the City has taken measures to identify how the nature calls project will be funded, through an IFF arrangement, however note there is still some uncertainty associated with this approach (should Council's application to Crown Infrastructure Partners be unsuccessful). As a regulator, we wish to be kept informed as the funding application progresses to ensure the commitments PNCC have made to upgrade Palmerston North's wastewater system are upheld.

#### **Dam safety regulations**

We advise that in 2022 Building (Dam Safety) Regulations were released and come into effect on 13 May 2024. These regulations require the owners of dams that meet the 'classifiable dam' height and volume thresholds to classify their dam according to the potential impact of a failure of the dam and have the classification audited and certified by a recognised engineer.

We note that the Turitea Dam will meet the 'classifiable dam' thresholds under the Regulations and PNCC will therefore need to adhere to the requirements of the Dam Safety regulations. It is unclear whether the draft LTP allocates any funding to ensure the requirements of the Dam Safety regulations are met for classifiable dams in the PNCC district, specifically the Turitea Dam. Ensuring funding is available is important, particularly if the Turitea Dam (or any other classifiable dams in the district) are identified as having a

medium or high potential impact classification which requires the owner to prepare a dam safety assurance programme.

We **request** that the LTP include funding to ensure the City's classifiable dams comply with the requirements of the Building (Dam Safety) Regulations, 2022.

## Transport

The transport function of Horizons includes strategic transport planning, public transport planning and delivery, road safety promotion and education, and administration of the total mobility scheme. We appreciate the continued working relationship with PNCC officers and elected members as we review our strategic planning documents (most recently the Regional Land Transport Plan) and implement the new public transport network within the City. In particular, we highly value the collaborative work to date on the Palmerston North and Ashhurst bus services through the Joint Palmerston North Public Transport Governance Group. We look forward to continuing the work of the Governance Group as the new network beds in, to ensure that all possible actions are explored to increase patronage on the network. In our view getting more people on public transport and out of cars will play an important role in helping the City realise its 'Sustainable and Resilient City' goal (Goal 4).

We note and **support** the proposed funding associated with developing a new bus hub to replace the Main Street Terminal. Horizons have long advocated for this project through multiple LTPs and Annual Plans, and **urge** PNCC to undertake this project as a **high priority** given the positive impact it will have on access to the City's public transport services and other facilities. Horizons has invested significantly in a modern, fit-for-purpose bus service and fleet. To that end we believe a similar investment from the City on a new bus hub will enhance the bus services and increase patronage. We appreciate it has been difficult to plan investment into the bus hub while the future of the bus network was uncertain, but now the new network is in place, we urge PNCC to elevate the priority of this project.

It is widely accepted that for public transport services to be successful, they rely on good quality infrastructure and, urban design, and access to services (by enabling active transport, for example walking, cycling, micro-mobility). Access to facilities, such as toilets, is also important for bus drivers. We note and support the funding proposed within the Infrastructure Strategy for public transport network improvements (\$18.8 million) and additional bus shelters (\$400,000) over the next 30 years. We are pleased to see this level of investment in public transport by PNCC. However, looking at the draft Infrastructure Strategy and Financial Statement it is not clear whether funding has been allocated for activities such as bus priority measures or improvements and maintenance to bus stop and shelters (both for existing and future planned infrastructure) within the LTP. Given the general increase in funding for public transport within the LTP, we suspect funding has been provided for, however would appreciate clarification on this.

We therefore **request** clarification from PNCC on the proposed funding allocated within the LTP for public transport infrastructure, including bus priority and improvements and maintenance to bus stops and shelters.

We also **request** PNCC ensure that 'end of trip' driver facilities (e.g. toilets) are available for bus drivers to use.

## Climate Change

Impacts of climate change pose a great risk to the wellbeing for the environment and communities of the Manawatū-Whanganui region. Whether its increase risk of drought, inland or coastal flooding, heatwaves or other impacts of climate change, no district is immune. The Intergovernmental Panel on Climate Change in their sixth assessment report stated that there is a narrow and closing window to secure a liveable future. An urgent, coordinated response is required if we are to make a step change transition to a low emission regional economy and adapt to the impacts of climate change.

Like PNCC, Horizons are considering and implementing actions recommended by the Climate Action Joint Committee through the Manawatū-Whanganui Climate Change Action Plan. This Long-term Plan represents a critical period for climate change. Through the Climate Change Action Plan, the Climate Action Joint Committee has provided a pathway for each council towards a coordinated and effective regional response to climate change.

We encourage provision through the Long Term Plan, initiatives that increase resilience to natural hazards and a changing climate, including those outlined within the draft Infrastructure Strategy, climate change assumptions, and recommended actions from the Joint Action Plan.

In addition to the above points, we make the following high level comments in relation to the LTP:

- We **support** avoidance of development in flood prone areas, particularly given the risk associated with these areas will increase with climate change.
- We broadly **support** low emission water treatment through the Nature Calls project, although note little information is available on this aspect of the proposal.
- We **support** the funding proposed for stormwater infrastructure upgrades, including future proofing for climate change impacts and we **encourage** use of contemporary climate change modelling as it becomes available to support that work.
- We **support** the proposed use of nature-based solutions for stormwater management.
- We **note** the LTP outcome of a “healthy, thriving ecosystem, including native biodiversity and food security” within Goal 4. We **advise** that nature based solutions which build climate resilience and sequester carbon, often have biodiversity co-benefits (e.g. well-designed stormwater wetlands) and that best practice urban design with nature based solutions can build climate resilience and support food security. In addition ‘green streets’ can substantially mitigate heat, protect public health and encourage active transport. Inclusion of fruit trees as part of ‘green streets’ enhances food security and can increase community connectedness. We therefore encourage PNCC to consider these options when undertaking development within the district.
- We **support** the funding proposed for shared pathways and cycleways which will enable alternative travel options and contribute to our collective transport and climate change outcomes.

## Environmental Education

Thank you for your ongoing support and funding commitment to Horizons’ EnviroSchools Programme. The programme aims to equip young people with the competencies they need to be leaders in sustainability resulting in long term behaviour change. As such there is a strong focus on themes such as living landscapes, water for life, energy use, ecological building and zero waste. We appreciate the opportunity to engage with your staff and to grow the relationships between PNCC, Horizons and participating schools and centres, as well as the community to deliver this mahi.

### **Emergency Management**

We wish to thank PNCC for their participation in Horizons' Emergency Management simulation at the end of 2023. We are aware that PNCC are making changes to the structure and set up of the Emergency Management team. We **support** these changes, as well as the proposed investment in 'civil defence/emergency management' activities within the Long-term Plan which will be key to ensuring the Palmerston North community is resilient and well-positioned in the case of an emergency.

### **Flood protection**

We note the dual roles of PNCC and Horizons around waterways within the City Council's rohe. We value our working relationship and note this will be particularly important over the course of the LTP as Horizons embarks on large-scale flood protection projects in the City's rohe. We extend an offer to meet on a regular basis with PNCC to ensure good and timely communication and to coordinate our activities.

### **Te Āpiti Manawatū Gorge Project**

We wish to acknowledge and thank Palmerston North City Council for their ongoing support of the Te Āpiti Manawatū Gorge Project.

Horizons **would like to speak** in support of this submission; please contact Angie Barrett ([Angie.Barrett@horizons.govt.nz](mailto:Angie.Barrett@horizons.govt.nz) or 0508 800 800) to arrange a time us to appear.

Nāku noa, nā,



Michael McCartney  
**CHIEF EXECUTIVE**

**Submission to:****Palmerston North City Council (PNCC) Long Term Plan 2024 – 2034**

Submitter: Kate Aplin, Tumu Whakahaere | Manager

Whatunga Tuao | Volunteer Central

Thank you for the opportunity to provide input into the future of Palmy, and the effort put into the consultation process. It is clear that PNCC are needing to make some very difficult decisions about service and infrastructure continuation and development.

Whatunga Tuao Volunteer Central support the commitment to community development, wellbeing, and infrastructure while acknowledging the difficulties currently faced by the council, businesses, services, and households. We are concerned that now is not the time though to invest in new non-regulatory initiatives and that these initiatives should be deferred to enable the Palmy community to navigate the current climate. We also believe that PNCC should not be responsible for the full cost of facility development through rates, and that time should be spent on the community taking their part in making these initiatives happen.

Whatunga Tuao Volunteer Central work across Palmy with no restrictions on who can sign up with us as volunteers. Our strategic direction is “He Anamata Kotuitui | A Connected Future” with values of Tapatahi | Integrity, Kauawhi | Inclusivity, Pringa houtupu | Relationship, and Kairangi | Reputation. We have over 1000 volunteers registered who live within the PNCC rohe with the youngest being 11 and the oldest being 98, and 42 ethnicities being represented. We have 160 member organisations who we support to achieve their Kaupapa through provision of volunteers, best practice workshops, mediation, support for policy and governance development etc. We are also committed to community development and as such participate in several network/advisory groups within Manawatu. We have a strong relationship with Rangitaane o Manawatu.

We have been fortunate to receive financial support from PNCC in the past to enable us to provide and grow the services that we provide. This recognises PNCC’s commitment and understanding of the value of volunteering to the individual, the whanau, the community, and the region. We register volunteers who are interested in exploring different work environments, skill development, and networks to not only support their wellbeing but also increasing their employability. We support organisations not only with volunteers but with increasing their networks, knowledge, capacity, and capability.

As we do work right across the community with individuals, social services, businesses, and Palmy we receive a lot of feedback from those we work with about what they do, how they do it, and their frustrations. As a group that organisations do not report to nor receive contracts/funding from we often hear their real situation rather than providing information to a funder that they think may compromise their future funding/contracts. Because of this we also become aware of duplication of services and competition between organisations to remain viable. This results in poor community dollar spend for positive outcomes for the community. Whatunga Tuao Volunteer Central would be happy to work with MDC on a community services review project, commencing with a stocktake. Through this project best community dollar spend and outcomes will be able to be reviewed in an accountable way.

Whatunga Tuao Volunteer Central are committed to working with the communities of Palmy to support increased community capacity, capability, and connections. We have a positive approach and wide lens and therefore are aware of the issues around homelessness, multicultural investment,





environmental concerns, and household sustainability. We are in a position to work with Council and community organisations to work towards solutions for these challenges.

Palmy has some fantastic initiatives and growth occurring – this growth requires community investment, not only in physical infrastructure but people and opportunities. We have a wide reach of networks nationally and celebrate Palmy’s achievements in these forums to support people to see Palmy as the place to be for them to set down roots and claim their part in.

Whatunga Tuao Volunteer Central is also in discussions with Manawatu Whanganui Civil Defence Emergency Management Group about Whatunga Tuao Volunteer Central being seen as part of the emergency readiness, response, and recovery for volunteer coordination which is an area that was highlighted as a need from the independent review into the Hawkes Bay response to Cyclone Gabrielle.

We value the opportunity to continue to work in Palmy with the support and partnership with PNCC. We would like consideration from PNCC to include funding support for Whatunga Tuao Volunteer Central to continue our valuable mahi, and support community growth, in your rohe, and be acknowledged as a Sector Lead by PNCC due to our wide community reach, influence, and impact.

We would like to talk to this submission.

Contact details:

Kate Aplin

Tumu Whakahaere | Manager

7(2)(a) Privacy





# Council's Long-Term Plan Submission Form

PNCC Rec'd - 9 MAY 2024

You can give your feedback on our Long-Term Plan in a variety of ways. If you'd like to speak to our Elected Members about your submission we do need you to fill out the contact details and hearings section of this page. With this submission form you can answer as many questions as you want. You don't need to answer them all if you don't want to! There are no age restrictions to making a submission – we are happy to see submissions from all ages.

The Local Government Act allows you to give feedback in any format. This can include:

- filling out this form or doing it on our website at [pncc.govt.nz/LTP](http://pncc.govt.nz/LTP)
- sharing feedback on our social media channels
- emailing us at [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)
- or drop in to our customer service centre or libraries
- You can give feedback in any format that suits you. That could be a letter, petitions, picture, drawing, song or video(up to 3 minutes) etc.
- Come chat to Elected Members at **Planning Palmy Expo** 20 April, 10am-1pm at the Palmy Conference and Function Centre.

All submissions may be made publicly available on our website, customer service centre and some of our libraries. This means you may want to be more careful about what private information you share in your submissions about your circumstances. Your contact details (but not your name) are confidential and will not be published. Elected Members receive all submissions without contact details so they can consider the views and comments expressed.

We collect your contact information so we can keep you up to date. For more information, see our [privacy statement on our website](#).

### Your details

First name: *CHRISTINE*

Last name: *Holden*

Organisation you represent:  
(If applicable. Please only answer this question if you're speaking on behalf of an organisation)

Postal address: (only provide if no email address)

Email

Phone

**7(2)(a) Privacy**

Please tick if you are under 18 years old as we will apply further privacy measures.

**7(2)(a) Privacy**



## Everyone who makes a submission can speak to our Elected Members about it.

All submissions will be acknowledged by email, or letter and given to Elected Members, who will consider the views and comments expressed when finalising the Long-Term Plan.

**Do you want to speak to Council in support of your submission?**

Yes

No

**If you've selected yes, please let us know if you would like a language interpreter**

New Zealand Sign Language interpreter

Te Reo Māori interpreter

No interpreter required

**Preferred hearing dates. Please select up to 3 preferences.**

	9am to 12.30pm	1.30pm to 5pm	5.30pm to 7.30pm	How would you prefer to give your feedback?
Wednesday 15 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In person <input type="checkbox"/>
Thursday 16 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Via an online video link <input type="checkbox"/>
Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Please select here if you are flexible on days on times

We will be in touch with you to confirm the time for you to speak to Council. You will have ten minutes allocated to speak in support of your submission or to answer any questions from the Mayor and other Elected Members. If we receive a large number of submissions we may need additional days for hearings in May. If this occurs, we will be in touch with you.

# Your submission

This submission form is broken into sections. First we will ask you to give feedback on some of the topics we have options for. Then towards the end we will ask for general comments on key areas of Council, as well as a general feedback section. Please answer all questions you'd like to provide feedback on.

This submission form is also available on our website at [pncc.govt.nz/ltp](http://pncc.govt.nz/ltp). On our website you will be able to save your submission as you go, and come back to it before choosing to submit.

If at any time you need more space, please write on another piece of paper and clearly state your name, address, phone number and the question your feedback relates to.

## Rates Review Questions

If you are submitting on behalf of a business or organisation, please ensure you have stated this in the 'Organisation' category at the top of your submission form and you have permission to submit on the business or organisations behalf. You can submit as both an organisation and individual.

### Which of these describes you? (Select as many as apply)

Collecting this information helps us determine whether different groups of people share similar views.

- Resident, but not a ratepayer (e.g. you rent or may live with family/friends)
- Ratepayer who lives in their home in the Palmerston North urban area
- Ratepayer who lives in their Palmerston North home, which is classified as 'Rural' or known as a lifestyle block
- Business owner who pays rates in Palmerston North (Commercial/Industrial classification)
- Business owner who rents their business location in Palmerston North
- A developer of residential properties
- A developer of commercial properties
- Landlord of a home in Palmerston North who lives here
- Landlord of a home/s but do not live in Palmerston North
- Landlord of a business/commercial property in Palmerston North who lives here
- Landlord of a business/commercial property who does not live in our city
- Other (please state)
- Prefer not to say

Please tick which option you prefer.

- 1 Preferred Option - Hybrid (a mixture of land value and capital value)
- 2 Capital Value (CV)
- 3 Land Value (LV) – current system
- 4 Prefer not to say

Please tell us why you prefer that option

We prefer option 2 because it spreads rates with equity across the city

Please tell us what you don't like about the other options

# Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?

Yes

No

If you are submitting on behalf of an organisation, please ensure that you have written the organisation's name and contact details on the top of this submission form, and you have their permission to make a submission on their behalf.

We'd like to ask you about these projects separately in case you have different thoughts on different projects.

We're asking you to select whether you support each project as proposed, whether you support it with some suggested changes or comments, or you do not support it. We'll ask you to explain why you've picked the option you have. Suggested changes or comments could include things like the scope of the project, the timeline proposed, the location, the cost, how we're planning on funding it – or any other feedback.

**Multicultural Centre** Lease space for multicultural communities to use for activities, events and services.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Refer our preference - Arena 5 at Central Energy Trust Arena

**Pasifika Centre** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Refer our preference - Arena 5

**Te Pātikitiki Library** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Refer our preference - Arena 5

**Awapuni Community Library Hub** Build a new Awapuni Community Library Hub, which includes expanded community space within a new library

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

A 'WANT' not a 'NEED'. It is disturbing that 2M spent on purchasing the site without consultation (Transparency?) The library in situ is adequate now for the needs of Awapuni. It's never that busy!

**Te Motu o Poutoa Anzac Park** Creation of a civic marae with public facilities and visitor and education attractions at Te Motu o Poutoa Anzac Park (co-funded with Rangitāne and external funding)

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Even with Cofunding this is TOTALLY UNAFFORDABLE!! Its a 'want' once again. A burden for Ratepayers

**Central Energy Trust Arena** Replace Arena 5 at the Central Energy Trust Arena, as well as build new turfs, toilets and changing blocks.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

Centrally situated. This proposal could be developed with added space to accommodate larger gatherings. ie Pasifika, Multicultural, Community needs. An All Purpose Centre rather than individual unaffordable hubs at this point in time.

Do you have any general feedback about community facilities for us to consider?

Palmerston North needs to be an affordable City to reside in, PACE proposals, long term, are not affordable without hardship. Purpose built Suburban hubs are Idealistic but not Realistic given the costs involved. We have visited all the Suburban hubs currently in use and mentioned, these are still able to be used in conjunction with purpose built rooms incorporated in the Arena 5 rebuild, as we have suggested.

# City centre transformation - landmark facilities and seismic upgrades

Which option do you prefer? (select one)

**Option one (Preferred Option)**

Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities.

**Prefer not to say**

**Option two**

Only do the required seismic upgrades of these facilities in their current location

Please tell us why you prefer that option

Seismic Strengthening is a priority, aesthetics to a lesser extent - depends on the heritage value Regent Theatre ASAP. stop other projects rather than externally fund. 'Can The WANTS' Stick to the 'Needs'

Please tell us what you don't like about the other option

Do you have any other comments?

# Development Contributions

We're also proposing some changes to our Development Contributions Policy.

If you're subdividing land or building a new home or business, it's likely you'll need to pay development contributions. These are paid on any development that generates extra demand on infrastructure in our city. Our policy is currently being reviewed and we'd like to hear your thoughts on these proposed changes.

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this.

**Do you agree with this change?**

Yes

No

Don't know / no opinion

**Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?**

Yes

No

Don't know / no opinion



# General comment areas

Information about these topics is available in our consultation document

Please share any feedback you have about our **vision, goals and plans**

proposed Budgets - assumed!

258M to 660M over the next decade  
Mind Boggling! Keep trimming

Please share any feedback regarding proposed **transport projects**

Leatherston Street is a diabolical Nightmare. Maintain our current Roads without radical ideas! Establish a heavy Traffic Ring Road. Ban articulated and heavy Truck urban Street Parking. Cycleways in city are adequate now, and safe enough (31M unnecessary Spending). Where is the proposed new bus hub - Transparency?

Please share any feedback about our proposed plans for **Water and how we will fund Nature Calls**

The 'Nature calls proposal' needs more research as the costs involved are exorbitant, a levy on Ratepayers is unacceptable. More consultation with Ratepayers plus further information and explanation is required. Transparency is essential. New Technology will continue to become available over time. Essential water services need to be maintained and renewed. Potential Flooding needs to be addressed in areas prone, especially with climate change conditions. now so evident.

Please share any feedback regarding our proposed plans for **housing**

Please share any feedback regarding our proposed plans for **growing our city**.

You can also provide feedback on our Future Development Strategy which we're consulting on at the same time. You can read about that at [pncc.govt.nz/FDS](http://pncc.govt.nz/FDS)

Housing growth and planning. For more growth a waste  
of time Commenting on !!!

Because =

Why put out a Pamphlet 'Plan Palmerston North's  
Path' and 'have your say' by the 9<sup>th</sup> May or Cover  
THEN

'Give feedback on proposed Strategy +  
guide future Growth' on Page 12 inside pamphlet  
with a 5<sup>th</sup> May Deadline.

Please share any feedback about **rubbish and recycling services**.

We're also consulting on our Waste Management and Minimisation plan, please make a submission at [pncc.govt.nz/wasteplan](http://pncc.govt.nz/wasteplan)

- \* Suggest a yearly Kerbside pickup of unwanted items, so that old mattress's and the like are not dumped on footpaths, also unwanted furniture etc.
- 2/ Working with the Construction sector to recycle and reuse is a wonderful proposal.

NB. \* North Sydney has Kerbside pickups (once or twice yearly) which is hugely popular.

Please share any feedback regarding **proposed rates over the next ten years**

Please share any additional feedback you'd like us to consider

PNCCouncil vision for a small city to have big City advantages is not realistic when proposals to Spend Up large outweigh our small city ability to pay. Big is not always better, people adapt and enjoy! The city will continue to grow and over time it will support visions which are not essential now. Shared Pathways - Walking tracks, such as those proposed to Ashhurst and Teilding can be constructed more affordably to ascertain their usage. Catering for centralization of urban group gatherings rather than individual hubs, requires investigation. People are wanting to move to Palm North for what ~~is~~ it has to offer now. Not in the future.

Future generations of Ratepayers do not need to be over burdened with the debt legacy left by this council.

The consultation documents for submissions are confusing, contradictory, too many facets of proposed Council Spending and probably far too much for the average busy Ratepayer to comprehend and respond to. Consultation documents need to be broken down into a logical format



# Council's Long-Term Plan Submission Form

Have your  
say by  
**4pm, 9 May**

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We collect your contact information so we can keep you up to date.

**For more information, see our [privacy statement on our website](#).**

## Your details

First name: **ALASTAIR**

Last name: **JOHNSTONE**

Organisation you represent:

(If applicable. Please only answer this question if you're speaking on behalf of an organisation)

Postal address: (only provide if no email address)

Email:

Phone:

Please tick if you are under 18 years old as we will apply further privacy measures.

**7(2)(a) Privacy**

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New Zealand Sign Language interpreter

Te Reo Māori interpreter

No interpreter required

**Preferred hearing dates. Please select up to 3 preferences.**

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Thursday 16 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**How would you prefer to give your feedback?**

In person

Via an online video link

Please select here if you are flexible on days on times

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If at any time you need more space, please write on another piece of paper and clearly state your name, address, phone number and the question your feedback relates to.

## Rates Review Questions

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- Ratepayer who lives in their Palmerston North home, which is classified as 'Rural' or known as a lifestyle block
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- Business owner who rents their business location in Palmerston North
- A developer of residential properties
- A developer of commercial properties
- Landlord of a home in Palmerston North who lives here
- Landlord of a home/s but do not live in Palmerston North
- Landlord of a business/commercial property in Palmerston North who lives here
- Landlord of a business/commercial property who does not live in our city
- Other (please state)
- Prefer not to say

Please tick which option you prefer.

- 1 Preferred Option - Hybrid (a mixture of land value and capital value)
- 2 Capital Value (CV)
- 3 Land Value (LV) – current system
- 4 Prefer not to say

Please tell us why you prefer that option

It appears to be the fairest option. So much new building appears to be on reduced land areas (relative to historic section sizes) and the majority of "newbuilds" appear to be fairly "up market" & would therefore be likely to have a higher capital value than previously. I believe that such builds would use greater water, power, wastewater etc resource than less expensive builds & therefore any increase in rates is more likely affordable by the property owners.

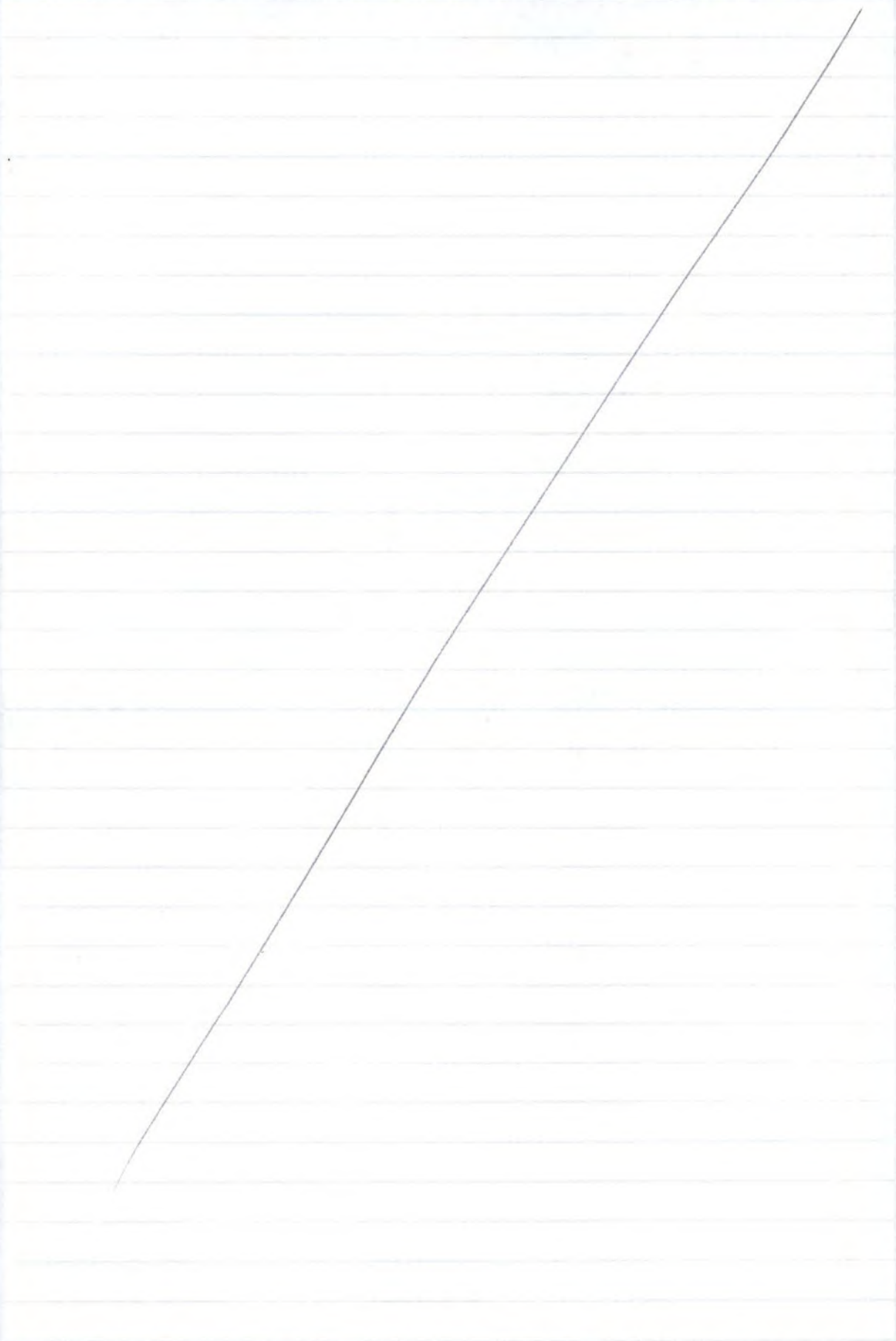
i.e. Fairer system according to means of occupiers.

Please tell us what you don't like about the other options

CV: Potential for development discouragement is a key factor in PNth's development.

Present System: While this is the cheapest option available to my own situation at present, I see the increasing land values over time placing larger rate increases on my property.

Do you have any other comments you'd like to make regarding the rates review?





# Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?

Yes

No

If you are submitting on behalf of an organisation, please ensure that you have written the organisation's name and contact details on the top of this submission form, and you have their permission to make a submission on their behalf.

We'd like to ask you about these projects separately in case you have different thoughts on different projects.

We're asking you to select whether you support each project as proposed, whether you support it with some suggested changes or comments, or you do not support it. We'll ask you to explain why you've picked the option you have. Suggested changes or comments could include things like the scope of the project, the timeline proposed, the location, the cost, how we're planning on funding it – or any other feedback.

**Multicultural Centre** Lease space for multicultural communities to use for activities, events and services.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

*I'm not sure how much money will be available for this development & the awapuni development (library etc). I prefer the awapuni development of the two. Nevertheless I still like the concept of the multicultural centre.*

**Pasifika Centre** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

*This proposal reads as a "pasifika-only" ~~facility~~ facility. If it is exclusive or is likely to produce a single culture usage, then I am not in favour of the state-payee funding the entire expansion/refurbishment.*

**Te Pātikitiki Library** Expand and refurbish existing building

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

*Important & well used facility in this area of PNTH.*

**Awapuni Community Library Hub** Build a new Awapuni Community Library Hub, which includes expanded community space within a new library

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

*That corner of the city needs a focus such as this. \* See comments re housing development / Awapuni race track etc. \* See multicultural centre comments.*

**Te Motu o Poutoa Anzac Park** Creation of a civic marae with public facilities and visitor and education attractions at Te Motu o Poutoa Anzac Park (co-funded with Rangitāne and external funding)

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

*The spirituality of this site does not need this expensive development.*

*The functions it is intended to serve are well covered by the central city facilities/areas.*

**Central Energy Trust Arena** Replace Arena 5 at the Central Energy Trust Arena, as well as build new turfs, toilets and changing blocks.

Support as proposed

Support with changes/comments

Do not support

Prefer not to say

Please tell us why you've selected that option, and any feedback you'd like to provide about the project

*I think the cost is excessive. Pare it back! - I'm not sure where to start!*

Do you have any general feedback about community facilities for us to consider?

I think horse racing is on the decline & I suspect that one day in the next decade or so that land / existing building facilities will become available at the waspuni race track. This would be an ideal space for community activities like it buildings for meetings / performances or sports facilities in this newly expanding quarter of town.

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Rachael

# City centre transformation - landmark facilities and seismic upgrades

Which option do you prefer? (select one)

**Option one (Preferred Option)**

Build on our existing planning and continue work to look at the buildings as a collective project and explore co-funding opportunities.

**Option two**

Only do the required seismic upgrades of these facilities in their current location

**Prefer not to say**

Please tell us why you prefer that option

I don't know what the costs will do to make an option 1

Please tell us what you don't like about the other option

I'm concerned that only seismic upgrading will not improve other essential needs or any upgrades restricted only to seismic protection

Do you have any other comments?

The costs of these improvements/updates seem eye-watering. I am in no position to judge whether the 8 chosen projects are the best choices given that they are from a group of 26. If it comes to reduction in costs, I expect the essential services of water treatment, wastewater, electricity, roading and housing should take first priority.

# Development Contributions

We're also proposing some changes to our Development Contributions Policy.

If you're subdividing land or building a new home or business, it's likely you'll need to pay development contributions. These are paid on any development that generates extra demand on infrastructure in our city. Our policy is currently being reviewed and we'd like to hear your thoughts on these proposed changes.

We're proposing to increase the contributions for residential development and decrease the non-residential fee to more equitably distribute the cost of growth.

**Do you agree with this change?**

Yes  No  Don't know / no opinion

We're proposing to stop collecting development contributions for growth costs associated with the Nature Calls wastewater project, due to Council's proposal to seek external funding for the project.

**Do you agree with this change?**

Yes  No  Don't know / no opinion

We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of development contribution fees. Most other councils around New Zealand already do this.

**Do you agree with this change?**

Yes  No  Don't know / no opinion

**Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?**

Yes  No  Don't know / no opinion



Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.

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# General comment areas

Information about these topics is available in our consultation document

Please share any feedback you have about our **vision, goals and plans**

They are generally worthy. In a time of financial difficulty for most of the population (I think) the increased costs for all of the proposed projects seems needless.

Please share any feedback regarding proposed **transport projects**

- I would like to see a continuation of use of EV-buses.
- Somehow (how?) encourage people to get out of their cars.

Please share any feedback about our proposed plans for **Water and how we will fund Nature Calls**

This is well out of my pay grade!  
However, in principle I'd like to see these essentials provided in affordable rates changes.

Please share any feedback regarding our proposed plans for housing

Agree in principle to proceed &

integrate low-cost housing & multi-story

~~the~~ building throughout all areas.

Confirms multi-story, low-cost housing will eventually meet a low-density ghetto

& we need to avoid this.

Please share any feedback regarding our proposed plans for growing our city.

You can also provide feedback on our Future Development Strategy which we're consulting on at the same time. You can read about that at [pncc.govt.nz/FDS](http://pncc.govt.nz/FDS)

Please share any feedback about rubbish and recycling services.

We're also consulting on our Waste Management and Minimisation plan, please make a submission at [pncc.govt.nz/wasteplan](http://pncc.govt.nz/wasteplan)

This is merely an important problem

on a global scale - and we should

be contributing more at a city-level.

In all as far as I'm improving these services & making sure the collected

material is recycled appropriately



Please share any feedback regarding **proposed rates over the next ten years**

If the rates increase at the currently projected levels, their payment will become a major issue re <sup>current</sup> life-style maintenance for many rate payers - especially those on fixed incomes

Please share any additional feedback you'd like us to consider

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