

### Submissions 2024-34 Long-Term Plan

Submission Number	First Name	Last Name
Submission number order		
561	James	
562	Emma	Gilbert-Kenny
563	Alexander	Davies
564	Peter	Howarth
565	Mike	Clement
566	Sunlou	Liuvaie
567	Hone	Morris
568	Angela	Oliver
569	Gary	Jenkins
570	Harold	Millard
571	Adele	Coles
572	Trish	Hollings
573		River Stop Awapuni
574		Manawatu Skating Club - MSSC
575	Mark	Currin
576	Karla	Karaitiana
577	Steve	Wrathall
578	Alan	Smeaton
579	Angella	Sinclair
580	Vanessa	Taylor
581	Thomas	Ogle
582		Kia Toa Junior Rugby
583	Alex	Chisholm
584	Jordan	Currie
585	Brittany	Lovejoy
586	Andrew	Weston
587	Parakrama	Dias

### Submissions 2024-34 Long-Term Plan

Submission Number	First Name	Last Name
Submission number order		
588	Terry	Weston
589	Pirran	Kendall
590	Aaliyah	Douglas
591	Douglas	Tietjens
592	Adele	Hillas
593	Mitchell	Guile
594	Penny	Lawry
595	Edrei	Valath
596	David	Booth
597	Sheila	Barrass
598	Jiajia	Liu
599	Richard	Barrass
600	Katrin	Stroppel Jones
601	Peter	Jones
602	Isabelle	Poff-Pencole
603	George	Dempster
604		Brightwater Home
605		Winchester School
606		NZ Recreation Association t/a Recreation Aotearoa
607		Our Lady of Lourdes School
608	Bobbi	Murray
609	Graham	Toms
610	Steve	Billington
611	Leah	Cash
612	Roger	Clark
613	Bronwyn	Boddy
614	Selwyn	Brown

### Submissions 2024-34 Long-Term Plan

Submission Number	First Name	Last Name
Submission number order		
615	Martin	Haughey
616	Andrea	Molony
617	Tracey	Martin
618	Mark	Styles
619	Lan	
620	Prem	Kumar
621	Leanne	
622	Paula & Peter	Edmond
623		Boys High School Year 13 Geography Class
624	Veronica	Moxon
625	Lindsay	Gray
626	Sandra J	Stuart
627	Malcolm	Law
628	Maureen	Foulston
629	Jody	Clements
630		Palmerston North Girls' High School
631		St Peters College Year 13 Geography Class
632	Laurie	Wells
633		Massey University Student Consultation engagement session
634	Tracy	O'Connor
635	Jane	Kay
636	Raymond & Elizabeth	Harrison
637	Tim	Mordaunt
638	Richard W	Clouston
639	Rosalind	

### Submissions 2024-34 Long-Term Plan

Submission Number	First Name	Last Name
Submission number order		
640	Anonymous 4	
641	Anonymous 5	
642	Anonymous 6	
643	Anonymous 7	
644	Anonymous 8	
645	Anonymous 9	
646	Ayah	
647	Cam	
648	Carlos	
649	Chloe	
650	Dallas	
651	Gracy	
652	Hunter	
653	Jorja	
654	Kopeng	
655	Landon	
656	Leah	
657	Malaie	
658	Ruby	
659	Summer	
660	Zeke	
661	AK & AH	
662	Genevieve	
663	Hannah	
664	Ann Gibu Joseph & Sajani	
665	Imogen	
666	Wikitonia	
667	Jenifer	Mark

### Submissions 2024-34 Long-Term Plan

Submission Number	First Name	Last Name
Submission number order		
668	Emileigh	
669	Allan	Gillies
670	Tracey	Dodds
671	Trish	Fitzsimons
672	Doug	Puke
673	Aaron	Wheeler
674	Julie	Keall
675	James	De Cleene
676	Jill	Belchamber
677	Nicolle	Jacobs
678	Daniel	Foster
679	David	Beech
680	Monica	Bright
681	Saad	Al-Harran
682	Hangfeng	Ji
683	Matthew	Collins
684	Franco	Vaccarino
685	Sian	Munson
686	Murray	Shaw
687	Annette	Nixon
688	Joe	Hollander
689		Glennoch Trust
690	Eric	Constantine
691	Gillian	Hunt
692	Simon	Mclvor
693	Faith	Gray
694	Maurice	Job
695	Janice	Stephenson

### Submissions 2024-34 Long-Term Plan

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Submission number order		
696	Kieran	Peters
697	Jenny	Keenan
698	Bruce & Marilyn	Bulloch
699	Jacque	Kynoch
700	Simon	Barnett
701	Kuldip	Singh
702	Bing	Soo
703		Longburn Adventist College
704	Malia	
705	Antoinette	Umugwaneza
706	Patrick	Power
707	Ken	Morine
708	John	Dykman
709	Warren	Rickard
710	Rhona	Johnson
711	Denise	Gray
712	Oliver	
713	Trey	
714	Alex	
715	Kiahn	
716	Tiara	
717	Dulcie M	Parkinson
718	Ace	
719	Matthew	
720	Bryle	

### Submissions 2024-34 Long-Term Plan

Submission Number	First Name	Last Name
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Alphabetical by Last Name

619	Lan	
621	Leanne	
639	Rosalind	
640	Anonymous 4	
641	Anonymous 5	
642	Anonymous 6	
643	Anonymous 7	
644	Anonymous 8	
645	Anonymous 9	
646	Ayah	
647	Cam	
648	Carlos	
649	Chloe	
650	Dallas	
651	Gracy	
652	Hunter	
561	James	
653	Jorja	
654	Kopeng	
655	Landon	
656	Leah	
657	Malaie	
658	Ruby	
659	Summer	
660	Zeke	
661	AK & AH	
662	Genevieve	

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Submission Number	First Name	Last Name
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664	Ann Gibu Joseph & Sajani	
665	Imogen	
666	Wikitonia	
668	Emileigh	
704	Malia	
712	Oliver	
713	Trey	
714	Alex	
715	Kiahn	
716	Tiara	
718	Ace	
719	Matthew	
720	Bryle	
681	Saad	Al-Harran
700	Simon	Barnett
597	Sheila	Barrass
599	Richard	Barrass
679	David	Beech
676	Jill	Belchamber
610	Steve	Billington
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604		Brightwater Home
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583	Alex	Chisholm
612	Roger	Clark
565	Mike	Clement
629	Jody	Clements
638	Richard W	Clouston
571	Adele	Coles
683	Matthew	Collins
690	Eric	Constantine
584	Jordan	Currie
575	Mark	Currin
563	Alexander	Davies
675	James	De Cleene
603	George	Dempster
587	Parakrama	Dias
670	Tracey	Dodds
590	Aaliyah	Douglas
708	John	Dykman
622	Paula & Peter	Edmond
671	Trish	Fitzsimons
678	Daniel	Foster
628	Maureen	Foulston
562	Emma	Gilbert-Kenny
669	Allan	Gillies
689		Glennoch Trust
625	Lindsay	Gray
693	Faith	Gray

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593	Mitchell	Guile
636	Raymond & Elizabeth	Harrison
615	Martin	Haughey
592	Adele	Hillas
688	Joe	Hollander
572	Trish	Hollings
564	Peter	Howarth
691	Gillian	Hunt
677	Nicolle	Jacobs
569	Gary	Jenkins
682	Hangfeng	Ji
694	Maurice	Job
710	Rhona	Johnson
601	Peter	Jones
576	Karla	Karaitiana
635	Jane	Kay
674	Julie	Keall
697	Jenny	Keenan
589	Pirran	Kendall
582		Kia Toa Junior Rugby
620	Prem	Kumar
699	Jacque	Kynoch
627	Malcolm	Law
594	Penny	Lawry
598	Jiajia	Liu
566	Sunlou	Liuvaie
703		Longburn Adventist College

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570	Harold	Millard
616	Andrea	Molony
637	Tim	Mordaunt
707	Ken	Morine
567	Hone	Morris
624	Veronica	Moxon
685	Sian	Munson
608	Bobbi	Murray
687	Annette	Nixon
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634	Tracy	O'Connor
581	Thomas	Ogle
568	Angela	Oliver
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630		Palmerston North Girls' High School
717	Dulcie M	Parkinson
696	Kieran	Peters
602	Isabelle	Poff-Pencole
706	Patrick	Power

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709	Warren	Rickard
573		River Stop Awapuni
686	Murray	Shaw
579	Angella	Sinclair
701	Kuldip	Singh
578	Alan	Smeaton
702	Bing	Soo
631		St Peters College Year 13 Geography Class
695	Janice	Stephenson
600	Katrin	Stroppel Jones
626	Sandra J	Stuart
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580	Vanessa	Taylor
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609	Graham	Toms
705	Antoinette	Umugwaneza
684	Franco	Vaccarino
595	Edrei	Valath
632	Laurie	Wells
586	Andrew	Weston
588	Terry	Weston
673	Aaron	Wheeler
605		Winchester School
577	Steve	Wrathall

# Long-Term Plan submission form



Submitted on	29 April 2024, 7:31PM
Receipt number	570
Related form version	5

## Your contact details

First name

Last name

Email

Phone

I am under 18

## Hearing

Do you want to speak to Council in support of your submission?

## Rates review questions

Which of these describes you?

Which option do you prefer?

Do you have any other comments you'd like to make about the rates review?

Yes. I want to comment on your social housing policy. I'm supportive of a sensible level of budget for social housing. However, as ratepayers we should not subsidise rents. If tenants need subsidy then that is a role of central government. In this way we as PN can continue to invest in social housing building, which is the hard part. Central government can continue to support tenants and that is the easy part. We need to remember that every time we increase rates we also increase the rental costs for tenants, so subsidising PNCC tenants by rates is also forcing the increase rents for all other tenants. Is that what we really want ?

## Community facilities questions

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

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

Can't afford it.

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

Do not support

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

Can't afford it.

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

Do not support

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

Can't afford it. Already have functional and very popular libraries

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

Do not support

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

Can't afford it

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**Te Motu o Poutoa Anzac Park**

Do not support

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

Can't afford it.

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

Prefer not to say

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

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Which option do you prefer?

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

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## 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

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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

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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 plans for housing

[See my previous comments](#)

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

[See my previous comments](#)

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

[Council website](#)

[Family or friends](#)

# Long-Term Plan submission form



Submitted on	29 April 2024, 8:08PM
Receipt number	571
Related form version	5

## Your contact details

First name	Emma
Last name	Gilbert-Kenny
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North rural area
Which option do you prefer?	3. Land value (LV) – current system
Please tell us why you prefer this option	The other options put our rates up by \$200-1000
Please tell us what you don't like about the other options	The increase in price. Our rates have been constantly increasing but we haven't see anything of value come from them. Being in outer Palmerston North we don't have the same access to things as central residents.
Do you have any other comments you'd like to make about the rates review?	Our rates have been increasing significantly more than inflation. We can't keep up with these increases

## Community facilities questions

Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Do not support
Pasifika Centre: Expand and refurbish existing building	Do not support



Te Pātikitiki Library: Expand and refurbish existing building	Do not support
Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Do not support
Te Motu o Poutoa Anzac Park	Do not support
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?	None of the facilities mentioned have anything to do with me. Why are my rates going to things I can't/wont access?

## 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
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## 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 feedback regarding proposed rates over the next 10 years	The increase is not sustainable for people already struggling in this financial climate.
Please share any additional feedback you'd like us to consider	The changes to the roads has been terrible and ill planned
How did you find out about our long-term plan?	Social media

# Long-Term Plan submission form



Submitted on	29 April 2024, 8:17PM
Receipt number	572
Related form version	5

## Your contact details

First name	Alexander
Last name	Davies
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	Nothing wrong with the current system.
Please tell us what you don't like about the other options	CV - No true defined way to back up the integrity of CV. CV far too subjective, with much variance to the dollar value and how it's calculated. It is not 100% agreeable on how the values are established. Why would someone rely on a value that could be easily misrepresented to work out how much rates you pay.

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	If the council is struggling with the cost of all things, I believe things need to be consolidated to save on costs. All of these options can be condensed into one place. For example the multicultural centre project and Pasifika centre. Why can't these be in one place? Multicultural = all culture does it not? Why is money potentially going to be spend to
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	separate cultures?
	One place to accommodate all = more effective and efficient use of resources = cost savings.
<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	Invest in the one library only, instead of having multiple. Same outcomes. Better space overall instead of spreading already thin resources.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	Already have a cenotaph. And plenty of options for meetings, cafes, art already available in the city. Use the pre-existing Marae and get those communities to be actively involved in selling and sharing their culture.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</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 Central Energy Trust Arena project</b>	User pays. While the demand for sport and facilities are there. The communities that want to partake should pay, why should everyone else that doesn't want to partake? Seems like a ruthless amount of money to satisfy a small minority of the population.

## 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>	The work needs to be done regardless to satisfy law requirements.
<b>Do you have any other comments?</b>	If money is to be spent on upgrades. These facilities should provide a return on investment. Otherwise why should the rate payer foot the bill?

## Development contributions questions

<b>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?</b>	Don't know / no opinion
<b>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?</b>	No
<b>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</b>	Don't know / no opinion

New Zealand already do this. Do you agree with this change?

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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.

Council needs all the money it can get to fund the water project, to fix the gross under estimation of this project by the councils of the past.

## General comment areas

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

A proposed levy of \$1000 is far too much, in addition to all the rate rises. Better solutions are needed. The proposed levy would put too much pressure on a lot of households.

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

Honestly pretty crap. Huge mismanagement of rate payer money. If it was invested properly, and generated income, many projects could be funded no worries.

Proposed rate increases are just not inline with general costs of doing business.

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

Social media

# Long-Term Plan submission form



Submitted on	29 April 2024, 8:24PM
Receipt number	573
Related form version	5

## Your contact details

First name	Peter
Last name	Howarth
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North rural area
Which option do you prefer?	3. Land value (LV) – current system
Please tell us why you prefer this option	I don't like any of the options.
Please tell us what you don't like about the other options	I don't like any of the options.

Do you have any other comments you'd like to make about the rates review?	I don't prefer any of the options. I would like someone to justify for me why in a cost of living crisis that they think it is appropriate for our rates to increase by 37% if I pick the LV option or 150% if I pick the CV model? We DON'T have town water, sewage, rubbish or recycling collection, street lights or footpaths. What we do have is a poorly maintained road to connect us to the city.
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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?	No
Multicultural Centre: Lease space for multicultural	Do not support

communities to use for activities, events and services

---

Pasifika Centre: Expand and refurbish existing building Do not support

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Te Pātikitiki Library: Expand and refurbish existing building Do not support

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Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library Do not support

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Te Motu o Poutoa Anzac Park Do not support

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

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

Which option do you prefer? Prefer not to say

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## 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

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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

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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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## General comment areas

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How did you find out about our long-term plan? Rates letter or email

# Long-Term Plan submission form



Submitted on	29 April 2024, 8:34PM
Receipt number	574
Related form version	5

## Your contact details

First name	Mike
Last name	Clement
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?	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	The Hybrid option is the most equitable choice.
Please tell us what you don't like about the other options	Land value is too volatile, a capital value is subjective.
Do you have any other comments you'd like to make about the rates review?	The one thing that wasn't mentioned, and that should be, is the Mayors comments on RNZ that we Ratepayers may also be on the hook for a \$1000 annual charge for water.

## 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	Palmerston North has enough Council venues that could be used by organisations.  If they feel that the spaces do not fit their specifications then they are welcome to find their own.
Pasifika Centre: Expand and refurbish existing building	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project	The Council should be asking the Pasifika community, who will be using the facility, to match ratepayers funding.
Te Pātikitiki Library: Expand and refurbish existing building	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project	I support upgrading libraries and other fully public places, however, as the City is facing an looming economic crisis with the funding for the proposed water treatment plant I do not believe it is a matter of priority.
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	I support upgrading libraries and other fully public places, however, as the City is facing an looming economic crisis with the funding for the proposed water treatment plant I do not believe it is a matter of 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	I support upgrading libraries and other fully public places, however, as the City is facing an looming economic crisis with the funding for the proposed water treatment plant I do not believe it is a matter of priority.  If the other parties wish to go ahead with this deal then let them, and provide support which doesn't cost the ratepayers any money.
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	I support upgrading libraries and other fully public places, however, as the City is facing an looming economic crisis with the funding for the proposed water treatment plant I do not believe it is a matter of priority.
Do you have any general feedback about community facilities for us to consider?	We don't have the money to spend on these things. The Council needs to focus on the basic priorities of the city, that is our core essential infrastructure.

## 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
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Please tell us why you prefer this option

We don't have the money to spend on beautification. The Council must prioritise core essential infrastructure.

Once you books are budgeted, the City in surplus, and you're not predicting rate rises for the next decade then lets talk about these nice to haves.

## 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 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 feedback you have about our vision, goals and plans

"Small city benefits, big city ambition"

Lets be realistic, that's a lovely aspirational catchphrase... but we can't afford it. We aren't a big city, and we don't have the population base, or revenue to support what we've already got.

Please share any feedback about our proposed transport projects

Honesty is the best policy, our roads aren't great. The City has been talking about a ring road for years, and we're no closer to one.

The Council meanwhile has made some rather questionable decisions about roading improvements, that seemingly provide no real benefits... let's talk about the Fergusson and Pitt street intersection, Featherston Street, and of course my favorite Cuba Street.

Did the Council actually have any real data, or a proper cost benefit analysis to support those projects? I'd love to see them if you do.

And while I know we don't run the buses we really need to take Horizons to task. Are we really getting our money's worth with the new buses... everyone I see is either empty or only has a couple of people in it.

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

The Council should be pushing back against Horizons for imposing the most draconian waster water standards in NZ.

It is simply unrealistic to expect a city with a population of less than 90,000 people to build a waste water system that will cost over \$1 billion dollars.

I know the current estimate is only \$650 million, but lets be honest (it's

the best policy remember), I cannot think of a single Council project that has come in on time or under budget, and this is by far the largest project that the PNCC will undertake.

And that's just the capital cost, and not the ongoing operational expenses... which nobody has told us what they are predicted to be.

---

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

Rezoning existing residential land to medium density is foolish, the infrastructure is not up to the task.

Take a drive down Sheffield Street when it rains and see the road flood as the pipes can't handle the additional run off due to the in-fill housing on the corner. Let along the fact you have to weave through parked cars to get down the road as there is very little off street parking (bad luck if you're running an EV!).

I'm all for medium and high density housing, but they have to be new developments where the increased run off and discharges are accounted for.

More concrete and less grass means more rainwater running into our already stressed waste water system.

---

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

If we're planning on expanding the cities industrial hub, which includes transport, out Railway Road then that road needs to be widened to at least include a median lane, if not made two lanes each way. It also needs to be tied in with the city ring road, and bypass through to Ashurst and the new Te Ahu a Turanga when it opens.

Residential expansion should be towards Longburn, and Ashurst (people will be closer to all the new industrial and transport jobs).

---

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

No to residential green waste or food scrap collections. If you want to encourage that behaviour then make it free for household to drop their green waste at Mt Cleese, and provide a drop in point there for food waste.

Residential rubbish collection should continue, but maybe drop the bags and get Waste Management or Budget Bins to bid for the work and give us all wheelie bins.

---

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

CUT YOUR SPENDING!

We've seen rate's rises every year for almost a decade now, and to see that trend predicted out for the next decade, especially at the increases you've stated is insane.

I've lived in my house since 2013, in that time my rates have almost doubled... in fact I think with the proposed rate changed this year it will double. I doubt most peoples income has increased at the same rate, and besides petrol and house prices (which are both heavily affected by Government intervention) I can't think of any other costs that have increased as much.

I can understand small increases to match CPI, but this year you're lumbering us all with an 11.5% increase... average CPI for the period April 2023 through to March 2024 is 5%.

---

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

I I am writing to express my concern regarding our current fiscal strategy and to advocate for a shift in priorities towards more critical infrastructure needs and effective budget management.

The need to balance our budget and reduce our municipal debt is crucial. While beautification projects and other non-essential enhancements contribute to the aesthetic appeal of our community, our

economic reality demands that we prioritise resources on essential infrastructure. This includes maintenance and upgrades to roads, utilities, and public safety facilities, which are not just crucial for our citizens' everyday functioning but also for their overall well-being.

As stewards of public funds, you are responsible for ensuring that our expenditures are not only necessary but also provide tangible benefits in terms of service delivery and community support.

Therefore, I urge the Council to consider a more austere approach to our budget, prioritising core infrastructure and putting on hold less critical projects. This focus will help stabilise our financial outlook and ensure that we are better prepared to handle any unforeseen economic challenges ahead.

# Long-Term Plan submission form



Submitted on	30 April 2024, 12:01AM
Receipt number	575
Related form version	5

## Your contact details

First name	Sunlou
Last name	Liuvaie
Organisation you represent	Papaioea Pasifika Community 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> <b>Thursday 16 May:</b> <b>Friday 17 May:</b> 9am to 12.30pm, 5.30pm to 7.30pm
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)
Which option do you prefer?	3. Land value (LV) – current system
Please tell us why you prefer this option	Rate Payers are going through a lot and may prefer the status quo. It does not involve change in what they pay and how it is calculated.
Do you have any other comments you'd like to make about the rates review?	The option that would yield the highest return without causing much burden for ratepayers would be the preferred option.

## 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**

They form an important part of our community and important that they have own space to support their people; this community adds to the rich tapestry of our city.

**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 Community has grown significantly, and the current facility does not have the capacity to meet the current demand from the community for different uses: Cultural, educational, Health, Social Service provider, sporting, spiritual etc; The Hub will therefore provide a fit for purpose and modern facility that will help meet the above and also growing needs of the Pasifika community. It will also be a space that will continue to be available for the use of other community groups- non-Pasifika who require the use of a high-quality facility; Pasifika service providers have and will continue to bring in revenue through government contracts and play an integral role in supporting the growing and diverse development needs of Pasifika families not only in PN but also the wider Manawatu and midcentral region; Such a facility will increase the profile of our beautiful city in terms as a provider of health service, educational support and other services required by Pasifika families; The facility can be used to host visiting community groups travelling to our city for sports and other purposes. It will also be utilised as a Disaster Management and Response Centre for Pasifika and Palmy community in future incidents or crises.

**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**

This project provides a critical facility and resource for people in the 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**

Given the current financial climate, the overall price tag of this project is very high. The project could be built in phases; or reviewed so that it is more affordable.

**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**

This project is really important in creating wider public awareness about the rich history about Rangitane and our city.

**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**

Current facilities are sufficient and meets the needs of the community- it could be funded in the future or private funding be sought to fund it.

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

Community facilities play an important role in supporting the development aspirations of the respective community and also creating a strong sense of vibrancy in each community. Together they will add immense value to the overall experience of people living in our city and also to visitors.

## 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

Given the current financial climate, co funding options should be explored.

Do you have any other comments?

NO

## 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?

No

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

No comments

## General comment areas

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

Very bold and aspirational goals which are also complementary of each other. Creative, innovative, connected and sustainable reflects the essence of what Palmy represents.

Please share any feedback about our proposed transport projects

No comments

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

No comments

Please share any feedback about our proposed plans for

Housing stock should reflect the multigenerational needs of Pasifika and

housing

Māori families; It should also be affordable for families- equity of access is critical.

---

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

Growth should always be at a pace where environmental sustainability is not compromised. Investment in public infrastructure is critical - at a phased approach- to avoid the dilemma faced by the big cities. Investment in people and program and activities that create safe, secure and diverse and active city is important.

---

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

Rates must be affordable for the people of Palmy. A fine balance must be struck to ensure that any increase will deliver good returns (Quality infrastructure, affordable housing and services) for PNCC and for the people of PN.

---

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

Council website  
Rates letter or email  
City Councillor

566b

p31



8/05/2024

Tēnā koe Sunlou

**Proposed investment by Papaioea Pasifika Community Trust**

I am writing this letter to express support for your proposed investment by Papaioea Pasifika Community Trust (PPCT). Expanding the existing Pasifika Community Centre will benefit the growing Pasifika population in Palmerston North. We have noticed the increased demand from our Pasifika learners and their whānau for your educational services.

One of our education Pacific Priorities is to support education providers and communities to work collectively and reciprocally to meet the needs of our Pacific ākonga and families. My experience is that PPCT has always worked in this way.

We have previously provided funding to the Learning Hub and the Digital Hub under the organisation of Te Fatu O Te Pasifika Learning Hub. This enabled PPCT to provide a culturally safe learning hub that is set up to support and enhance Pacific students' learning and whānau involvement.

We wish you all the very best with your development endeavours for education, for children and their whānau.

Kia manuia

Rae Karipa  
Manager, Integrated Services  
Te Mahau | Te Tai Whenua  
06 349 6308  
rae.karipa@education.govt.nz



# 566c



9 May 2024

The Mayor of Palmerston North  
His Worship Mayor Grant Smith, and Councillors'  
31 The Square  
Palmerston North Central  
Palmerston North 4410

RE: The Papaioea Pasifika Community Trust proposed investment to expanding the Pasifika Community Centre, Palmerston North

*Fakaalofa lahi atu, Kia orana, Malo ni, Bula, Talofa lava, Malo e lelei, Mauri, Noa'ia, Halo olageta, Talofa, and Pacific greetings*

Hope you are well Your Worship. I am writing this letter to you Grant with my work hat on - Manager, Partnerships Central (Tairāwhiti, Te Matau-a-Māui, Wairarapa, Whanganui-ā-Tara wide regionally, Taranaki, Manawatū-Whanganui, Horowhenua and Porirua areas), at the Ministry for Pacific Peoples (MPP), based here in our Porirua office.

As you know, the first Pacific peoples arrived in Palmerston North in the early 1960's and a larger migration happened in the late 1970's, then throughout the 1980's. Our Pacific population grew significantly during these years in Palmerston North and the Manawatū region. That early migration not only brought much needed workforce to the area, but also Pacific churches, cultures, values which strengthened and added to the diversity of these regions. The Pacific peoples now make up more than 5% of the total population of Palmerston North and they have also spread out to the mid-central region.

MPP is aware the Papaioea Pasifika Community Trust (PPCT) is lodging a submission to the Palmerston North City Council to make a substantial investment to expand the Palmerston North Pasifika Community Centre located on Bill Brown Park in Highbury. As you're aware, the state of the building they are housed in is in decline and in need of urgent renovations. Our Ministry is very supportive of this submission on the following grounds:

The PPCT has a strong history of serving the Manawatū and Mid-Central region since 2002, addressing various social, health, education, housing needs and acting as a voice for Pacific peoples, Pacific communities. Over the last 20 years, PPCT support has included all areas of society like housing, education, health, law & order, culture, language, youth, elderly, and supported the increasing Recognised Seasonal Employer Scheme as well as overseas employees.

PPCT has been the voice of Pacific communities over many years which has provided platforms to allow; encourage central and local governments to understand the needs of Pacific communities in the urban and rural areas, provided clarity of their needs, aspirations, and successes. The data and insights have proven invaluable to policy makers, strategists, and funders throughout government.

During COVID-19, PPCT was the 'Pacific Village' that collected and distributed much needed resources throughout the Mid-Central region. It was a haven for those facing anxiety as individuals or groups and their Pacific Community Hub literally became 'their place'. They have received funding from our Ministry and other government agencies to serve the Pacific communities and they distributed goods/materials/resources and served the community well.

There is a growing trend of families moving from the big city to the rural areas. With the upgrade of roads and motorways this has strengthened this movement. With migration, the current Pacific Community Hub that houses PPCT will not be sufficient to continue to serve the Pacific communities in that region without the much-needed upgrade.

Future planning for the Pacific Community Hub includes the establishment of community gardens to help families to improve food resilience, also the support to families financially and teach them new 'life' skills. This project is supported by the local Kai Security Squad, the Manawatū Food Action Network, Ora Konnect and the Palmerston North Community Garden Group.

We hope the Palmerston North City Council will look favourably on the submission from PPCT because the needed investment will allow PPCT to continue to provide better services to the region Pacific people's and the wider communities of Palmerston North and Manawatū.

Any queries regarding my letter to you Your Worship, please ring me on 022 657 7258 or email [maureen.tukaroa-betham@mpp.govt.nz](mailto:maureen.tukaroa-betham@mpp.govt.nz) - I will be happy to help Grant, meitaki ranuinui.

Otira ua



Ariki Maureen Tukaroa-Betham  
Te Pahi Kōkiri House  
12 Hagley Street  
PORIRUA CITY 5022  
(Postal – National Office)



**Names**

LOAN SENIA FRUEN  
BEVE ANAY NATA  
PAULINE TALFA  
Kathleen Stephens  
Noani Mataora  
Mata  
AKE DANIELS

**Ethnicity**

SAMOAN  
TONGAN  
TONGAN  
Samoan  
Cook Islands  
Cook Islands  
Cook Islands

566e

**Comments.**

Member of Matua Ora Pasifika Group  
EXCHANGE ENLARGE THE KITCHEN  
NEEDS MORE TOILETS AND  
CHANGING ROOM  
Stage, gym, Swimming Pool, Sauna,  
needs more chairs and tables for function.  
more spaces for the cardboard to store the  
stuff/resources in, the reason be the hall  
is too small when we use it, because  
there are heaps of stuff lying on the  
floor, <sup>inside the hall</sup> and we only have small space  
to use it.

Extend the hall to make it bigger.  
TO Small for Samoan function  
Birthday party  
Language Week Activity  
Conferences for Churches  
Wedding  
Family Reunion  
TANUATA.

Life member of Matua Ora  
Our group is growing. People now are  
coming they enjoy what is going on.  
It's great its important to support one  
another thank you for remembering us.  
God bless.

**Signature.**

Samoa  
Ake Daniels

K. Johnson

Ake Daniels

Rose

Samoa

M. W.

Aunt

Ake Daniels  
ESTIA PALGAE  
MARETA LEMALI

Mariaivatale M.S. Aunta  
Samoan

# SUBMISSION IN SUPPORT OF THE PASIFIKA COMMUNITY CENTRE

1. The Long-Term Plan proposes development for the Pasifika Community Hub, with an investment of 3.88M. This will mark the most significant investment in our

Pasifika Community since the facility was leased to the Pasifika Community more than 15 years ago.

By supporting this Community Hub, the Council will align with multiple City Goals outlined by the Local Council, specifically Goal 1, 2, and 3.

The Hub serves as a culturally safe and nurturing space for our community, promoting collaboration among different ethnicities, sectors, and service providers. It is a place where our community can connect, and celebrate their culture, and identities.

The Pasifika Centre Hub is also home to Papaioea Pasifika Community Trust, a Social Service provider which supports Pasifika families. Currently this facility

is

able to accommodate only 120 people per event. Both the Council and the Community have recognized the need for investment in a larger and fit for purpose facility. The proposed development represents a significant investment in our Pasifika families and community. It will enable the Pasifika community and PPCT to provide or host the following.

- Educational programs, workshops and consultations
- Language and Culture programs and activities
- Health and wellbeing services
- Community and family Celebrations
- Large community events and Visiting Groups

Given the rapid growth of our community, it is essential that Council proceed with this important investment. We therefore ask that Council invest in the Pasifika Community Centre as part of the Long-Term Plan Proposal.

A total of 349 petitioners signed the petition. Listed below:

GROUP	Number of signatories
Niue	38
Papua New Guinea	20
Kuki Airani Community and Friends	66
Te Fatu o Te Pasifika Learning Hub	8
Palmerston North Girls High School	19
Palmerston north Boy High School	32
Massey Pasifika	51
General	115
<b>TOTAL</b>	<b>349</b>

# Long-Term Plan submission form



Submitted on	30 April 2024, 7:37AM
Receipt number	577
Related form version	5

## Your contact details

First name	Hone
Last name	Morris
Organisation you represent	Te Kunenga ki Pūrehuroa
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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	Happy with present arrangement
Please tell us what you don't like about the other options	No particular bias
Do you have any other comments you'd like to make about the rates review?	No

## 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

---

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

To promote the many cultures that make up this city along side mana whenua

---

**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

diversity is the spice of life

---

**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

No comment

---

**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

A much needed facility to assist in promoting pride and responsibility

---

**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

A positive contribution to the city in attracting visitors an for locals to learn about the land and its history.

---

**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

Papaioea had become a go to city for national events due to its centralised location nationally especially for secondary schools so any improvement on facilities will only promote further sports and cultural events to be held here.

---

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

Happy with what the city provides at present

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## 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?

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.

Balance

## General comment areas

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

Happy to reside and work in the Manawatū

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

Booklet in my mailbox

Rates letter or email

Family or friends

Supporting information



# 567

Date

Palmerston North City Council  
32 The Square  
Palmerston North 4410

submission@pncc.govt.nz

Tēnā koutou,

I am writing to express support of Te Manawa Museum's submission to our city's draft long-term plan. In these times of rising costs, it is even more important that we invest in assets that foster the wellbeing and shared identity of our community, even if the outcomes may be less visible immediately.

We have been proud to support Te Manawa's programmes and activities over the years. It is an organisation with a dedicated team of professionals who are very easy to collaborate with. The multi-disciplined diversity that they embrace, along with some very clever forward thinking has brought benefits to our team and our clients.

It's important to remember that arts and cultural institutions make significant contributions to their local economies that make for a return on investment in a city that aspires to be growing, innovative, creative and exciting.

Facing the dual challenges of escalating operational costs and ageing infrastructure, Te Manawa, like many institutions, is at a crossroads. I agree with Council that Te Manawa, as a key landmark facility has an opportunity to shine brighter. I believe investing now in a new, purpose-built facility that retains the existing art gallery, is the most sensible option. The investment required is substantial, yet the returns—though not always quantifiable—are profound.

Te Manawa welcomes more than 200 visiting schools, facilitates more than 80 events, and hosts more than 25 regular community groups as well as curating around 30 exhibitions, all of which greatly contribute to fostering an environment and culture that promotes creativity, education and discovery. It is a popular and beloved destination for schools and families, and as a regional museum and art gallery, it indeed punches above its weight.

**In my role as Associate Professor at Te Kunenga ki Pūrehuroa, Massey University and as a te reo Māori translator for the Te Manawa exhibitions I have had many opportunities to visit Te Manawa and participate in the opening of the many wonderfully diverse exhibitions created by the Te Manawa team of committed staff.**

**I expressly consolidate my support to this wonderful public facility and hope the strong support of PNCC continues into the future**

Please enable Te Manawa to continue its vital work, enriching our city without having to compromise the freedoms that make it unique.



Ngā mihi,

Hone Waengarangi Morris

I wish to speak to council directly as part of my submission.

# Long-Term Plan submission form



Submitted on	30 April 2024, 8:00AM
Receipt number	457
Related form version	5

## Your contact details

First name	Angela
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Last name	Oliver
-----------	--------

Email	
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Phone	
-------	--

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North rural area Landlord of a home in Palmerston North who lives here
-------------------------------	----------------------------------------------------------------------------------------------------------------------------

Which option do you prefer?	2. Capital value (CV)
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Please tell us why you prefer this option	Agree it is a fairer system. Hybrid system is confusing, and is hard for ratepayers to monitor. If CV system adopted, then it should be phased in over 3 years, or, if no phasing in, rates relief considered initially for those majorly impacted. A hard decision for us, as it would drastically increase our rates. However, I am hoping it would significantly reduce the rates of those who genuinely can't afford them.
-------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	Love land value, as our rates will be lower, but wanting to be fair. Hybrid confusing, and down the track will be hard for the ratepayer to monitor, continue to understand, the split of rates and expenditure. Could cost more administratively too.
------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Do you have any other comments you'd like to make about the rates review?	Agree with rural discounts reducing, in the interest of fairness. And on the presumption that the rural ratepayers will be provided with good services, in particular roading and drainage.
---------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## 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**

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**

My comments will probably be similar for all these projects. The council needs to hold back on such major, expensive developments, and concentrate on funding the absolute essentials, one of which appears to be the waste water project.

I see around Palmerston North many centres not utilised to the full, and I believe the communities should be encouraged to use these, instead of ratepayers funding new facilities, at this time of economic downturn. If the particular communities do not agree with this approach, then they should do their own fundraising and develop their own facilities, until we are all 'well off' again and can go for luxury items.

**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**

My comments will probably be similar for all these projects. The council needs to hold back on such major, expensive developments, and concentrate on funding the absolute essentials, one of which appears to be the waste water project.

I see around Palmerston North many centres not utilised to the full, and I believe the communities should be encouraged to use these, instead of ratepayers funding new facilities, at this time of economic downturn. If the particular communities do not agree with this approach, then they should do their own fundraising and develop their own facilities, until we are all 'well off' again and can go for luxury items.

**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**

My comments will probably be similar for all these projects. The council needs to hold back on such major, expensive developments, and concentrate on funding the absolute essentials, one of which appears to be the waste water project.

I see around Palmerston North many centres not utilised to the full, and I believe the communities should be encouraged to use these, instead of ratepayers funding new facilities, at this time of economic downturn. If the particular communities do not agree with this approach, then they should do their own fundraising and develop their own facilities, until we are all 'well off' again and can go for luxury items.

**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**

My comments will probably be similar for all these projects. The council needs to hold back on such major, expensive developments, and concentrate on funding the absolute essentials, one of which appears to be the waste water project.

I see around Palmerston North many centres not utilised to the full, and I believe the communities should be encouraged to use these, instead of ratepayers funding new facilities, at this time of economic downturn. If the particular communities do not agree with this approach, then they should do their own fundraising and develop their own facilities, until we are all 'well off' again and can go for luxury items.

**Te Motu o Poutoa Anzac Park**

Do not support

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

My comments will probably be similar for all these projects. The council needs to hold back on such major, expensive developments, and concentrate on funding the absolute essentials, one of which appears to be the waste water project.

I see around Palmerston North many centres not utilised to the full, and I believe the communities should be encouraged to use these, instead of ratepayers funding new facilities, at this time of economic downturn. If the particular communities do not agree with this approach, then they should do their own fundraising and develop their own facilities, until we are all 'well off' again and can go for luxury items.

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

Do not support

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

I would ask council to put the major works on hold, and at this stage put forward a proposal for essential work only.

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

My comments are similar for all these projects. The council needs to hold back on such major, expensive developments, and concentrate on funding the absolute essentials, one of which appears to be the waste water project.

I see around Palmerston North many centres not utilised to the full, and I believe the communities should be encouraged to use these, instead of ratepayers funding new facilities, at this time of economic downturn. If the particular communities do not agree with this approach, then they should do their own fundraising and develop their own facilities, until we are all 'well off' again and can go for luxury items.

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

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**Which option do you prefer?**

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

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**Please tell us why you prefer this option**

Costs need to be clawed back. The buildings as they are, as long as they continue to be well maintained, are more than adequate for our city and well located. However, I do not agree with spending any money on Caccia Birch, however beautiful a treasure it is. If there are a group of people wanting to save this, then they should raise the money.

Government is also bringing in rules which give more time for work to be undertaken, so council should consider spreading the expenditure over a longer period.

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

Too expensive and not essential.

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## **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

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**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

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**We're proposing to add the cost of interest from borrowing**

Yes

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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?

No

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

Developers should pay for their share of any additional infrastructure that would not have been necessary if the development had not gone ahead. Infrastructure is more than water and wastewater. It impacts on roads, demand for services etc. However, the developers should be able to easily see (transparency) where their development contributions have been spent.

## General comment areas

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

Palmerston North is already a great city. I wonder if the majority of residents have what seems to be your over-riding vision, of giving it what you term 'big city benefits'. If we wanted to live in a big city, we would not be living here. That is the charm of Palmerston North. Please do not spoil it.

Please share any feedback about our proposed transport projects

Absolutely in favour of a ring road. Absolutely against the meddling of urban roads to develop cycleways. The roads are already wide enough to accommodate the few cyclists there are. It has made it confusing for the general public. I am now avoiding some part of the town at certain times. Perhaps that is your agenda, but the town's economy will suffer if others do the same. And I don't think the bus service has been well thought out. Smaller buses (van like) would surely have been more economical to invest in. Down Milson Line, there are bus stops upon bus stops, then suddenly none. I just can't see the logic behind it all.

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

This is one of the top projects, and can't be shelved. But other projects can be, so that the city can easily afford to manage and pay for this one.

Please share any feedback about our proposed plans for housing

I do not agree that district councils should be investing in housing, as "nice" as it seems. Encourage housing 'charities' or other providers to come into Palmerston North. I would like you to read the article from Martin Jenkins "Assets or Liabilities"  
<https://www.martinjenkins.co.nz/insights/assets-or-liabilities-local-councils-and-social-housing/>

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

I agree that the council needs to have a plan to deal with growth. However, the plan should be tempered with caution, and not loaded with unrealistic ideals. The main focus has to be on infrastructure. This has been put off for too many years by most of the councils in New Zealand, and now we are picking up the tab. Focus has to go back to the core services.

Please share any feedback about rubbish and recycling services

There needs to be a national waste plan, and councils should lobby government for that.  
In the meantime, I find this council already proactive and does not need to be a trailblazer.

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

Rates must be kept at a minimum, and to do this, focus has to be on the 'must haves', not 'nice to haves'. I was very pleased to see the Minister of Local Government recently say the same thing. I hope PNCC heeds this advice.

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

There is too much for the ordinary person to comment on in such a short timeframe. Yet all these things are important. How do you expect us to digest all this information and give you meaningful feedback.

The LTP document tells us there are 14 plans. As I was completing this on-line submission, I could click on 'further information' and it led me to other policies. In all, I have found it very confusing.

Additionally, the LTP document is in itself hard to read online. I did email the council for a 'plainer', 'easier to read and make notes' document but have had no reply.

I would like whoever devises these documents to take time out as a resident, trying to make sense of these documents and make a sensible submission, in the short time available. Perhaps, in future, consider putting out these policies and plans as soon as they are ready, for consultation, but with the advice that they will be included in the LTP. At least we can get a head start!

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

Booklet in my mailbox

Other: Knowledgeable about council process, was on look out for it. Social media helped.

# Long-Term Plan submission form



Submitted on	30 April 2024, 8:07AM
Receipt number	578
Related form version	5

## Your contact details

First name	Gary
Last name	Jenkins
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	To help keep my cost of living down. single person paying mortgage and costs are rising faster than my pay ever will
Please tell us what you don't like about the other options	Cost
Do you have any other comments you'd like to make about the rates review?	As a Single person in a dwelling I feel I pay more than my fair share of usage. as my neighbor how has 4 ppl living there for example,

## Community facilities questions

Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Do not support
Pasifika Centre: Expand and refurbish existing building	Do not support
Te Pātikitiki Library: Expand and refurbish existing building	Support as proposed



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Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Support as proposed
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Te Motu o Poutoa Anzac Park	Support as proposed
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Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Do not support
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## City centre transformation questions: seismic upgrades of landmark facilities

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Which option do you prefer?	Prefer not to say
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## 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
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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
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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
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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
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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.	need to contribute towards the infrastructure , as future owners may want to connect
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## General comment areas

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How did you find out about our long-term plan?	Council website
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# Long-Term Plan submission form



Submitted on	30 April 2024, 10:24AM
Receipt number	579
Related form version	5

## Your contact details

First name	Harold
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Last name	Millard
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Organisation you represent	N/A
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Email	
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Phone	
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## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	3. Land value (LV) – current system
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Please tell us why you prefer this option	It should be obvious.
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Please tell us what you don't like about the other options	Ditto above.
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Do you have any other comments you'd like to make about the rates review?	Why did you not have a quick submission option on separate form for the choice of rating calculation? You have over complicated this form, & the result will be many folk will give up answering, the result being you will have a skewed result.
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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?	No
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## City centre transformation questions: seismic upgrades of landmark facilities

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Which option do you prefer?

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

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Please tell us why you prefer this option

Rate rises, obvious.

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

Expense.

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Do you have any other comments?

Nothing repeatable in polite society.  
Its time younger rid of the dreamers in your planning team.  
Replace them with realists, who appreciate the need to balance needs against froth & bubble 'fun' stuff!!

## General comment areas

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

See above, comment re Realists.

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Please share any feedback about rubbish and recycling services

The cost of the Pinkbags is not helping.  
And the so called '60 litre' bag, does not hold 60 volumetric litres.

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

Booklet in my mailbox

Rates letter or email

# Long-Term Plan submission form



Submitted on	30 April 2024, 11:03AM
Receipt number	580
Related form version	5

## Your contact details

First name	Adele
Last name	Coles
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	Yes
Preferred hearing dates	<b>Wednesday 15 May:</b> <b>Thursday 16 May:</b> 5.30pm to 7.30pm <b>Friday 17 May:</b>
How would you prefer to give your feedback?	Via an online live video

## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North rural area
Which option do you prefer?	4. Prefer not to say
Please tell us why you prefer this option	Because no option is representative of what I would prefer to see.
Please tell us what you don't like about the other options	I would want to consider a staggered approach to increases, so no individual household experiences rate increases in any one year above a fixed amount to help individuals and households with the cost of living.
Do you have any other comments you'd like to make about the rates review?	The resources and facilities provided to rural rate payers as opposed to urban rate payers.

## 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

We should be encouraging inclusive culture and community building activities.

Pasifika Centre: Expand and refurbish existing building

Prefer not to say

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

I don't know enough about the issue to have an opinion.

Te Pātikitiki Library: Expand and refurbish existing building

Prefer not to say

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

I don't know enough about the issue to have an opinion.

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

Prefer not to say

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

I don't know enough about the issue to have an opinion.

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

We should be encouraging inclusive culture and community building activities.

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

So long as alternative accommodation is provided at reasonable cost to the current clubs and societies using this space.

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

I don't know enough about the issue to have an opinion.

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

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Which option do you prefer?

Prefer not to say

Please tell us why you prefer this option

I don't know enough about the issue to have an opinion.

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

I don't know enough about the issue to have an opinion.

Do you have any other comments?

I don't know enough about the issue to have an opinion.

## 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

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

I don't know enough about the issue to have an opinion.

# Long-Term Plan submission form



Submitted on	30 April 2024, 11:19AM
Receipt number	581
Related form version	5

## Your contact details

First name	Trish
Last name	Hollings
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	It seems that this covers what you are proposing.
Please tell us what you don't like about the other options	Not as comprehensive.
Do you have any other comments you'd like to make about the rates review?	no.

## 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	Prefer not to say
Pasifika Centre: Expand and refurbish existing building	Prefer not to say

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Te Pātikitiki Library: Expand and refurbish existing building	Support as proposed
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Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Prefer not to say
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Te Motu o Poutoa Anzac Park	Support as proposed
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Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Support as proposed
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Do you have any general feedback about community facilities for us to consider?	No
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## City centre transformation questions: seismic upgrades of landmark facilities

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Which option do you prefer?	Prefer not to say
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Do you have any other comments?	No
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## 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
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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
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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
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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
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## General comment areas

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How did you find out about our long-term plan?	Booklet in my mailbox
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# Long-Term Plan submission form



Submitted on	30 April 2024, 12:01PM
Receipt number	583
Related form version	5

## Your contact details

First name	Beverley
Last name	Page
Organisation you represent	RiverStop Awapuni
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> <b>Friday 17 May:</b>
	I am flexible on days and times
How would you prefer to give your feedback?	In person

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	Yes
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	Awesome Awapuni and other local groups have asked the PNCC for 12 years to replace the Community Library and to establish a Community Hub as a meeting place and Community Service Centre.

The Church has asked PNCC since 2017 to purchase the proposed site for community purposes, to continue the use it has provided since establishment in the 1960's.

## General comment areas

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

Council website

Booklet in my mailbox

Rates letter or email

City Councillor

Other: I am a member of the PNCC Senior Reference Group and RiverStop Awapuni

# Long-Term Plan submission form



Submitted on	8 May 2024, 9:48AM
Receipt number	873
Related form version	5

## Your contact details

First name	Beverley
Last name	Page
Organisation you represent	RiverStop Awapuni
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> 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
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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
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	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

Please see attached document

## General comment areas

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

Council website

Booklet in my mailbox

Other: PNCC Senior Reference Group

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Supporting information

# 573b

## RiverStop Awapuni Group

### Upgrade and Add to Community Facilities in Palmerston North

#### **Submission on 2024-2034 Long Term Plan**

The Awapuni Community Library is one of, if not, the most important, community buildings in Awapuni.

As the population of the area has grown, so too has the need for more and more space to accommodate the various clubs, groups and individuals who require a space outside of their own home to participate in community and recreational activities.

As a suburb, Awapuni is the largest in the city, and poised to welcome yet more residents as high density housing rolls out across the city. These communities will need more places to connect, socialise and learn.

We already know our existing facilities (such as Awapuni Community Centre) are at capacity.

So too is our library. On any day of the week, the Awapuni Library is busy from opening to closing. Adults, children, youth and elderly simultaneously enjoy the space and the service.

It is the “Hub” that has met the needs of our suburb but has now become too small to work within the rules of safety both in numbers of occupants and the building structure.

In the Council brochure “Plan Palmerston North’s Path”, the phrase “bulging at the seams” was included in the description of some Community facilities. This is certainly true of our library.

When the library was closed for work on the structure of the floor and drainage, we found that members of the Awapuni community who had spaces, rallied to accommodate many of the groups that met at the library so that the community spirit did not disappear. This closure demonstrated that the library is a vital lifeline, providing valuable social connection, as well as access to information and community programmes. We saw through this closure that there was no existing building able to accommodate the library in our neighbourhood.

The proposed building will replace the rented space with improved facilities to meet the needs of all ages appropriately, especially for group programmes and events. Anyone who wishes to have a quiet space to study struggles to do so in the current site. It is too busy, and being open plan can be noisy. The new space will have both spaces to gather, and spaces for independent access.

It will be a building demonstrating sustainable elements and providing a Civil Defence Hub in the Western side of our city, with the ability to dispense food, goods to people in need, a base for support and communication sharing and generators for power supply.

It would become the Community Hub with meeting rooms to take the overflow from the Awapuni Community Centre. Many programmes have been thwarted by the lack of space/ times at this Centre. These spaces would also allow organisations in the community sector a place to operate from within the 4412.

It will house a community lounge and kitchen with the ability to serve meals, shared lunches etc. Food brings people together, and also provides an opportunity for teaching and learning.

The whole space will be designed to be accessible for all abilities and mobilities.

The plans include a public changing room and toilets with hoist and shower following “Enabling Good Lives” principles that meet the needs of people with disabilities and the whole community.

This would be a first for Palmerston North, but is happening in other cities.

## 573b

The facility would incorporate outdoor green space – something lacking in the shopping village. A place to play, garden, connect. The library gardening group could actually have a garden to work in. Such initiatives also support kai security aims across the city.

The Menzshed has outgrown the space in Racecourse Road and could be accommodated on the site, along the lines of the Maker Space in the Square.

The present OP Shop could also be accommodated in the complex promoting waste minimization, local supply and resilience services.

Our main city library will be closing for earthquake strengthening in the near future and the Awapuni Library Centre would be used to deploy library staff and services during that time.

The Awapuni Community has advocated for this facility in the council chamber for many years. The Awesome Awapuni group initiated this concept almost 10 years ago, and still the same need remains in our community.

We urge you to vote in favour of this project, for the current Awapuni community, and generations to come.

## **573c**

### **PETITION to Palmerston North City Council DRAFT 10 YEAR PLAN 2024 – 2034**

We the undersigned ask PNCC to give urgency to the entire proposed development of a Western Community Hub in Awapuni comprising:

-Community Library, Community Hub, Kitchen, Meeting Rooms, MenzShed, Op Shop – a Western Civil Defence base in times of Civil Emergencies as outlined in the report to PNCC Council meeting on 6 December, 2023.

We note this Community Spaces Feasibility Study report relating to Awapuni resulted from consultation conducted by Steve Bramley and Sue Sutherland plus many years of Submissions to PNCC Annual Plans requesting both a fit-for-purpose Awapuni Library and Community Hub to meet present and future facility demands.

A total of 124 petitioners signed this petition.

# Long-Term Plan submission form



Submitted on	30 April 2024, 11:53AM
Receipt number	582
Related form version	5

## Your contact details

First name	Lisa
Last name	Thomas
Organisation you represent	Manawatu Skating Club - MSSC
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, 5.30pm to 7.30pm <b>Thursday 16 May:</b> <b>Friday 17 May:</b> 9am to 12.30pm, 1.30pm to 5pm, 5.30pm to 7.30pm
How would you prefer to give your feedback?	In person

## Rates review questions

Which of these describes you?	Prefer not to say
Which option do you prefer?	4. Prefer not to say

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	Yes
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<b>Multicultural Centre: Lease space for multicultural communities to use for activities, events and services</b>	Prefer not to say
<b>Pasifika Centre: Expand and refurbish existing building</b>	Prefer not to say
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Prefer not to say
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Prefer not to say
<b>Te Motu o Poutoa Anzac Park</b>	Prefer not to say
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</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 Central Energy Trust Arena project</b>	The Manawatu Skating Club is a high user of Bell Hall and Arena 3, and our equipment is based in Bell Hall. We have concerns that the current proposal does not cater for our needs for booking space and times for our classes and training, the future rate of hire, storage of our skates and other Club equipment.

## 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? 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

How did you find out about our long-term plan? Council website  
Other: Arena Plan survey and feedback emails

Supporting information

Manawatu Skating Club  
50 Maxwells Line  
Awapuni  
Palmerston North



30 April 2024

The Manawatu Skating Club thanks the Palmerston North City Council for the opportunity to submit on their draft Long-term Plan 2024-34.

The Manawatu Skating Club (Previously the Manawatu Showgrounds Skating Club - MSSC) was established in the 1950's and became incorporated in 1966. It is a SkateNZ registered club for Artistic, Inline, Speed and Precision rollerskating. In the 2022/23 financial year our club had a total of 190 members, consisting of 112 full members (adults and children), 8 associated members and 70 learn-to-skate members. Our club is growing, increasing by 25 members since the 2021/22 financial year. Our club is also highly successful competitively. We had 3 speed skaters, 11 artistic skaters and two officials selected to represent New Zealand at Oceania Championships in 2023, and 1 speed skater and 4 artistic skaters selected to represent New Zealand and World Championship events. We are particularly proud of our club member Ben Shirley who placed 2<sup>nd</sup> in the Youth Men's Figure Event at the World Championships in Germany in 2023.

Our club utilises the Central Energy Trust Arena venues – mainly Arena 3 on Pascal Street and Arena 5 (Bell Hall) on Waldegrave Street - for training and competitions. Our submission is in relation to the proposed demolition and replacement of Arena 5, which includes Bell Hall.

Bell Hall is a very important venue for our club. It is where we run our weekly learn-to-skate classes for speed and artistic and our public skating discos. We also run group bookings for the community and offer birthday parties, these are all run by club volunteers and contribute to our fundraising that allows us to keep the club going. Bell Hall is where our club stores its hire skates (quad skates and inline skates) and other club equipment. It is also used by our club members as a training venue, particularly when Arena 3 is unavailable due to other bookings.

The sustainability and growth of our club is dependent on our ability to run our learn-to-skate classes and public sessions at Bell Hall. Our club currently runs three learn-to-skate classes per week (artistic learn-to-skate, speed learn-to-skate and adult learn-to-skate). Our weekly public skating discos and weekly public skating discos during school holidays are essential revenue for our club and provide our club with the means to subsidise our club practice sessions for members.

Bell Hall is also of historical significance to our club, being named after Avis Berry (nee Bell), a highly respected rollerskating coach, who was tragically killed at the age of 47 in 1987 while travelling to a competition with some of her pupils. A plaque dedicating the hall to Avis Berry (nee Bell) is hanging in Bell Hall to this day.

As a minority sport, we receive no financial support from large organisations and must pay our own way. Our sport is expensive. Club members pay annual club membership fees as well as federation fees to SkateNZ. Arena venue hire rates increased in 2024. Our members now pay \$16.13 per hour to book Bell Hall and \$28.70 per hour to book Arena 3 for private bookings for lessons and practices.

Our club also books Arena 3, normally up to 13-15 hours per week, for club practice sessions. We are charged \$36.77 per hour to use Arena 3 for club practices, with a set hourly rate for our skaters, subsidised by the club through our fundraising discos. Many of our teenage members have part-time jobs solely for the purpose of helping their parents cover the cost of their sport.

As most of our competitive members are school-age children and teenagers we predominately book the Arena venues between the hours of 4pm and 9pm on weekdays, and during the day on weekends and during school holidays. As we cannot skate in the wet, we are largely reliant on having consistent access to large indoor venues with smooth concrete or wooden (i.e. not sprung) floors.

Our club appreciates the close relationship we have with Central Energy Trust Arena staff and the current level of access we are granted. Our club understands the need to replace ageing facilities that are no longer fit for purpose. We also appreciate that the Palmerston North City Council has been working with our club through the planning phases for this project. However, we wish to outline the following concerns for Council's consideration:

1. We need to be able to book the new indoor stadium at the same times and frequencies as we currently use Bell Hall, including for private bookings, our learn-to-skate classes and public discos.
2. We need to be able to store our hire skates and other equipment at the same venue that we use to run our learn-to-skate classes and public discos. There are too many skates for us to be able to move them from venue to venue.
3. That the venue hire rates for the new venue will be considerably more than we currently pay for Bell Hall. The impact of any price increase will mean reduced revenue for our club which we would have to attempt to recover by increasing the prices that we charge those attending our learn-to-skate sessions and public discos. These price increases would likely result in fewer members of the public attending these sessions, which would impact on the growth of our club and its sustainability. If venue hire rates become too high our club members will not be able to afford to practice as much, meaning their performance and success both within New Zealand and internationally will be impacted.
4. Arena 5 currently consists of two separate stadiums as well as the Waldegrave Lounge, Gym and Speedway offices. The proposal refers to "a multi-use indoor stadium." As Barber Hall and Bell Hall are two separate stadiums, they are currently able to be booked independently, with two clubs or events operating from them at the same time. If these two venues are replaced with a single stadium this will lead to greater conflict between users.

The Manawatu Skating Club seeks the following assurances from the Palmerston North City Council in relation to the proposal to demolish and replace Arena 5 (Bell Hall):

1. That we will continue to be able to book the new Arena 5 venue for rollersports, including for our learn-to-skate classes and public discos at the same times and frequencies as we do for Bell Hall.
2. That the Manawatu Skating Club be granted a discounted rate to book the new Arena 5 venue, being at the same rate as we currently pay for Bell Hall.
3. That the plaque dedicating Bell Hall to Avis Bell (Berry) be displayed in the new Arena 5 venue. Alternatively, we ask that the plaque be gifted to our club.

The Manawatu Skating Club wishes to speak to our submission at a Hearing.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Nina Mercer". The signature is written in a cursive style with a large initial 'N'.

Nina Mercer, President

On behalf of the Manawatu Skating Club

# Long-Term Plan submission form



Submitted on	30 April 2024, 12:03PM
Receipt number	584
Related form version	5

## Your contact details

First name	Mark
Last name	Currin
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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?	4. Prefer not to say
Please tell us why you prefer this option	I don't know enough about it

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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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	Does not provide value for money for ratepayers.
-------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------

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	Does not provide value for money for 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	Does not provide value for money for ratepayers.
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	Does not provide value for money for ratepayers.
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	Does not provide value for money for ratepayers.
Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Support as proposed
Do you have any general feedback about community facilities for us to consider?	They must provide value for money. If they are not going to be well patronised then we shouldn't be spending money on them.

## 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
Do you have any other comments?	We have massive debt and you local government want to increase rates - we should only be spending on what we need to. Everything else is superfluous and can't be justified with such high debt.

## 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	Don't know / no opinion

network?

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

Don't know enough about it, again, whatever gives best value to the rate payer.

## General comment areas

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

I will say the same for all spending, we should be concentrating on essential services, infrastructure and reducing debt. Anything else is 'nice to have' and cannot be justified in the current economic environment. Stick to basics and prudent fiscal management.

Please share any feedback about our proposed transport projects

I will say the same for all spending, we should be concentrating on essential services, infrastructure and reducing debt. Anything else is 'nice to have' and cannot be justified in the current economic environment. Stick to basics and prudent fiscal management.

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

I will say the same for all spending, we should be concentrating on essential services, infrastructure and reducing debt. Anything else is 'nice to have' and cannot be justified in the current economic environment. Stick to basics and prudent fiscal management.

Please share any feedback about our proposed plans for housing

I will say the same for all spending, we should be concentrating on essential services, infrastructure and reducing debt. Anything else is 'nice to have' and cannot be justified in the current economic environment. Stick to basics and prudent fiscal management.

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

I will say the same for all spending, we should be concentrating on essential services, infrastructure and reducing debt. Anything else is 'nice to have' and cannot be justified in the current economic environment. Stick to basics and prudent fiscal management.

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

I will say the same for all spending, we should be concentrating on essential services, infrastructure and reducing debt. Anything else is 'nice to have' and cannot be justified in the current economic environment. Stick to basics and prudent fiscal management.

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

I will say the same for all spending, we should be concentrating on essential services, infrastructure and reducing debt. Anything else is 'nice to have' and cannot be justified in the current economic environment. Stick to basics and prudent fiscal management.

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

Social media

# Long-Term Plan submission form



Submitted on	30 April 2024, 1:30PM
Receipt number	585
Related form version	5

## Your contact details

First name	Karla
Last name	Karaitiana
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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?	2. Capital value (CV)
Please tell us why you prefer this option	I am struggling with the cost of living and have nothing left to spare. A rates increase will literally take food out of my kids mouths, which seems completely counterproductive to having a thriving economy and community.
Please tell us what you don't like about the other options	It costs me more, and I don't have more.
Do you have any other comments you'd like to make about the rates review?	I feel it is important to remain realistic to the challenges that the people within your community are facing in this current economy, and not look to be seen to be disconnected to the struggles of everyday community members.

## Community facilities questions

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

As a welcoming community for immigrants, it seems imperative to have a decent multicultural centre to accommodate our diverse community. It is important for people who have moved to a different community and culture, to find others who have similar experiences and have events for networking.

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

Support with changes/comments

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

I believe this needs attention, as I believe that the current property needs to be upgraded. I would support the refurbishment, with a potential to expand at a later point.

**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**

Te Patikitiki library services a community that desperately needs this to remain and expand, not only as a place to access information and resources, but also many use it as a place to feel belonging, connect with others and feel sheltered and warm.

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

Awapuni community library services a community that desperately needs this to remain and expand, not only as a place to access information and resources, but also many use it as a place to feel belonging, connect with others and feel sheltered and warm.

**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**

I strongly support this project as it will be incredibly meaningful to local iwi and is the only project that is in the long-term plan that is based on enhancing and restoring the mana of Rangitane o Manawatu. This project also restores the land on Te Motu o Poutoa, which is a very special place for local iwi, and the geography of Papaioia. This will be a place that I believe will provide another attraction for visitors and residents, as well as a source of local history and information, an event centre and possible accommodation for large groups visiting our city. With five hapu and only two Marae in the area, there is a huge lack of Marae that can be used as a connection to te ao maori for local iwi.

**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**

I believe that our Arena is already amazing and had a fair bit of work done on it recently, and this plan just needs to be scaled down or minimalised.

## 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**

I think we should stick to needs over wants.

## 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?

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?

Yes

## General comment areas

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

Council website

Social media

Family or friends

# Long-Term Plan submission form



Submitted on	30 April 2024, 1:43PM
Receipt number	586
Related form version	5

## Your contact details

First name Steve

Last name Wrathall

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission? No

## Rates review questions

Which of these describes you? Ratepayer who lives in my home in the Palmerston North urban area  
Landlord of a home in Palmerston North who lives here

Which option do you prefer? 4. Prefer not to say

## 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 plenty of existing spaces that can be hired

Pasifika Centre: Expand and refurbish existing building Do not support

Please tell us why you've selected this option, and any Users should pay for it themselves

## feedback you'd like to provide about the Pasifika Centre project

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	Fewer and fewer are taking out physical books, hence less space is needed. The "mission creep" to even justify the existing space as a meeting place, hobby space etc, should be resisted as there are many alternative venues for these activities.
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	There are many existing venues that can be rented for various activities. Keep the existing library space as fewer and fewer physical books are being issued
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	Not needed
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	Not needed
Do you have any general feedback about community facilities for us to consider?	Rates rises should be no more than inflation, with all the "nice-to-haves" shelved

## 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?	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?	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?	Yes

## General comment areas

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

Central govt should be lobbied hard to reduce the discharge standards from the ridiculously high , near-drinking-water, and continue discharging into the lower Manawatu R

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

Recycling is a costly con. Landfilling in a properly managed modern landfill is much more economical and can be better environmentally as it avoids the multiple handling and vehicle trips

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

No more than the rate of inflation.

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

Council website

Booklet in my mailbox

# Long-Term Plan submission form



Submitted on	30 April 2024, 3:27PM
Receipt number	589
Related form version	5

## Your contact details

First name	Alan
Last name	Smeaton
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	Rates are still going to rise, but overall it would be best to see some developments in the city continue rather than none.
Please tell us what you don't like about the other options	Current system is not going to allow developments to continue, and the capital value system will not be fair to some ratepayers.
Do you have any other comments you'd like to make about the rates review?	I support most of the council's initiatives.

## 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

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

It is good for the city to support the diverse population that lives here, and people from other countries will still continue to arrive over time.

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

There needs to be a fit for purpose centre for Pasifika people.

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

This will be a great asset for the suburb.

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

A much needed facility which will improve the area and options for people.

Te Motu o Poutoa Anzac Park

Support with changes/comments

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

I am not sure whether this is right for this park. There needs to be more consultation with local Iwi about this.

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

Supported so long as we do not use the facilities we have now until the new buildings are completed. There must be plenty of parking at the new facilities.

## 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

There needs to be robust upgrades that will future proof them as much as possible against earthquakes.

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

Further upgrades will be necessary over time and will cost even more money if deferred to a future date.

## 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

Don't know / no opinion

project, due to Council's proposal to seek external funding for the project. Do you agree with this change?

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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?

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

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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.

There needs to be an equitable policy applied.

## | General comment areas

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Please share any feedback about our proposed transport projects

Remember that vehicles will still be needed in future to allow for business to take place.

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

It would be good to see the city continue to grow.

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

Council website  
Booklet in my mailbox



# Long-Term Plan submission form



Submitted on	30 April 2024, 4:37PM
Receipt number	592
Related form version	5

## Your contact details

First name	Angella
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Last name	Sinclair
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Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	3. Land value (LV) – current system
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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?	No
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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	Waste of time and money it's unnecessary and the money is better spent on maintenance at moment
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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	Waste of time and money it's unnecessary and the money is better spent on maintenance at moment
--------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Support with changes/comments
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	Current library is sufficient
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	Waste of time and money it's unnecessary and the money is better spent on maintenance at moment
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project</b>	Waste of time and money it's unnecessary and the money is better spent on maintenance at moment

## 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

## Development contributions questions

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

## General comment areas

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

Seriously looks like you guys don't know how to budget appropriately in the current climate. People are already lacking excess funds for everyday necessities and then you see our local council spending money recklessly on vanity and pet projects or their own agenda instead of what is really is the best for the citizens of Palmerston North and their needs. Wasting money that

isn't yours !

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

Council website

Family or friends

**From:**  
**To:** rates rise objection  
**Subject:** Sunday, 28 April 2024 12:15:26 PM  
**Date:**

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Subject: Request for Consideration Regarding Local Rates and Services

Kia ora,

I am writing to express my concerns and seek your attention regarding the current rates and the level of services provided at our property.

Since moving into this property in April 2018, we have dedicated significant effort and financial resources to restoring the historic homestead and enhancing the surrounding land. Despite these improvements, which have increased our property's rateable value, we do not plan to sell and therefore would never benefit from this. Our hope is to reside here for many years to come.

Our financial situation is such that we live from paycheck to paycheck, and the perception that we reside in a "mansion" does not align with our economic reality. With this in mind, I am particularly concerned about the proposed increase in rates without a commensurate improvement in services.

We currently face several challenges:

1. Lack of Street Lighting: Our property is difficult to locate at night due to the absence of street lighting.
2. Road Conditions: The non-tarmacked condition of the road end near our property is problematic.
3. Public Transport: Despite paying rates that contribute to public transportation, no bus services are available on our road, necessitating private vehicle use, which incurs additional costs.
4. Waste Management: Our area lacks the enhanced recycling facilities that are available in other regions, such as Tokamaru. Those who live in the town have the benefit of refuse collection. We don't - I have to pay an additional fee for this.
5. Septic System: We manage all waste and grey water through a septic tank system on our property, further reducing the impact on local services.

The recent communication regarding rate increases does not seem to consider the unique circumstances of those living on lifestyle blocks like ours. The letter simply stated that we should expect the rates to go up, no options for us! The lack of viable options for ratepayers in similar situations is concerning.

I am aware of our obligations under the Local Government (Rating) Act 2002 to pay these rates. However, I feel compelled to voice my objection to the perceived inequities in how rates are assessed and services are distributed. Continued increases might intensify financial strains, leading to broader social issues, such as increased

homelessness.

I would appreciate a review of these matters and a discussion on how the council can better support ratepayers in our situation. Thank you for considering my concerns.

**Ngā Mihi**

Vanessa

Vanessa Taylor

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Please consider your environmental responsibilities before printing this e-mail

# 581

## Long-Term Plan submission form



Submitted on	30 April 2024, 6:57PM
Receipt number	594
Related form version	5

### Your contact details

First name	Thomas
Last name	Ogle
Email	
Phone	

### Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

### 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

### Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Do not support
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Pasifika Centre: Expand and refurbish existing building	Do not support
---------------------------------------------------------	----------------

Te Pātikitiki Library: Expand and refurbish existing building	Do not support
---------------------------------------------------------------	----------------

Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Do not support
--------------------------------------------------------------------------------------------------------------	----------------

Te Motu o Poutoa Anzac Park	Support as proposed
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Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks

Do not support

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

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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

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## 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?

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?

Don't know / no opinion

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## General comment areas

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

Other: Google search

# Long-Term Plan submission form



Submitted on	30 April 2024, 7:23PM
Receipt number	595
Related form version	5

## Your contact details

First name	Bronia
Last name	Wanoa
Organisation you represent	Kia Toa Junior Rugby
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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?	4. Prefer not to say
Do you have any other comments you'd like to make about the rates review?	No

## 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
Pasifika Centre: Expand and refurbish existing building	Support with changes/comments
Please tell us why you've selected this option, and any	Bill Brown is the Homeground of Kia Toa Rugby, which includes the 247



**feedback you'd like to provide about the Pasifika Centre project**

children we have in the Juniors, most of our children are from the schools around Highbury and we have a significant amount of maori and pacifica children.  
All of our 17 childrens teams train at Bill Brown and we rotate throughout the season to play at Bill Brown. Kia Toa is a very strong whānau club where you will often find members from the same whānau in netball, senior rugby and junior rugby.  
It would be good if some consideration was made to include a rugby clubrooms for Kia Toa, if not as part of an extended space t Bill Brown then another level on top of the current rooms.  
Creating the Pacifica centre is an excellent opportunity to combine with Kia Toa which will most likely have plenty of players attending and supporting both spaces, both places are providing value in Highbury and you can't really have one without the other. Having our children around such a positive blend of Pacifica and Rugby can only be beneficial for their education and connection to their community.

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<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Support as proposed
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Support as proposed
<b>Te Motu o Poutoa Anzac Park</b>	Support as proposed
<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>	Don't forget Kia Toa!

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

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<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>Do you have any other comments?</b>	No

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## **Development contributions questions**

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<b>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?</b>	Don't know / no opinion
<b>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?</b>	Yes
<b>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?</b>	Don't know / no opinion
<b>Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?</b>	Yes

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## General comment areas

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

Please have more vision for Kia Toa Rugby.

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

Family or friends

# Long-Term Plan submission form



Submitted on	30 April 2024, 7:42PM
Receipt number	596
Related form version	5

## Your contact details

First name	Alex
Last name	Chisholm
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North rural area
Which option do you prefer?	3. Land value (LV) – current system
Please tell us why you prefer this option	reduces land banking

## 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 sufficient spaces already
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	rates better spent on infrastructure
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	Highbury community needs a boost like this
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	existing library suffices, plus the Central Library. Plus a huge cost
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	i strongly object to this new facility. Do not see the demand and high cost
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	valuable to have a central facility like this. But the cost seems very high. Prefer a roof on the CET East Stand first.

## 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
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## 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?	No

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

developments not connected to water still increases demand on other assets

## General comment areas

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Please share any feedback about our proposed transport projects

transport projects strongly supported. There will be overall financial benefits from the correct investment.

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

the cost of Nature Calls is far too high. It does not stack up against other projects in NZ. The extra cost of disposal to land mainly to appease iwi will mean poor people (including Maori) paying \$1,000 per year for zero benefit. please re-think the chosen solution. We had the consultation pamphlet a few years ago. I doubt the community chose this.

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

Council website

# Long-Term Plan submission form



Submitted on	30 April 2024, 7:59PM
Receipt number	598
Related form version	5

## Your contact details

First name	Jordan
Last name	Currie
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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?	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	Do not support
Pasifika Centre: Expand and refurbish existing building	Do not support
Te Pātikitiki Library: Expand and refurbish existing building	Do not support
Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Support with changes/comments
Te Motu o Poutoa Anzac Park	Support as proposed

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

Support as proposed

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

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Which option do you prefer?

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

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## 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?

Yes

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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

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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

# Long-Term Plan submission form



Submitted on	30 April 2024, 8:22PM
Receipt number	599
Related form version	5

## Your contact details

First name	Brittany
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Last name	Lovejoy
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Email	
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Phone	
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## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## Rates review questions

Which of these describes you?	Prefer not to say
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Which option do you prefer?	4. Prefer not to say
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## Community facilities questions

Te Pātikitiki Library: Expand and refurbish existing building	Support as proposed
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Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Support as proposed
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Te Motu o Poutoa Anzac Park	Prefer not to say
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Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Support as proposed
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## 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
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## 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

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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

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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

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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

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Please share any feedback about rubbish and recycling services

More collection points for council bags

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

Social media

# Long-Term Plan submission form



Submitted on	30 April 2024, 8:26PM
Receipt number	597
Related form version	5

## Your contact details

First name	Andrew
Last name	Weston
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	2. Capital value (CV)
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Please tell us why you prefer this option	Basing rates on solely land value unfairly impacts anyone who has seen their land value increase due to the property market while having no other changes to their property or circumstances. Switching to CV would take into account the actual house on the property (ie. size) and therefore their use of council resources which would be a fairer distribution ie. I'd argue a 5 bedroom home should be paying more than a 3 bedroom home, due to the likelihood of using more city resources.
-------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	The system is entirely flawed in how the costs are distributed. My rates have increased dramatically over the last few years entirely due to the property market. I have ~1200m2 and a 1940's house with 3.5 bedrooms and 2 bathrooms (0.1195ha) which I purchased 5 years ago for \$460k, and am now paying \$5000 of rates each year due to my land value of 885k, but only a total CV of \$1,000,020. Where in contrast a house worth \$1.5mil (6 bedroom, 3 bathroom) with a land value of 805k (0.1178ha) is paying less rates than my property at \$4676 while being worth 150% of mine. Distribution under the hybrid system would still see me paying \$5132 vs their \$5266 which doesn't seem fair against the actual property vs. resources that house would use.
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Do you have any other comments you'd like to make about the rates review?

Council needs to consider how the current system is punishing existing home owners based on the whims of the property market, when its likely the owners of those properties are suffering and paying more than they used to without any real changes to their circumstances or use of council resources to justify the increase in rates on their properties.

## 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

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

I believe this initiative supports the diversity within our community

Pasifika Centre: Expand and refurbish existing building

Prefer not to say

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

Prefer not to say

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

Support as proposed

## 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 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?

Yes

Do you agree that we shouldn't charge a fee for non-residential

Yes

development that has no connection to the water or wastewater network?

## | General comment areas

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

Booklet in my mailbox

# Long-Term Plan submission form



Submitted on	30 April 2024, 10:31PM
Receipt number	602
Related form version	5

## Your contact details

First name Parakrama

Last name Dias

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission? No

## Rates review questions

Which of these describes you? Landlord of a home in Palmerston North who doesn't live here

Which option do you prefer? 3. Land value (LV) – current system

Please tell us why you prefer this option Encourages and inscentivises better land use and development of existing land / intensification, which is cheaper than greenfields development

## Community facilities questions

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

Pasifika Centre: Expand and refurbish existing building Do not support

Te Pātikitiki Library: Expand and refurbish existing building Do not support

Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library Do not support

Te Motu o Poutoa Anzac Park

Do not support

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

Support as proposed

## 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 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?

No

588

# Long-Term Plan submission form



Submitted on	30 April 2024, 11:53PM
Receipt number	603
Related form version	5

## Your contact details

First name	Terry
Last name	Weston
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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?	2. Capital value (CV)
Please tell us why you prefer this option	This is the fairest option over the majority of ratepayers. It rates the complete value of the land plus buildings.
Please tell us what you don't like about the other options	Land value means that a ratepayer with large land but a small say 3 bedroom house pays over \$5000 per year in rates, but a ratepayer with smaller land but a 6 bedroom house could pay only 2000 or 3000 approx.
Do you have any other comments you'd like to make about the rates review?	CV is the preferred system of most major cities in New Zealand.

## 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

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<b>Pasifika Centre: Expand and refurbish existing building</b>	Support as proposed
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<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Support as proposed
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<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Prefer not to say
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<b>Te Motu o Poutoa Anzac Park</b>	Support as proposed
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<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Support as proposed
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## City centre transformation questions: seismic upgrades of landmark facilities

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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

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## 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

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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

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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

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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

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## General comment areas

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

Council website

Social media

Family or friends



# Long-Term Plan submission form



Submitted on	1 May 2024, 8:41AM
Receipt number	441
Related form version	5

## Your contact details

First name	Pirran
Last name	Kendall
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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?	4. Prefer not to say
Please tell us why you prefer this option	I wrongly assumed this was the current case as my CV makes up a portion of my home RV and my RV is LV +CV isn't it? I don't know enough to say why one is better than the other.
Please tell us what you don't like about the other options	I don't know enough to say why one is better than the other.
Do you have any other comments you'd like to make about the rates review?	No.

## 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

<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 don't support in the current financial state. This is a nice to have. Could possibly support this if the council jointly funded half with the other local community groups fundraising and making up the other half.
<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	I don't support this in our current financial state. This is a nice to have but as it states was not budgeted for in the plan. Would be keen to know if the community has done any fund raising of they own to contribute. I see this as something the council could help with but shouldn't solely fund.
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	Again a nice to have but in the current financial state we cant afford this. We have a great public library in the city center that is accessible to everyone especially now with the improved bus routes.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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 though this was a typo. 27M on a library?! No, absolutely not. How about putting that in the bucket for the Nature calls. We have a great public library in the city center that is accessible to everyone especially now with the improved bus routes.
<b>Te Motu o Poutoa Anzac Park</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 project</b>	I would support if Rangitane and the "external funding" funds were used first. With this project relying on those funds I wouldn't want any public funds to be spend until the other funds have been secured and either in escrow or used first with the public funds being used last.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Support as proposed
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project</b>	36m over 6 years for our only stadium that us used for thousands of events isn't too bad. We need that stadium and the cost to upgrade will only get more expensive. Council gets funds back through leasing to help with maintenance. I would support this.
<b>Do you have any general feedback about community facilities for us to consider?</b>	No.

## 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?

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?

No

## General comment areas

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

Council website

Booklet in my mailbox

Rates letter or email

Social media

Radio

# Long-Term Plan submission form



Submitted on	1 May 2024, 9:44AM
Receipt number	604
Related form version	5

## Your contact details

First name	Aaliyah
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Last name	Douglas
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Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Prefer not to say
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Which option do you prefer?	1. Preferred option: Hybrid (a mixture of land and capital value)
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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?	No
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Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Do not support
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Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	Because I can
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Pasifika Centre: Expand and refurbish existing building	Prefer not to say
---------------------------------------------------------	-------------------

Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project	Because I can
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**Te Pātikitiki Library: Expand and refurbish existing building** Support as proposed

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

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

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

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**Te Motu o Poutoa Anzac Park** Support with changes/comments

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

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

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

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**Do you have any general feedback about community facilities for us to consider?** No

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

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**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

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**Please tell us why you prefer this option** Because I do

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**Please tell us what you don't like about the other option** Nothing

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**Do you have any other comments?** No

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## 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

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**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

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**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** No

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New Zealand already do this. Do you agree with this change?

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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

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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.

Because I can

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## General comment areas

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

Can't wait to smash all out

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Please share any feedback about our proposed transport projects

Stick to the plan 100%

---

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

More water is good

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Please share any feedback about our proposed plans for housing

Get housing

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

Yea

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

Council website

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# Long-Term Plan submission form



Submitted on	30 April 2024, 9:15PM
Receipt number	601
Related form version	5

## Your contact details

First name	Douglas
Last name	Tietjens
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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
Which option do you prefer?	2. Capital value (CV)
Please tell us why you prefer this option	Cost factor. Cheapest option manage costs in a challenging financial environment.
Please tell us what you don't like about the other options	Cost. Higher price then option 2 for my property.
Do you have any other comments you'd like to make about the rates review?	No.

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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<b>Multicultural Centre: Lease space for multicultural communities to use for activities, events and services</b>	Do not support
<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	We have a library and based on the accessibility of the resources online to consume information.
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</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 Central Energy Trust Arena project</b>	Can we invest in lighting, fields and facilities to provide more impact to a range of stakeholders.
<b>Do you have any general feedback about community facilities for us to consider?</b>	Lighting to increase the capacity for sporting organisations and other recreational users to use the facilities.

## 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
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## Development contributions questions

<b>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?</b>	Don't know / no opinion
<b>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?</b>	Yes
<b>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?</b>	Yes
<b>Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?</b>	Yes

## General comment areas



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

City Councillor

# Long-Term Plan submission form



Submitted on	1 May 2024, 10:40AM
Receipt number	606
Related form version	5

## Your contact details

First name

Last name

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?

## Rates review questions

Which of these describes you?

Which option do you prefer?

Please tell us why you prefer this option

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

Do you have any other comments you'd like to make about 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?

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

Pasifika Centre: Expand and refurbish existing building	Do not support
Te Pātikitiki Library: Expand and refurbish existing building	Do not support
Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Do not support
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	Disgusting waste of ratepayers money
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	Not needed.

## 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? 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? 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

How did you find out about our long-term plan? Social media  
Family or friends

# Long-Term Plan submission form



Submitted on	1 May 2024, 11:32AM
Receipt number	607
Related form version	5

## Your contact details

First name	Mitchell
Last name	Guile
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Resident but not a ratepayer (eg, rent or live with family or friends)
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 feel this is a more fair way to split the rates components

## Community facilities questions

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	Do not support
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

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Which option do you prefer?

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

## 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?

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

# 594

**From:**  
**To:**  
**Subject:** Feedback on suggested new rates system  
**Date:** Monday, 29 April 2024 2:31:16 PM

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TO WHOM IT MAY CONCERN:

You requested feedback on your suggested new rates system to determine our rates and quite frankly speaking I find it the most ridiculous suggestion. To suggest that any rate payer should pay more because of the size of the property they own makes no sense. They use no more resources of their rate payments due to their land size.

To suggest that because I live on a lifestyle block and own a small piece of land I should pay more rates, when currently I use less resources than a person on a small residential property in the middle of town. Infact, what do my rates pay for, as we have NO RECYCLING, NO RUBBISH COLLECTION, NO FOOT PATHS, NO STREET LIGHTS, NO SEWAGE, NO WATER AND TERRIBLE ROADING due to a high number of trucks travelling down them.

Rates should be determined by how many people live at the property, which has a direct impact on the cost of the resources that town people use

--

Kind Regards

Penny Lawry

**From:**  
**To:**  
**Subject:** draft Long-Term Plan 2024-2034 feedback  
**Date:** Monday, 29 April 2024 4:12:28 PM

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Dear PNCC,

Please see feedback regarding the long-term plan that you've proposed. I'm sure, like many, none of your three options for rates increases are popular. As a ratepayer, I think that the Council should be budgeting and spending responsibly and carefully. As such, I would like to see the Council do what most responsible people would do - spend within their means. If the Council can't spend within what they already have, then the Council should look at reducing the scale of some projects, or perhaps putting it off to a later date. Alternatively, the Council could also consider not funding certain projects, in particular, ones that aren't the primary functions of a local government.

For example, as admirable as it is, **I don't think that the city should be spending money on social housing**. This should be a national government issue, and unless they are 100% funding the Council, then I don't think you should be spending resources (and my tax dollars) on this.

It seems that every year, rates only ever go up, which means that the Council has zero incentive to work within their means. All I ever see is the Council simply saying a particular project is necessary for whatever reason, which allows you to justify yet another rates rise.

I also see a lot of **doubling-up**. For instance, why is there a multicultural centre, as well as a Pasifika Community Centre? Is Pasifika not a culture? Can they not share the **MULTI**cultural centre? Again, this goes back to my previous point of the decision-makers not having any reason to live within their means when they know that they can simply raise rates to pay for yet another community space (albeit one that's only for a specific cultural group).

Similarly, what is the point of having satellite libraries, when the one in town is such an amazing one? Isn't it more cost-effective to focus all your resources on making the main library world-class? I understand that having satellite libraries allows for better accessibility. But, since you've upgraded the bus network, which I assume allows for more people from more parts of the city to move around more easily, then why not make use of that service and encourage people from the farther reaches of the city to go to the main library?

Finally, **Caccia Birch**. I understand that there is a lot of historical and cultural value to it, but many of the residents don't actually use it, i.e., it's not an accessible space (either physically or emotionally). If it's used as a functions destination, then it should be able to pay for itself. As such, I don't think the Council should be funding it, especially to the

tune of 6M for EQ strengthening, when most residents won't ever use it. If the commercial side of the location isn't able to sustain it, then the Council needs to get Caccia Birch off its books.

In short, I think there is too much waste on the Council's end. This is because of the fact that there is no incentive to live within the City's means, or no penalty for over-spending. Some areas to that PNCC can reduce spending on, which in turn reduces rates are:

1. Devolve from providing social housing, as this isn't the core business of running a city and should be that of the national government.
2. Stop the duplication of services, like having satellite libraries and multiple multicultural centres for different groups of people. This is especially since the new bus routes should be allowing more people from more parts of the city to reach a centrally-located one.
3. Unless Caccia Birch can be self-sustaining, it needs to be sold to a private owner, or at the very least, not be given 6M of taxpayers' money for EQ upgrades.

Thank you.

Sincerely yours,  
Edrei Valath



**From:**  
**To:** re Rates review  
**Subject:** Wednesday, 1 May 2024 11:45:44 AM  
**Date:**

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## *PNCC – RATES COMMENTS...*

I am uncertain as to whether this may be of any help but in the early 1980's i lived in Paihia (Bay of Islands) and joined the local Community Council as Treasurer making me the one responsible for recommending rate increases etc. My then annual rates was \$78 but my friend and neighbour – who lived on the opposite side of the road and 'commanded' one of those 'million-dollar views' which caused his section to be almost three times the value of mine. I found this situation to be ridiculous – we shared the same services yet he paid three times more than i did so i introduced a fixed minimum charge (as it happens, using my own rates as that cost) then equated the remaining total over the land value which brought mine up to around \$100 and my neighbour to around \$120 – far more equitable and pleasing us both.

Another problem was that Paihia was inundated with development – mainly with Motels which also brought more businesses – such was the case that over a few days around Christmas our population went from around 1200 to 15,000+ which naturally required more local spending on amenities etc. As a comparison we had more public toilets than the City of Whangarei and it just didn't seem equitable that normal residents like myself (and neighbour) should bear these 'tourist' costs at the same rates as those motels and businesses...so i introduced the 'old-fashioned' 80-20 rule – in this case applying 20% to residents and 40% to each of Motels and Businesses. This was explained at a special Public Meeting held to explain and not one objection was received...

At the time the CEO of the B of I County Council was a Maurice Ploughright (Plowright?) and he told me that the idea of a 'minimum rate' was a brilliant idea and could help him with other areas faced with a similar problem – Rates based entirely on Land Value. He also praised me for the '80-20 Rule' which he also could use in other settlements or areas...

I'm a little too old to be bothered with checking out our local areas to see if these notes are of any use so i will leave it to someone who knows about them and hopefully reads these comments...

I do hope this is of some use - Thanks...

David Booth, ...

and Thanks for doing what you do...its often a thankless task...but i found self-satisfying.

Do phone me if you wish... Dave,,, 25<sup>th</sup> April 2024...

# Long-Term Plan submission form



Submitted on	1 May 2024, 12:44PM
Receipt number	609
Related form version	5

## Your contact details

First name	Sheila
Last name	Barrass
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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?	2. Capital value (CV)
Please tell us why you prefer this option	Fairer rates.

## 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	Continue to use the existing space of Hancock Community House. Do not support additional facilities.
Pasifika Centre: Expand and refurbish existing building	Support with changes/comments

Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project	Keep existing community centre, do not expand. Maintain existing facility.
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	This facility can be used by all in Palmerston North. This facility can also be used by community groups.
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	Do not support as the cost is too high \$29.1 m. A cheaper option should be proposed.
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	Await confirmation of funding before consideration of proposed facility.
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	The cost of this project is \$36 million. How will this be funded? I'm concerned with the cost of borrowing being so high (interest rates) this will become a burden on rate payers.
Do you have any general feedback about community facilities for us to consider?	Water treatment is a priority over community upgrades. You have advised that this will cost up to \$647M.

## 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
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## 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	Don't know / no opinion

development that has no connection to the water or wastewater network?

## General comment areas

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

Previously provided a submission on high density housing. I don't support housing density when it has an impact on existing dwellings. I support new subdivisions that consider drainage and water run off. I note that you will consult again on density housing later this year, do you consider previous submissions or is there an expectation to submit again?

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

I support recycling initiatives. However, can you check with other councils who have implemented food scrap collection services to assess cost, implementation and effectiveness.

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

This form is too long. It should be separated into sections. I'm concerned it will not be completed. I have been completing this form and reading the details provided on PNCC site for 2 hours.

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

Council website  
Booklet in my mailbox  
Rates letter or email

# Long-Term Plan submission form



Submitted on	1 May 2024, 12:48PM
Receipt number	610
Related form version	5

## Your contact details

First name	Jiajia
Last name	Liu
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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?	2. Capital value (CV)
Please tell us why you prefer this option	<p>Using capital value will capture the improvements landowners has taken on their property and any additional pressure on infrastructure as a result of the improvements.</p> <p>i.e. Adding an additional room to the house enable more people to live in the house. This lead to increase traffic on the road, water &amp; wastewater requirements, stormwater runoff generated on the property.</p> <p>The current land value only system cannot capture these changes.</p>

## 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	Current interest rate is too high, capital spending will cause high debt

<b>feedback you'd like to provide about the Multicultural Centre project</b>	servicing cost which leads to less capacity for council to deliver valuable services to the community in the long run.
	capital spending should be delayed till relatively low inflation, low interest period. Instead to capitalize support for multicultural Centre, council can consider subsidies multicultural community group venue hire.
<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	Same as above. prefer delay capital spending till a period of low inflation/low interest.
<b>Te Pātikitiki Library: Expand and refurbish existing building</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 Te Pātikitiki Library project</b>	The main library is a key hub for the community, however, prefer delay capital spending till a period of low inflation/ low interest.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	Awapuni is located close enough to city center (10 minutes by bike or bus) , with the recently improved bus schedule from HRC a community library is not essential. This is especially true when interest rate are high and the cost of borrowing will result in large debt burden on the city.
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	The current Anzac park is very good as it is. Any capital spending should be delayed till interest rate is low.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</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 Central Energy Trust Arena project</b>	Proposed updates are welcomed, however, as commented above any capital spending should be delayed till interest rate is low.
<b>Do you have any general feedback about community facilities for us to consider?</b>	All great initiative, however, we should be mindful of current economic climate and delay the majority of the work till interest rate is significantly lower.

## 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

## 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 No

project, due to Council's proposal to seek external funding for 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?

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

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

Non-residential development that has no connection to the water or wastewater network still benefit from stormwater network and other city infrastructure services (planning etc), fees should be levied for that.

## General comment areas

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

It's fine as it is

Please share any feedback about our proposed transport projects

No feed back.

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

I think it is deceptive to not include nature calls in the LTP consultation and separate it out from the general consultation.

The BPO was carried out during a period of low interest, the BPO then is not necessary the BPO now as macroeconomic climate has changed significantly.  
In addition. land based discharge has no additional environmental benefit given the proposed new wastewater treatment process and it poses the biggest cost to the project. It may be wise to reconsider whether the land-based discharge portion is required. My preference is to go ahead with the wastewater treatment plant upgrade without the land-based discharge portion.

Please share any feedback about our proposed plans for housing

No feed back

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

No Feedback

Please share any feedback about rubbish and recycling services

No Feedback

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

Rate increase is necessary, however, we need to recognize that during a cost of living crisis, council should be spending it wisely.

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

I want to re-iterate that Nature Calls should probably be re-considered.

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

Council website

# Long-Term Plan submission form



Submitted on	1 May 2024, 12:53PM
Receipt number	608
Related form version	5

## Your contact details

First name	Richard
Last name	Barrass
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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?	2. Capital value (CV)
Please tell us why you prefer this option	Re current system; The size of the land owned does not directly relate to the local services used and penalizes people unfairly. The hybrid model continues to promote this inequity with the percentage split that the council has indicated. This leaves the capital value option as the lesser of the inequitable choices.
Please tell us what you don't like about the other options	As above.
Do you have any other comments you'd like to make about the rates review?	Whilst the council preference is indicated, there is no explanation as to why this option is preferred, also it would be useful to see the opinions of the individual councilors and their explanations, as I am sure it would not be a unanimous view.

## Community facilities questions

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

This is not a priority for a council with significant financial problems. This is a politically correct nice to have, with a small group lobbying for their own egos. I look at migrants who are in poor housing areas with high crime rates, I am sure that they would prefer an overall better quality of life with better and cheaper services rather than a community hub. Nobody lives the reality portrayed by the well meaning people who run these expensive pet projects. It's all smoke and mirrors. Let's see some significant and reality based proposals for funding things that will make a difference for these people.

**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**

Same as response to multi cultural centre project

**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**

The council needs to stop looking at proposals that are Rolls Royce versions when we can only afford a Toyota Carrola. Water treatment, rubbish collection etc are basic amenities that should be the priority. I would use the pedestrian crossing recently installed at the Esplande as an example; painted lines on the road with signage would have done the job but no, the new pavers, raising the road height after digging new foundations below the road level was chosen, why is it so over engineered? There is no accountability for such gross ineptitude.

**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**

As above,

**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**

As previously stated

**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**

As previously stated, there are plenty of sports facilities. Meeting growing demand is not by itself a rationale. The council cannot just keep supporting community groups who lobby for money. Saying no is an option and looking at the population as a whole and not individual single issue individuals should be the strategy. We already have statues of questionable artistic value dotted around the square obscuring motorists view at the roundabouts and plants that obscure views aswell, have you considered that this puts cyclists at more risk of injury than your cycle lanes that suddenly disappear at the entrance to a roundabout.

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

Get back to basics and do not over engineer and create an archetctural abomination just because you can. Fit for purpose does not have to be addressed through throwing wads of cash at the problem because a lobbyist and an architect want to make a statement and be remembered. Let's look at the reality of the local poulation and stop making decisions at giddy heights where there clearly is not enough oxygen for your

## 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	Cost an expertise
Please tell us what you don't like about the other option	I am now losing the will to live
Do you have any other comments?	This feedback form is designed to. Make people give up and not make a submission, as stated I am losing the will to live because of your process

## 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?	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.	Just accept my response, I am aging significantly by being a part of this process,

## General comment areas

Please share any feedback you have about our vision, goals and plans	Get back to basics. Infrastrure before nice to have projects
Please share any feedback about our proposed transport projects	I lack confidence in councils ability to manage any traffic issues given the stupidity of what they have already done around the city. Do not pedestrianize any streets as you will kill business and make areas an eyesore., Broadway being an example of what can happen and yet the pedestrian lan that was considered would just be another area for homeless people to verbally abuse pedestrians.
Please share any feedback about our proposed plans for housing	Free up land to build around the outskirts of town and stop doing intensive housing.

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

Get over the public transport delusion, I see empty buses, parked up because they are ahead of schedule obstructing traffic, travelling at 30kmh because they are early because they did not need to stop, Clearly going places and at times they are not needed. The council approving lime scooters in direct competition for public transport was a major own goal. Well done!

---

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

Need more info

---

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

Get your expenditure under control, look at reality and not your delusional based aspirations that mean little to the majority of the people paying for services. If you were a business the liquidators would have already visited.

---

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

Just read and seriously consider my previous responses

---

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

Rates letter or email

# 600

**From:**  
**To:** PNCC long term plan  
**Subject:** Sunday, 28 April 2024 8:37:22 PM  
**Date:**

---

Hello,  
My biggest concern is waste!

There is not enough done in the Manawatu to collect clean soft plastic.  
It all goes into LANDFILL.  
LANDFILL is filthy and should now be stopped.  
Bonny Glenn is full up and where is the next hole going to be.  
In no modern western country is waste/ rubbish still buried in the ground, we need a  
clean “ WASTE TO Energy “ plant.  
All money from the sale of rubbish bags should be put towards a **clean, high tech.** “Waste  
to Energy Plant”, these can burn waste without toxic emission and energy can be utilised at  
the end.

We don't want to put all this plastic waste into our soil, it won't break down for hundreds  
of years.  
Prioritise, please!!

Warm Regards,  
Katrin

**Katrin Stroppel-Jones**  
Health Consultant

# Long-Term Plan submission form



Submitted on	1 May 2024, 2:18PM
Receipt number	613
Related form version	5

## Your contact details

First name	Peter
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Last name	Jones
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Email	
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Phone	
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## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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
--------------------------------------------------------------------------------------------------------------------	----

Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Prefer not to say
----------------------------------------------------------------------------------------------	-------------------

## 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
-----------------------------	-----------------------------------------------------------------------------------------

## 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?**

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?**

No

## **General comment areas**

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

Booklet in my mailbox

---

Supporting information

**Proposed LTP 2021-31. Submission.**

**Undergrounding of Electricity Lines.**

Goal 1. An Innovative & Growing City.  
Transport Programme.

I have submitted over many years on this subject with no discernible result.

I am *very, very, very!!!* disappointed but (*sadly*) not at all surprised to find that the completion of the project (formerly project No.829) to finish the undergrounding of the electricity power reticulation lines in the City no longer appears in the 10year plan.

This is a follow-up to the submission I made on this subject at the time of the 2018/2028 10 year plan. A large part of that submission still applies & should be considered as part of this submission. Copies of the relevant pages are attached to this submission.

A reminder that there are still 38 streets that have overhead power reticulation lines as shown on the appended list.

In a number of these streets there are substantial well established trees which the Council is required (by Power Co.) to drastically prune back every 2 or 3 years to be clear of the overhead power lines.

Residents in these streets now have the added imposition of having their fibre/broadband telecom connection now “strung” across their property etc.

I am acutely aware that this project work must now be up to the City Council alone to instigate as Power Co. has no interest in any aesthetic improvements in our City.

Power Co. as owners are only interested in the profits they can obtain through the distribution system & they have no interest, at all, in the laudable, esoteric goals you are putting forward for our City.

## **Streets in the former “Power Board” area of the City**

### **Still with overhead electricity lines.**

\*(EHV) - 11,000 volt Overhead lines.

#### **Milson.**

Fairs Road (Rennie Ave. to Milson Line.) (EHV.) (Part of this recently rebuilt.)  
Leeds St., Carlisle St., Cambridge St., (EHV.), Flint St., Rutland Pl.,  
& Seaforth Ave., (EHV) plus Malden St., (EHV.)

#### **Cloverlea & Highbury.**

Benmore Ave., (Gillespies Line to Leslie Ave.) (EHV.) Rimu Pl.,(Ducts laid.)  
Peters Ave., (EHV), Tararua Tce., Fox Pl. (Cable ducts now in place.)  
Monrad St., (EHV.) & part Ronberg St., (EHV.)  
Wilson Cres., Marriner St., (EHV), Duff Cres., Sinclair Ave., &  
Duncan Pl.,

#### **Awapuni.**

Norwich Pl., Kettle Ave., Firth Pl.,  
Marsden Pl., Hurley Pl., Nairn Cres.,  
Kent Cres., York Pl., Wincanton Pl., Leigh Pl.,  
Perth Pl., Stoke Pl., Dundas Pl., & part Buick Cres., (EHV),  
Slacks Rd., (EHV.) Maxwell’s Line (EHV. Pioneer to Racecourse Rd.).  
Totara Rd., (EHV.) & Racecourse Rd., (EHV. only).



**Proposed LTP 2024-34. Submission.**

**Undergrounding of Electricity Lines.**

Attention Chief Executive PNCC. (Remember me Waid!!)

I have submitted over many years on this subject with no discernible result.

I am still *very, very, very!!!* disappointed but (*sadly*) not at all surprised to find that the completion of the project to finish the undergrounding of the electricity power reticulation lines in the City no longer appears in the 10 year plan.

This is a follow-up to the submission I made on this subject at the time of the 2018/2028 10 year plan. A large part of that submission still applies & should be considered as part of this submission. Copies of the relevant pages are attached to this submission.

Just another reminder that in the City there are still 38 streets that have overhead power reticulation lines, as shown on the appended list.

In a number of these streets there are substantial well established trees which the Council is required (by Power Co.), at the City Council's cost to drastically prune back every 2 or 3 years to be clear of the overhead power lines.

Residents in these streets now have the added imposition of having their fibre/broadband telecom connection also now "strung" across their property.

I am acutely aware that this project work must now be up to the City Council alone to instigate as Power Co. has no interest in any aesthetic improvements in our City.

Power Co. as owners are only interested in the profits they can obtain through the distribution system & they have no interest, at all, in the laudable, esoteric goals you are putting forward for our City.

This work could be a project that the "Central Energy Trust" would be willing to subsidise, over a number of years as a 'quid pro quo' for the large investment the LTP proposes for the Energy Trust arena complex.

## **Streets in the former “Power Board” area of the City**

### **Still with overhead electricity lines.**

\*(EHV) - 11,000 volt Overhead lines.

#### **Milson.**

Fairs Road (Rennie Ave. to Milson Line.) (EHV.) (Part of this recently rebuilt.)  
Leeds St., Carlisle St., Cambridge St., (EHV.), Flint St., Rutland Pl.,  
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Wilson Cres., Marriner St., (EHV), Duff Cres., Sinclair Ave., &  
Duncan Pl.,

#### **Awapuni.**

Norwich Pl., Kettle Ave., Firth Pl.,  
Marsden Pl., Hurley Pl., Nairn Cres.,  
Kent Cres., York Pl., Wincanton Pl., Leigh Pl.,  
Perth Pl., Stoke Pl., Dundas Pl., & part Buick Cres., (EHV),  
Slacks Rd., (EHV.) Maxwell’s Line (EHV. Pioneer to Racecourse Rd.).  
Totara Rd., (EHV.) & Racecourse Rd., (EHV. only).

# Long-Term Plan submission form



Submitted on	1 May 2024, 2:54PM
Receipt number	614
Related form version	5

## Your contact details

First name

Last name

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?

## Rates review questions

Which of these describes you?

Which option do you prefer?

Please tell us why you prefer this option

Rates based on capital value is the only fair option. Other options are not fair as 1) individual owners will be disadvantaged compared to business owners and 2) richer owners with a big modern house on their property will be paying the same rates as poorer owners with a small house on their property. How is this even possible? I actually assumed that capital value was being used. Capital value needs to be chosen to ensure equitable and fair treatment of all owners.

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

Other options do not reflect the true value of a property. They disadvantage individual owners versus business owners who have far greater income potential and can deduct the rates as an expense from their business income. They also disadvantage poorer individual owners (with low value house on their property) compared to richer individual owners (with high value house on their property).

Do you have any other comments you'd like to make about the rates review?

It needs to happen as owners are not treated fairly and equitably with the current system. The only fair rates system is the CV based one.

## 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>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project</b>	<p>There is already a community house in King Street and Manawatu Multicultural Council has premises there.</p> <p>There are already plenty of community halls, community theatres, community centres and other community spaces venues already available for hire or rent. Why would we need a new building for this?</p> <p>There are also plenty of commercial spaces for rent at affordable rates for any ethnic community group wanting to set up a base.</p> <p>There are also free venues available to community groups/organisations for events, such as the PN City Library and other libraries.</p> <p>My assessment is that it is very easy for ethnic communities/groups to hire or rent spaces or venues in the city, and that available spaces and venues are under booked as it is.</p>
<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	The Pasifika Centre is well equipped and fit for purpose. I see no need to expand and refurbish the existing building.
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	I think that the current Te Pātikitiki Library is fit for purpose. I see no need to expand and refurbish the existing building.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	<p>I think that the current Awapuni community library is fit for purpose and is not used much by the community as it is.</p> <p>I see ABSOLUTELY NO NEED to build a new library hub.</p> <p>Libraries are used much less by the community nowadays because people are going online to find information and read books, watch documentaries and films, etc.</p> <p>The Palmerston North City council should not have bought the site without consulting with the community in the first place.</p>
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	<p>We already have a marae on the Square Te Marae o Hine and several marae dotted around the city. There are public facilities at the iSite and at the central public library.</p> <p>We also a very well curated educational space about local Maori at Te Manawa which visitors, tourists and educational groups visit and use regularly but most of the time, it is fairly empty.</p> <p>Why would we need another marae and a marae for visitors and tourists when we already have everything that we need? Any such plan would be a double up of existing facilities and services.</p>
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	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

This is a facility that is really used all the time by the community and for bigger events as well so I am supportive of this project.

---

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

I do not agree with spending on facilities that are already fit for purpose and for their use level by the community or are a double up of existing facilities and services

---

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

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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

I don't see any point on going beyond what is required in terms of strengthening and seismic upgrades.

---

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

I love the Regent Theatre, Te Manawa, the Central Library, the Council building and Caccia Birch House as they are. They have a great design, are well maintained, have all necessary facilities, and are fit for purpose. I see no reason to change, remodel and/or redesign these buildings.

---

Do you have any other comments?

I do not like our rates to be used for unnecessary projects. I want the Council to stick with the basics and what is required.

---

## 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?

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

---

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

I think that the current system is the best one. The cost of growth should be equitably distributed amongst all ratepayers based on the capital value of all properties, whether business or individual.

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## General comment areas

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

I agree in general with the vision for the city.

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

Horizons should pay for its increased and heavy use of our roads by its new fleet of empty busses.  
Better still, I think that this new bus transport network 'Connect Me' should be canned. Apart from some routes, busses run mostly empty. this new bus transport system is a waste of money.

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

I do not agree with the option chosen by the Council of dual river and land discharge. This is a very expansive option, much more expansive than sticking with the current river discharge, which would need to be upgraded to comply with current legislation. This option of upgraded river discharge is the only one that the city can afford.  
I do not agree and do not support the Council's proposal to fund Nature Calls through a 'special purpose vehicle' as provided for in the Infrastructure Funding and Financing Act.  
I do not agree with paying levies to an external entity providing the funds for the overcostly option of river and land discharge 'Nature Calls'.  
I only agree to the option of upgraded river discharge which is the only sensible and affordable option for the Council.

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

Rezoning land - Yes  
Planning or working on construction projects that help support growth – primarily water and transport work. This work is at Kikiwhenua, Hokowhitu Lagoon, Napier Road, Whakarongo, and Mātangi (Whiskey Creek by Cloverlea and Milson). - Yes  
Medium density zone in our urban area - No  
Developing land ourselves at Tamakuku Terrace - Yes  
Using Council land for housing. Plans are underway to provide around 50 or more homes. These homes will be on the Huia Street Reserve on the corner of Park Road and Fitzherbert Avenue. - Yes  
Looking into options to deliver more social housing units - No  
We are planning on investing more money in social housing for our community.  
This will be on top of the 442 properties we already have. - No  
I do not agree with the city providing social housing. This is in my opinion an area which I think should be left to central government (Kainga Ora).

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

I am not sure that the city will indeed grow as your projections show. This will surely depend on how Massey University and research institutes recover from the current restructure.

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

Palmerston North City Council's rubbish and recycling services are worse than 25 years ago.  
PNCC hardly recycles anything nowadays.  
Recycling centres used to collect and recycle everything, including batteries, bottle tops, jar tops, plastic container tops, etc.  
Sadly no more.

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

I support the rates being based on the Capital Value of all properties, including industrial, commercial and individual.

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

I would like the Council to stick to basics and what is actually required by legislation.

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

Council website  
Booklet in my mailbox  
Rates letter or email  
Social media

Name: George Dempster

603

Contact number or email:

7(2)(a) Privacy

Concern or Feedback:

As a cyclist who cycles from Royal Oak Dr down Tremaine ave to the Hospice, cycle safety could be greatly improved. Sometimes I try to go down Mihaere dr but the rail corridor is ~~quite~~ quite an obstruction forcing me to go through the industrial area and also navigate the dangerous Haydon, Vogel, Featherston St intersection.

PNCC Rec'd 30 APR 2024

PNCC LTP Submission  
received 30/4/2024.

29/04/2024

Palmerston North City Council  
32 The Square  
Palmerston North 4410

submission@pncc.govt.nz

Tēnā koutou,

I am writing to express my support of Te Manawa Museum's submission to our city's draft long-term plan. In these times of rising costs, it is even more important that we invest in assets that foster the wellbeing and shared identity of our community, even if the outcomes may be less visible immediately.

Te Manawa is an example of a dedicated, inclusive, and passionate organisation that reflects its people and engages visitors with diverse, multi-disciplinary content. It is a testament to the legacy of Aotearoa New Zealand's arts, science, and social history pioneers. Our local museum is key in realising our city's goal to be innovative, growing, creative, and vibrant. I am proud of the vital role it plays within our community.

Facing the dual challenges of escalating operational costs and ageing infrastructure, Te Manawa, like many institutions, is at a crossroads. I agree with Council that Te Manawa, as a key landmark facility has an opportunity to shine brighter. I believe investing now in a new, purpose-built facility that retains the existing art gallery, is the most sensible option. The investment required is substantial, yet the returns—though not always quantifiable—are profound.

Te Manawa welcomes more than 200 visiting schools, facilitates more than 80 events, and hosts more than 25 regular community groups as well as curating around 30 exhibitions, all of which greatly contribute to fostering an environment and culture that promotes creativity, education and discovery. As a free facility, it is a popular and beloved destination for schools and families, and as a regional museum and art gallery, it indeed punches above its weight.

As activities co ordinator at Brightwater Home and Village for the past three years, I have attended some of the activities offered exclusively to the elderly in our community. My personal experience with Te Manawa has been taking residents to the recent Senior's Day event, and the annual Santa's Cave visits. A colleague and I are planning a trip to the Rugby Museum with some of our gentlemen residents.

Please enable Te Manawa to continue its vital work, enriching our city without having to compromise the freedoms that make it unique.

Ngā mihi,

Paulette Bain

7(2)(a) Privacy





29 April 2024

Palmerston North City Council

32 The Square

Palmerston North 4410

submission@pncc.govt.nz

Tēnā koutou,

I am writing to express my support of Te Manawa Museum's submission to our city's draft long-term plan. In these times of rising costs, it is even more important that we invest in assets that foster the wellbeing and shared identity of our community, even if the outcomes may be less visible immediately.

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Te Manawa welcomes more than 200 visiting schools, facilitates more than 80 events, and hosts more than 25 regular community groups as well as curating around 30 exhibitions, all of which greatly contribute to fostering an environment and culture that promotes creativity, education and discovery. As a free facility, it is a popular and beloved destination for schools and families, and as a regional museum and art gallery, it indeed punches above its weight.

My personal experience with Te Manawa has been many! Using the play zone with my own children when they were little during school holidays, and as a teacher, we visited Te Manawa to learn about how to exhibit items and we put on our own exhibition in our school hall! I probably used the resources in Te Manawa every year with my class of learners! And now as a board member of Digits Manawatū, we are partnering with Te Manawa to put on Manawatū DigiFest: a STEAM exhibition showcasing digital learning from our Manawatū schools.

Please enable Te Manawa to continue its vital work, enriching our city without having to compromise the freedoms that make it unique.

Ngā mihi,

Nic Mason

principal@winchester.school.nz

063579414

552 Ruahine Street, Palmerston North

## 606

### Palmerston North City Council Long Term Plan submission April 2023

#### Submitter details:

<b>Name of contact person:</b>	Sam Newton – Advocacy Manager
<b>Organisation name:</b>	New Zealand Recreation Association t/a <i>Recreation Aotearoa</i>
<b>Postal address:</b>	7(2)(a) Privacy
<b>Telephone number:</b>	7(2)(a) Privacy
<b>Email:</b>	7(2)(a) Privacy

## **Submission:**

### **Introduction**

1. Recreation Aotearoa is a registered charity and the organisation responsible for providing leadership, advocacy, and professional development opportunities for those involved in the broader recreation sector. We work at an agency, industry and professional level to build capability, develop partnerships, and equip individuals and organisations with the skills they need to deliver high quality recreation experiences that engage participants.
2. Recreation Aotearoa's membership includes recreation policy makers, territorial local authorities, voluntary organisations, regional sports trusts, consultants, outdoor recreation organisations, and others involved in the delivery of recreation throughout New Zealand.
3. Our mission is enhancing wellbeing through recreation.
4. We welcome the opportunity to provide input into the Palmerston North City Council Long Term Plan.

### **The value proposition of investment in Active Recreation**

5. Recreation Aotearoa believes recreation is vital to New Zealand society. Recreation is not just about enjoyment. It is about being healthy, engaged, stimulated, and interacting with others. This occurs via outdoor recreation, community recreation, and within parks, aquatics, and facility-based recreation centres.
6. Recreation generates significant value for society across several of the wellbeing domains and outcomes expressed within NZ Treasury's Living Standards Framework: Health; Subjective Wellbeing; Income Consumption and Wealth; Work, Care, and Volunteering; Family and Friends; Safety.
7. The most significant benefit of recreational physical activity, surpassing others by a significant margin, is derived from health benefits, even when factoring in the costs associated with related accident and injury claims. Overall health benefits to New Zealand amount to \$9.0 billion, or \$8.4 billion after deducting the injury claims. This constitutes nearly half of the net social value generated by physical recreational activities in Aotearoa New Zealand.

8. Our population instinctively understands this. In a large survey 90 per cent of New Zealanders agreed that “by being active they are in turn maintaining a good level of health and fitness, and this helps to relieve stress.”
9. Physical inactivity is associated with loss of productivity, health costs, as well as associated costs with pain and suffering. Healthier, happier individuals are more likely to do well in other areas of their lives, whether it is in social or professional situations. This has a positive flow-on effect for communities.
10. The availability of public green spaces, including those designated for recreation, has been linked to increased mental well-being.
11. In a study conducted in New Zealand; individuals who met the global physical activity recommendations were found to have a 51% higher likelihood of experiencing healthy mental well-being.
12. Engaging in active recreations is known to reduce the prevalence of mental health conditions like depression and anxiety, as well as non-communicable diseases such as cancer, heart disease, and type 2 diabetes, ultimately enhancing life expectancy.
13. Studies indicate that involving peers and parents in developmentally suitable play provides children with the chance to cultivate social-emotional skills. These skills encompass problem-solving, collaboration, negotiation, language acquisition, and self-regulation. This contributes to the development of executive functions and facilitating effective social interaction with others. Engaging in outdoor recreation during childhood has also shown a positive association with the development of pro-environmental attitudes and behaviours in adulthood.
14. Moreover, research has demonstrated that recreation enhances social cohesion, fosters community connectedness, and strengthens community identity. A recent literature review presented compelling evidence of positive outcomes for older adults, including increased social support, the formation of friendships, and a heightened sense of integration within the community. Similarly, for young people, participating in such activities contributes to the development of friendships, a clearer sense of self among peers, a feeling of belonging, and an enhanced sense of community. 74% of New Zealanders agree

that “sport and physical activity help build vibrant and stimulating communities.”

15. Research indicates that offering fair and secure opportunities for sport and active recreation, that are inclusive of the entire community, can create connections among individuals and groups, bridging societal divides based on factors like race, class, gender, ability, or religion. 84% of New Zealanders believe “sport and physical activity bring people together and create a sense of belonging.”
16. Play serves a therapeutic and rehabilitative function in aiding tamariki to recover in the aftermath of crises, such as the impact of Covid-19 or recent events like Cyclone Gabrielle. This involves assisting children in regulating the body's stress response, providing an avenue to comprehend the events affecting them and their community, and facilitating the development or reconstruction of social connections through shared experiences. In a time where Tamariki will be subject to the increased frequency and intensity of severe weather events, play will be critical.
17. Research indicates that establishing connections with supportive individuals or groups within organised recreation settings fosters the development of various 'protective factors,' potentially mitigating antisocial behaviour. Enhancing community recreation facilities, such as local parks, has the potential to elevate participation rates and community mana, simultaneously diminishing perceived instances of antisocial behaviour within the community.
18. A thriving recreation industry can also help our nation prosper socially and economically. At last count, Play, Active Recreation and Sport contributes \$4.9 billion or 2.3% to our annual GDP, and the sector employs more than 53,000 New Zealanders.
19. Newly released findings from a Social Return on Investment study reveal that each dollar allocated to play, active recreation, and sport yields a social return of \$2.12 in New Zealand. In essence, every dollar invested in these activities results in more than a twofold social return. It's important to note that this is a conservative estimate, and the actual return, particularly for those currently excluded from opportunities for physical activity, is likely to be even higher. This submission will expand on this point with reference to the disability community and tangata whenua, separately.

20. The nation's recreation values and opportunities are fundamental to the tourism industry, and support regional development by encouraging skilled professionals and migrants to consider options in and beyond the main centres. Approximately 50% of international visitors to New Zealand participate in one form of outdoor recreation, or another.
21. Creating well-designed green spaces for physical activity in urban areas can enhance their resilience to severe weather events, such as Cyclone Gabrielle. Additionally, these green spaces contribute to cooling urban environments and promoting the health and well-being of residents. This submission will expand on this point, separately.
22. Greater understanding of these benefits and their downstream impacts, along with awareness of how Local Government can influence recreation delivery, are key to ensuring that New Zealand's recreation opportunities remain among the world's best.

### **Recreation through a Te Ao Māori lens – Te Whai Oranga**

23. The English term "recreation" lacks a direct translation in te reo Māori. Te Kāhui Kura Māori, the Māori navigational group of Recreation Aotearoa, offered an insightful alternative, defining recreation in their strategy as "Te Whai Oranga" – the pursuit of wellbeing. Te Whai Oranga has subsequently been adopted as the title and fundamental underpinning of our organisational strategy.
24. This definition prompts a shift in approach, encouraging individuals to consider recreation not just as a pursuit of physical activity but as a holistic endeavour focused on providing wellbeing. This perspective diverges from the conventional approach of prioritising the physical aspects of recreation, emphasising that the tangible outcomes are byproducts of the overarching pursuit of Te Whai Oranga.
25. In a society struggling with disconnection and environmental challenges, the wisdom of Te Whai Oranga, a Māori approach to recreation, offers a powerful and much-needed antidote. It's not simply a collection of activities, but a holistic philosophy that weaves together well-being, environmental connection, and community spirit, creating a tapestry of resilience in the face of modern challenges.
26. Te Whai Oranga reconnects people to the Natural World. Māori recreation prioritises time spent outdoors, fostering a deep respect for

the environment. This is more than just enjoying nature; it's about understanding our place within it, becoming stewards rather than possessors. Māori knowledge systems and practices offer solutions to environmental challenges that are often missing in mainstream approaches.

27. Te Whai Oranga strengthens relationships and communities. Māori recreation is rarely a solitary endeavour. It's about shared experiences, storytelling, and strengthening bonds within whanaungatanga (extended family) and the wider community. This focus on collectivism and support networks can combat social isolation and build the resilience needed to tackle challenging issues like poverty and incarceration.
28. Te Whai Oranga promotes holistic well-being and recognises the interconnectedness of physical, mental, and spiritual health. Activities like dance, music, and storytelling are not just fun; they can be forms of emotional release, stress reduction, and spiritual connection. This aligns with the Māori Health Strategy's emphasis on "Te Oranga Whanui," the holistic well-being of the community.
29. Te Whai Oranga raises environmental awareness. Engaging with the environment through traditional practices like hunting, fishing, and gathering fosters a deep understanding of its resources and limitations. This awareness can translate into sustainable resource management and responsible environmental stewardship.
30. In our hyper-connected world, Te Whai Oranga offers a counterpoint to the constant noise and distractions. Activities like weaving or carving require focus and mindfulness, promoting inner calm and reducing stress. This resonates with the growing understanding of the detrimental effects of information-overload and the importance of mindful practices.
31. Ultimately, Te Whai Oranga is about recognising that our well-being is intrinsically linked to the well-being of our communities and the environment. It's about prioritising connection, respect, and holistic health. In a world struggling with disconnection and environmental neglect, Te Whai Oranga offers a powerful path towards healing ourselves and our planet.

32. Encompassing the kaupapa above, Recreation Aotearoa lays down a wero (challenge) to Council's to consider and invest in providing opportunities that reflect Te Ao Māori views of recreation and to encourage and support more Māori to recreate in culturally-centred ways.

### **Disability - Accessibility & Inclusion in Recreation**

33. Recreation Aotearoa believes that the significance of enhanced access to active recreation for people with disabilities is currently underappreciated by local government. The Sport New Zealand Spotlight on Disability Report (2018) tells us that in any given week, people with disabilities participate less, and in fewer sports and recreation activities than people without disabilities across Aotearoa.
34. We also know that people with disabilities who participate in fewer sports and activities score less favourably on health and wellbeing indicators, and according to the NZ Wellbeing Statistics (2021), people with disabilities are currently faring worse (comparative to people without disabilities) across a range of wellbeing outcomes.
35. Recreation Aotearoa submits, however, that there is a strong appetite by people with disabilities to participate more, comparative to people without disability, particularly with disabled adults aged 25 and over.
36. Sport NZ's Active New Zealand data also demonstrates that the majority of the top 20 activities disabled adults want to try in the next 12 months are recreational in nature (rather than traditional sport), with a similar trend demonstrated for children and young people.
37. It's clear that individuals with disabilities often experiences even greater benefits from recreational activities than their non-disabled counterparts.
38. However, people with disabilities also have more barriers to increasing their participation than people without disability. For rangatahi for instance, a lack of nearby accessible facilities and spaces is a much stronger barrier than people without disabilities of the same age.



39. Recreation Aotearoa note that 52% of respondents with a disability/access need in the 2020 Access Survey reported there is a range of public activities and events that they would like to participate in but are currently unable to because of inaccessibility.
40. Recreation Aotearoa note that funding is a common barrier reported by Councils to enhancing the accessibility of recreation places, spaces, and opportunities. Strategically prioritising and allocating funds to enhance accessibility within existing budget investments for public recreation spaces is vital to ensure that the development and improvement of these areas actively and effectively addresses the diverse needs of people with disabilities.

### **The importance of Local Government to the Play, Active Recreation and Sport (PARS) Sector**

41. Councils in New Zealand play a critical role in providing opportunities for New Zealanders to be physically active. Reciprocally, the realisation of various local government objectives and outcomes relies on investment in facilities, infrastructure, resources, and opportunities that promote engagement in play and active recreation.
42. It has been recently established that total funding to the play, active recreation, and sport (PARS) sector was \$4.0b, in 2022. Over 25% of this total (\$1.06b) is from local government. Local government funding of the PARS sector far exceeds that of central government and class 4 gaming grants, combined.
43. Recreation Aotearoa recognises that local government is contending with a multitude of financial challenges, including those related to water infrastructure, climate change mitigation, inflation, and the imperative to restrict rates increases. Additionally, there has been a notable decrease in the Lotto Significant Projects Fund, which traditionally supports sport and recreation infrastructure. Currently, there is no specific central government funding allocated for community sport and recreation infrastructure, and the prevailing financial conditions indicate that this issue may not be addressed in the near future.
44. However, Recreation Aotearoa submits that central and local government are jointly responsible for the well-being of New Zealanders. The establishment of a national direction and a shared framework for wellbeing lies with central government. However,

developing local wellbeing plans and allocating resources, largely sits with local government, which can foster innovation, collaboration, and localisation.

45. We have observed that regional funding forums, currently in place in many areas, play a valuable role in ensuring alignment at a regional level. Additionally, partnerships between organisations can help reduce costs, achieve economies of scale, and explore innovative approaches to provide opportunities for physical activity.
46. Local government plays a crucial role in addressing the escalating challenges posed by climate change, urbanisation, economic uncertainty, and threats to social cohesion. Prioritising physical activity can serve as a means to tackle these overarching issues. For example, effective placemaking that promotes recreation can enhance the appeal of cycling or walking, creating more attractive, safer, and inclusive spaces for social interactions. This, in turn, encourages spending time in and around local businesses and retailers. Active local communities contribute to the overall health, of individuals and families, leading to reduced strain on the healthcare system and improved well-being outcomes.
47. Recreation Aotearoa submits that transforming local government into a champion of well-being, with backing from central government, has the potential to yield tangible and positive results for both local communities and the entire country. We propose placing a distinct emphasis on recreation as an integral component of this wellbeing focus. Furthermore, we believe that recreation could serve as a proving ground for a novel partnership approach involving central and local government, as well as Māori.
48. The above-mentioned challenges and opportunities demand the efficient utilisation of funding at national, regional, and local levels. Ensuring that the available funding is employed in ways that yield the best return on investment is of paramount importance. Improved understanding and collaboration among organisations, coupled with a heightened awareness of the priorities of each organisation, can facilitate alignment and mutual support across various funding sources. Ultimately, it is local government supported by Regional Sports Trusts (RSTs) that will lead this Kaupapa.

## **The vital importance of urban green spaces - The PCE weighs in**

49. As an independent Officer of Parliament, the Parliamentary Commissioner for the Environment (PCE) has broad powers to investigate environmental concerns and is independent of the government of the day. The Commissioner's work is directed towards the single output of independent reports and advice on environmental issues, and a mission to maintain or improve the quality of Aotearoa New Zealand's environment.
50. In March 2023, the PCE published a report titled "*Are we building harder, hotter cities? The vital importance of urban green spaces*". It has been very favourably received by professionals in a variety of sectors including town-planning, ecology, Civil Defence Management, Infrastructure, and Recreation. It makes many salient points, that Recreation Aotearoa affirms and submits to TCC for consideration.
51. In recent decades, factors such as population growth, urban sprawl, traffic congestion and loss of productive land have brought about profound transformations in New Zealand cities. In response, various changes in the realm of infrastructure, densification, re-zoning, transportation, and water services have been carried out. However, amid these changes, the significance of green space is at risk of being overlooked, or even neglected.
52. Instead of the traditional model of stand-alone homes in new peri-urban suburbs, a significant portion of the current housing construction takes the form of attached or semi-attached dwellings, such as apartments townhouses or terraced houses, within city limits. 60-80% of new residential titles in New Zealand cities since 2016 are within the pre-existing urban footprint.
53. This urban intensification reduces both the quality and quantity of urban green space. Infill housing removes gardens, lawns, trees, and soil. Increased population density impacts on the usability of existing Parks and green Spaces. In some cases, parks and green spaces are repurposed for other uses, all together. Grass berms, shrubbery, and trees adjacent to streets are reduced or removed.
54. The report goes into some detail and proves abundant examples and evidence of the important role green spaces provide. Including, temperature regulation, stormwater management, air filtration, carbon sequestration and habitat provision.

55. The PCE outlines three risks associated with this loss of green space. The first concerns what the loss of green space might mean for the health and wellbeing of cities population and is largely covered previously in this submission. Similarly, the amenity or 'placemaking' benefits that urban green space provides is covered elsewhere in this submission and the risk of its loss is obvious.
56. Perhaps the most pertinent point the PCE made, in light of Cyclone Gabrielle and the likelihood of further severe weather events, relates to stormwater management.
57. Recent flooding events highlight the risks of creating large, hardened surfaces that cannot cope the increased precipitation resulting from climate change. While one response might be to further fortify infrastructure, climate change brings additional challenges like temperature stress. As New Zealand anticipates potential heat wave crises, an urban landscape dominated by concrete and asphalt could exacerbate discomfort and, in some cases, pose risks to lives.
58. For these reasons and many more, Recreation Aotearoa submits that the Long-Term Plan pay much more regard to the provision and expansion of green space within Palmerston North. We urge that a considered, regionally appropriate, and well-funded programme of tree planting be implemented in public spaces. This should specifically focus on areas adjacent to streets and footpaths, which are the most popular places in which physical activity takes place. We face a future in which, without adequate tree cover, it may simply be too hot to be physically active outdoors in summer.

### **Recreation in Palmerston North**

59. We acknowledge and thank Palmerston North City Council as the major provider of the areas sport and recreation facilities. By investing in recreation, Palmerston North City Council is helping to instil a lasting culture where active living matters. The work of Palmerston North City Council makes a real difference.
60. The Palmerston North City Council has a critical part to play in ensuring people continue to enjoy quality recreation opportunities. These need to be available to everyone, regardless of age, fitness level, ability, or socio-economic background.

61. Council planning needs to adopt a long-term approach that considers factors such as urbanisation, population growth, and an ageing population, to ensure recreation can continue to thrive amid change.
62. Research has found that in areas of activity decline, government and community-led interventions helped reverse the trend. When the infrastructure is in place, such as parks, playgrounds or aquatic facilities, people are more likely to be active.
63. Population growth and increased demographic diversity has and will continue to place pressure on recreational infrastructure in Palmerston North.

**Specific Comments:**

64. Recreation Aotearoa supports the proposed investment in Active Recreation infrastructure and services, outlined in the Draft LTP.
65. Recreation Aotearoa supports the Councils commitment to investment in active transport infrastructure. Recreation Aotearoa has long supported Active Transport initiatives across the motu. Investment in Active Transport infrastructure achieves the dual symbiotic benefit of easing congestion and making it easier for residents to integrate healthy recreational activities into their day-to-day lives.
66. Recreation Aotearoa submits its support for the investment in Play by Palmerston North City Council. Recreation Aotearoa notes that co-design kaupapa for Play infrastructure often results in a desirable bias towards less structured and informal modes of play.
67. Recreation Aotearoa cautions against deferred maintenance and upgrades of playgrounds, specifically. It is essential that investments in public toilets, walkways and connecting green spaces are also implemented.
68. We further encourage Palmerston North City Council to increase investment in the accessibility of playgrounds and parks. Considering the wider whānau impact of disability and inactivity, and the increasing rate of impairment comparative to the aging population, statistically there is a significant proportion of the community currently missing out on the irrefutable benefits of being physically active.

69. Recreation Aotearoa submit on the importance of genuinely consulting and collaborating with people with disabilities and their whānau, and encourage Palmerston North City Council to undertake inclusive consultation processes within the design, development, and upgrades of the recreation and play spaces specified within the LTP.
70. We further submit our support for maintaining collaboration with people with disabilities throughout the duration of such projects and warn of the risk of only consulting with end-users at the beginning of a project, or after it is too late. Maintaining ongoing input from the disability community and advisory groups at regular intervals, is an essential principle to imbed within the project developments.
71. Alongside robust processes for maintaining collaboration with people with disabilities, Recreation Aotearoa also submits its support for ensuring there are processes stipulated in policy whereby people with disabilities can notify council of any barriers to accessing recreation places, spaces, and programmes. This includes aligned procedures of how such barrier will be addressed and remediated by council.
72. Recreation also submits its concern that cost escalation in undertaking these investments may be inadequately accounted for. Recent observations from around the motu, in both the PARS sector and others, have demonstrated that inflation in materials, labour and debt-servicing has placed considerable budgetary pressure on long term projects.
73. Recreation Aotearoa cautions Palmerston North City Council of a predictable lag-effect of participant uptake in the utilisation of new recreational facilities. Many forms of recreation have suffered a loss of participant numbers and organisational capability after recent challenges. Recreation Aotearoa urges Palmerston North City Council to be patient with regard to how quickly and fully new facilities are utilised by different recreational groups.
74. Additionally, we submit that rapid changes in demographics, participation trends and technology mean that a 'build it and they will come' approach doesn't always work. Simply building infrastructure is not enough. Recreational assets need to be activated and programmed to make them more appealing and to break down barriers for the hard-to-reach areas of the community.

30.4.2024

Palmerston North City Council  
32 The Square  
Palmerston North 4410

**submission@pncc.govt.nz**

Tēnā koutou,

I am writing to express my support of Te Manawa Museum's submission to our city's draft long-term plan. In these times of rising costs, it is even more important that we invest in assets that foster the wellbeing and shared identity of our community, even if the outcomes may be less visible immediately.

Te Manawa is an example of a dedicated, inclusive, and passionate organisation that reflects its people and engages visitors with diverse, multi-disciplinary content. It is a testament to the legacy of Aotearoa New Zealand's arts, science, and social history pioneers. Our local museum is key in realising our city's goal to be innovative, growing, creative, and vibrant. It inspires a new generation of talented individuals who are engaged with the world, an engagement that enriches all of us.

Facing the dual challenges of escalating operational costs and ageing infrastructure, Te Manawa, like many institutions, is at a crossroads. I agree with Council that Te Manawa, as a key landmark facility has an opportunity to shine brighter. I believe investing now in a new, purpose-built facility that retains the existing art gallery, is the most sensible option. The investment required is substantial, yet the returns—though not always quantifiable—are profound.

Te Manawa offers something different and unique in its learning programmes. And expands learning horizons for our students. It exposes them to art, science, and history in ways that no other place can do – with exhibitions and activities that engage tamariki with the world around them in inspiring and practical ways. Of significance too is the move to offer these learning opportunities to schools free of charge, as schools too are feeling the pinch.

Our school's experience with Te Manawa has always been overwhelmingly positive. Our tamariki are always motivated, engaged and thrilled to be taking an active part in any one of the many learning experiences offered at Te Manawa from the exhibitions to exploring the comprehensive learning kits available for kura to loan. Importantly, Te Manawa tells the local stories of our region in an accessible way for our children, catering for a wide variety of different learning styles. Palmerston North is known as the knowledge city and Te Manawa plays such a vital role in upholding this and inspiring our future generations.

Te Manawa provides an easily accessible, family-friendly destination for children to introduce their learnings to their whānau. Please enable it to continue this important work for our city without having to restrict or sacrifice the freedoms that make it so special.

Ngā mihi

Michael Anderson,

Deputy Principal,

Our Lady of Lourdes School.

# Long-Term Plan submission form



Submitted on	1 May 2024, 3:55PM
Receipt number	618
Related form version	5

## Your contact details

First name	Bobbi
Last name	Murray
Organisation you represent	Denial Mudgway
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> 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?	Prefer not to say
Which option do you prefer?	4. Prefer not to say

## Community facilities questions

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

## General comment areas

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

To whom it may concern

My name is Denial Mudgway. I am 36 years old, adult male living with Severe Scoliosis. I experience all the related stress, anxiety and depression that comes with chronic pain. In 2020 I was isolating in my flat.

In 2021, I hired my current Support Person whose primary focus was centred on helping me to take control of my life and to start enjoying my life again. I had done some drumming in college. So in 2021 I picked up my drum sticks and we headed to The Stomach.

These have been my experiences since that time. The Outreach Coordinator at that time was Abi Symes. Abi was very welcoming. Abi would come in and jam alongside me; Abi on guitar: me on the drums. Now, I am jamming with a friend.

Soon, with Abi's encouragement, I was drumming every Wednesday. So Wednesday has become the anchor of my whole week. Lunch at Jacko's... and then 2 hours of jamming. Very therapeutic!!

Abi invited me to play a few songs in a Showcase. How scary! How exciting!! My parents came to the show. It was the first time my father had ever seen me drum!! I was proud. He was proud! This is life-altering stuff i am sharing with you!

So, I did about 4 or 5 Showcases where the majority of the musicians, like me, live with disabilities. THEN I was asked to do the opening for Epidemic and Thunderfoot. This was a major boost.

Brilliant. Now I am growing--not just in my drumming skills--more importantly growing in my self-confidence.

Sarah Strum took over the Outreach Coordinator position and she has continued to encourage me. She has given me feedback on my singing... and when my back pain is too much, I will switch to singing some and then drumming. Still growing as a musician.

Sarah invited me to volunteer working the door for the concerts. This has been great cause now I am apart of the awesome crew working at The Stomach. Currently I am learning light theory and I have given a go at working the lights ... and I really enjoy this. I have the rhythm!!

Shout out to Nigel Mauchline for giving me a crack at recording. I was nervous yet, i gave it a shot. This led to me engaging Sam Sheppard, who now is giving me instruction once per fortnight.

I want to share my experiences at The Stomach as The Stomach has enriched my life in ways that are hard to express. Some might say it has saved my life.

Please, I beg of you to do everything possible to support this awesome

crew by retaining and funding the Community Outreach Coordinator. There must be dozens of other musios who have been positively impacted by the position who have not taken the time to write you.

And just importantly, dozens more who can benefit from keeping The Stomach strong, supported and fully-staffed!!

Rock on!  
Denial Mudgway

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

Family or friends

# Long-Term Plan submission form



Submitted on	1 May 2024, 5:06PM
Receipt number	621
Related form version	5

## Your contact details

First name	Graham
Last name	Toms
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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?	2. Capital value (CV)
Please tell us why you prefer this option	Cheapest.
Please tell us what you don't like about the other options	Cost to much.

## 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	Ratepayers have to pay more money.

<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	Rates will go up
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	No cost.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	Ratepayers don't have the money rates are to high now
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	Again don't you counsellors no you are putting households under financial stress.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project</b>	We don't need this more being spent
<b>Do you have any general feedback about community facilities for us to consider?</b>	Stop spending money on things we can't afford.

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

<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
<b>Please tell us why you prefer this option</b>	spend on only what es needed
<b>Please tell us what you don't like about the other option</b>	Palmerston North built a purpose built library in 1965 used it for around 35 years then moved in to C M Ross DIC building which was an earthquake disaster waiting to happen same as the Regent.
<b>Do you have any other comments?</b>	no

## Development contributions questions

<b>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?</b>	No
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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?

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 you have about our vision, goals and plans

Just Keep as vision and don't do

Please share any feedback about our proposed transport projects

Like Featherston Street a disaster you are trying to stop car in town.

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

yes that need to be done.

Please share any feedback about our proposed plans for housing

let private developers do it.

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

the city is growing.

Please share any feedback about rubbish and recycling services

We recycle our own green waste. So long it does not cost more money.

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

How rates have gone by 50% in te lars 5 years and you want to put it up by 100% in 10 years this City Council is the most expensive i have had in 50 years as a ratepayer.

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

Other: friend

# Long-Term Plan submission form



Submitted on	1 May 2024, 5:34PM
Receipt number	622
Related form version	5

## Your contact details

First name	STEVE
Last name	BILLINGTON
Organisation you represent	N/A
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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	Makes more sense, best option at this stage
Please tell us what you don't like about the other options	We need change
Do you have any other comments you'd like to make about the rates review?	The rates must be sorted, the Council must stop spending money unnecessarily as I fear people are going to be forced from their homes.

## 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

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<b>Pasifika Centre: Expand and refurbish existing building</b>	Support with changes/comments
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<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
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<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Support with changes/comments
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<b>Te Motu o Poutoa Anzac Park</b>	Do not support
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<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Do not support
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<b>Do you have any general feedback about community facilities for us to consider?</b>	We can not afford to spend any money unnecessarily.
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## City centre transformation questions: seismic upgrades of landmark facilities

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<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
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<b>Please tell us why you prefer this option</b>	As before we stop all unnecessarily spending
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## Development contributions questions

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<b>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?</b>	Yes
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<b>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?</b>	Yes
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----

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<b>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?</b>	Don't know / no opinion
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<b>Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?</b>	Yes
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## General comment areas

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<b>Please share any feedback you have about our vision, goals and plans</b>	Be very careful where we go from here, spending must be brought under control.
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<b>Please share any feedback about our proposed transport projects</b>	Look after the roads better, way behind now
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<b>Please share any feedback about our proposed plans for water and how we will fund Nature Calls</b>	Yes a problem area that need more consulting.
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**Please share any feedback about our proposed plans for housing**

I don't agree that everyone is entitled to a home. If we as rate payers are to make a profit out of renting houses yes otherwise no.

---

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

Put your thinking caps on and sell our City that's why you are there !

---

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

Again more thought on how to do this better.

---

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

STOP putting up the rates so high you are going to bleed us all dry, pull back on all unnecessary spending. The turning point for change has to be now it can't wait any longer.

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

As above 10 times over. You guys are elected to look after our City, change your ways in the spending of rate payers money or don't bother standing in the next election.

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

Council website

Booklet in my mailbox

Rates letter or email

Radio



# Long-Term Plan submission form



Submitted on	1 May 2024, 6:35PM
Receipt number	623
Related form version	5

## Your contact details

First name	Leah
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Last name	Cash
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Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	3. Land value (LV) – current system
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Please tell us why you prefer this option	Rent and cost of living is too high already, increasing our rates makes it hard on us financially. LV is the cheapest option, and even that proposed amount has increased from our current amount we pay
-------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	Too expensive, will make living here hard with already high mortgage repayments
------------------------------------------------------------	---------------------------------------------------------------------------------

Do you have any other comments you'd like to make about the rates review?	Stop increasing it
---------------------------------------------------------------------------	--------------------

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Prefer not to say
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Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	I don't understand it
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Pasifika Centre: Expand and refurbish existing building	Prefer not to say
---------------------------------------------------------	-------------------

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Te Pātikitiki Library: Expand and refurbish existing building	Do not support
---------------------------------------------------------------	----------------

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Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Do not support
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Te Motu o Poutoa Anzac Park	Do not support
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Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Do not support
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## City centre transformation questions: seismic upgrades of landmark facilities

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Which option do you prefer?	2. Only do the required seismic upgrades of these facilities in their current locations
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## 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
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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
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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
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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
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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.	Need more communication and understanding of these, post it on the community Facebook page
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## General comment areas

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Please share any feedback about our proposed transport projects	The bus outside 37 James line is a pain
-----------------------------------------------------------------	-----------------------------------------

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Please share any feedback regarding proposed rates over the next 10 years	Stop increasing our rates, you are making it a problem for our cost of living expenses
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How did you find out about our long-term plan?

Rates letter or email

# Long-Term Plan submission form



Submitted on	1 May 2024, 6:51PM
Receipt number	624
Related form version	5

## Your contact details

First name	Roger
Last name	Clark
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Prefer not to say
------------------------------------------------------------------------------------------------------------	-------------------

Pasifika Centre: Expand and refurbish existing building	Prefer not to say
---------------------------------------------------------	-------------------

Te Pātikitiki Library: Expand and refurbish existing building	Prefer not to say
---------------------------------------------------------------	-------------------

Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Do not support
--------------------------------------------------------------------------------------------------------------	----------------

Te Motu o Poutoa Anzac Park	Support as proposed
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Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks

Do not support

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

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Which option do you prefer?

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

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## 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?

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

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## General comment areas

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

Open consultation to consider a city name change.

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Please share any feedback about rubbish and recycling services

Provide free rodent resistant bins for compostable household waste.

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

Council website

# Long-Term Plan submission form



Submitted on	1 May 2024, 7:43PM
Receipt number	625
Related form version	5

## Your contact details

First name	Bronwyn
Last name	Boddy
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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

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

Support as proposed

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

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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

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## 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?

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?

Don't know / no opinion

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## General comment areas

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

Booklet in my mailbox

Rates letter or email

# Long-Term Plan submission form



Submitted on	1 May 2024, 8:51PM
Receipt number	627
Related form version	5

## Your contact details

First name	Selwyn
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Last name	Brown
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Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	2. Capital value (CV)
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Please tell us why you prefer this option	Has less emphasis on land value.
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## Community facilities questions

Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Do not support
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Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	We already have enough under used public venues which could be utilised more. We can not afford more.
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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	We can not afford it.
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<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	We can not afford it.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	We have a great library already in the city centre. If the new electric bus services is as good as what our council says it is then getting to/from it should be a piece of cake.
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	We have never been and will never be a tourist destination. Queenstown has a lake, mountain rangers, a gondola, luge, shot over jet, bungy jumping etc. Rotorua has lakes, trout fishing, gondola, luge, white water rafting, multiple thermal areas, hot pools and cultural centre's. The nearest tourists get to Palmerston North is state highway 1 at Sanson.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Prefer not to say

## 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? 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? Yes

## General comment areas

Please share any additional feedback you'd like us to consider Our council like any resident has to live within their means. Rates increases need to be kept to the minimum in order to limit the number of residents being forced out of their homes due to un

affordability of living/rates increases

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

Booklet in my mailbox

# Long-Term Plan submission form



Submitted on	1 May 2024, 9:36PM
Receipt number	628
Related form version	5

## Your contact details

First name	Martin
Last name	Haughey
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## Rates review questions

Which of these describes you?	Landlord of a home in Palmerston North who doesn't live here
Which option do you prefer?	3. Land value (LV) – current system
Please tell us why you prefer this option	This option has worked fine so far.
Do you have any other comments you'd like to make about the rates review?	I think the money you are wasting on this review could be better spent somewhere else.

## 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	Prefer not to say
Te Pātikitiki Library: Expand and refurbish existing building	Support as proposed

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Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Support as proposed
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Te Motu o Poutoa Anzac Park	Support as proposed
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Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Support as proposed
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## City centre transformation questions: seismic upgrades of landmark facilities

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Which option do you prefer?	2. Only do the required seismic upgrades of these facilities in their current locations
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## 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?	Yes
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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
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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
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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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## General comment areas

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How did you find out about our long-term plan?	Rates letter or email
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# Long-Term Plan submission form



Submitted on	1 May 2024, 9:40PM
Receipt number	629
Related form version	5

## Your contact details

First name

Last name

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?

## Rates review questions

Which of these describes you?

Which option do you prefer?

Please tell us why you prefer this option

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?

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

Pasifika Centre: Expand and refurbish existing building Support as proposed

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

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

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Te Motu o Poutoa Anzac Park Support as proposed

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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

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Which option do you prefer?

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

## 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? 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

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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

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

# Long-Term Plan submission form



Submitted on	1 May 2024, 10:00PM
Receipt number	630
Related form version	5

## Your contact details

First name	Tracey
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Last name	Martin
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Email	
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Phone	
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## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	2. Capital value (CV)
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Please tell us why you prefer this option	It suits us the best out of the options available.
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Please tell us what you don't like about the other options	They cost more for us.
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Do you have any other comments you'd like to make about the rates review?	No
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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?	No
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Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support as proposed
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Please tell us why you've selected this option, and any	Good for the community to come together.
---------------------------------------------------------	------------------------------------------

feedback you'd like to provide about the Multicultural Centre project

Pasifika Centre: Expand and refurbish existing building

Prefer not to say

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

N/A

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

Libraries are important to our town, for people to learn.

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

Good community project.

Te Motu o Poutoa Anzac Park

Prefer not to say

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

N/A

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

Needs to be updated to promote more sporting functions.

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

No

## 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

N/A

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

N/A

Do you have any other comments?

No

## 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

Don't know / no opinion



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?

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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?

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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?

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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.

N/A

## General comment areas

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Please share any feedback about our proposed plans for housing

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We need more council housing, with income tested rents.

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

Family or friends

# Long-Term Plan submission form



Submitted on	1 May 2024, 10:15PM
Receipt number	631
Related form version	5

## Your contact details

First name	Mark
Last name	Styles
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area Landlord of a home in Palmerston North who lives here
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Which option do you prefer?	1. Preferred option: Hybrid (a mixture of land and capital value)
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Please tell us why you prefer this option	The hybrid option appears to be more balanced when directly compared against the current land value / capital value option.
-------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	The Capital value option will see those with lower land values have a sudden spike in their rates which I don't believe is fair. If I use my own home as a comparison, the difference would around \$600 per property, per annum, compared with the current (LV) system.
------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Do you have any other comments you'd like to make about the rates review?	I don't believe rates should have a relationship to wealth or someone's ability to pay. This is extremely subjective and is pigeonholing ratepayers who have substantial property assets over those who don't i.e. a ratepayer who is asset rich but income poor.
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## 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?

**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**

It is important to embrace our diversity so I support this project.

**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**

This appears to be an important project for council.

**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**

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**

Spending over \$27M on a library facility for one of our suburbs seems overly excessive.

**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**

What is being proposed is too lavish and expensive, and the city cannot afford it at this time.

**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**

The Central Energy Trust Arena should not be in its current location. It would be better suited on the outskirts of the city, along with a purpose-built events centre for concerts etc. We have zero facilities to attract large scale events to the city.

## 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**

Demolish and rebuild where it makes sense to do so, rather than strengthen the existing old structures i.e. the Council offices and Te Manawa. The remaining structures can be strengthened.

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

Conceptually, I support the idea and exploring any co-funding options that may be available.

**Do you have any other comments?**

No

## 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**

Don't know / no opinion

change?

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**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

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**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

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**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

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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.**

If Council wants to support greenfield residential development growth in the city, then they need to consider who is actually paying the final development contribution costs.  
For example, it's probably not the property developer - rather the purchaser/ratepayer, as these costs would be added to the sale price.

## General comment areas

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

The vision, goals and plans for the city needs to be refreshed. I don't particularly like the "Small city benefits, big city ambition" vision slogan. We are no longer a small city and Council needs to realise this. We really need an international airport to put us on the map. Fluffy or touchy-feely projects aren't going to get us there.

---

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

The freight ring road project needs to be accelerated. Council also needs to allocate additional funds to the repair and resealing of local roads. Has Council considered finding another partner, other than Fulton Hogan to support this work? It's shocking to see the state of the city's roading network when it's full of potholes.

---

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

I don't believe the land discharge option is the best solution, nor is the \$1,000 annual cost per ratepayer. Council needs to think more strategically about this to investigate whether other councils would co-fund this project (Horowhenua, Manawatu District etc.)

---

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

Council needs to get back to basics (roading, footpaths, lighting etc.), rather than focusing on projects that will allow our elected members bask in the limelight. Our roading network is literally falling apart under the weight of daily movement. Please reinstate Featherston Street back to it's original form. I like the speed bumps outside of the schools, but the rest needs to be removed.

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

Council website

Booklet in my mailbox

Social media

Family or friends

# Long-Term Plan submission form



Submitted on	2 May 2024, 6:50AM
Receipt number	632
Related form version	5

## Your contact details

First name	Lan
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Last name	
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Email	
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Phone	
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I am under 18	
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## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	3. Land value (LV) – current system
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Please tell us why you prefer this option	n/a
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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?	n/a
---------------------------------------------------------------------------	-----

## 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
------------------------------------------------------------------------------------------------------------	---------------------

Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	n/a
<b>Pasifika Centre: Expand and refurbish existing building</b>	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	we should support all other cultures as well, but not isolate or benefits one single culture. Palmy should be a place that is inclusive for all cultures.
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	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	we should support all other cultures as well, but not isolate or benefits one single culture. Palmy should be a place that is inclusive for all cultures.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	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	The central library should be enhanced and improved, since that would benefit more ratepayers
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
Please tell us why you've selected this option, and any feedback you'd like to provide about the project	N/a
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	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	N/a
<b>Do you have any general feedback about community facilities for us to consider?</b>	No

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

<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
Please tell us why you prefer this option	n/a
Please tell us what you don't like about the other option	n/a
Do you have any other comments?	n/a

## Development contributions questions

<b>We're proposing to increase the contributions for residential development and decrease the non-residential fee to more</b>	No
-------------------------------------------------------------------------------------------------------------------------------	----

equitably distribute the cost of growth. Do you agree with this change?

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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?

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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?

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

## | General comment areas

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

i think we should join other councils for a centralised wastewater treatment facility, rather than a gold-plated project for palmy ratepayer to bare the consequence.  
What's Palmy's plan on local waster done well and have it explored other funding options?

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

Council website

# Long-Term Plan submission form



Submitted on	2 May 2024, 9:07AM
Receipt number	633
Related form version	5

## Your contact details

First name	Prem
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Last name	Kumar
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Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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)
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Please tell us why you prefer this option	There are double/triple story houses on small lands paying less in rates, it should be even. They use more of city rates facilities.
-------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	Have to be fair. I think having medium land area does not need any extra care by city council.
------------------------------------------------------------	------------------------------------------------------------------------------------------------

## Community facilities questions

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

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

Use as it is at the moment due to recession

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

Use as it is at the moment due to recession

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

Use as it is at the moment due to recession

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

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

We pay to use these facilities so it should come from that money

## 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

## 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?

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?

Yes

## General comment areas

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

Other: Person



# Long-Term Plan submission form



Submitted on	2 May 2024, 10:31AM
Receipt number	634
Related form version	5

## Your contact details

First name	Leanne
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Last name	
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Email	
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Phone	
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I am under 18	
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## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	2. Capital value (CV)
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Please tell us why you prefer this option	I have always thought the current system of basing the rates on the land value as an unfair system to house owners. For example, if you have an expensive home on a valuable section in a desirable subdivision and the capital value is 2 million (land is 1 million and the improvement is 1 million) the rates are payable only on the 1 million land. In contrast to a property in a desirable subdivision with a capital value of 1.2 million (the improvement is a tiny simple house) but the land is worth 1 million then the rates are the same for both properties.
-------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	As stated above, I have explained why I don't like the current land value option. I definitely prefer the hybrid option than the land option but I am not in favour of the suggested percentages being 70% and 30% (these percentages may be to 'softer' the drastic change that same rate payers may be faced with). I would much prefer the percentages were 50% land value and 50% based on CV).
------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Do you have any other comments you'd like to make about the	Thank you for the opportunity to provide feedback.
-------------------------------------------------------------	----------------------------------------------------

rates review?

## 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

# Long-Term Plan submission form



Submitted on	2 May 2024, 10:31AM
Receipt number	635
Related form version	5

## Your contact details

First name	Paula
Last name	Edmond
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North rural area
Which option do you prefer?	3. Land value (LV) – current system

## Community facilities questions

Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support as proposed
Pasifika Centre: Expand and refurbish existing building	Do not support
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
Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Support as proposed

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

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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 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

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

Booklet in my mailbox

Supporting information

Peter Edmond & Paula Edmond

Palmerston North 4472

Attn: Palmerston North City Council

I am writing to formally dispute the proposed increase in rural rates. As a long-standing member of this rural area, I am deeply concerned about the implications of this rate hike and its disproportionate impact on residents.

As residents of a rural area, we face unique challenges that are not adequately addressed by the current rate structure. Unlike our urban counterparts, we do not have access to essential services such as the town water supply, sewage facilities, regular road maintenance, parks, footpaths, street lighting, or recycling facilities. Despite these limitations, the proposed increase in rural rates fails to account for the lack of corresponding benefits and services provided to our community.

While I understand the need for local councils to generate revenue to support essential services and infrastructure, I believe that the current rate increase is unjustified for the following reasons:

1. **Lack of Consultation:** The decision to raise rural rates appears to have been made without proper consultation with affected residents. As stakeholders in the community, we should have been given the opportunity to provide input and express our concerns before such a significant financial burden was imposed upon us.
2. **Economic Hardship:** Many residents in our rural area, including myself, are facing economic challenges due to factors such as [mention specific economic challenges, such as job losses, economic downturn, etc.]. The sudden increase in rates exacerbates this hardship and creates additional financial strain for households already struggling to make ends meet.
3. **Insufficient Justification:** The rationale provided for the rate increase has not been adequately explained to residents. We require transparent and detailed information regarding how the additional revenue generated from the rate hike will be utilized to benefit our rural community..

Considering these concerns, I urge the local council to reconsider the decision to increase rural rates and to engage in meaningful dialogue with residents to find a fair and sustainable solution. This may involve revising the current rate structure to ensure that it is equitable for all members of our community in line with the benefits received.

I respectfully request that my dispute be taken into consideration and that appropriate action be taken to address the issues raised herein. As a committed resident of this rural area, I am eager to work collaboratively with the local council to find a resolution that benefits the entire community.

Sincerely, Paula Edmond

**From:** Submission  
**Subject:** FW: LTP submission- Boys High class

## **Submission from Palmerston North Boys High School Year 13 Geography class**

This submission was created as part of a session with Council staff and our class of about 20 students. We learnt about the Long Term Plan and what is being consulted on. As an activity we discussed what we liked about our city, and where we think there could be improvements.

### **What we like about Palmy**

- Central Energy Trust Arena
  - o Speedway
  - o Artificial turfs
- Te Manawa
- The busses
- Fitzherbert Park
- Globe Theatre
- Albert Street jumps
- Events in the city like Armageddon
- Proximity of shops, easy to get between and have good footpaths connecting them together.
- Like the walkways around the city and having places to take dogs on and off lead.
- The bike paths and the infrastructure we have to accomodate bikes

### **What we dislike about Palmy**

- Our city is boring and doesn't things for us to do especially at night.
- The Featherston/Rangitikei Street intersection by McDonalds
- The city being dirty
- The city centre being filled with gangs and violence
- Rugby grounds are hard to play on
- Amount of drugs and vaping happening across the city
- Many bus stops don't have shelters
- Need more Police around the city
- That we don't have fireworks at Guy Fawkes



# Long-Term Plan submission form



Submitted on	2 May 2024, 11:43AM
Receipt number	638
Related form version	5

## Your contact details

First name	Veronica
Last name	Moxon
Organisation you represent	Palmerston North
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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?	2. Capital value (CV)
Please tell us why you prefer this option	I prefer this option as I feel it is a fairer way for the rates as some people have expensive builds on little land but many people have more land and modest houses
Please tell us what you don't like about the other options	It isn't a level playing field as land keeps going up but the houses do not.
Do you have any other comments you'd like to make about the rates review?	The Council are clearly not thinking of older people or people on fixed incomes who cannot afford the rate rises

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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<b>Multicultural Centre: Lease space for multicultural communities to use for activities, events and services</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 Multicultural Centre project</b>	If the spending is cut down on this it would be ok, they need a place to use but don't need an expensive building with all the bells and whistles.
<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>	I feel this would help the pasifika community
<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>	It is needed
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	What a total waste of rate payers money! What about spending some of that money on the footpaths in Broadway Ave they are very difficult to walk on let alone people with disabilities trying to get across them. In Fact a lot of foot paths around PN are shocking
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	It is a waste of our resources
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Support as proposed
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project</b>	Yes, this is much needed and so much revenue comes from this Arena
<b>Do you have any general feedback about community facilities for us to consider?</b>	What about the Roslyn Library it is in sore need

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

<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
<b>Please tell us why you prefer this option</b>	They are ok and only need the required seismic upgrades
<b>Please tell us what you don't like about the other option</b>	Again, it is a waste of money

## 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?

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

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

It makes sense

## General comment areas

Please share any feedback about rubbish and recycling services

It would cost the Council far less money in the long run if they went back to either 6 free rubbish bags or a free rubbish bin like many other cities, then you won't have to clean up/or ignore so much rubbish around our city

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

Council website

Booklet in my mailbox

Newspaper

City Councillor

Family or friends

# Long-Term Plan submission form



Submitted on	2 May 2024, 11:44AM
Receipt number	639
Related form version	5

## Your contact details

First name Lindsay

Last name Gray

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission? No

## 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? 2. Capital value (CV)

Please tell us why you prefer this option  
The CV is easily understood and is the best method to apportion rates. Over recent years the increase in Land Value has increased the Capital Value. When we bought this property 20 years ago the LV was 43% of the CV, now the LV is 66% of the CV.

Please tell us what you don't like about the other options  
Option 1 Hybrid. The 70/30 split is subjective and theoretical. Option 3 LV. Over recent years the increase in Land Value has distorted the proportionality of assessing rates. When we bought this property 20 years ago the LV was 43% of the CV, now the LV is 66% of the CV.

Do you have any other comments you'd like to make about the rates review?  
Two years ago, I made a submission on the Annual Budget. I submitted that the rates on our property over 20 years had increased at twice the rate of the CPI. The proposed rate increase of 11.3% simply continues these unrealistic increases.

## 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	Only absolutely essential spending should be supported.
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	Only absolutely essential spending should be supported.
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	Only absolutely essential spending should be supported.
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	Only absolutely essential spending should be supported.
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	Only absolutely essential spending should be supported.
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	Only absolutely essential spending should be supported.
Do you have any general feedback about community facilities for us to consider?	Nice to haves are not essential.

## 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	Doing what is required is common sense.
Please tell us what you don't like about the other option	Only absolutely essential spending should be supported.

## 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.	These are sensible and pragmatic.

## General comment areas

Please share any feedback about our proposed transport projects	Only absolutely essential spending should be supported.
Please share any feedback about our proposed plans for water and how we will fund Nature Calls	Improvements to water services maybe legally required but the price tag of \$1B is simply unaffordable for ratepayers on top of projected rate increases. To suggest that rate payers could pay \$1000 a year for 30 years absurd. I would urge the Council to strenuously lobby central government for financial assistance for Nature Calls.
Please share any feedback about our proposed plans for housing	Only absolutely essential spending should be supported.
Please share any feedback regarding proposed rates over the next 10 years	The projected rates increase will only make rates more unaffordable for more rate payers and will continue to outstrip the CPI.
Please share any additional feedback you'd like us to consider	In my submission two years ago, I pointed out to Councillors an important asset management principle. That is, for every dollar spent on capital projects it will cost 3 to 6 dollars to operate and maintain those assets over the lifetime of the asset. That lifetime could be from 50 to 150 years give or take. Operational costs come directly out of rates. On p13 of "Plan Palmerston North's Path" indicates that more than \$2B will be spent on capital projects, this will translate into \$6B to \$12B in operational costs over the lifetime of those assets. Every proposed capital project should be reconsidered and only ABSOLUTELY ESSENTIAL projects funded. This must be done in light of the water services costs, see above.
How did you find out about our long-term plan?	Council website Booklet in my mailbox

# Long-Term Plan submission form



Submitted on	2 May 2024, 12:05PM
Receipt number	637
Related form version	5

## Your contact details

First name Sandra

Last name Stuart

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission? No

## 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 The present Land Value system also has fixed charges which spread fairly the cost of services across all users

Please tell us what you don't like about the other options Capital Value If you have a high value home you will end up paying very expensive rates Most ratepayers use the same services and facilities so the cost should be fairly shared

## Community facilities questions

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 The Multicultural Centre is far too small in the present Hancock House site  
The Centre needs more space but they should pay an adequate rental for new premises

<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	This is a nice to have project but in this economic climate it is not a necessary cost To maintain the infrastructure in Palmerston North is far more important
<b>Te Pātikitiki Library: Expand and refurbish existing building</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 Te Pātikitiki Library project</b>	As the population has grown in this area the citizens could do with a larger space
<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 support the building of the new library but am not sure if community space and kitchens are necessary I believe an organisation is pressing for an op shop space there whereas there are an abundance of op shops in the city
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	This another luxury item and the city cannot afford it Basic services should be provided before luxury Infrastructure fixing roads, potholes and footpaths , and sweeping the streets
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</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 Central Energy Trust Arena project</b>	I support replacing Arena 5 Sports and events bring much needed income to the city I do not support creating a new artificial turf at Massey's sporting facilities There are not sufficient toilet blocks and stands at this facility and patrons walk over to Massey Buildings to use their facilities and find they are closed

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

<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
<b>Please tell us what you don't like about the other option</b>	We do not have sufficient funds to expand City Centre Buildings The council has far too much debt and faces more debt with the waste water project
<b>Do you have any other comments?</b>	There have been many projects in the last few years with questionable results The Square Main Street to Church Street Wide footpaths and seats rarely used Narrowing of the road which made backing out of a park near impossible with backed up traffic Cuba Street was a nice wide street perfectly adequate to take crowds to the Arena All this unnecessary work created huge disruption to local businesses Featherston Street. Removal of Left turn lane into Rangitikei Street, Cycleways added and poorly planned bus stops in the middle of the road. Chaos and traffic disruption more than existed before .



## 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

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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?

Don't know / no opinion

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## General comment areas

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

Please do not push to expand the population of our city without upgrades to the infrastructure

---

Please share any feedback about our proposed transport projects

I support the proposed regional freight ring road and advocating strongly for this project to be delivered as soon as possible  
This will relieve pressure on many of our heavily congested roads

---

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

Funding This project has become so costly because of the delays of PNCC accepting that changes needed to be made and applying for consents Probably 15 plus years wasted and costs have risen Many ratepayers were and are unaware that a probable levy on top of rates would be added for the next 30 years. \$1000 is mentioned Struggling ratepayers will be unable to pay this and fall into arrears

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Please share any feedback about our proposed plans for housing

I have never felt that the Council should be involved in providing social housing

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

Please concentrate on basics instead of "the pretty "items which ratepayers cannot afford

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

Booklet in my mailbox  
Rates letter or email

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# Long-Term Plan submission form



Submitted on	2 May 2024, 12:11PM
Receipt number	641
Related form version	5

## Your contact details

First name	Malcolm
Last name	Law
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	1. Preferred option: Hybrid (a mixture of land and capital value)
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Please tell us why you prefer this option	All rating systems produce inequities which can be manipulated. At the moment we see in some municipalities it can be advantageous for land owners to speculate or land bank properties which results in empty houses in a housing crisis. Other anomalies appear depending on the financial situation at the time. A hybrid system irons out the worst of these anomalies.
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Please tell us what you don't like about the other options	I think I just answered that
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Do you have any other comments you'd like to make about the rates review?	I'd like to see Parliament review the rating system with an opportunity for everybody to comment on how the rating burden can be shared more equitably
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## Community facilities questions

Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support as proposed
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Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project

I am a new resident and have been struck by how multicultural the city has become. A Bhutanese community! Who'd have thought? I believe multiculturalism is a great asset. I grew up in a monocultural community where we just weren't white we were also Protestant. This lead me to seek opportunities where my sons mixed with children of other cultures. I seek the same but more so for my grandchildren.

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

Not too happy about the costs but Pasifika people are community minded and the community leaders do a great deal of social support which prevents further social problems.

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

What's not to like?

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

I need more time to understand the needs of the Awapuni community.

Te Motu o Poutoa Anzac Park

Support with changes/comments

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

Again, I'm not sure I understand the benefits

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

Not a great fan of sport. I still don't agree with the value of this project but over the term of this Long Term plan I can appreciate this may be needed.

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

So far I am pleased with the facilities available to my age group and that of my younger grandchildren, the two groups who are most marginalised.

## 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

We will not have a warning about a big earthquake, Who would have predicted the Christchurch earthquake. Having said that I consider the earthquake strengthening movement to have elements of a rort. Engineering standards are always going to improve as knowledge increases. Even a building which meets the present standard in every respect could fail if the earthquake is big enough. I lived near Hutt Hospital where a block less than 40 years old is considered an earthquake risk but my home built to the standard of the time after the Napier earthquake is not. I accepted that it might fail and had a shock at the time of the Kaikoura Earthquake but my concrete house stood up to

it. We can't build ourselves security. We need to ensure hospitals and infrastructure will survive most earthquakes and leave the rest to providence.

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

Penny pinching usually ends with a result no one wants. Try driving the Riverbank Road in Upper Hutt at Evening rush hour or driving into Wellington at the Terrace Tunnel. If more money had been spent on both projects I believe the roads would perform better.

## 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.

Ultimately Councils can not afford to fund Three Waters projects from rates. We have to widen the means by which Councils can collect revenue. This however, is a matter for Parliament.

## General comment areas

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

As a new resident I find the city to show lots of innovation. It looks as if this council can work together more harmoniously. (I've only spoken to two councillors so far.) than Hutt City and Wellington or more famously Tauranga.

Safety? I feel quite safe in the daytime but being in a Liquor Ban area makes me stay behind locked doors at night. Smashed glass in the street and warning signs at the doors of licensed premises only feed my concerns.

Sustainable? I'm still exploring options over waste disposal. Collecting food scraps would be a good option as I no longer have space to compost that waste. My talk with the ENM people was not encouraging. I've yet to drive to the Awapuni facility but balk at the cost in carbon emissions to do so.

Please share any feedback about our proposed transport projects

I discovered just this week what the traffic is like after school in my neighbourhood. No better than Lower Hutt with menace at every roundabout and gridlock at every traffic light. Alternative transport options seem to be no more popular here than anywhere else. It is weird being the only person on the bus but the drivers are more polite than I experienced in Lower Hutt.

I guess the congestion is because everyone wants to commute by private car and I don't see that changing tomorrow. Are roads the solution.? Your roads are wider but produce a larger number of cars and you will still have gridlock. I am just amazed that people tolerate it. All my

working life (including studying) - a period of 50 years- I cycled (Christchurch) or used the train service (Lower Hutt) and never felt deprived. I even cycled in the Wahine storm although it was a stupid decision.

If you bulldoze houses to create expressways will you simply encourage greater use of private transport. Better to bulldoze houses and build commuter rail.

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

If I'd thought about your waste water woes I might have moved elsewhere. It has to be funded by some other means than rates.

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

I've moved into a smaller house with a small yard. I could have gone further and moved into a retirement village. This will work for me but three grandchildren in my house and I see it won't work for young families. I moved from an area which will shortly experience housing intensification. I don't think it will work for everyone if for no other reason than the norm of one car for each adult person means we will have nowhere to park. My wife and I are also introverts and live quietly but we have to accept that other people are extroverts and boisterous and so impact on the ability of their neighbours to the quiet enjoyment of their homes.

---

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

Growth seems to be a mantra for some councils. Horowhenua D.C. see the solution to their storm water and waste water problems is expansion. Crazy when it is past expansion which created the problem and expansion will only create more demand on strained resources before they see any benefits from increased revenue. Besides the issue of the inadequacy of rating as a solution to revenue, councils which have three year election cycles as their only vision create the problems future councils have to fix. This strategy does consider the problem but an apathetic electorate with low voter turnout along with the opportunity for a populist candidate means future council's may simply disregard the strategy in favour of expediency.

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

I can't get a handle on this. I liked the separation of glass and recyclables here but in Lower Hutt enjoyed a council supported general waste and green waste bin collection service. I favour these options along with a food waste collection. I know they cost money and that hurts. I know that many residents can not work out how to separate recyclables but we should try.

---

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

We have a fixed income. Increases in rates are not palatable but services must be paid for and we must pay our share. Perhaps for us the best news would be the option of a natural burial so in our final act we minimise our impact on the environment

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

I'm concerned about how hard it is to learn about council activities. The Manawatu Standard had a few articles when we first arrived in March but not so much now. I can't get it delivered. It seems the printed paper is in its final phase. However, while I completed this survey I waited to hear from Stuff about setting up a digital subscription. I'm still waiting. On the positive side, The Manawatu Guardian is a gem. Leaves the Hutt News for dead. Continue to support it. I will

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

Newspaper  
City Councillor

# Long-Term Plan submission form



Submitted on	2 May 2024, 12:14PM
Receipt number	640
Related form version	5

## Your contact details

First name	Maureen
Last name	Foulston
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	3. Land value (LV) – current system
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Please tell us why you prefer this option	The increases proposed are 14.9% for option 1, 32% for option 2 and 8.7% for option 3. With the recent Superannuation increase of 4.77%, the increases proposed with options 1 & 2 will DEFINITELY be unaffordable. Even the lowest cost option (#3) is nearly DOUBLE that of the Superannuation
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Please tell us what you don't like about the other options	Options 1 & 2 will be absolutely UNAFFORDABLE for us.
------------------------------------------------------------	-------------------------------------------------------

Do you have any other comments you'd like to make about the rates review?	Why can't PNCC keep the rate increases within the current inflation rate - presently 4.0%?
---------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

## 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	Do not support
-----------------------------------------------------	----------------

communities to use for activities, events and services

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

In these times of financial hardship, I would class this as a "Nice to have" and, therefore, I would request that this expense is deferred.

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

Again (as above), please defer this expense.

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

In this day and age, I would suggest that the need for a book library is diminishing. Most people access written information via the Internet and this is becoming more common as the older generation (who would be the most prolific users of books) "moves on". Please look for ways to reduce expenses not increase them. (renting out unused space / redundancies / combining staff functions within Council staff etc.)

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

As above - reduce not expand!!

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

Definitely not required for Palmerston North especially in these financially difficult times - commentators are warning the population to "tighten our belts" not go on a "spending spree"!

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

Please defer this expense as, from my point of view, it is unwarranted.

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

Council needs to realize that, under a fixed income, there is no latitude to increase rates above that which is given with Superannuation. I would expect the Council to hold the rates to the Government C.P.I. figure of 4.0%. Therefore, I would expect the Council to keep the rate increase to +/- 5%.

## 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

Deferring the expenditure of Option 1 would mean that, with the expected increase in the Rates pool with more houses being built and an increase in the Palmerston North population, Option 1 will be more affordable in the future.

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

Again, expenses MUST be reigned in to keep the Rates increase to the

bare minimum.

Do you have any other comments?

Council needs to have a critical eye on all the expenditure. I am a believer of "Zero Based" budgeting. The general trend is to take last years expenses and add on a percentage. Zero Based budgeting means that every expense has to be justified which usually starts with the number and composition of staff and looking critically as to the "Value added "for each job. I am a firm believer that most of the "Front Line" staff do an excellent job and add good value. I don't have access to the efficiency of Senior and Middle management but I'm suggestion that some rationalization of jobs could be achieved.

## 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.

Sounds logical

## General comment areas

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

I am concerned with some of the visions as laid out in the PNCC information such as:

- (a) "sustainable, low emission city"
- (b) "a resilient city and communities, prepared for the impact of climate change"
- (c) "sustainable urban planning with low-carbon built environment"
- (d) "effective, low-carbon, wastewater collection and treatment"
- (e) "access to relevant information and education to support more sustainable choices"

This sounds like a photocopy from the United Nations - Agenda 30 and their "15 minute" cities. I do NOT subscribe to these policies which, eventually, will degrade and destroy our society. The world is slowly waking up to the likes of the WEF rhetoric as we realize that there is a hidden agenda behind all these, so called "sustainable" policies. I am reminded of the quote by Ronald Regan "The most terrifying words in the English language are: "I'm from the Government and I'm here to help you""

Please share any feedback about our proposed transport projects

I'm all for the outer Ring Road together with a new bridge across the Manawatu River. This has been talked about ever since I moved to Palmerston North 27 years ago!!



Don't waste anymore money on cycleways - they serve little purpose. I would like to see the "cost benefit" associated with these projects. I understand that Fulton Hogan have a monopoly on repairing the roads - honest competition always results in increasing quality whilst reducing expenses.

I imagine Council has received a number of negative comments about the new "100% electric" buses. To summarize - running almost empty most of the time / increase frequency from every 45 minutes to every 30 minutes and 15 minutes at peak times has meant for more buses and more drivers = increase costs / ridiculous Bus Stop layout in Featherston Road - the bus stops in the middle of the road causing traffic to halt behind the bus!!!

I know most of this falls under Horizon Regional Council but I'm sure we will be receiving an increase in their Rates Invoice later on this year!!

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

I was horrified to learn that, after the new Water Treatment plant is commissioned, the Ratepayers can expect an addition \$1,000 p.a. onto their rates bill. Would the Council like to explain to the Superannuants (on a fixed income) where that money will come from.

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

Why is the Council required to supply Social Housing - that should be the responsibility of Central Government

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

I use "Low Cost Bins" to collect my rubbish - very competitive :-)  
(competition results in improved quality and reduced costs!!)

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

Why, all of a sudden, is EVERY Council having to propose big rates hikes. What's the "driver" behind all these increases?

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

Frontline staff at PNCC are first class - 5 star service.  
I'll name two Councilors who are doing what they can to contain Council expenditure - William Wood & Karen Naylor - another 5 stars :-)  
Well done for increasing the "Senior's" parking from 12pm to 3pm

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

City Councillor

# Long-Term Plan submission form



Submitted on	2 May 2024, 1:06PM
Receipt number	642
Related form version	5

## Your contact details

First name	Jody
Last name	Clements
Organisation you represent	KPA Properties
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	A developer of residential properties
Which option do you prefer?	2. Capital value (CV)
Please tell us why you prefer this option	The CV is a better representation of the properties value.
Please tell us what you don't like about the other options	Someone with a \$1M house is likely paying the same rates as someone with a \$500k house on the same size land.

## 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	I don't see it being necessary to have a space to specifically service as a

feedback you'd like to provide about the Multicultural Centre project

multi-cultural center. My understanding is that cultural groups already have their own specific venues for events etc. Is this something that has been requested by such groups or is this a matter of showing cultural values within the city for the reputation of Palmy / attract more cultural groups to move here?  
There are plenty of large community spaces around the Manawatu / Palmy district. What kind of events would go on here? What's wrong with the Central Energy Trust Arena? I just can't fathom the amount of money required to make these upgrades.

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Pasifika Centre: Expand and refurbish existing building Do not support

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Te Pātikitiki Library: Expand and refurbish existing building Do not support

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Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library Do not support

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Te Motu o Poutoa Anzac Park Do not support

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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

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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? Yes

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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

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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

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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

We would like some more talk around stormwater attenuation tanks. These tanks currently "pose a fire hazard" and therefore cannot be placed any closer than 1m to the boundary. This has a huge impact on our site layouts and often results in the tanks being positioned very impractically on the sites. We struggle to believe that a tank full of water

poses any more of a fire hazard than a bbq, trees on a boundary, etc. Also for consideration is the tanks being accounted as part of the floor area for site coverage. We again struggle to see how these tanks are any closer to being considered as a house than the likes of a driveway?

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

Council website

Social media

Radio

# Long-Term Plan submission form



Submitted on	2 May 2024, 1:46PM
Receipt number	643
Related form version	5

## Your contact details

First name	Year 11 Social Sciences Class - 13 students
Last name	- Palmerston North Girls' High School
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## General comment areas

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

This submission represents the views of 13 students in the Year 11 Social Sciences class at Girls High. This feedback was collected and collated as part of a session on the Long Term Plan with council staff. As well as talking about the LTP, students shared what they like about the city and how they believe the city could be improved.

Submission from Girls High School

This submission was created as a brainstorm session between Council officers and students. The brainstorm was about what they liked or could be improved around the city.

What we like about Palmy :

It's Safe

Time zone/cinema/cloud9/boba shop

We loved ice skating in the city and it finally gave us something to do.

Cultural festivals that happen in the square

Transport options are good for us and easy to get places

Lots of food choices and new places in city.

Youth Space

River walkways

George street – boutique shops, easy to walk around, feels safe

Some of the old buildings

What we would change about Palmy :

More activities in town \*key theme  
More sports opportunities  
No vape shops \*key theme  
Night and day markets, in town. Boujee. Foodtrucks, music, crafts- like  
Whanganui has. \*key theme by all students  
Roller skating  
More bus stops  
Cute shops: clothes + toys  
Cute places to take pictures with pretty backdrops  
More halal food shops  
More job opportunities for young people  
Linton Street is gross: more trees and gardens  
The Square: less bushes, more lighting  
More CCTV in the Square and along Broadway Ave alleyways as they don't feel safe  
Put a bus stop down Johnstone Stive / Courts Way  
Water park  
Place for homeless to go instead of outside shops  
More concerts!  
Trains to Wellington during the weekends  
Photoboosts  
More things to do in Summerhill  
Variety of food shops  
Encourage or consent for new shops: Mecca, Chemist Warehouse, Daiso and Jellycat Store, etc.  
More funding for the Stomach  
Cafe by He Ara Kotahi be good  
Activities for teenages: ice skating, night markets  
zoos, aquariums, inflatable parks  
The traffic lights are slow in some parts of the time to phase  
Bring sports teams to Palmy. Big ones like on a national level. Cool hurricanes come  
People in the Square: stakeboarders, vaping – they need to go.  
Expensive/affordability of events matter  
No enough to do by Polson Hill / Aokautere: cafes, libraries, walkways.  
Impt for new growth  
Add pedestrian crossing by Linton Street  
Better fast food chains: Taco bell, Chiic-fil-a, Wingstop. Raising Canes, Olive Garden  
Teenage Maccas playground  
Need more things to do at night  
Need more food trucks around the Square  
More lighting displays in the city like the greytown christmas one where the lights project on buildings  
Walkable city centre  
More nice restaurants  
More colour around the city. Decorate for occassions like christmas more  
More things to do around different suburbs

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

Council website

Social media

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Supporting information

630



# Long-Term Plan submission form



Submitted on	2 May 2024, 1:49PM
Receipt number	644
Related form version	5

## Your contact details

First name	Year 13 Geography Class (approx 20 students)
Last name	St Peters College
Email	
Phone	via school

## Hearing

Do you want to speak to Council in support of your submission?	No
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## General comment areas

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

This submission comes after an engagement session with Council staff and our class about Council's Long Term Plan. As well as talking about the Long Term Plan, our submission talks about what we love about the city, and where we think there's room for improvement.

This submission was created as a brainstorm session between Council officers and students. The brainstorm was about what they liked or could be improved around the city.

What we like about Palmy

- Different food places
- Maccas everywhere
- Shopping is all right
- Don't have to travel far for shopping
- The new basketball courts around the city in our parks
- Arena is a great place
- It's cool that we are a multicultural city
- Like George street as it feels safe to get around and is funky
- Regent needs bigger dressing rooms
- Need more cute cafes and drink places like Flava
- Old buildings
- Tourism things like Cloud 9 and Silky Otter
- Longburn Shared path
- Great events like Teams champs
- Great facilities with The Globe

Could be improved about Palmy



- Passing lanes - need more between Palmy and Feilding
- Safety concerns around the city centre – Parents don't want us to go into town after school as it isn't safe
- Netball facilities at Vautier park aren't accessible and the parking isn't great
- Need more swimming centres similar to the lido that have fun things to do at them
- Cleaner rivers so people can swim at them
- Need more paid things to do, like the tourism offering at Queenstown
- We need more cameras around the city so we feel safe
- Public toilets are generally nasty and are a place for drug deals
- There is not a lot of things to do and it shows when the iSite is in our top things to do in the city
- No restaurants open past 9pm
- Broadway is a bit miserable and has no atmosphere - It is disappointing that Council removed the trees along this road
- Bus terminal is sterile and has no colour or life in it.
- Need more places for nightlife, when we turn 18 there will be no where for us to have fun at night.
- Need to have more tourist things so people have things to do.
- Lack of good sporting events and concerts to go to in the city, have to travel to wellington
- Safety concerns around our intersections after the NZTA article came out listing most unsafe cities
- People are disrespectful to public spaces and don't care about them
- Public transport isn't reliable or accessible and needs to be looked at as our city is growing
- Loss of productive land for housing – is it worth it?
- Pioneer Highway is filled with potholes
- Need more investment into youth going into the performing arts
- More parking – NOT parallel
- Too many cars in the city centre, need more walkthroughs that are filled with shops.
- More trees
- More intergration of Māori spaces e.g. art
- More cocktail bars
- Youth space in Highbury

# Long-Term Plan submission form



Submitted on	2 May 2024, 1:50PM
Receipt number	645
Related form version	5

## Your contact details

First name	Laurie
Last name	Wells
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	2. Capital value (CV)
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Please tell us why you prefer this option	I live in a small 2 bedroom house on a 664m section. My land is worth a lot more than my house, but as a sole occupant, I do have a high demand on the services. A house 3 times larger than mine, would have more people, more toilets, and produce more waste and use more resources.
-------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	The current land value based system is 100% ridiculous and rates should be based on the size of the dwelling, number of amenities and the number occupants. I pay more rates than a fancy house in a new suburb just because I have more land.
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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?	No
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Multicultural Centre: Lease space for multicultural	Do not support
-----------------------------------------------------	----------------

communities to use for activities, events and services

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Pasifika Centre: Expand and refurbish existing building Do not support

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Te Pātikitiki Library: Expand and refurbish existing building Do not support

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Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library Do not support

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Te Motu o Poutoa Anzac Park Do not support

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

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

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Which option do you prefer? Prefer not to say

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## 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

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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

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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

# Long-Term Plan submission form



Submitted on	2 May 2024, 2:03PM
Receipt number	648
Related form version	5

## Your contact details

First name	Massey University Student Consultation engagement session
Last name	-Led by Council Staff
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## General comment areas

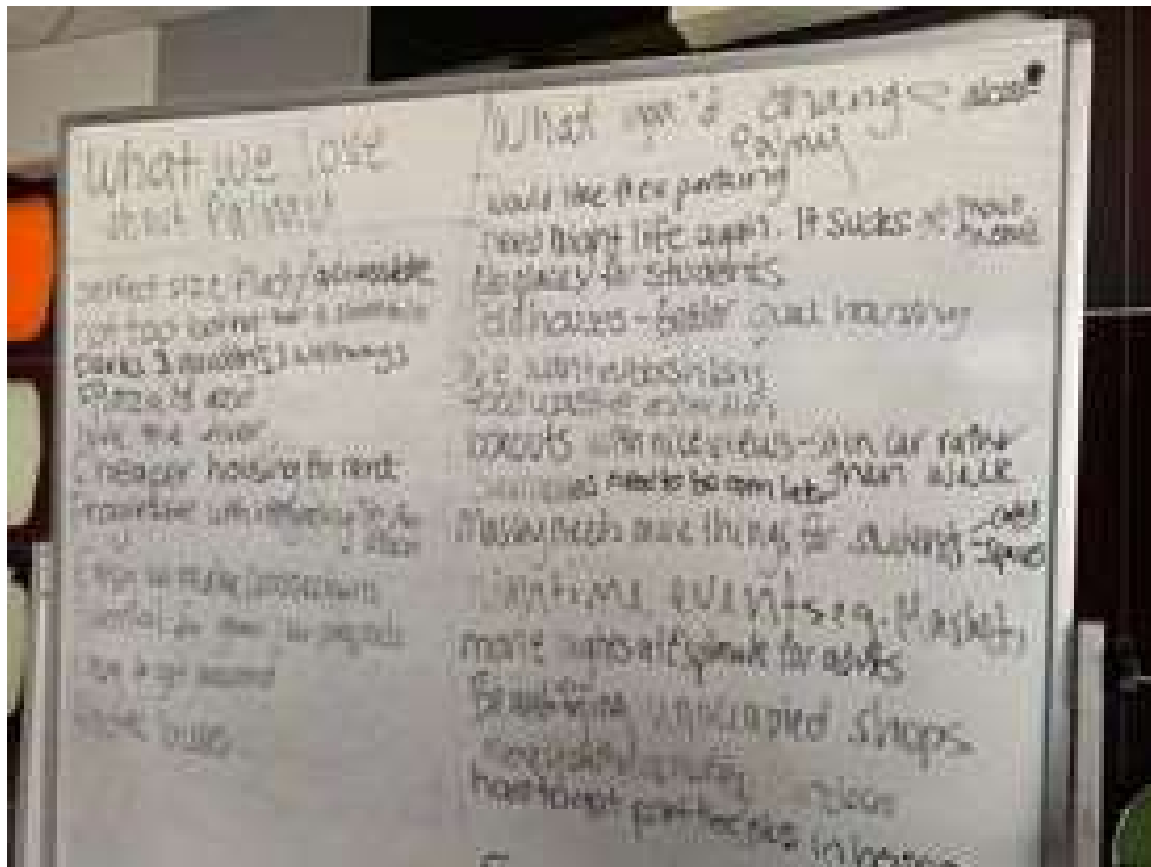
Please share any additional feedback you'd like us to consider

Council staff led an informal session on the LTP during the Students Association consultation day. We talked about LTP with people, and as a way to encourage discussion asked them what they liked about the city and what they'd improve. This is summarised in the picture and represents about 40 students views. The overarching concern was the lack of night life in the city and that was a real deterrant to studying in our city.

Some staff (approx 10) also came and chatted to us. Their main topics were:

- Homeless fund- wanting more info
- Concern over rural rate increases
- Wanting to know more about when medium density areas would be known for sure and how we prepare infrastructure for that
- how rates rebates work for older people
- concern about the amount of bills going up
- keen to learn more about our transport plans and why they take so long and are so far in the future- esp active transport and cycleways and ring road.
- More info about Nature Calls

Supporting information



# Long-Term Plan submission form



Submitted on	2 May 2024, 2:33PM
Receipt number	651
Related form version	5

## Your contact details

First name	Tracy
Last name	O'Connor
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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

## 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	Do not support
Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Do not support
Te Motu o Poutoa Anzac Park	Do not support

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

Do not support

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

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Which option do you prefer?

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

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## 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

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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

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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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## General comment areas

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

Council website

Booklet in my mailbox

Social media

# Long-Term Plan submission form



Submitted on	2 May 2024, 3:58PM
Receipt number	605
Related form version	5

## Your contact details

First name	Jane
Last name	Kay
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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
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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	The idea is a good one with the large ethnic residents but would like to see it looked at in say year 6 or 7 while in the meantime putting effort and money into the existing Leisure Centre's which i think could cope in the interim.
-------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Pasifika Centre: Expand and refurbish existing building	Support with changes/comments
---------------------------------------------------------	-------------------------------

Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project	I would support going ahead with stages 1 & 1a but leaving the remaining stages till the next 10 year plan.
--------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------



<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	With the current city economy this should be left till the next 10 year plan.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	This is definitely a nice to have project and with the land purchased it can be used for parking until the cities finances enable this to be done without the excessive rate increases proposed.
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	Another nice to have which should be shelved until better times.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</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 Central Energy Trust Arena project</b>	This is a worthy project but suggest that it is delayed till years 5 or later depending on the finances and ability to raise money then without needing rate increases that exceed 1 or 2% above inflation at the time.
<b>Do you have any general feedback about community facilities for us to consider?</b>	Emphasis should be placed on financing the wastewater requirements before spending on what essentially in hard times are nice to have but not essentials.

## 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>	I am confused as to what this means, you mention \$168 million required but imply it will be a lot more. You also say that the buildings are safe to use as they are. How does the change of Government and possible extension of deadlines affect this . Can it be pushed into the next 10 year plan?

## Development contributions questions

<b>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?</b>	Don't know / no opinion
<b>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?</b>	Don't know / no opinion
<b>We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of</b>	Don't know / no opinion

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 you have about our vision, goals and plans

My thoughts are as follows, I am shocked by the way you have come up with a lot of what I would term nice to have projects that could easily wait until better times. It is like you don't live in or understand what effect these big rates increases will have on the long suffering rate payers when you take into account the compounding effect that this size of increase has on rates over 10 years with your proposed increases. You don't even include the extra requirement for the wastewater plans which have to happen over the next 10 years and are essential. The message that has come across very clearly from councilors that I have spoken to is , Please put in a submission as we want to know what you want, but going by the Featherston Street fiasco you cant blame me for being skeptical as you asked extensively on FB etc what our thoughts were regarding the proposed changes to Featherston Str and you were told in no uncertain terms that the majority of residents were against it but you dismissed all the comment's offered and carried on with this unworkable theory.

I would ask that you review your plans & goals and only do the work that is absolutely necessary. I don't see any mention in this form about the other 2 projects that we can get by without committing a lot of money to until better times, namely the Mayors legacy project for Cuba Street and the next section of the Square development from Main Str to Broadway.

Please share any feedback about our proposed transport projects

You have stated an allowance of \$481 million for transport, the state of the footpaths and street surfaces in much of the city needs urgent attention so maybe it is time to concentrate on this rather than new projects like Cycleways to Feilding and Ashhurst and any other nice to have in good times projects.

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

The clean water supply in P.N. is exceptional with it being a long time since we have had any serious shortages. wastewater disposal is an urgent and expensive requirement for the City yet it does not look like it is given the status required. You appear unsure as to the method required and from where the money will be come from other than to say ratepayers will be stung another 1k per year. With this major expense in the future I suggest that you need to be holding of on your list of nice to have items and concentrate on the real essentials. If you had said you were proposing a 12 or 13% rates increase and it was because it was of the Wastewater project then it would be a bit more acceptable rather than the way you have asked for this increase for a bunch of nice to have things that would normally be done in better economic times.

Please share any feedback about our proposed plans for housing

I would suggest that the Council stay out of developing subdivisions like the one you currently have by the Kelvin Grove Cemetery and leave this to the commercial developers concentrating on making land available as well as services.

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

With inflation currently at under 5% and expected to drop you need to have a radical change in the way that you set rates, for example rather than come up with a list of all the items like you have done this year and then set the % increase accordingly how about having a starting total rates income that is not going over a max of 2% over inflation and then coming up with a list of essentials that fit into this total. My impression is that Councilors are not factoring in the current economic climate and as I have said the effect of compounding rates

increases over the 10 year period and how this will affect residents.

# Long-Term Plan submission form



Submitted on	2 May 2024, 4:09PM
Receipt number	652
Related form version	5

## Your contact details

First name	Raymond and Elizabeth
------------	-----------------------

Last name	Harrison
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Email	
-------	--

Phone	
-------	--

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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?	4. Prefer not to say
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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?	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	The \$750,000 quoted in the Consultation Document is an inaccurate figure. Year 1 will cost \$850,000 + \$100,000 annual cost for the lease over the next nine years = \$1.75 million total over 10 years. Nature Calls requires \$649 million, and is a necessity for all Palmerston North residents.
-------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Pasifika Centre: Expand and refurbish existing building	Do not support
---------------------------------------------------------	----------------

Please tell us why you've selected this option, and any	Nature Calls is more important. We don't disagree in principle, but PNCC
---------------------------------------------------------	--------------------------------------------------------------------------

feedback you'd like to provide about the Pasifika Centre project	needs to reduce debt or at least rein in spending.
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	Just another "nice to have". Unaffordable for the average ratepayer. As this is only for the purpose of building meeting rooms, and not expanding the library itself, maybe the Whanau Centre could be used accommodate these needs.
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	Awapuni is only 10 minutes away from the Central Library. Money would be better spent on Nature Calls wastewater project.
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 unaffordable project. If the city carried a lot less debt we would support this project. \$4.3 million earmarked for the road upgrade could be used to fix potholes, sunken trenches and manhole covers all over the city.
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	We acknowledge the need to replace earthquake prone building as a Government requirement, but new turf, toilets and changing facilities should wait until the city can better afford them.

## 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	Stick to the basics. Cosmetics are unnecessary and can wait until the city is in a better financial position.
Please tell us what you don't like about the other option	Too expensive.

## 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?	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?**

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.**

It is unfair to ratepayers who will have the burden of funding Nature Calls. Secure external funding first before you drop these contributions.

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## General comment areas

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

Small city benefits, big city ambition? Why not try realistic, affordable ambition.  
Goal 3: Opportunities to contribute to Council decision-making? Council needs to start listening to the community. We pay your salary.  
Goal 4: a sustainable low emissions city? Not since the Featherston St debacle. Traffic gridlock due to lanes being removed, in lane bus stops causing idling cars, emitting exhaust fumes. Who wants to use exercise equipment outside Torpedo 7 right beside a toxic smelling traffic jam?

---

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

\$22 million city centre transformation. This will remove more carparks and make life more difficult for the disabled and older population, and put more strain on businesses. A waste of money.  
\$69 million improvements for key streets in the city. If Featherston St is your idea of improvement, please don't do any more. Featherston St is neither efficient nor safe.  
Raised crossings and speed bumps endanger lives by impeding emergency service vehicles.

---

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

We barely have enough water for the city as it is now. (Conserve water notice FB 1/5/24) Spend money on the three waters. These are the necessities of life. All the "nice to haves" can wait.

---

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

Social housing should be paid for by central Government, not the ratepayers. As pensioners we can't afford to be paying to house others. We will be forced out of our homes by the proposed rates rises and wastewater levy. Palmerston North is becoming unaffordable for older people.

---

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

As pensioners the proposed rates rises are unsustainable. Everything we have now has to last for the rest of our lives. Older people no longer have the capacity to earn more. We shouldn't be put in a position of possibly losing our homes because Council is incapable of controlling their spending.

---

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

"Nice to have" and vanity projects must stop.  
PNCC is notorious for going over budget on projects. This must stop. Borrowing more is not the answer. Any financial advisor will tell you to reduce debt.  
Don't spend money you don't have.

---

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

Council website  
Rates letter or email  
Social media  
Newspaper

02/05/24

Palmerston North City Council  
32 The Square  
Palmerston North 4410

submission@pncc.govt.nz

Tēnā koutou,

I am writing to seek your ongoing support of Palmerston North Public Sculpture Trust.

The Sculpture Trust plays a vital role within Palmerston North, consisting of passionate and dedicated members of the local arts and business community who volunteer their time to enrich our inner city and bring vibrancy to it.

Since 2006, the Trust has contributed 14 prominent sculptures to the fabric of our city and the Palmerston North experience. These sculptures foster an environment that promotes creativity and discovery, instills community pride, and promotes our city as a popular destination for visitors.

In these times of rising costs, it is even more important that we invest in assets that foster the well-being and pride of our community. It is equally important to remember that arts and culture make significant contributions to their local economies that make for a return on investment in a city that aspires to be growing, innovative, creative, and exciting.

Please enable the Palmerston North Public Sculpture Trust to continue its work of enriching our city.

I personally have been involved in raising tens of thousands of dollars from our community for various individual sculptures. The community support is amazing, our citizens are proud to see our city developing its art heritage and I commend the council for having the vision to see our city invest in it.

Ngā mihi,

Tim Mordaunt

**From:** Richard Clouston <  
**Sent:** Thursday, 2 May 2024 3:58 pm  
**To:** Submission  
**Subject:** Long Term Plan

Thank you for the opportunity to make a submission on the LTP.

As an owner occupier living on Featherston Street I no longer have confidence in decisions made by the majority of elected councillors after the roading changes made on Featherston Street.

Having read some of the LTP proposals, I agree with the idea of scaling back or stopping some of the projects.

**To Councillors and non elected staff at PNCC** I say that many local ratepayers are experiencing difficult financial times with little help from the banking system. I myself find it necessary to sell my residence and relocate for these reasons.

I would agree with council's preferred hybrid option for rates (70%LV/30%CV)

There is much more to be said on proposed development etc but short is sweet at this time to get my message across.

Yours sincerely

Richard W Clouston



# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

We are working on our long term plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.



If you'd like your awesome picture or story to be seen on the site billboard in Te Marae o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name: **Rosalinda**

7(2)(a) Privacy

School:

**chs**

Age:

**9**

# What do you think Palmy will look like in 2034?

We are working on our Long-Term Plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.

*Continue to be a family oriented city.*

*More climate-proofed city.*

*Improved city look, infrastructure and technology.*

Name

Age

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# What do you think Palmy will look like in 2034?

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the same ?  
Except Massey might shrink or be gone. 2!!!  
said....

Name

Age

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Name: \_\_\_\_\_

School: \_\_\_\_\_

Age: \_\_\_\_\_

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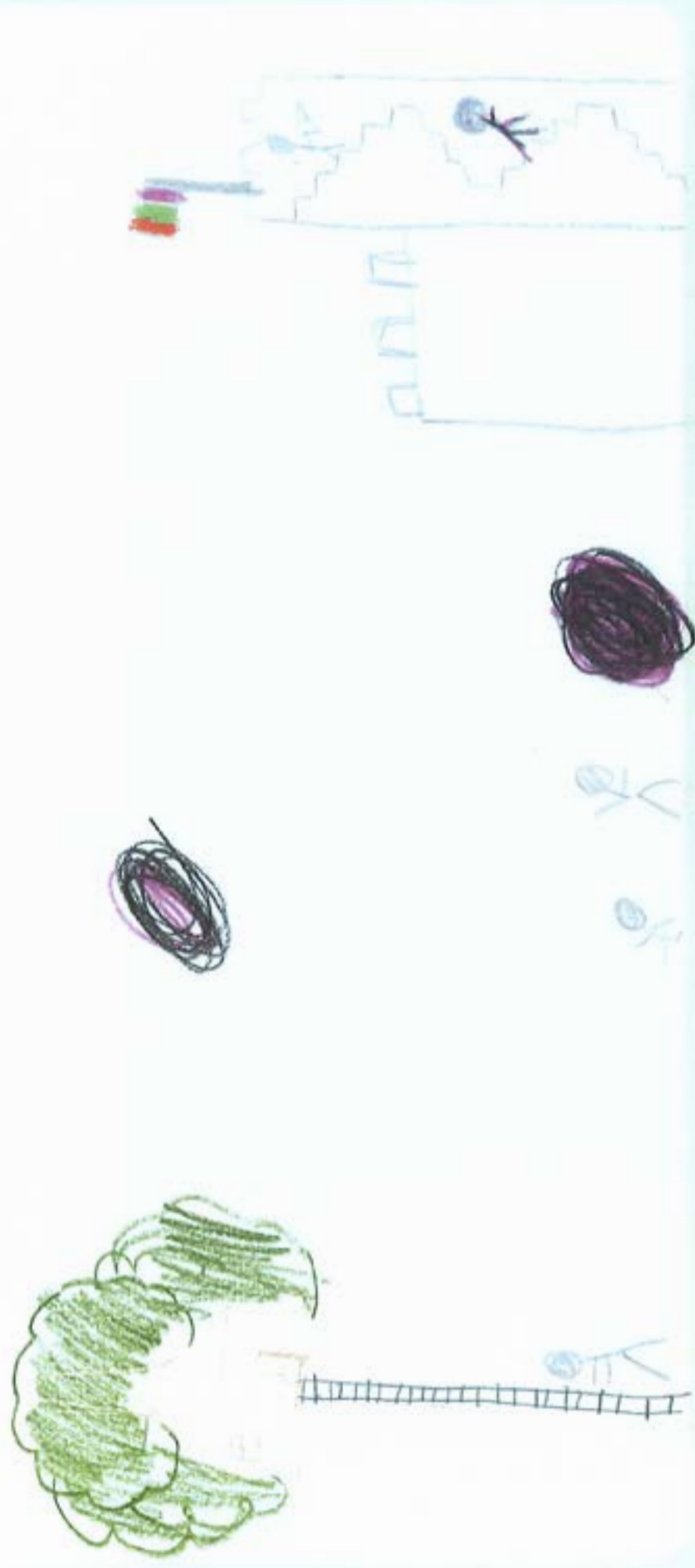
Name: \_\_\_\_\_

School: \_\_\_\_\_

Age: \_\_\_\_\_

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Name: \_\_\_\_\_

School: \_\_\_\_\_

Age: \_\_\_\_\_

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Name: \_\_\_\_\_

School: \_\_\_\_\_

Age: \_\_\_\_\_

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Name: Ayah **7(2)(a) Privacy**

School:

college Street  
Normal School

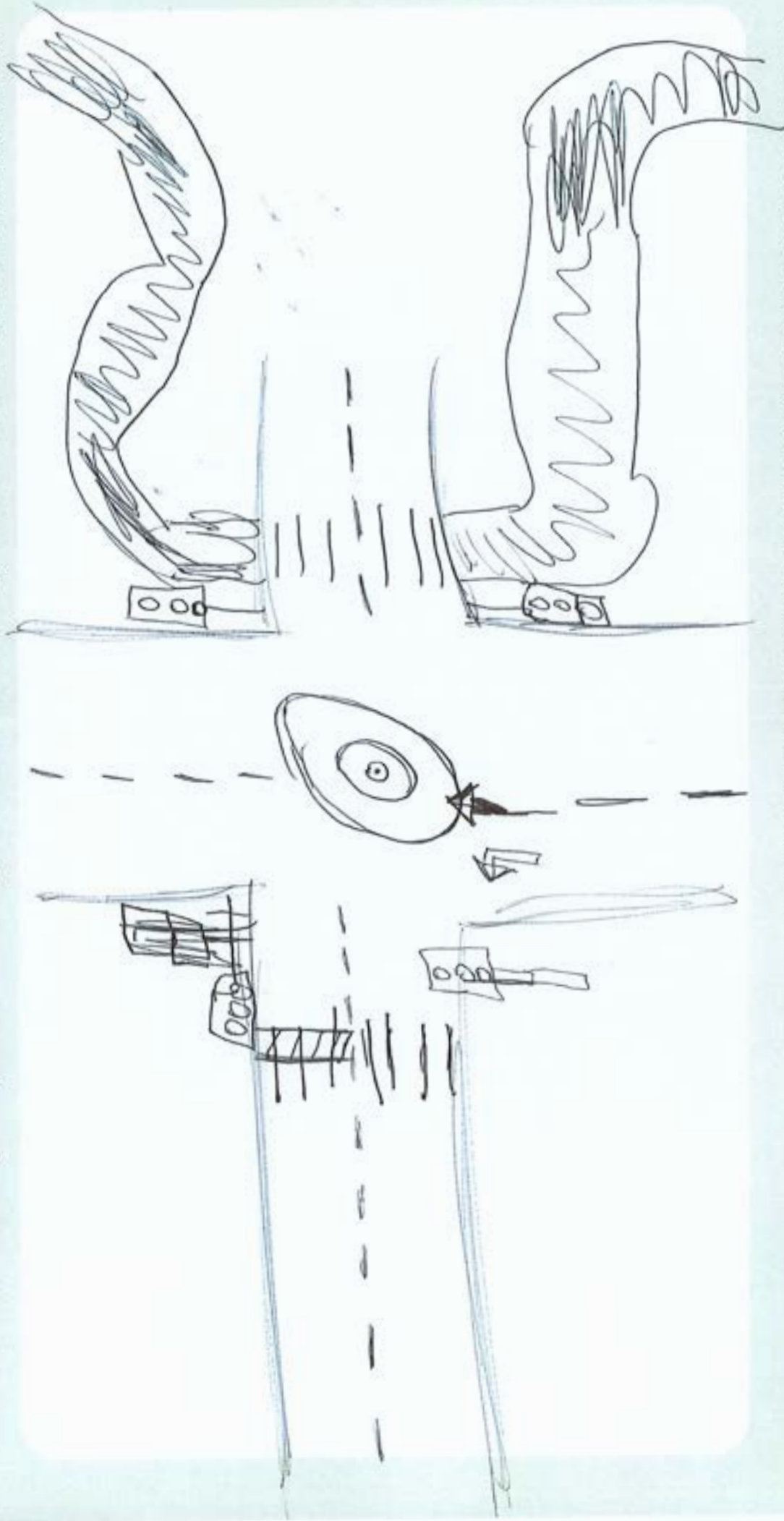
Age:

7



# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

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If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name: CAM

School:

Age: 21



# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

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If you'd like your awesome picture or story to be seen on the site billboard in Te Marae o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

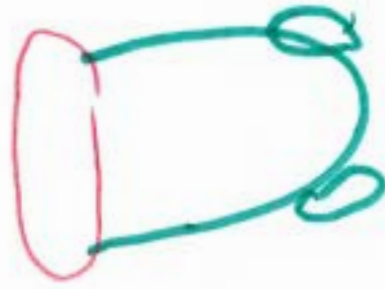
Name: Chloe School: bunny Thorpe Age: 10

650

# What do you think Palmy will look like in 2034?

We are working on our Long-Term Plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.

3 way bin system



Name Dallas

Age 10

If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

651

# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

We are working on our long term plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.



If you'd like your awesome picture or story to be seen on the site billboard in Te Maree o Hine - The Square, as poster art around the city, on Council's social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name: **GARY**

School:

**h st**

Age:

**nd**

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652

# What do you think Palmy will look like in 2034?

We are working on our Long-Term Plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.

Chocolate  
Cave for  
everyone



Name *Hunter*

Age *5*

If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

653

# What do you think Palmy will look like in 2034?

We are working on our Long-Term Plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.



Name

Age

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Name:

Katelyn

School:

Horewaka S.S.

Age:

5 1/2



655

# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

We are working on our long term plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.



If you'd like your awesome picture or story to be seen on the site billboard in Te Mame o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name: **Langdon** 7(2)(a) Privacy

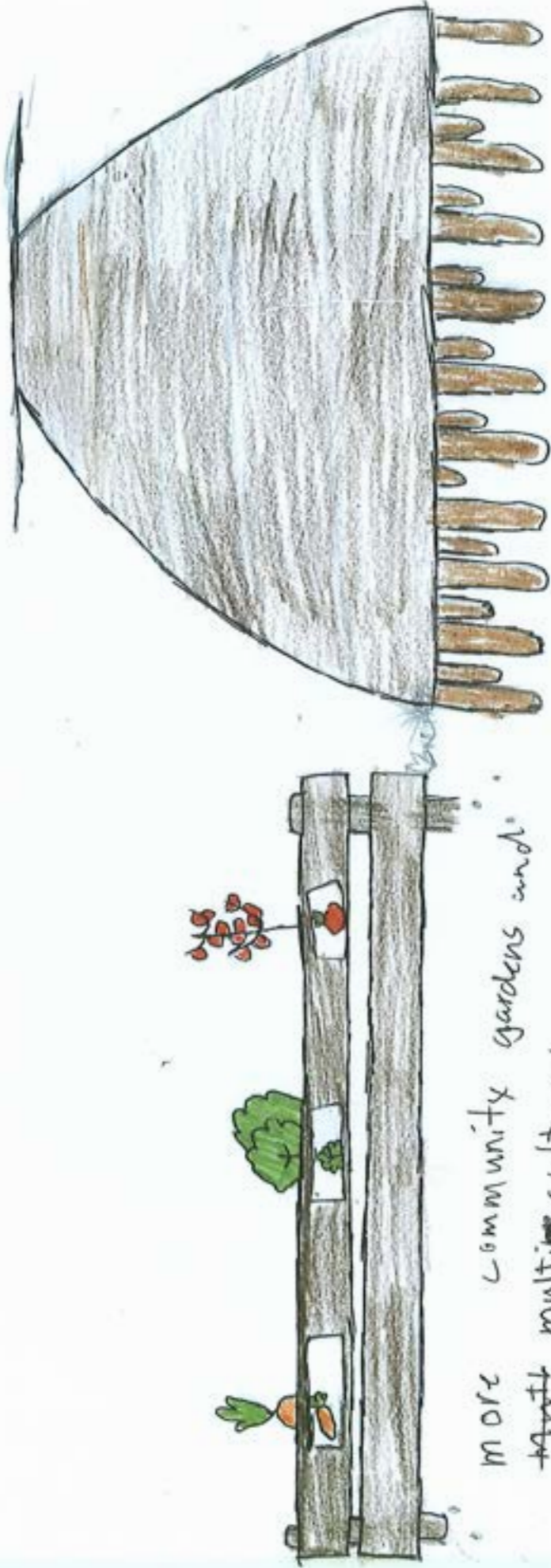
School: **foslyn**

Age: **10**

656

# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

We are working on our long term plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.



more community gardens and  
hort multi-cultural

If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Council's social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name: Leah

School:

Pracs

Age:

10

# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

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If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Council's social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name: *Keloid*

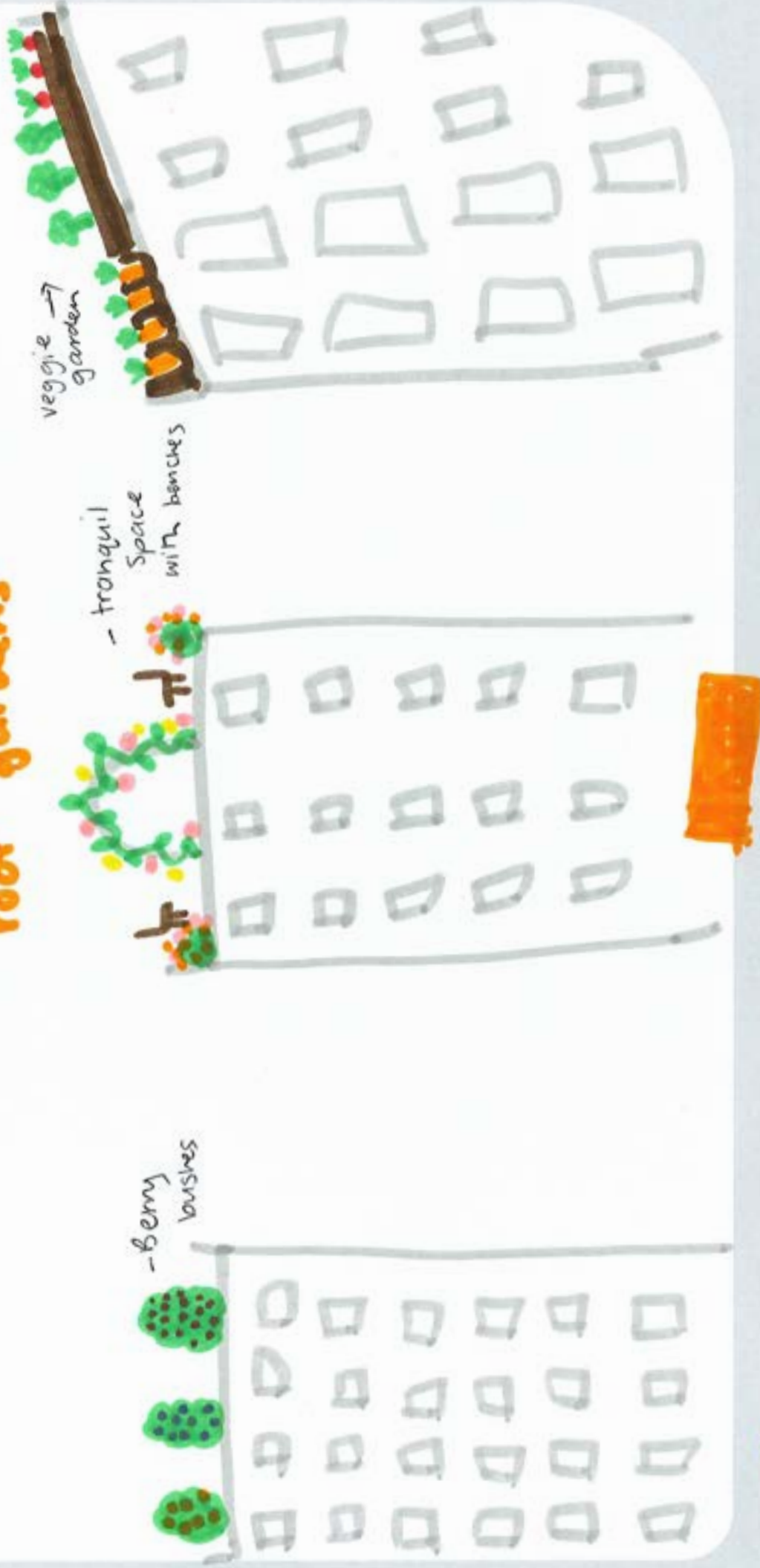
School: *Bunny toffe*

Age: *10*

# What do you think Palmy will look like in 2034?

We are working on our Long-Term Plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.

## roof gardens



Name **Ruby**

Age **17**

If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!



# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

We are working on our long term plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.



If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Council's social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name: z e k e School: PNACS Age: 8

# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

We are working on our long term plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.



AKA  
Liz

If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o-Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name: A K A School: A H Age: 6 4 5

662

What do you think Palmy will look like in 2034?

We are working on our Long-Term Plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.

Busy student life  
higher tertiary student retention  
more events in square

7(2)(a) Privacy

Name Genevieve

Age 17

If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Council's social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!



663

# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

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7(2)(a) Privacy

Name: Hannah

School: RSS

Age: 7

# What do you think Palmy will look like in 2034?

We are working on our Long-Term Plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.

Big family!  
more green!  
loads  
[square] → will not exist! :)  
because there'll be more innovation!

more innovation  
more clubs  
more tourists  
more shops  
more population  
more tourists  
more attractions  
more walking centre

If you'd like your awesome picture or story to be seen on the onsite billboard in Te Marae o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!

Name **Ann Gibu Joseph**  
Age **15**  
**F. Sajani**

665

# WHAT DO YOU THINK PALMY WILL LOOK LIKE IN 2034?

We are working on our long term plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.



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7(2)(a) Privacy

Name: Imogen

School: hokowhitu

Age: 7

# What do you think Palmy will look like in 2034?

We are working on our Long-Term Plan and we want you to draw or write what you'd love to see Palmy look like in ten years time.

Maybe have more youth homes as some teen ages need homes or a place to go when at a bad stage in their lives.

more places to take kids in town

Bigger Youth Space

more Youth facilities  
more parking spots around.

Cheaper homes for the homeless

Homeless homes.

PNCC Rec'd - 2 MAY 2024

Name Wikitonia

Age 16

If you'd like your awesome picture or story to be seen on the isite billboard in Te Marae o Hine - The Square, as poster art around the city, on Councils social media or used in Council publications please drop it off to our Customer Service Centre or take a photo and send it to us on our Facebook page!



# 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.

Submissions may be made publicly available on our website, customer service centre and some of our offices. 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 submissions and comments expressed.

We will collect your contact information so we can keep you up to date. For more information, see our privacy statement on our website.

### Contact details

Name: JENIFER Last name: MARK

Organisation you represent:

Please only answer this question if you're speaking on behalf of an organisation.

Address: (only provide if no email address)

Email:

Phone:

Please tick if you are under 18 years old as we will apply further restrictions.

7(2)(a) Privacy

# 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/ftp](http://pncc.govt.nz/ftp). 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

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

Fairer as balances both (but agree with PNCC proposed split (30% CV/70% LV) but max 70% on LV).

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

Presume they favour those with:

2. low capital value but rel. high land value
3. high capital value but rel. low land value.

**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

*As long as periodic reviews re suitability + cost of space.*

**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

*As there is existing space + we need to prioritise funding / spending*

**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

Do not support expansion +  
only support required repairs  
(did need to prioritise Council  
spending)

**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

"Nice to have" especially as  
Awapuni resident but need to  
prioritise spending  
Can land (bought) be sold for priv.  
develop?

**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

As above.

**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

As above ("nice to have"); but  
only agree with spending  
required to maintain at  
this stage.

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

Agree with maintaining given other spending priorities (eg. water). ✓

# 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

Not sure, do not feel able to comment but again, it's about priorities

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

*Don't know current relative contributions so can't comment*

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

*Yes, if external funding can be secured*

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.

There are other infrastructure costs apart from water + wastewater.

Someone has to pay.

Happy with "more equitable" cost distribution but what does that look like?

# 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**

Do not support proposed "medium-density" (3-storey dwellings on  $\geq 150m^2$  sections esp with 1-1.5m clearances from boundaries.  
(too high/too close)

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)

Believe we can "grow up" + "grow out" without "medium density" proposal in its current form.

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)

Believe need to start with waste minimisation.  
Services seem adequate.  
~~If bins for general waste introduced, would like "opt-out/no charge" option as some properties do not produce a lot of non-recyclable/non-compostable rubbish.~~



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

Prefer mix of CV/LV.

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





# Things I like ~~do~~ about Palmy

- the amount of pools
- the amount of Parks
- the library/youthspace
- the size
- all the diffin activities that happen every ~~years~~ years

Name: Emileigh

7(2)(a) Privacy

Age: 15

# What Palmy could need

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this is some thing im unsure about but um..  
youth writing groups

more after school places to go.

Just more fun actives for youth after school  
or more youth actives in the weekend.

# Long-Term Plan submission form



Submitted on	2 May 2024, 5:43PM
Receipt number	657
Related form version	5

## Your contact details

First name	Allan
Last name	Gillies
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	Rates should be on land value only by calculating rates based on CV or this hybrid throws too many variables and would never be a true value representation of a property
Please tell us what you don't like about the other options	Too variable

## 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	Im sure there are plenty of council owned properties that could be used for this purpose.

<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	Not keen on paying for something I would never use
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	Again why would I want to pay for something I would never use
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	Again not ever going to use it why should I pay for it
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	Rangananè land they should pay for this
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project</b>	Nothing wrong with these facilities I agree that regular maintenance be undertaken but its a nice to have not a need to have,

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

<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
<b>Please tell us why you prefer this option</b>	To be honest there has been multiple earthquakes and all the buildings that were classed as earthquake risks are stl standing perfectly fine
<b>Please tell us what you don't like about the other option</b>	Waste of money

## Development contributions questions

<b>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?</b>	No
<b>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?</b>	No
<b>We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of</b>	Don't know / no opinion

development contribution fees. Most other councils around New Zealand already do this. Do you agree with this change?

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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

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

Non-residential development contributes more pressures to the cities infrastructure not less. New residential developments are taking the steps necessary to reduce extra pressure on the cities infrastructure and in the longterm industrial infrastructure generates more waste across the board.

## General comment areas

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

Social media



# Long-Term Plan submission form



Submitted on	2 May 2024, 7:20PM
Receipt number	659
Related form version	5

## Your contact details

First name	TRACEY
Last name	DODDS
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	It is the fairest and still encourages land owners to develop their sites
Please tell us what you don't like about the other options	CV only could discourage development of vacant land spots and set back plans for housing for the future growth of the city

## 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
Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	Explore funding from cultural teams and communities ore a sponsor or have this fully charged for groups that use it

<b>Pasifika Centre: Expand and refurbish existing building</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 Pasifika Centre project</b>	Explore sponsorship from pasifika groups or a sponsor
<b>Te Pātikitiki Library: Expand and refurbish existing building</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 Te Pātikitiki Library project</b>	Explore sponsorship for funding
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	There are library facilities and there could be better transport options to get people from the suburbs to the main library. The money should be used for the essential works first before this is supported. I would support this if it was 100% funded from elsewhere.
<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>	So long as it is predominantly co funded
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</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 Central Energy Trust Arena project</b>	Explore other funding option eg sponsor
<b>Do you have any general feedback about community facilities for us to consider?</b>	residents/ community centres in social housing areas should be available for the public to hire since the cost has come from ratepayers

## 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>	Only prefer this option is co-funding or sponsorship is considered as the key to paying for the upgrades
<b>Please tell us what you don't like about the other option</b>	Current locations may not be suitable

## Development contributions questions

<b>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?</b>	Yes
<b>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</b>	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?

No

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

Need to ensure the land has systems for water and waste that are legally compliant - the costs for ensuring this could be recovered

## General comment areas

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

How often do these get reviewed?

There are some overlaps in some of them eg resilience and low C occur in 2 goals.

And there are lots of goals and plans that come from these

Should they be prioritised so it is clear to residents what the focus for each year.

Please share any feedback about our proposed transport projects

Agree that the Featherston Rangatikei intersection needs a review. Also need to review the processes that lead to this development and especially the consultation processes.

Future transport options need to take into consideration the housing and growth plans. For example more dense housing in the centre of the city means more cars on the roads and more cars parking on streets. This is likely to have a negative impact on cyclists and pedestrian traffic due to dangers of cars restricting visions and the mere fact there will be more of them

A small issue for transport is also more cars parked on streets means that street sweepers can access the kerbs - explore how to communicate with residents when this will be done and what other parking options there are - treat as road works?

there is a small mention of a new bridge - this should be on the essential works plan

The current contractors for maintaining roading and the services they supposed to provide should be reviewed. I don't think we are getting value for money.

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

Fully support the current approaches - this is a must do and cannot be put off. As a ratepayer I would support the additional annual fee to get this done.

Nice to have cultural and arts programmes should be sacrificed or other funding mechanisms sought to support this infrastructure project

Please share any feedback about our proposed plans for housing

Explore co - funding or sponsorship options for social housing

Housing intensification needs to be considered in conjunction with traffic - it doesn't look like this is a consideration in recent developments

Please share any feedback about rubbish and recycling services

Support the idea of a green waste only facility

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

Accept rates need to increase but as long as it is really clear where the Money is going that is fine.

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

I would like to see a long term plan to remove the speedway from the

centre of town. I realise this brings in money to the city but it goes against many of the councils aims for the city, it is excessively noisy - no resident would be able to make that much noise.

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

Council website

Social media

# Long-Term Plan submission form



Submitted on	2 May 2024, 7:27PM
Receipt number	656
Related form version	5

## Your contact details

First name	Trish
Last name	Fitzsimons
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North rural area
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Which option do you prefer?	3. Land value (LV) – current system
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Please tell us why you prefer this option	Because it keeps the rates fair. We live in a rural area where we do not use 100% of PNCC town water, we do not have footpaths or street lights in our development and we have to go through two dangerous intersections (where there are crashes all the time) just to get to our house but you want to change the rates so they double! That to me just isn't fair.
-------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	Our rates being double is what I don't like. It's hard enough for a lot of us who built out here and we do not even have what a lot of people in town have so why should we be punished by that.
------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Do you have any other comments you'd like to make about the rates review?	Don't assume that because people choose to build semi-rural on a larger section that we have a lot of money. A lot of people built at the worst time of building having to pay a lot more due to COVID etc. so changing the rates may make people end up having to sell their houses and leave Palmerston North and that's not what we want. We also purchased our section out here because it was cheaper then buying a section in town.
---------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## 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

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

We already have spaces for activities/events and services, why do we need to put more money into having another one. The city does need a decent football arena for such a growing sport in the community.

Pasifika Centre: Expand and refurbish existing building

Prefer not to say

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

I do not know enough about this to provide an opinion

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

I use the library a couple of times a week and I think it's a beautiful space and it does not need this. Visitors from out of Palmerston North have said how amazing it is as well.

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

I do not think we need this

Te Motu o Poutoa Anzac Park

Prefer not to say

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

I do not know enough about this so do not want to provide my opinion but would be in full support of this if it meant getting rid of the old police station if the park went there as it would be much nicer to look at!

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

Support as proposed

## 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

---

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

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**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

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**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 you have about our vision, goals and plans**

I moved back to Palmerston North over three years ago and I must say, it's disappointing. The town is looking so much worse then it ever has. Look at what Hastings and New Plymouth have done to their cities, they are looking amazing and people are actually wanting to move there. They have great events and a council that get behind putting new bars/restaurants/boutique stores into the city and are tidying up old buildings. Here, we seem to have landlords that charge the earth to occupy a tiny shop which means people cannot open a shop/cafe/restaurant. Many people my age are all talking about this and already saying that they will be looking at leaving the city once their children have finished school here.

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

Same as above. Start taking pride in the city centre and make it beautiful again.

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

We cannot afford for the rates to go up. I think leave them as is especially for people like us who do not even have the amenities etc. in or around their development.

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

I want to be proud of telling people that I live in Palmerston North. I have lived overseas for years, Auckland for 7.5 and Napier for 5 years and I just feel like this town is going backwards. It doesn't feel like a city, it feels and is starting to look like a run-down town. I love what you have done down at the river but how cool would it be to make it a place where people can eat/drink coffee/have a casual drink with friends. I just feel like we need some younger blood in the council who are wanting to change this city for the better and get more young families moving here.

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

Rates letter or email

# Long-Term Plan submission form



Submitted on	2 May 2024, 9:12PM
Receipt number	514
Related form version	5

## Your contact details

First name DOUG

Last name PUKE

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission? No

## 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? 2. Capital value (CV)

Please tell us why you prefer this option Going by the example shown for our current rates, Option 2 is the least expensive option for our current circumstances.

Please tell us what you don't like about the other options Option 1 would have been my next option, being the next least expensive.  
Option 3 was the most expensive which is why I would not choose it.

Do you have any other comments you'd like to make about the rates review? I don't fully understand how Option 2 can be the least expensive, I thought Option 1 would be the least expensive.  
I understand that the rates are going up and hope Option 2 remains the least expensive option.

## 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	Support as proposed

## 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 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 feedback about our proposed transport projects

I don't understand the rationale for the changes made along Featherston Street.

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

Family or friends

# Long-Term Plan submission form



Submitted on	2 May 2024, 9:15PM
Receipt number	661
Related form version	5

## Your contact details

First name Aaron

Last name Wheeler

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission? No

## 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

## 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 increase the contributions for residential development and decrease the non-residential fee to more Don't know / no opinion

**equitably distribute the cost of growth. Do you agree with this change?**

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**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?**

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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

# Long-Term Plan submission form



Submitted on	2 May 2024, 9:23PM
Receipt number	534
Related form version	5

## Your contact details

First name	Julie
Last name	Keall
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	It's the fairest. Buildings that are on the section do not have anything to do with council.
Please tell us what you don't like about the other options	Buildings that are on your land do not have anything to do with rates. Services that are attached to the section is what we pay the rates for.

## 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
Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	Is there not any building owned by council that could be used instead of leasing? \$750,000 spend to fit out seems excessive . 1 building for all of these

community groups would be a cheaper option.  
There must be a charge for the centre to be used

<b>Pasifika Centre: Expand and refurbish existing building</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 Pasifika Centre project</b>	Again there must be a charge to use these facilities and some fund raising from the community that would use it to contribute towards the cost. It's not for council to provide kitchen facilities etc. 1 building for all these community groups would be a cheaper option.
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	The pasifika building can be used for that. We have a main library that we can all use. It's not the councils job to provide meeting rooms and kitchen facilities.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	To expensive and not needed at the moment. Focus the money on getting the city clean, tidy and maintained.
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	To expensive again and not needed. Get back to the basics. We don't even have enough money to sweep up the leaves according to an article in Manawatu stuff April 28 2024. We have already spent the budget really! And council is even considering funding these things when we can't even keep the streets clean.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Support as proposed
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project</b>	This has hire fees so we will get the money back and maintenance contributed towards . This facility will also bring money into Palmerston North through events booked. Accommodation, hospitality etc everyone benefits. This is the only community project that everyone can benefit from and it promotes Palmerston North.
<b>Do you have any general feedback about community facilities for us to consider?</b>	All of the above are nice to have. We need to get back to basics, focus on the city operations working properly firstly before all this money is spent on these other things.

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

<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
<b>Please tell us why you prefer this option</b>	Should be the cheapest option at this time.
<b>Please tell us what you don't like about the other option</b>	Cost

## 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?	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?	Yes

## General comment areas

Please share any feedback you have about our vision, goals and plans	You seem to be making it far more difficult to get around the city with bus stops in the middle of streets, stopping traffic in there tracks, Taking away turning lanes etc. We have being fed this nonsense for years and still there's no progress.
Please share any feedback about our proposed transport projects	The ring road needs to be done ASAP. This will save the damage to our streets and keep the trucks out of residential streets. I feel that since Fulton Hogan have taken over the road maintenance and street cleaning they are in worse condition.
Please share any feedback about our proposed plans for water and how we will fund Nature Calls	Why does the consent cost so much ? So expensive \$647 surely you and Horizons council should be working together to keep the costs as low as possible. Another cost to rate payers on top of rates is simply not affordable, people can hardly afford their rates now .
Please share any feedback about our proposed plans for housing	Make the houses affordable
Please share any feedback about our proposed plans for growing our city	Make it affordable
Please share any feedback about rubbish and recycling services	All green waste in a bin provided would be good
Please share any feedback regarding proposed rates over the next 10 years	10 years is too long to be looking at. Shorten the time frame. Rates always need to be affordable. There are older people who can hardly afford their rates, insurances etc on a pension. Again there are a lot of nice to haves but what we can afford is a different story. So we only spend on what keeps the city functioning and the rest when we can afford it. This is basic budgeting if you don't have the money you don't go ahead with things that you can't pay for.
Please share any additional feedback you'd like us to consider	Don't have so much to answer in one form. Break down the 10 year plan. It's looking too far forward . There is so much you are asking for and so much information to read to

answer.

Stick to the basics, don't live above your means. The council is spending our ratepayers money , every cent should be spent wisely. If we can't afford we don't do it!,

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

Rates letter or email

# Long-Term Plan submission form



Submitted on	2 May 2024, 10:01PM
Receipt number	662
Related form version	5

## Your contact details

First name	James
Last name	De Cleene
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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?	2. Capital value (CV)
Please tell us why you prefer this option	Our rateable value does not represent the true value of our home. I highly doubt it will get decreased to better match our actual value so chose the cheapest option.
Do you have any other comments you'd like to make about the rates review?	Lower the rate able value to better match market 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	Do not support
Pasifika Centre: Expand and refurbish existing building	Do not support



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

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

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Te Motu o Poutoa Anzac Park Do not support

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

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

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Which option do you prefer?

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

## 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? No

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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

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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

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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

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How did you find out about our long-term plan? Booklet in my mailbox

# Long-Term Plan submission form



Submitted on	2 May 2024, 10:48PM
Receipt number	663
Related form version	5

## Your contact details

First name	Jill
Last name	Belchamber
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	The cheaper option for me, looking at your graph

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support with changes/comments
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Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	Great idea, but why no build one site instead of the next 5 sites, we should be one multicultural centre for everyone
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Pasifika Centre: Expand and refurbish existing building	Do not support
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<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	As above just build one facility for everyone. Instead of having all these separate places. Everyone wants to run their own agenda, but don't want to share
<b>Te Pātikitiki Library: Expand and refurbish existing building</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 Te Pātikitiki Library project</b>	If you going to do a upgrade, just do it within reason, not some flash site, that I'd unused during the week. Poor hockey just have the basic facilities
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	A small hub, otherwise use other sites
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	Is it going to generate income back to the ratepayers
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</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 Central Energy Trust Arena project</b>	So far upgrade has been awesome, and it does generate income for the city. If you are going to upgrade, doesn't have to be flashy
<b>Do you have any general feedback about community facilities for us to consider?</b>	Living in the Terrace End area, and older, probably won't use any of these facilities. The Ferguson St community centre is always used. Maybe a tidy up could be done there, and not talking millions. Use contractors that aren't going to rip the rateplayers off. I feel too many people have their own agenda but forget someone has to pay for it. Just have one large site for everyone to use, instead of doubling up

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

<b>Please tell us why you prefer this option</b>	Not sure what to say. Press ahead with water etc, and site that we get 90% funding for.
<b>Do you have any other comments?</b>	As ratepayers we have a heavy burden, and limited income. So we are not going to please everyone, at some stage, someone has to say no

## Development contributions questions

<b>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?</b>	Don't know / no opinion
<b>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?</b>	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

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

Honestly don't know about this subject. Can't seem to get into the website.

## General comment areas

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

I would need weeks to study this. One site was over 100 pages  
The Council plans are based on their ideology and not what hard working people want. Myself, I just want the basic services, and not getting us in housing projects, isn't that the governments task. I look at memorial park absolutely amazing facility, where it's for families to enjoy. The lads do a wonderful job of the upkeep.  
I think its a good idea to slow down and reassess all the wants and look at the needs. Financial people are struggling.

Please share any feedback about our proposed transport projects

Wandering around Terrace End, the people who decision on these lovely buses, have got it wrong. Most have 1 to 3 people on them. They should have looked into small vehicles.  
I will not be bullied out if my 1.3 car, which hardly uses any petrol, to cycle or walk, or bus. I love getting into my car drive to work, supermarket and home.  
My kids need cars as they have a little one.

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

No much option here, we must continue with upgrading our water facilities

Please share any feedback about our proposed plans for housing

Leave this to the government.  
We aren't into social services, we want water, rubbish collection and general works around our neighbours to look good

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

I have a 2 story place behind me, I lose my sun in winter, a 3 story place you wouldn't have any sun. People need sun for their mental and physical health  
I live in a street of old and new housing and it works. 2 to 3 story housed are going to look out if place. Build houses out into the country.

Please share any feedback about rubbish and recycling services

Terrace end we have excellent service plus we have the recycling center, which is always used. One small thing, hire a person, even me, to clean up around the outside.

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

Pensioners are going to struggle, as they have a limited income. Unfortunately for ratepayers the price to live in our own home is going to get harder. With the younger people, with families it's going to be hard. So we have to be kind and only look at projects that will benefit all not just some people. The Council have got to make some hard decisions.

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

Councillors we pay your wages, but it seems to be about spending on flash ideas, and pushing your own agendas on us. It would be different if we had plenty of money, but we don't

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

Council website

# Long-Term Plan submission form



Submitted on	2 May 2024, 11:00PM
Receipt number	664
Related form version	5

## Your contact details

First name	Nicolle
Last name	Jacobs
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Resident but not a ratepayer (eg, rent or live with family or friends)
Which option do you prefer?	4. Prefer not to say

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Prefer not to say
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Pasifika Centre: Expand and refurbish existing building	Prefer not to say
---------------------------------------------------------	-------------------

Te Pātikitiki Library: Expand and refurbish existing building	Prefer not to say
---------------------------------------------------------------	-------------------

Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library	Prefer not to say
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Te Motu o Poutoa Anzac Park	Prefer not to say
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Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks

Prefer not to say

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

A Dropzone similar to the one in taupo, with the ninja corse, big playground, trampoline park, laser tag? bowling and maybe some sort of underground go carts.. pizza and burger bar. Great for everybody in the community. Maybe the railwayland reserve incorporated with the skatepark?

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

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Which option do you prefer?

Prefer not to say

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## 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

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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

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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

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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

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## General comment areas

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

Council website

Booklet in my mailbox

# Long-Term Plan submission form



Submitted on	3 May 2024, 7:20AM
Receipt number	666
Related form version	5

## Your contact details

First name	Daniel
Last name	Foster
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## Rates review questions

Which of these describes you?	Resident but not a ratepayer (eg, rent or live with family or friends)
Which option do you prefer?	4. Prefer not to say

## 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



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

Support as proposed

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

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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

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## 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

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## General comment areas

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Please share any feedback about our proposed transport projects

Good ideas in the transport plan. One point of criticism is the current layout of Featherston/fitzherbert street intersection. There are so many things wrong with the new layout including removing the left turn lanes and placing bus stops in the middle of the road. These bus stops now require people taking the bus to walk accross active cycle ways and also cause a massive hold up of traffic in both directions.

Please share any feedback about rubbish and recycling services

The green waste is a good idea. Is there any consideration for a wheelie bin replacement for the existing council bags? This could save money in the long term reducing the amount of bags being manufactured and reducing the amount of bags going to landfill

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

The funding to allow Creative sounds (the stomach) to have a community outreach coordinator has made a large amount of difference to the activities they are able to perform and the services they provide the Palmerston North music community. This funding should continue.

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

Social media

# Long-Term Plan submission form



Submitted on	3 May 2024, 8:58AM
Receipt number	204
Related form version	5

## Your contact details

First name	David
Last name	Beech
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area Landlord of a home in Palmerston North who lives here
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Which option do you prefer?	1. Preferred option: Hybrid (a mixture of land and capital value)
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Please tell us why you prefer this option	I think it spreads the cost more evenly on everyone. It will cost me slightly more, but think is good for the city.
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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?	No
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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	Multicultural center is good for the community. This does not have to be in the CBD .There must be facility's around that can be lease for less and spending \$750,000 to make it suit is a lot of money. Is it gold plated?
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<b>Pasifika Centre: Expand and refurbish existing building</b>	Support as proposed
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	I am in favor of the refurbishment of the old building and some small add on buildings. The expansion is going to double the size of the building without taking into account the landscaping area. We should have one main library in the CBD and smaller community ones in the suburbs.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<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>	Refer to Patikitiki library comments.
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	We do not need another civic marae and public center funded by the rate payer. If there is a true need for it, then Rangitane o should fund it all. Why should PNCC fund and provide accommodation when its job is to promote the city, not take away funds from motels and the new Hotel to be build (Old post office). Why spend \$ 2.1m portion on a road upgrade that would be nice to have but is not needed and when the job gets done it will have huge overruns as all costings, I have seen in the last few years are well over budget. We are all struggling with cost of living and this is just a waste of money and needs to be removed at this stage. Relook at it in next 10-year plan.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Support as proposed
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project</b>	we need this to support big shows and promote the city. The old buildings are a bit of a joke.

## 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
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## Development contributions questions

<b>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?</b>	Don't know / no opinion
<b>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?</b>	No
<b>We're proposing to add the cost of interest from borrowing that funds infrastructure growth into the calculation of</b>	No

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?

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.

With nature calls, you already have a water team. By starting up a new identity to control and fund this will be the same as the 3 waters scheme. Will be top heavy and cost a lot more in the long run and be non-accountable. We voted you in to do a job but when it gets hard you park it off. The same as when PNCC set up Horizons, we pay a lot more, get very little back from it, and when it was set up our general rates never went down.

## General comment areas

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

Small city benefits, big city ambition. You need to look at the costs and justify them as we are not a big city, Have ambition but building something that cost many millions and is only use by a very small % is not giving us small city benefits.

Please share any feedback about our proposed transport projects

The heavy vehicle bypass has to be number one on the list. Keeping heavy vehicles out of town will help everyone, less congestion in city streets, less noise and better environment for walking or biking, safer for families to move around, quicker delivery times that will save extra costs and wasted fuel, less Maintenance on our city streets, no smells or spills on our city streets as no stock trucks need to be in city center (Or any part of city) If we spend Millions it will help everyone in PNCC. Don't spend millions on new cycle track across Ashurst river as it will only benefit say 1% of residents. If new cycle bridge is a requirement of the new road, then this has to be funded by LTSA as they made the requirement. (I don't travel on Tremaine Ave anymore because of the delays and i use the residential side roads, I have also stopped using the businesses on Tramaine Ave because it is too inconvenient.) You need to be supporting PN businesses and residents.

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

Nature calls has to be kept in house and costs controlled properly. I know you wanted 3 waters to pay for it ! but us as residents would have been paying for it through more government taxes or direct costs, It was never going to be free. It is your elected responsibility to fund and control Nature calls costs, we as rate payers will have to pay a fair share but it is your responsibility to manage correctly and keep costs down, NO overruns or budget blow outs that double the cost as most of your current projects have shown. It is our money, not yours to waste.

Please share any feedback about our proposed plans for housing

The PNCC needs to make more land available to build on for future growth and at a reasonable cost. Under supply = overpriced. PNCC should not be in the business of building and supplying social housing, they can support or even subsidize private providers that can build and manage social housing for less costs than the PNCC can do it for. Why have a Flexifund when other government departments are already doing this for the people in difficult circumstances. We are always too quick to help out with our rate payer's money than hold the government department accountable.

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

Get back to the basics until the economy picks up and we can afford the nice to haves. Most of us have cut back our spending to meet this cost of living, and inflation.

What are you doing with the extra money you are taking in rates as you adjust them for inflation, then add this to the new inflated RVs and then add population growth.

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

Booklet in my mailbox

Rates letter or email

City Councillor

# Long-Term Plan submission form



Submitted on	3 May 2024, 8:59AM
Receipt number	110
Related form version	5

## Your contact details

First name	Monica
Last name	Bright
Organisation you represent	Fowler Homes
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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
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Which option do you prefer?	3. Land value (LV) – current system
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Please tell us why you prefer this option	As this is fairly accessed upon the value of the land. However where a multi-development has occurred this should be reflected on the number of "units" using the one site.
-------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	The other options can cause various discrepancies for and against homeowners.
------------------------------------------------------------	-------------------------------------------------------------------------------

Do you have any other comments you'd like to make about the rates review?	I think you need to think clearly about spending Rate payers money and what it's used for in future - the Featherston Street mistake is prime example of what is not a good use of public money.
---------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## 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	The square is already the perfect center point to hold Multicultural functions and we could also make more use of the arena we currently have for functions. Te Motu o Poutoa Anzac park could be used for this space also
Pasifika Centre: Expand and refurbish existing building	Prefer not to say
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	Providing meeting rooms and a open kitchen space is not necessary to this area
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	At this point in time - \$27 million is an "obscene" amount of money for a library a few kilometers away from the main one. T
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	This area and development could be used also for the Multicultural Centre - means that 2 separate spaces are not required.
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	Public would need to see fee's and hire charges to see how the cost would be re-cooped and how long this would take
Do you have any general feedback about community facilities for us to consider?	One facility to serve a multiple of purposes would be a better use of public funding.

## 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
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## 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
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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?

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?

Yes

## General comment areas

Please share any feedback about our proposed transport projects

I was horrified to learn that \$55 million dollars has been set aside for a walk / cycle way from PN to Ashhurst and Feilding - in these economic times that is not what the city needs and definitely not what rates should be used for.

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

City Councillor



681

# Long-Term Plan submission form



Submitted on	3 May 2024, 10:06AM
Receipt number	428
Related form version	5

## Your contact details

First name	Saad
Last name	Al-Harran
Organisation you represent	N/A
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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	People today are suffering a lot due to increase of cost of living and inflation and good option is hybrid (70% LV / 30%CV)
Please tell us what you don't like about the other options	They are expensive
Do you have any other comments you'd like to make about the rates review?	We need watch dog to set up the rates which must be affordable to the community.

## 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	Do not support

## communities to use for activities, events and services

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

At the time of economic hardship and life become harder and harder we need to save and there is no need for multicultural centre project.

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

Same as above

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

Because the city is in recession I feel it is waste of ratepayers to fund this project.

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

My family and I are living in middle class area that is Kelvin Grove since June 2012 after we came back from Brunei. Since that date we have not seen major development in the area unfortunately we do not have a decent library where we can go there and enjoy reading wonder why? The nearest community library is Roslyn. But sadly this library is located in bad area and not safe. I as a ratepayer I am completely shocked to learn that PNCC want to build a new Awapuni Community Library Hub and allocates \$27.1 million for this project and no fund was allocated to build a decent Kelvin Grove Community Library Hub.

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

Which option do you prefer?

Prefer not to say

Do you have any other comments?

Learning from others is important in life and I wish the manager of PNCC should send two staff to New Brighton Library in Christchurch and learn from them.

## Development contributions questions

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 feedback you have about our vision, goals and plans

I am really sad to read your vision  
Small city benefit , big city ambition. It is very confusing and mean nothing for me.

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

No comment

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

We need to learn from other cities

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

Rates need to be reasonable and affordable because people are suffering a lot due to recession

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

I wish city library will be sold because of poor location and build new modern one in Kelvin Grove.

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

Booklet in my mailbox

# Long-Term Plan submission form



Submitted on	3 May 2024, 11:06AM
Receipt number	150
Related form version	5

## Your contact details

First name Hangfeng

Last name Ji

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission? No

## Rates review questions

Which of these describes you? Prefer not to say

Which option do you prefer? 3. Land value (LV) – current system

**Please tell us why you prefer this option**

I strongly prefer maintaining the current rating system based solely on Land Value (LV). LV is much easier and more objective to assess compared to Capital Value (CV), ensuring a fair and transparent process. Relying solely on LV discourages manipulation of property values and prevents artificial inflation, which could occur with a CV-based or hybrid system. Additionally, it minimizes administrative burden on the council by reducing the need for re-evaluations. Furthermore, LV-based rating aligns with the principle of user-pays, as properties with higher LV typically have better access to council services and infrastructure. Therefore, maintaining the LV-based system is the most equitable and logical approach for our city.

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

I believe both the hybrid and capital value options introduce unnecessary complexity and subjectivity into the rating system. Linking rates to CV, even partially, creates opportunities for manipulation and unfairness. It could incentivize property owners to undervalue their homes or artificially inflate RVs, leading to an inequitable distribution of the rate burden. Additionally, the subjective nature of CV assessments would likely result in increased disputes and administrative burden for the council. For these reasons, I strongly oppose any shift away from the current LV-based system.

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**Do you have any other comments you'd like to make about the rates review?**

I am concerned about the proposed reduction in discounts for lifestyle block owners. These properties often have limited access to council services compared to urban areas, and increasing their rates disproportionately seems unfair. I urge the council to reconsider this aspect of the proposal and ensure that any changes to the rating system are equitable and reflect the actual usage of council services.

Additionally, I strongly request the city council to increase the Uniform Annual General Charge and Rubbish and Public Recycling portions of the rates. These charges seem to have not been updated for a considerable time and no longer align with the inflation experienced in recent years. Reflecting the true cost of these services would contribute to a fairer and more sustainable rating system.

## 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**

Prefer not to say

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

Prefer not to say

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

Prefer not to say

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

Prefer not to say

**Te Motu o Poutoa Anzac Park**

Prefer not to say

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

Prefer not to say

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

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**Which option do you prefer?**

Prefer not to say

## General comment areas

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

**Alignment with Transport Plan:** The City Strategy's goals should be carefully aligned with the Transport Plan to ensure a cohesive approach to development. As mentioned in my feedback on the Transport Plan, I believe there's an overemphasis on accommodating freight traffic and traditional road usage. The focus should shift towards sustainable transport solutions and creating a more pedestrian-friendly city.

**Support for Innovation and Technology:** The strategy should explicitly acknowledge the role of innovation and technology in achieving its goals, particularly in areas like sustainable development, transportation, and community engagement.

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

While I appreciate the Council's efforts to address road concerns and improve transport infrastructure, I believe the current plan places too much emphasis on accommodating freight traffic and traditional road

usage. I urge the Council to consider a more sustainable and forward-thinking approach that prioritizes the well-being of residents and the environment.

Concerns about Overreliance on Freight and Road Transport:

Impact on Well-being and Environment: Focusing on developing Palmerston North as a freight hub through initiatives like the regional freight ring road will undoubtedly increase heavy traffic, leading to higher pollution, noise, and congestion. This negatively impacts the quality of life for residents and contradicts sustainability goals.

Underestimating Technological Advancements: The plan seems to overlook the transformative potential of emerging technologies like autonomous vehicles, electric cars, and traffic management systems. These advancements can significantly improve road safety and efficiency, even with the current road conditions, making massive infrastructure investments less necessary.

Recommendations for a More Sustainable Approach:

Promote Remote Work and Flexible Options: The Council should actively encourage businesses and residents to embrace remote work and flexible work arrangements. This would significantly reduce traffic congestion, pollution, and commuting times, leading to a better quality of life and a more sustainable city.

Invest in Public Transport and Active Travel: Allocate resources towards improving public transportation options and creating safe and convenient infrastructure for cycling and walking. This would provide viable alternatives to car dependency and contribute to a healthier and more sustainable city.

Focus on Smart Traffic Management: Explore and implement intelligent traffic management systems that optimize traffic flow, reduce congestion, and enhance safety.

Prioritize Green Spaces and Pedestrian Zones: Instead of expanding road networks, focus on creating more green spaces, pedestrian zones, and community areas that promote health, well-being, and a sense of community.

I believe shifting the focus from accommodating freight traffic and expanding road infrastructure towards promoting sustainable alternatives and embracing technological advancements will create a healthier, more livable, and future-proof city for everyone.

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

The Need for 400 New Homes per Year:

While the plan states the need for 400 new homes each year, it lacks a clear justification for this specific number. Is it solely based on projected population growth? If so, I believe this approach is short-sighted and unsustainable.

Concerns about Population Growth as the Primary Driver:

Declining Birth Rates: National trends indicate declining birth rates, suggesting that population growth alone may not justify such a high demand for new housing.

Unsustainable Industries: Relying on population growth fueled by industries like freight, which contribute to pollution and environmental degradation, is not a sustainable long-term strategy.

Focus on Well-being, not just GDP: The city should prioritize the well-being of its residents and the environment over simply increasing GDP.

Freight Hub Ambitions and Land Use:

The ambition of becoming a freight hub raises concerns about land use. Allocating significant land for freight infrastructure and activities reduces the availability of land for housing, businesses, recreation, and green spaces. This compromises the city's potential for creating a truly sustainable and livable environment.

Alternative Vision for a Sustainable Future:

I urge the city council to reconsider its growth strategy and focus on creating a sustainable, high well-being city that prioritizes:

**Quality of Life:** Focus on factors that contribute to a high quality of life for residents, such as access to nature, green spaces, community facilities, and cultural experiences.

**Sustainable Industries:** Attract and support industries that are environmentally friendly, innovative, and contribute to a circular economy.

**Smart Growth and Development:** Prioritize infill development, revitalization of existing areas, and mixed-use zoning to create vibrant and walkable communities.

**Remote Work and Flexible Living:** Encourage and facilitate remote work and flexible work arrangements to reduce commuting, traffic congestion, and environmental impact.

By discarding the ambition of becoming a freight hub and adopting a more holistic and forward-thinking approach, Palmerston North can become a truly sustainable and desirable city that attracts people seeking a high quality of life, not just economic growth.

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

While I appreciate the Council's efforts to address housing needs and accommodate growth, I believe the current plan relies too heavily on unsustainable industries and large-scale infrastructure projects like the KiwiRail freight hub. I urge the Council to consider a more holistic and forward-thinking approach that prioritizes the well-being of residents, the environment, and long-term sustainability.

Concerns about KiwiRail and the Freight Hub:

**Questionable Economic Viability:** The provided feedback raises serious doubts about the economic justification for the freight hub. The reliance on outdated data, failure to consider recent geopolitical and technological shifts, and the lack of transparency regarding alternative solutions make this project a significant risk for the city's future.

**Environmental Impact:** The freight hub would undoubtedly contribute to increased pollution, noise, and traffic congestion, impacting the quality of life for residents and contradicting the City Strategy's sustainability goals. The project also threatens valuable green spaces and potential residential land, further hindering sustainable development.

**Land Use and Housing:** Allocating a large area of land for the freight hub exacerbates the existing housing shortage by limiting opportunities for residential development. This could further drive up housing costs and make homeownership even less attainable for many residents.

**Community Impact:** The development of the freight hub appears to disregard the concerns and well-being of the Bunnythorpe community, raising questions about the Council's commitment to genuine community engagement and inclusivity in planning decisions.

A Vision for Sustainable and Diversified Growth:

Instead of relying on potentially unsustainable industries and large-scale infrastructure projects, I propose a vision for Palmerston North that

prioritizes:

**Sustainable Economic Development:**

**Innovative Local Businesses:** Support and incentivize local businesses developing solutions for a more sustainable dairy industry, high-value agricultural products, and agricultural technology automation.

**Education and Research:** Strengthen collaboration with Massey University to attract talent, foster innovation, and support research and development in key sectors.

**Tourism and Culture:** Enhance the city's tourism offerings, promote regional collaboration, and invest in arts and culture to create a vibrant and attractive destination.

**Smart Growth and Urban Planning:** Prioritize infill development, revitalization of existing areas, and mixed-use zoning to create walkable, sustainable communities with diverse housing options.

**Sustainable Transportation:**

**Shared Electric Cars:** Implement and incentivize shared electric car programs to reduce car dependency and emissions.

**Public Transport Investment:** Improve and expand public transportation options, making them accessible and convenient.

**Cycling and Pedestrian Infrastructure:** Develop safe and well-connected cycling and pedestrian networks to encourage active transportation choices.

**Investing in People and Well-being:** Focus on improving public services, education, healthcare, and cultural amenities to enhance the quality of life for all residents.

**Protecting the Environment:** Prioritize environmental conservation, restoration of natural habitats, and sustainable land management practices.

**Embracing Technological Advancements:** Utilize innovative technologies to improve efficiency, reduce environmental impact, and enhance the overall quality of life in the city.

By adopting this alternative vision and moving away from the reliance on the freight hub, Palmerston North can become a truly sustainable, prosperous, and desirable city that prioritizes the well-being of its people and the environment. This approach will attract individuals and families seeking a high quality of life and contribute to a thriving future for generations to come.

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

Rates letter or email



# Long-Term Plan submission form



Submitted on	3 May 2024, 11:33AM
Receipt number	672
Related form version	5

## Your contact details

First name	Matthew
Last name	Collins
Organisation you represent	users of Blueprint Makerspace
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Resident but not a ratepayer (eg, rent or live with family or friends)
Which option do you prefer?	4. Prefer not to say

## 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	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	Palmerston North Library and Blueprint Makerspace
Pasifika Centre: Expand and refurbish existing building	Prefer not to say

<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>	The library is a valuable community space for Palmerston North. For a city the size of Palmerston North it offers way above other cities. This reflects the diverse range of people who use the space.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Support as proposed
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Support as proposed

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

<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
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## Development contributions questions

<b>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?</b>	Don't know / no opinion
<b>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?</b>	Don't know / no opinion
<b>Do you agree that we shouldn't charge a fee for non-residential development that has no connection to the water or wastewater network?</b>	Don't know / no opinion

## General comment areas

<b>Please share any feedback you have about our vision, goals and plans</b>	I support the increase of community projects aimed at developing broader social interactions. Blueprint Makerspace is an example of a place where residents of Palmerston North gather. This social interaction builds trust and harmony between different groups who may not necessarily meet in daily life.
<b>Please share any feedback about our proposed transport projects</b>	Increasing the number of bus routes to reflect the outward growth of the city needs to be considered. Residents of several suburbs have at least 1.5km to walk to closest bus stop.
<b>Please share any feedback about our proposed plans for housing</b>	I support social housing projects such as the one underway on Church Street between Victoria and Albert Streets. Tidy houses where residents can develop community pride.
<b>Please share any feedback about rubbish and recycling services</b>	This is a good service.
<b>How did you find out about our long-term plan?</b>	Family or friends

# Long-Term Plan submission form



Submitted on	3 May 2024, 11:48AM
Receipt number	674
Related form version	5

## Your contact details

First name	Franco
Last name	Vaccarino
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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?	2. Capital value (CV)
Please tell us why you prefer this option	I believe it should be based on the capital value and not the land value

## Community facilities questions

Are you submitting on behalf of an organisation which regularly uses, or proposes to use, one of these facilities?	No
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Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Support as proposed
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Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project

As a migrant, I believe the Multicultural Centre is a hub for migrants in our city. It is a place where migrants can go and meet other migrants from the same cultural background as well as migrants from different cultures. It is also a safe space where migrants can voice how they feel on certain issues affecting their lives in Palmerston North. In addition, the Multicultural Centre provides many services that are greatly appreciated by the migrant to communities.

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

I have run an Intercultural Communication workshop in the Pasifika Centre, and although the venue was great, it was a little too small (and we didn't have a very large group).  
I have also attended a few events at the Pasifika Centre and it is clearly too small to accommodate the number of Pasifika groups that we have in our wonderful city.  
I support the plan to expand this community facility.

Te Pātikitiki Library: Expand and refurbish existing building

Prefer not to say

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

Prefer not to say

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

I believe it is a necessity to have a civic marae with public facilities here in Te Papaioea.

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

Prefer not to say

## 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 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 feedback you have about our vision, goals and plans

All great!

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

Booklet in my mailbox

Rates letter or email

Newspaper

# Long-Term Plan submission form



Submitted on	3 May 2024, 1:30PM
Receipt number	677
Related form version	5

## Your contact details

First name	Sian
Last name	Munson
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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	I'm not wanting my rates to increase by the amounts suggested in the other two options. Rates are high enough already.
Please tell us what you don't like about the other options	To high of a rate increase

## Community facilities questions

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	Looks like a sensible plan low cost
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

Too much money to spend

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

it has the potential to be better it's too small currently

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

Too much money to be spent need to focus on water

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

Too much money need to focus on water

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

Too much money need to focus on water

## 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

Enough to keep people safe without overspending

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

Cost is too high when we have other priorities

## 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?

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? No

## General comment areas

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

Our priority has to be water, sewerage and those facilities, We do not need to become the next Havlock North. The other ideas can wait. Or alternate funding can be sourced.

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

Council website

Social media



# 686

**From:**  
**To:** Longterm plan  
**Subject:** Thursday, 2 May 2024 4:46:19 PM  
**Date:**

---

Hi.

I just wanted to make a submission on the long term plan in Regards to Creative sounds  
The stomach and the other locally funded art and music spaces in Palmy.

The stomach has provided an outlet for vulnerable youths and anyone else interested in  
making music locally since 1988. It is an essential part of the local community and  
provides cost effective entertainment and music production for the people of Palmy. It  
directly contributes to the identity and culture of Palmy. I personally have been a user and  
supporter of The stomach for over 30 years having come to the Stomach as a teenage  
musician.

I would like to see the Stomach financially guaranteed support for all the work it does in  
the local community.

Thanks for your time.

Murray Shaw

Palmerston North resident.

Sent from my Galaxy

## Submission to Palmerston North City Council – 10 Year Plan 2024-34

Thankyou for the opportunity to note appreciation for Council's work in the city, and an invitation to raise concerns, ideas and questions to improve our well being.

Ahimate Reserve STORY BOARD WALK, a River Stop Awapuni Project. This local initiative was completed recently. We could not have managed it without the guidance and liaison of the Play Advisor, Manumea Durie. There were so many little quirks to obtaining PNCC permission for this installation on public land. Along with the Pop Up Play activities at Savage Crescent, Ahimate Reserve and Railway Land, activities grown from initial school holiday programmes at Awapuni Park, Manumea has taken locally grown fun mornings and expanded it.

AWAPUNI COMMUNITY CENTRE – Many thanks for the recent internal upgrade to our 68 year old original building. There were other matters we would have liked action for, and hope internal budgets assist in future. I fully support PNCC's Asset Management Plan, a long overdue piece of work now in public view as a comprehensive document that includes the Community Centres.

The grounds at Awapuni Park are sorely in need of additional shade and seating. I see in the Age Friendly report presented on Wednesday 1 May this matter and comment on design is included in concerns raised at community consultations and workshops. With the predicted next decade increase to the over 65+ population (to outnumber children in the city) the need for such additions to our outdoor spaces is urgent.

PANAKO PLACE paper WALKWAY – please take action to construct this walkway to encourage our community connectedness and honouring the original plan to have this access from the village to the park.

LOCAL HISTORY MONTH – Again River Stop Awapuni was able to present an event to celebrate local history. Dr Fred Hirst, Retired HoD / Clinical Director, Services for the Elderly, Mid Central 1984-2005, with responsibility for Awapuni Hospital gave a great talk. This year the magnificent administration and promotion from Tracey Armstrong at City Library enabled us to run this event without the need for extra funding, plus thanks to venue welcome and generous catering supplied by BOHO Café.

BOTANICAL ROAD right turning signal – I welcome the installation of this much needed adjustment to these intersection lights. While the little things might be easy to "pick off" the more expensive long term enhancements for Awapuni require courage and commitment to happen.

AWAPUNI COMMUNITY LIBRARY – We lost 5 months of service due to internal flooding, I see the neighbourhood / village connectedness as positive that when people are linked and appreciate a service they work well together to find solutions to problems. The outreach, facilities and goodwill provided during this time is an indication the Library is loved, appreciated, and an important, essential part of what makes Awapuni the grand little village and neighbourhood it is. The Library staff are

687

77-1

Submission on the draft Future Development Strategy

Your contact details	
First name	Annette
Last name	Nixon
Organisation you represent	River Stop Awapuni
Hearing	
Do you want to speak to Council in support of your submission?	No
Please select your preferred hearing time	
Well-functioning urban environments	
Is there anything else you think should be part of our urban areas to make them well-functioning?	
Opportunities	
Are there any opportunities we've missed?	
Constraints	
Are there any constraints we've missed?	
Our proposed growth plan	
Growing in	
Do you agree or disagree with the extent we've shown for 'growing in'?	
Please explain why, along with any other thoughts you have about 'growing in'.	
Are there any 'growing in' opportunities you think we've missed?	
Growing up	
Do you agree or disagree with the extent we've shown for 'growing up'?	
Please explain why, along with any other thoughts you have about 'growing up'.	
Are there any areas we've missed to 'grow up'? If so, where?	
Growing out	

Do you agree or disagree with the extent we've shown for 'growing out'?	
Please explain why, along with any other thoughts you have about 'growing out'.	
Anything else?	
What other information could be useful for considering the next 30 years of growth for the district?	<p>WALKWAY - Feilding to Palmerston North Te Araroa Trail. Please begin to make progress on this walkway through a staged approach to enhance Palmersotn North's welcome to people from around the world and everyone else who wants the challenge of the walk to / from Feilding who make it a mission to participate in an adventurous and unique Trail experience. For example, please incorporate two sections - Waugh's Road - KB Road and the area to Nathan Place to remove the least attractive most hazardous parts of the walk. Please see this walkway as a tourist invitation / event that we in Manawatu are so fortunate to have in our city.</p>
Do you have any other comments you'd like to make on the future development of Palmerston North?	
Te Utanganui Central New Zealand Distribution Hub	
What are your thoughts on the opportunities and challenges Te Utanganui presents for Bunnythorpe, the city, and the economy?	Please use Te Utanganui development as an incentive to get the Feilding PN walkway completed.
What are the implications for your property in this masterplan?	
What additional local knowledge or other information are you aware of that could help us to refine our masterplan?	
What further information could we investigate or provide to better inform future stages?	
Supporting documents	

# 687c

To: Palmerston North City Council Long Term Plan

From: Annette Nixon, 7(2)(a) Privacy

## Submission in support of Community Facilities to meet future needs – Awapuni Community Library Hub and other facilities

This positive planning towards the goal of connected communities is an exciting, encouraging sign that PNCC is aware of the benefits achieved from investment in improved, fit for purpose community spaces that bring people together and enhance well-being.

### HISTORY

In Awapuni, since the development of the Awesome Awapuni initiative which arose from the work of Community Development staff back around 2012, requests for further community hub facilities have annually featured in submissions to PNCC from community groups. The first Awesome Awapuni group chaired by Inspector Brett Calkin arising from his term of secondment to PNCC, brought together local representatives and met regularly at the St Mark's Presbyterian Church, hosted by Reverend Ken Wall.

Kim Stewart (nee Holland) Head teacher at Awapuni Kindergarten adjoining Awapuni Park in Alexander Street and the late Whaea Ellen Marsh, Kaiako at Te Whanau o Te Reo Tupua O Awapuni Kohanga Reo, also adjoining the Park, both saw the need for a community kitchen and lounge and submitted for one to be provided at Awapuni Park. They were unsuccessful with this request.

With the area's growth, the popularity and use of the Awapuni Community Library challenged the available space and it was found to not be fit for purpose. The focus for a combined Community Library and Community Hub moved to consider St Mark's site at 117 College Street. At this time the church was "twinning" with St Andrew's in the City and the site was considered to be surplus to requirements at some future date.

From 2017 the Pathways Presbyterian Church, as it became known, has annually encouraged PNCC to purchase the land, and are delighted that this sale will be completed on 10 June, 2024. As a Parish Council, we determined that a purpose which continued benefitting the local community was the very best outcome. The sale transaction enables the current tenants to continue until the land is required for development. This is a great example of co-operation and mutual benefit. Thank you.

I support the Awapuni Community Library Hub, Te Patikitiki Library and the Pasifika Centre foremost as facilities for all people in their residential area. The Multicultural Centre, while likely to be centrally situated is also a necessity to meet the transitional needs of new comers, and space for home cultures to meet together. The being out of the house, having a place to meet, engaging for information, social connectedness, fun, education and entertainment are pressing needs as homes become smaller and backyards non-existent.

Te Motu o Poutoa Anzac Park and Central Energy Trust Arena are developments for the city and region as a whole and are a visitor drawcard as well as local history and facility features.

The time spent working with community and stakeholders, completing feasibility and financial assessments, creating masterplans and early-stage concept designs has produced plans that resonate with communities. People see their partnership with PNCC as a shared vision, people are heard, are acknowledged. Years of talking to Council is now met with your commitment for results.

# 687c

## **WESTERN COMMUNITY HUB CONCEPT for 4412 area of Palmerston North City**

The features of this HUB resulting from the consultation carried out is a fair recognition of facilities the community has asked for over the last 12 years:

Awapuni Community Library – Replacing rented space with improved facilities to meet the needs of all ages, especially when hosting group programmes and events is overdue. The loss of service for 5 months in 2023 saw the community step up to help out with programme space while the Mobile Library parked at St Matthew's Anglican Church to continue issuing and receiving books. This community support and co-operation is a reflection of the esteem and appreciation we have for this library and the helpful staff.

City Library "decanting" when earthquake strengthening is imminent - The ability to "decant" some services and staff to Awapuni during this time will alleviate pressure by ensuring continuity of services.

Community Hub – Meeting Rooms – The continued pressure on the Awapuni Community Centre for more meeting space indicates the recurring need for additional group activities spaces.

Community Hub – Community Kitchen and Lounge – With the development of the 4412 Kai Resilience Network, Manawatu Food Action Network and Community Kai Support a kitchen allows practical application of skills that encourage growing produce, healthy nutrition and shared learnings. Super Grans also seek and welcome such facilities.

Civil Defence Hub - This concept of a combined services facility with ability to meet civil emergencies is a practical and necessary plan in times of climate change related weather events / pandemics. It is reassuring to see that so obvious a solution to linking and providing for people in an emergency can be resolved through combined facilities.

Changing Spaces Bathroom – There are no obvious Public Toilets in Awapuni when the Library is shut. Those at Awapuni Park are not connected to the village, which is where people look for them. This concept of a Changing Spaces Bathroom suitable for people with special needs addresses equity issues.

MenzShed – This is another group that has grown out of their available space and made repeated approaches to Council for a solution. This inclusion would provide an opportunity for those retired men who are arriving with a background in electronics, computer systems and related work to have an area for their work to be used for community benefit. We lost We Use IT Computers, this group could fill the gap.

OP SHOP – The Op Shop on St Mark's site has operated since 1981. Entirely volunteer run, all proceeds bar overheads are donated for community use. This shop has low-cost items, specialises in liaising within the 4412 area or the city to use every resource donated by a generous community. There is a demand for an Op Shop to continue. This area needs an Op Shop. We see too much that makes us aware that Op Shops are a necessity. I do not expect the Church to run it. There are indications of sufficient community interest to set up a group to support an Op Shop venture.

Building demonstrating sustainable elements – Here is a chance for PNCC to demonstrate building practices that encourage others to consider and include into their developments.

Site connectivity – With connection to College Street, a walkway to Winchester Street and entry in Panako Place, opening the Paper Walkway from Panako Place to Awapuni Community Centre is timely and desirable as noted in the Feasibility Study.

# 687c

AROUND THE REGION and NATIONALLY – I note that some time ago Horowhenua spent money upgrading community facilities and library in Levin and Foxton. Manawatu District Council is about to open a Manawatu Hub. Rangitikei District Council included similar provision in their Long Term Plan. All with smaller populations Palmerston North is lagging behind in making adequate provision.

Hamilton was recently in the news for development of a multi facility community library and hub.

COST – We do not tolerate Homelessness, why would we tolerate the lack of community facilities that bring people together in ways that benefit us all, allow for amazing conversations and work to maintain the partnership essential for great citizenship. These community facilities allow Palmerston North to be a vibrant, engaging city, full of purpose.

Palmerston North has features that attract people to the city. Let's have an Awapuni Community Hub that adds to that list. Please fund and develop this first community facilities project as a statement about caring for our communities.

Please note I wish to speak to my submission.

Annette Nixon

## **687d**

### **PETITION to Palmerston North City Council DRAFT 10 YEAR PLAN 2024 – 2034**

We the undersigned include customers, donors and supporters of the OP SHOP currently operating at the St Mark's site at 117 College Street, Awapuni.

We ask PNCC to include an OP SHOP in the proposed re-development plan for this site in Awapuni to ensure this valued community resource is available to provide essential community resilience services, waste minimisation and community donation support in the city.

A total of 46 petitioners signed this petition.



“eyes and ears” for Council, and provide connectedness on Council’s behalf. This Awapuni Community Library and staff are beloved taonga.

ST MARK’S PRESBYTERIAN CHURCH SITE PURCHASE – As a member of the parish from 1965 and actively involved in many community services and events from this site, it is very satisfying to have Council purchase the entire land area and to know this site will continue to support local residents through the development of community facilities. The range of possible services including Civil Defence management from this site plus the adjacent Crown Reserve is recognised as Council’s concern for the well being of the neighbourhood and western side of the city. It certainly meets Goals for connectedness, safety, sustainability and resilience.

CIVIL DEFENCE – With the heavy rainfall event at Himatangi Beach on 13 April 2024 my property was flooded and water entered the garage and sleepout. The apparent cause is an inadequate S/W system and insufficient maintenance. This is my first Civil Defence situation and I expected a communication and service contact that does not exist. I now question what would happen in Palmerston North. Is the level of preparedness able to cope with the most extreme circumstances? Would properties be checked, homeowners contacted if the property was uninhabited, would well-being in any context be a concern? I would hope PNCC can do better.

Annette Nixon,

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# Long-Term Plan submission form



Submitted on 3 May 2024, 11:01AM  
Receipt number 670  
Related form version 5

## Your contact details

First name Joe  
Last name Hollander  
Organisation you represent Chair, PNDHAG and PNARDOC, PNRSA Vice Pres and ECMC Director/RNZE CT Trustee  
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:**  
**Friday 17 May:** 1.30pm to 5pm  
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 Land values will appreciate in future, whereas capital improvements will depreciate over time. Therefore, this new hybrid approach is worth a trial and to see if this will achieve all the proposed objectives for the future.  
Please tell us what you don't like about the other options Other options are not proving fair or equitable and will result in too high an increase in rates in the future, as well as possibly over-inflating the

values.

Do you have any other comments you'd like to make about the rates review?

No, let's give the hybrid option a go.

## 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

Essential in our current multi-cultural community.

**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

Also essential for our expanding Pasifika 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

Once again, keeping up with the times, demand and expanding community in this area.

**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

As the Awapuni community population is growing and demand is increasing, the current facilities do not meet these needs, then a new and more combined community facility is very necessary. This will also assist and support a transition programme, when the city main library undergoes refurbishment and seismic strengthening.

**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

As the city focus is returning to face east and front the Manawatu River and to provide a range of iwi-related facilities for the city, this development is crucial. It will also support beneficial economic, education, research and tourism goals, as well as enhancing the City's First World War memorial (ANZAC Park, established back in October 1921).

**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

Must keep up with the times and increasing demands of this facility.

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

Unfortunately, all of these projects plans are coming up at the same time, but if PN is to keep up with the demands of a growing population and provision of community facilities, then they must be undertaken in a phased manner over the next 10 years.

## 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	Option 2 is really "continuing to kick the can down the road". We need to address all of these projects in a phased manner over the next 10 years and meet growing demands, as well as increasing compliance structural requirements.
Please tell us what you don't like about the other option	Status quo or doing nothing is not acceptable.
Do you have any other comments?	Progress is now, otherwise the cost of undertaking these projects, if delayed any further, will increase exponentially in the future.

## 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?	No
Please tell us why you've selected these answers, and any other feedback you have about the proposed changes to our Development Contributions Policy.	They are essential, logical, more equitable and necessary to balance the needs of future development. There are other costs associated with development, regardless of whether or not there is a connection to the water and wastewater network.

## General comment areas

Please share any feedback you have about our vision, goals and plans	Continue to focus on these areas in the future, so that progress can be made in a positive manner. They are all relevant to meet the vision and the city should continue to "run the course".
Please share any feedback about our proposed transport projects	No comment.
Please share any feedback about our proposed plans for water and how we will fund Nature Calls	All supported.

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

All supported.

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

Proposed development is supported.

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

We need to continue to explore ways and means to address the whole range of items for recycling, rather than the current selective and continual dumping of toxic items (other plastics, pressure/spray cans, etc) to landfill. The roadside service seems to be working okay at present.

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

We need to address a rate increase regime that is less peaking and reactive. If planning for a 10-year period, perhaps strike a balance for rate increases of 6-8% per annum across the 10-year period. This would be better forecasted for planning purposes and also meets an affordability goal for ratepayers.

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

I will attach a copy of the list (not in any priority order) of feedback from recent PNDHAG and PNRSA meetings. This is not dissimilar to previous feedback from PNDHAG, particularly in the city heritage and military heritage area.

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

Council website  
Booklet in my mailbox  
Rates letter or email  
Social media  
City Councillor  
Other: LTP presentations

**Supporting information**

## Feedback List for PNCC Draft Long Term Plan Submission

The following are the general points I want to raise and if I get the chance, to speak to these recommendations at the related hearings. I will be representing both PNDHAG and PNRSa for this submission. The items are not listed in any priority order:

1. We support the community facilities projects shown in the Draft 2024-34 Long Term Plan, including a Multicultural Centre, Pasifika Centre, Te Patikitiki Library, Awapuni Community Library Hub, Te Motu o Poutoa/Anzac Park and CET Arena Improvements;
2. We support the strengthening of community facilities shown in the Draft 2024-34 Long Term Plan, including the Central Library and Te Manawa (both in accordance with the Civic and Cultural Precinct Master Plan requirements), Regent Theatre, Caccia Birch House and Council Offices;
3. Advance the Civic and Cultural Precinct Master Plan to finalise a future development plan for the Precinct area to also make provision for the Te Papa "Scale of Our War" exhibition items, Engineer (ECMC) Museum, Medical (Dr Warnock) Museum and other like and related collections;
4. Make sufficient budgetary provision to continue to hold annual ANZAC Day services within the PNCC area, including the PN Dawn and Civic parades and services, plus Ashhurst Dawn and Civic services, Bunnythorpe service, Linton Military Camp Dawn service and the Maori Battalion Hall service. Also for the annual PN Remembrance Day parade and service;
5. Continue provision to support ongoing NZPPT signage activity within the PNCC area, for the buildings, sites and streets of military heritage and history significance;
6. Provision for support to commemorative military heritage and history activities, displays, education, presentations, research and events, whilst promoting PN as a "Defence City". Also to support the ongoing annual military anniversary and commemoration programme;
7. Support the current Arts and Heritage Plan activities, as part of the Draft 2024-34 Long Term Plan;
8. Create a stand-alone City Heritage Plan, to more emphasise and support heritage activities, which are currently "buried" within the Arts-heavy plan;
9. Reinstate a Heritage Planner position within the Planning unit, to enable dedicated heritage planning, a catchup from the position vacancy in recent years and also to support PNCC the District Plan and development of heritage planning matters and policy;
10. Review and update the PNCC District Plan and city memorial list, related policy and R&M programmes;
11. Support for increased PNCL archive space and storage, plus provision for transition storage and programmes;
12. Support for increased budget for IT and related Applications for PNCL and Manawatu Heritage, and increased IT capability and digital storage capacity;

13. Completion of Stage 5 of the Memorial Park Redevelopment Project, so that a scope and cost-reduced “Heroes Trail” can be constructed and installed and finish off the upgraded City WW2 memorial;
14. Creation of a Heritage Advisory Panel to harness local expertise and knowledge and volunteer input and support to City heritage activities and events. Also to reinforce the PN Heritage Trust and Trust-run activities and programmes;
15. Create a one-stop-shop point of contact within an existing Council unit, to coordinate and manage heritage activities across all PNCC programmes and projects;
16. Support the Te Manawa submission to the Draft 2024-34 Long Term Plan, to enable it to continue its work in the vital areas of education, research, collections management and the management of local PN heritage and history;
17. Provision for more military heritage and history activities and displays within Te Manawa, promoting in conjunction with the PNCL and Heritage teams, for PN as the “Defence City”;
18. Make provision to vandal-proof memorials about the city and cemeteries, to protect them from the increased senseless damage and vandalism, as well as creating and delivering education media and programmes for schools to increase the sense of respect for our memorials and community facilities; and
19. Support the budget and programmed heritage treatment of Cuba Street from Te Marae o Hine/The Square to CET Arena, with signage, wayfinding and photographic portrayal of its important military and community heritage and history within the PN CBD.

# 689

**From:**  
**To:** Rural increase of rates Friday,  
**Subject:** 3 May 2024 1:23:45 PM  
**Date:**

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I object strongly to your stated view that ratepayers in rural area are “discounted”. In reality we don’t and shouldn’t pay for services we do not receive.

As a Polson Hill resident we  
DO NOT have foot paths  
DO NOT have street lighting  
DO NOT have a bus service  
DO NOT have mains water  
DO NOT have mains sewerage  
DO NOT have adequate berm drainage

WE DO AT OUR OWN COST

Install our own water tanks, maintain, and regularly have said water tanks cleaned,  
Maintain and treat our drinking water system  
Pay for water to be bought in if there is a very dry summer.

Install our own sewerage system, pay for regular maintenance and cleaning of sewerage system ( approx \$800 to clean) install new pumps when required (\$1200)

Assist people who get cars stuck ( regular occurrence in winter) due to lack of berms drainage)

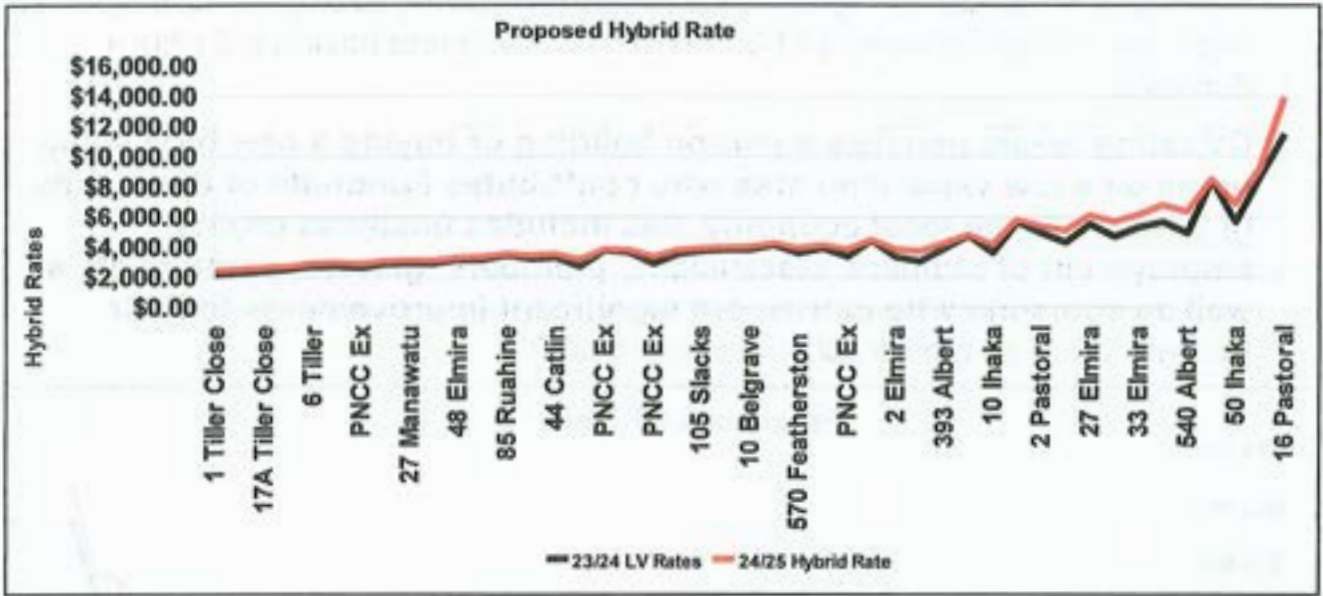
Galvanised half round drainage pipes were installed in council drains to remove street water. These have rotted and caused erosion. Council have been advised on several occasions but no action or response has been forthcoming. In some areas it has cut down by 2 metres and continues to erode. Plastic pipes should have been used.

Signed for Glennoch Trust  
Beth Algie Sent from my iPad

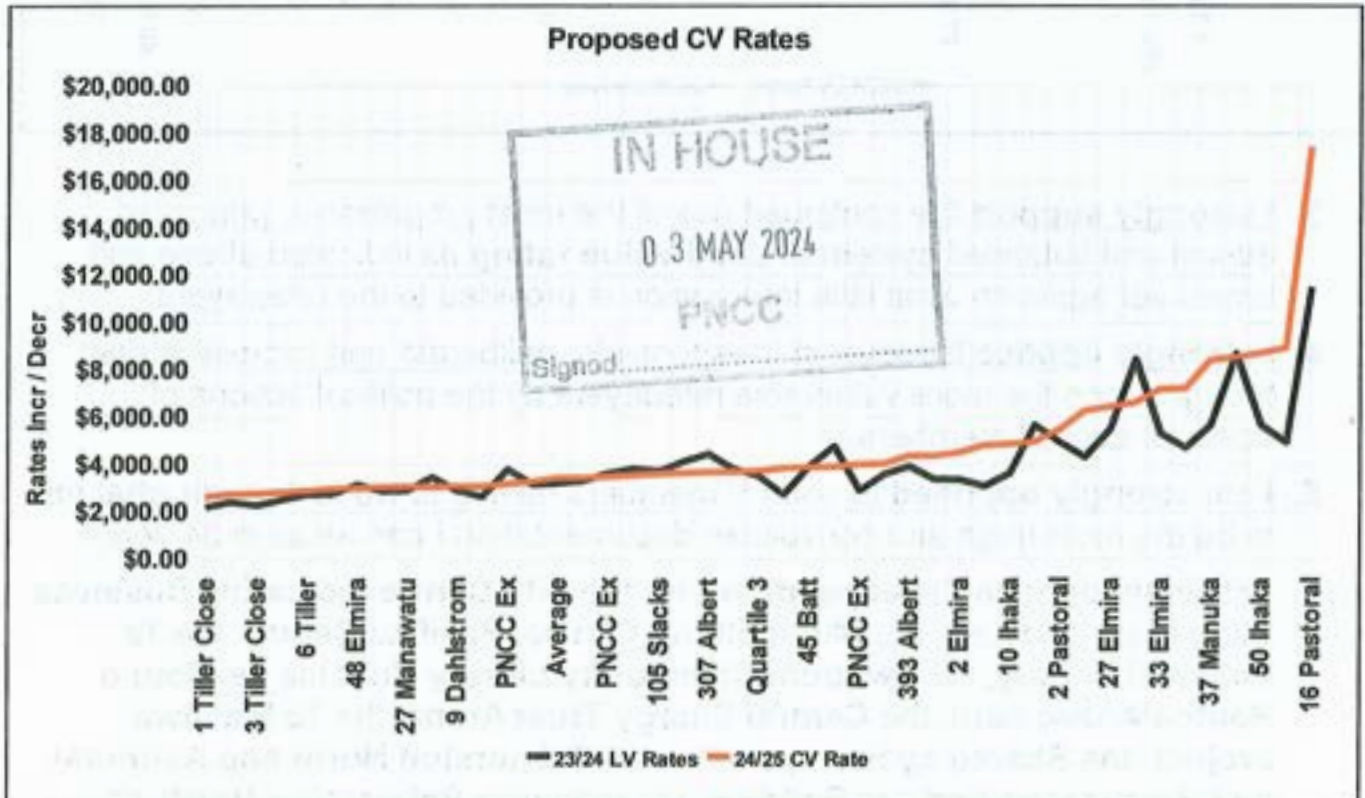


# Submission Opposing Capital Value Rating in Part or in Full and various Projects

Eric Constantine 8<sup>th</sup> November 2018, updated 2022, 2023, 2024.

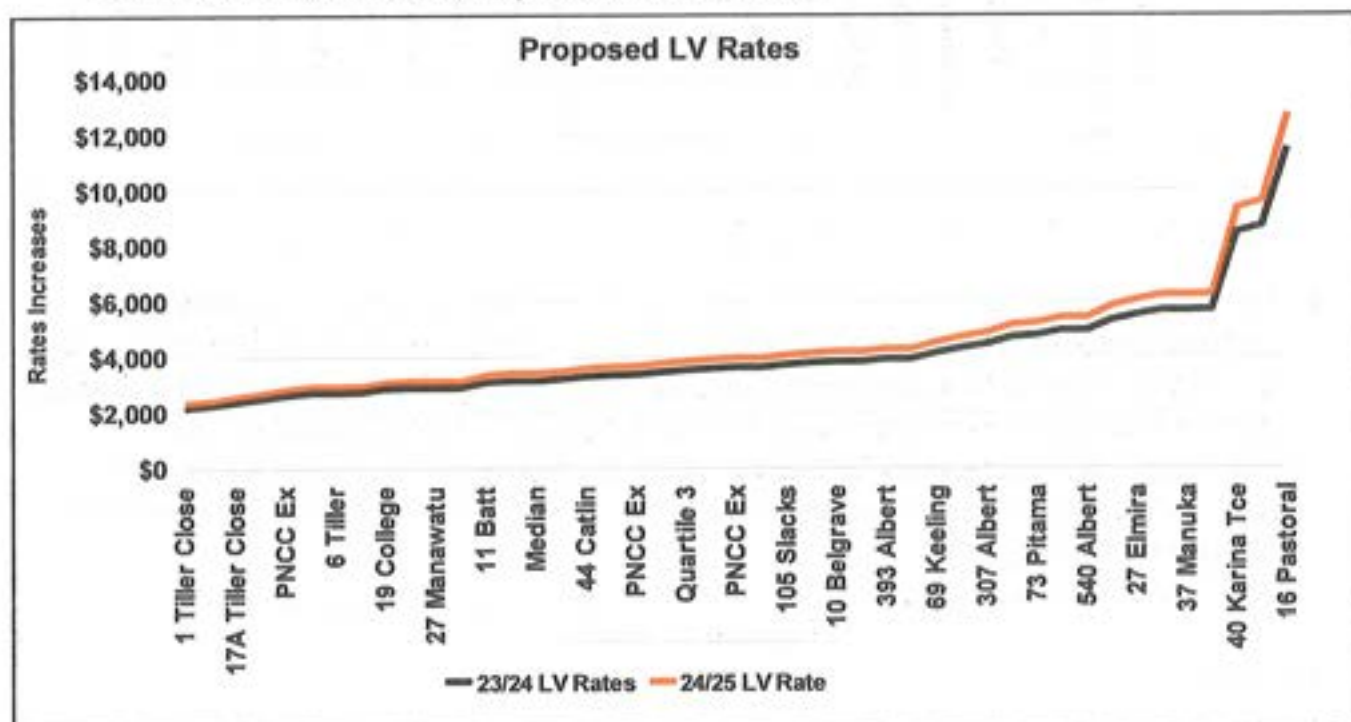


1. I strongly oppose the repeated attempt to corrupt LV rates by the use of a Hybrid system which now, as previously, is nothing more than a deceitful and deceptive means of introducing Capital Value rating. The above chart is based upon what little information was provided by council and illustrates the significant rate increases by higher value properties. Of my own examples 4 high value properties experience \$1,000+ increases and 1 would experience a \$2,400+ increase.



2. I strongly oppose the chaotic introduction of Capital Value rating. This particular system is, and would be, the most regressive system there is effectively taking the city backwards to the 1800s. The above chart, again based upon what little information was made to the ratepayers illustrates the significant increases to higher value properties. Of my examples 12 properties experience rises between \$1,000 and \$6,000 with one having a **\$1,800+** decrease.

CV rating would penalise a person building or buying a new high value home on a low value land area who contributes hundreds of thousands of \$dollars to the local economy, this includes business profits, employment of builders, electricians, plumbers, glazers, painters etc as well as someone who carries out significant improvements to their homes. What do the complainers contribute?



3. I strongly support the continued use of the most progressive, principled, ethical and balanced system of Land Value rating as indicated above and based yet again on what little information is provided to the ratepayers.
4. I strongly oppose the level of irresponsible, deliberate and excessive debt brought upon the more vulnerable ratepayers by the political actions of some/all council members.
5. I am strongly opposed to council members having to wade through what has to be the most huge and convoluted documentation I can recall in 34 years.
6. I strongly oppose the expenditure on the City Centre Indicative Business Case ( lack of detail), the Multicultural Centre, Pasifika Centre, the Te Patikitiki Library, the Awapuni Community Library Hub, the Te Motu o Poutoa/Anzac park, the Central Energy Trust Arena, the Te Manawa project, the Shared cycleways between Palmerston North and Ashhurst and Palmerston North to Feilding, the proposed Palmerston North city

cycleways, The Streets for People upgrades, The CBD CCTV upgrade/replacement, The supposed low cost transport and road upgrades, the City Centre Transformation and especially the replacement of the Main Street Bus Terminus (lack of detail), the Globe Theatre Funding, the Business Sustainability Fund, the Draft Waste Management and Minimisation Plan at this time (due to the present excessive and irresponsible debt level and lack of detail).

7. I strongly oppose councils transfer of air pollution to the Roslyn and Kelvin Grove areas of the city with PM<sub>2.5</sub> and PM<sub>10</sub> and then expecting them to pay more rates for the dubious privilege.
8. I strongly oppose any expenditure that is not critical but considered "Nice to Have" and would create \$1 more to our present irresponsible level of debt.
9. I strongly support the need to Reduce the irresponsible Debt level, the Essential Drinking Water provision, The Earthquake Proofing of Essential Buildings, A Significant Increase in Housing Development and Less control by Mega landlords, and that with some sound planning and management space/timing could be made for all cultural and community meetings at the Conference and Function Centre or Central Library after the strengthening process rather than separate buildings at great cost.

There has always been, and will always likely be, one outcome to Capital Value rating full or in part and that is by...

## TAXING POVERTY - NOT WEALTH

To date Capital Value rating has always had one purpose and that is to provide rates relief to wealthier properties at the expense of lower value properties and is therefore felt more onerously by those who are unemployed, low waged, beneficiaries, super-annuitants and renters.

The following table is adapted from the 2007 Government Rating Inquiry Report p. 197. After more than 100yrs of New Zealand's most progressive tax system there are still those who would take us back to the 1800s.

Table 12-4 Continuum of regressive–progressive rating tools

		Regressive			Regression			Progressive	
		←			←			→	
								P.North Original	
Poll Tax	Uniform Annual General Charges	Uniform Charges	Annual Value Based General Rates	Proposed P.North CV Based Rates	Capital Value Based Rates	Proposed Hybrid Rates Land Value + 30% Capital Value	Present P. North LV Based Rates	Land Value Based Rates	
Not Available in NZ	← Available rating tools in New Zealand →								

**"It is reasoned argument which is important. ."** Clr Merv Hancock.

Clr Hancock, who (initially) supported CV rating and chaired the working party [admitted] he was clearly out of step. (Evening Standard, 14 September, 1990)

**"Clr John Robson said he was embarrassed** by the amount of work the public had to do to prove to the council it was doing the the wrong thing." (Evening Standard, 14 September, 1990). Clr Robson had good reason to be embarrassed given that the information provided to ratepayers was so convoluted, complex and so misleading it wasn't really meant to be understood. **Precisely like it is in 2024.**

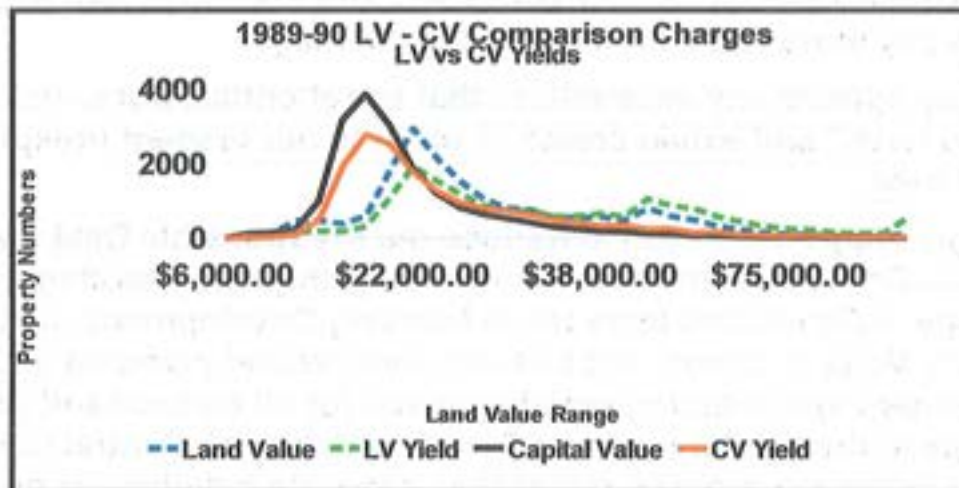


Chart 1.

This can be seen in the original 1990 CV proposal chart (above) where the rates burden is shifted towards the left in Chart 1 onto the lower value properties. **This, as will be seen, has been the common theme of Capital Value rating in any form.**

It is perhaps worth repeating some of the comments made during this process:

1. The Council offer 1990: **"All the information you need to make an informed decision"**. (Provided one could decypher it. EC)
2. Councillor Hancock: **"It is *reasoned argument* which is important, and *we will take very seriously the submissions made.*"**
3. Evening Standard Editorial 10 July 1990: **"The Council's intention is not to increase its total take from ratepayers, but to *redistribute where it takes the rates from*"**.
4. Evening Standard, City Eye column: **"It was all very encouraging to see the Council *admitting*, in the light of evidence presented in public submissions, *that its proposal wouldn't work*"**.
5. Ditto: **"*But what surprised us was that so much of the evidence came as a surprise.*"** [to the working party who prepared the proposal]
6. Ditto: **"*Those who stood to gain, who have remained mostly silent.*"** [unlike recent thinking this Council chose to listen to those who presented (*approximately 75 with the majority opposed*) submissions, NOT the so-called silent majority of Bell-Booth].
7. Mr Jim Jefferies, President of the Manawatu Commerce Centre: **"*Capital rating would hurt the city's economic prosperity. Job losses and business closures would cut spending, hurting already depressed retailing.*"** and **"*New businesses would be discouraged from coming to the city, . . . local businesses would be less likely to***

**expand**". A concern repeated elsewhere.

8. Dr R.A.C Stewart on behalf of the Manawatu Property Investors Association opposing the change: (155 members) "**.members showed a 2:1 preference for the land based rating system.**"

The 1990 change to our LV rating system came as a result of the PNCC employing a Mr Blackmore, a registered valuer. **While acknowledging LV as the better system and recommending it be retained** he proposed introducing a range of fixed charges to mitigate some of the higher charges, a change I actually supported much to my dismay, The problem being politics has, since c. 2003, been used to abuse those changes, abuse that has continued to the present day and is not helped by Mayor Grant promoting his own personal agenda using the Grey Power Club.

The next decade followed a reasonable standard pattern of council governance from 1990 until 2001. The period 2001 to 2010 experienced a number of changes beginning with the election of a businessman, Mark Bell-Booth, to the mayoralty. While Hokowhitu was entitled to 3 ward councillors Clr Cruden did point out that 5 elected councillors came from Hokowhitu in 2001 and a similar number in 2005 notably among these was Clr Gordon Cruden on both occasions. Clr Cruden made no secret of his desire to change the election and rating systems criticising Mayor Tanguay's position on the ward system and at one point "**insisting**" that Palmerston North should change to the Capital Value rating system. One of Clr Cruden's campaigns promoted both Hybrid and a Capital Value systems. This same document lamented the high rates paid by Hokowhitu residents going so far as to suggest that the low decile area of Takaro should subsidise the higher valued Hokowhitu area, his included.

2003 became a turning point in Council's rates application when in the 2004/5 year significant rate reductions were made to high value properties illustrated in chart 2.

Chart 2, illustrates, yet again, the "calculated" rates reductions between the 03/04 and 04/05 being applied to the higher value properties **at the expense of the lower value ones and debt**. Increased debt has been a consequence of such reductions.

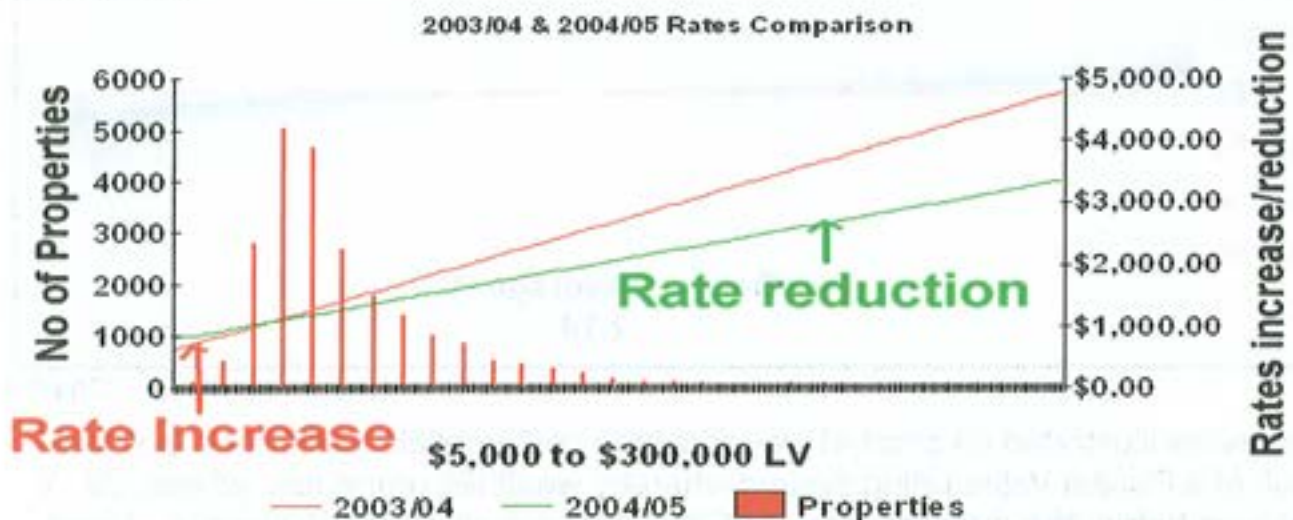
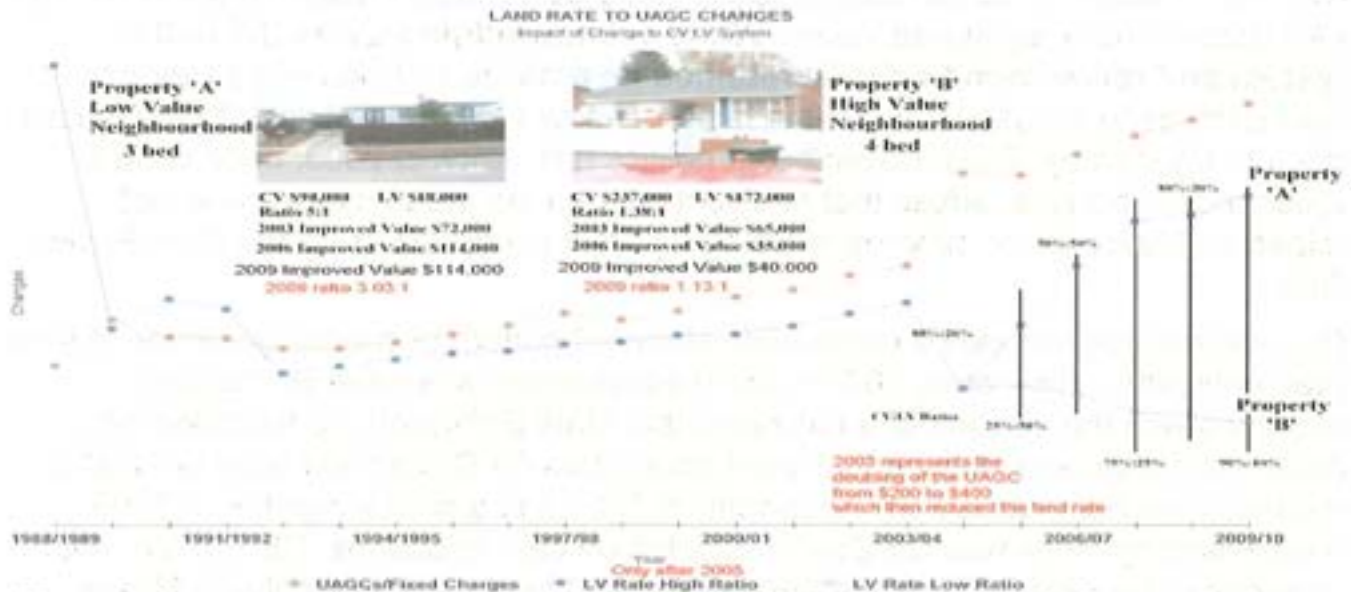


Chart 2.

It should be noted that regardless of how much or how little of the rates income is

transferred any outstanding balance is in all probability covered by borrowing and is more likely to contribute to our present high debt which in itself benefits higher value properties.

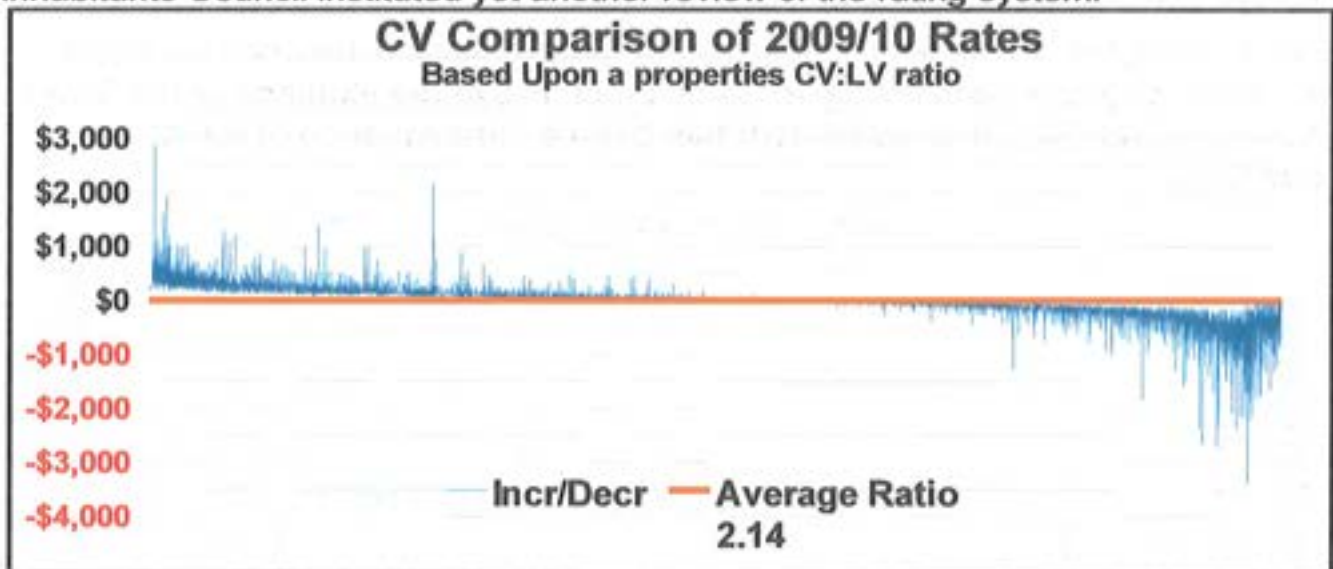
**The 2005 rating review, Failed Chart 3.**



**Chart 3.**

The 2009 Rating Review failed yet again due to a lack of reasoned argument by its proponents.

Not to be deterred and determined to impose its neoliberal/neoconservative adherence to inflicting a greater portion of the city's costs onto the more vulnerable inhabitants Council instituted yet another review of the rating system.



**Chart 4.**

The review illustrated (in chart 4), yet again the contemptible and cynical political result of a Capital Value rating system whereby wealthier properties, whose CV:LV ratio was below the average, (eg, a \$500,000 home on a \$500,000 piece of land has a CV ratio of 1.0) all would have received a reduction in their rates at the expense of lower land value properties i.e. with a CV:LV ratio greater than the

average which that year would have been c.2.14:1.

The 2009 Review document was, at that time, and yet again, considered biased, shallow, lacked detail and was obscure and written to confuse the reader.

Vested interests will avoid like the plague voicing the fact, as many economists explain, that the most efficient tax is one that does not cause any ill effect, drag or loss to the economy. Land Value rating is such an efficient tax.

Council wished to encourage large, possibly multi-million dollar warehousing complexes, and at the same time wishes to rate them out of existence with CV rating!

We all know that with most tax systems there is the possibility of error, but knee-jerk tinkering has only made the problem worse. Central Government brought in the Rates Rebate Scheme to assist those with low incomes.

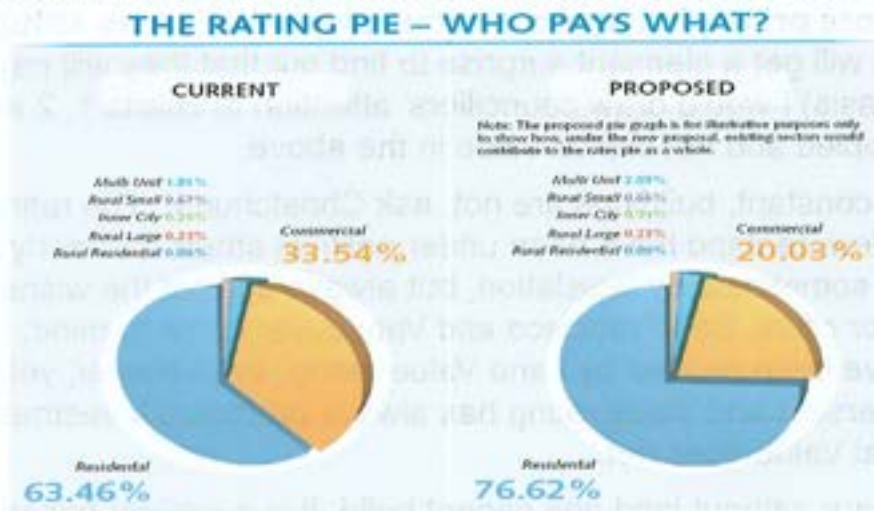
2011 Hamilton CC produced the following chart.

Under CV rating the residential contribution increases from 63.46% to 76.62%

Hamilton CC have also asked the following question:

Q What's wrong with the way rates are collected now?

A No rating system is perfect (with the exception perhaps of a 'pure' LV one), but the present land value system, with its complicated differentials, has created distortions and inequities not to mention constant abusing of the system by manipulating the variable rate to benefit wealthy properties and increase debt.



2012 PNCC proposal, Failed.

2012 Rating Review. The revised city boundaries provided the opportunity for this latest review. The following is from the Standard, May 22, 2012.

"A common argument put forward is that if one can afford a high value home on a cheap piece of land then one can afford to pay more rates. (refer to page 1 penalising economy contributors) The fallacy here is that regardless of the percentage applied, the Capital Value system is simply a means by which a greater burden of taxation is transferred to the more vulnerable ratepayer, the unemployed, beneficiaries, low waged, super annuitants, and renters."

On a personal note: I bought my first section from the PNCC for \$6,000 in 1975, in early 1976 the 3 bed Keith Hay home cost \$26,000. New houses on “**residential**” sections can in most cases be expected to cost more than the land, the problem is that with council demanding higher and higher rates and manipulation of valuations by QV the land value can be expected to increase disproportionately to the house value.

It is also worth repeating here that those who build a new home, regardless of the land value, **contribute to the local economy, employment, the commercial sector in general and council.** What does the complainant contribute?

All these so called reviews should be an anathema to anyone with basic ethics and morals. Highbury, Takaro, Roslyn and Kelvin Grove areas like that, did not create any imbalance in land values, politics, council, land speculators, developers, and QVNZ did that. In the last 40yrs New Zealand's once proud egalitarian society was replaced by one of class, status and wealth the result of which was to divide the city's residential structure and as a consequence created a division in land values that it is now suggested the poorer sections of the community should subsidise the wealthier areas. **And it is not only rates that would be subsidised but also wealth accumulation, capital gains, incomes, lifestyle, environment, retirement and let's not forget future inheritances.**

**In 2012 Taupo District Council** produced an information sheet which, on Capital value it partly summarised:

**“With a more principled system,** some ratepayers in **less affluent parts** of the district will get a pleasant surprise to find out that they will pay lower rates.” (My emphasis) I would draw councillors' attention to charts 1, 2 and 3, the word principled and not capital value in the above.

Land is the one constant, buildings are not, ask Christchurch. The rating systems of major cities in New Zealand have been under political attack for nearly 50 years, often dubiously, sometimes by legislation, but always against the wishes of the ratepayers. Major cities, San Francisco and Vancouver come to mind, razed by earthquakes have been revived by Land Value rating, even Napier, yet New Zealand now goes in reverse. Land Value rating has always promoted investment in any economy, Capital Value does not.

Land is the primary, without land one cannot build. It is a system based on principles, (In April 2019 the New Zealand Productivity Commission reported that **“taxes on capital value create a disincentive at the margin to owners to invest in property improvements and put land to its highest and best use”.**)

**(Wellington, Dominion, Friday Sept 2<sup>nd</sup> 2022, CV rating discourages housing, promotes land banking ),**

**(Auckland TV1 28<sup>th</sup> January 2023, proposed a “Value Capture Tax to help pay towards the new rail system. The hypocrisy here is that the so-called Value Capture title is actually a basic principle of Land Value rating known as Location Value)**





— Bread Queue Manchester 1945

Every time my bus passes Just Zilch I have to turn my head away from the sight of women and children queuing for food so as not to embarrass them or myself.

This is just a sample of the people in Palmerston North that will be disadvantaged by a proposal based upon right wing political ideology, greed and self interest. We haven't come far in nearly 80yrs have we?

If I might make one last point and that is to criticise the method of valuation by QV.

Between 2000 and 2003 QV removed practically all principles upon which valuations were based. In 2007 the Report of the Local Government Rates Inquiry stated that **“.the quality of property valuations has deteriorated over the past 10 years.”** and that **“Many councils do not appear to show sufficient interest (to question it E.C.) in the quality of the valuation roll.”** (item 60, p.8)

The panel went on to recommend **“.the previous model of central government valuation authority be re-established. .”** (item 61, p.8) QV refused the request.

***The growing concentration of wealth in fewer hands—including among corporate robber barons' descendants who continue, after multiple generations, to wield the "financial, political, and philanthropic clout" afforded by enormous inheritances to "advance their dynasty-building agenda"—intensifies working-class suffering in the U.S. and poses a threat to society and democracy. (Common Dreams, June 16 2021)***

- ***Dynastically wealthy families wield a great deal of political power, and use it to further their interests. Some dynastic families spend millions lobbying for favorable tax, labor, and trade policies. Several have corporate political action committees which give millions to candidates and campaigns. Many family members give to candidates and PACs; several serve on policy advisory boards; and a few have served in government themselves, including as governors, cabinet members, and even vice president. (Common Dreams, June 16 2021)***

## **2024 Rating Review**

This submission is not intended to nullify the concerns of those residents whose incomes are low and land values high, on the contrary, I do not for one minute believe that Council's policy directed towards helping the very wealthy and land speculators does much to assist this particular group in any significant way. I do know that this group has far more, and far better, alternatives than those in Highbury, Takaro, Roslyn, Kelvin Grove and other low decile areas, and I believe that if there is to be a solution to this particular problem it should not be that imposed

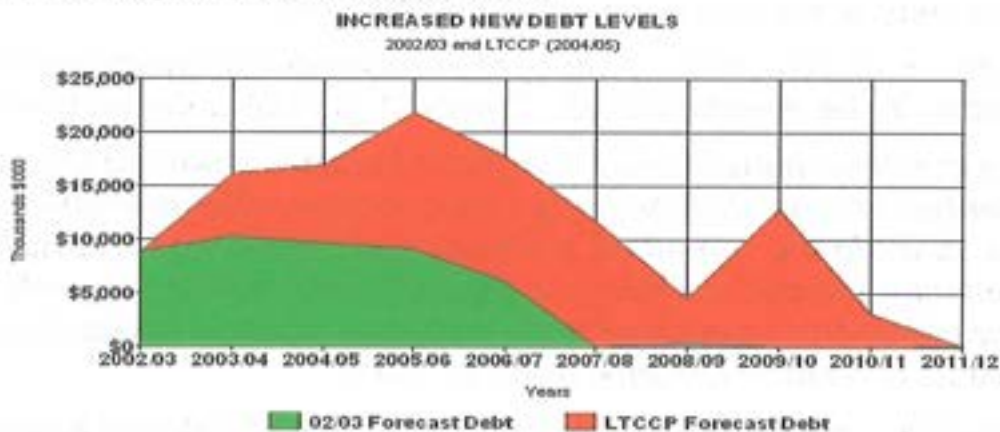
in 2007 on Auckland and elsewhere under a seriously flawed political and ideological belief.

## Debt

Moreover experience has shown clearly that local bodies rather than make provision for a reasonable amount of capital expenditure from income have grossly over-borrowed in the past. This practice has arisen from a timorous fear of increasing rates today regardless of the inevitable consequences of a for greater increase in the future. Borrowing for major capital works may be absolutely necessary because of the magnitude or urgency of the work. It is quite unsound, however, for all/most capital works to be so financed, Wellington City for example pays some 33% of its rate revenue for sinking fund and interest on loans. One consequence of this is that local bodies clamour for fresh sources of revenue other than rates and all such proposals as we will show bear directly on the relations and functions of central government and local government.

Extract from the 1960 submission to the Local Bills Committee presented by Mr Rolland O'Regan F.R.C.S.

Remember PNCCs promises to reduce debt?



### Promises, Promises, and yet more Promises

#### Adding insult to injury.

For the past 23yrs the city council has been transferring industrial and vehicular contamination to the Roslyn and Kelvin Grove areas from areas such as Hokowhitu, and Awapuni. There is no doubt in my mind that Roslyn and Kelvin Grove are now the most contaminated in terms of **Air Quality**.

As a result of losing the bus service those who require it now have to walk some distance in the contaminated areas placing their lives at a greater risk of death from **PM<sub>2.5</sub>** or **PM<sub>10</sub>** while areas such as Hokowhitu and Awapuni will not only enjoy a healthier environment coupled with better access to shopping centres and schools (**Medium density housing**) but can also expect their environment, lifestyle and retirement to be subsidised by council's intention to transfer the cost of said lifestyle onto the residents of Roslyn and Kelvin Grove adding yet another burden to their threatened lives.


Refer attachment 24.

**Make no mistake Councillors any rise in PM<sub>2.5</sub> or PM<sub>10</sub> illness or deaths in Roslyn or Kelvin Grove will be as a result of Council's deliberate actions.**

**I would like to speak to my submission.**

Thank you for the opportunity to express my thoughts on the issues presented and of the opinions of those more knowledgeable than myself.

Eric Constantine.



1st MAY 2024

**Please find attached**

**Attachment 1, A Brief History of New Zealand Property Rating.**

**Attachment 2, Support for the Land Value Tax throughout the ages.**

**Attachment 3, Why we need Land Value taxation.**

**Attachment 4, The Merits of Land Value Rating.**

**Attachment 5, The Essential Defect.**

**Attachment 6, 1990 Council request for feedback.**

**Attachment 7, Rein in real estate speculators.**

**Attachment 8, Baltimore LVT Explained.**

**Attachment 9, Tax Policy Centre Empirical Studies.**

**Attachment 10, Land Value Capture Policy.**

**Attachment 11, Site (Land) Value Rating Encourages Growth.**

**Attachment 12, Northern Ireland – Overcoming the Odds.**

**Attachment 13, Land Taxes and Revenue Needs (NZ)**

**Attachment 14, Land Banking in New York.**

**Attachment 15, WCC Hopeful Promotes LV Rating.**

**Attachment 16, PNCC Poor Tenants Will Pay.**

**Attachment 17, PNCC Bombshell for Struggling Ratepayers.**

**Attachment 18, PNCC CV Rating System.**

**Attachment 19, PNCC Rates Plan Burdens Battlers.**

**Attachment 20, LV Taxation in Urban and Smart Growth Policies**

**Attachment 21, Manipulation of LV and CV Rating by PNCC and Horizons.**

**Attachment 22, City tries to Reduce Debt to \$140M**

**Attachment 23, Debt declines Projects Unfinished.**

**Attachment 24, Air Quality.**

## A Brief History of New Zealand Property Rating

Most of the following information, up to 1990, is extracted from the work by Mr Rolland O'Regan, F.R.C.S., Mr Robert Keall and the New Zealand Valuation Department.

**Early 1800s**, The first settlers brought with them the only rating system they knew of, English Rental Value system. Under this system ordinary ratepayers eventually realised that they were paying to support the land speculators of the day. Under Rental Value it was more profitable to buy and hold land for unearned profit rather than improve it. The term **Essential Defect** was coined (O'Regan, 1985) to describe the flaw that further taxed people on their labours.

**1876**, Provincial Governments were abolished in favour of counties, boroughs and towns the English Annual Rental Value rating was still in force.

**1882**, in an effort to remove what O'Regan termed the **Essential Defect**, Capital Value rating was introduced. Unfortunately the **Essential Defect** continued. This defect was of considerable concern to the Liberal Government of the day.

**1893**, An attempt to introduce a system similar to one that Taranaki pioneered in 1855 was proposed but defeated by vested interests.

**1896**, Unimproved Value rating passed its first parliamentary hurdle. Even then it was only a partial success because it only applied to the General Rate and not the special rates. During these tumultuous years one other incident of note entered the debate and that was **the ability of ratepayers to demand a Poll** to determine their preferred rating system. This was of tremendous importance as will be seen later. At a local level **Palmerston North Borough was the first to adopt Unimproved Value rating in 1897.**

**1912**, the **Essential Defect** was finally removed when **full Unimproved Value Rating (Land Value rating)** passed into law.

**1965 and 1966**, The Valuation Department carried out a comparison of all three rating systems in the borough of Onehunga and the City of Wellington. **In summary their research concluded that in both areas Land Value rating benefited the majority of ratepayers.**

**1967**, Mr Rolland O'Regan F.R.C.S. noted that the 1967 Rating Bill attempted to portray all three rating methods as impartial, was clearly false and designed to destroy or emasculate the unimproved value rating system.

**1970**, The term Unimproved Value was replaced by **Land Value** but the definition of these terms remained the same what the amendment did was redefine the word 'improvements'.

**Late 1980s** up to 90% of local government had adopted **Land Value** rating.

**1987**, The Government let it be known that it favoured Capital Value rating. This was the Roger Douglas period and the belief in privatising everything for the

**'commercial good'.**

**1988 on,** Saw a series of 'devious' reversions to Capital Value rating taking place, **Christchurch** moved to Capital Value by Council resolution; **Dunedin** fragmented its system to enable Council resolution to override ratepayer views despite considerable opposition, as a result the Mayor Sir Clifford Skeggs, threatened to take his own Council to court; **Wellington's** system review, while firmly in favour of Land Value, was changed to Capital Value through the contrivance of the Mayor, however, to validate this procedure required an Order in Council which a local Q.C. and the press considered illegal.

**1988/89,** Government attempted to remove/withdraw the traditional right of ratepayers to demand a Poll through the **undemocratic** introduction of clause 100.

**1990,** The LG Minister attempted to introduce a measure (**which failed**) that would abolish Annual Rental and **make Capital Value irreversible wherever it was in place** or, more importantly, **subsequently adopted.**

**1990,** Palmerston North City introduced its first attempt to change its rating system to Capital Value. **Council fairly, accurately and honestly pointed out that under Capital Value rating the wealthy would be better off and the poor poorer.** The Chair made it clear that only '**reasoned**' argument would prevail which it did and **the proposal failed.**

Unfortunately it also added fixed charges which contributed to the corruption of our rating system which continues to this day.

**1998,** The Rating Valuation Rules v.1, listed the objectives of the [rating?] Act and rules as: "to provide a **nationally consistent, impartial, independent and equitable** valuation system at least cost, which maintains the integrity of property valuation and underpins public confidence in the rating system; and to provide an independent quality assurance of valuations for rating purposes."

**2000 Sept v.2, and 2002 Aug v.3,** The objectives were changed to **remove 'nationally consistent', 'maintaining the integrity of property valuations', 'the requirement for public confidence'** and introduced '**minimum quality standards**'. A complaint to the appropriate minister resulted in the following response: "They [manipulated valuations] are within the minimum standards."

**2005,** A mixture of Capital and Land Value rating was proposed for Palmerston North. Attempts to conceal the effects were made by producing a review that was roundly criticised for its shallowness. The failure to promote a change to the system can, partially, be traced the moves by QVNZ to manipulate the CV:LV ratios in, and mainly, to benefit the Hokowhitu ward following changes to the rating rules put in place by the Labour government.

**2007,** Govt. initiated inquiry into Local Government Rating. A significantly flawed final report culminating in capital value rating being "prescribed" for Auckland City **even though the majority of Councils were on Land Value rating.** (refer Covec on ARC rates.pdf). **The inquiries final report recommended that QVNZ should return to the previous system of rating to which QVNZ refused to do.**

**2009,** Review of the Palmerston North rating system was limited in its scope and **failed.**

2012, A request to change, yet again, Palmerston North's rating system **failed**. An article in the Manawatu Standard, May 22, 2012 stated:

***“The council has received several submissions to the Long Term Plan asking for a change to capital value rating from people with properties high land values but modest houses. Some of them pay pay more rates than people with expensive homes in cheaper areas.*”**

The above represents, yet again, a meaningless and misguided view of the subject. The reason why some properties pay higher rates than others is a basic principle of Land Value rating known as **“location value”** this is clearly indicated in the City Council's **Medium Density Housing proposal** whereby the areas highlighted enjoy easy access to Shopping Centres and Schools compared to the **deprivation** experienced by the outer suburbs.

The removal of the Essential Defect has been at the very heart of our rating system. In essence **Capital Value rating supports land banking and speculation for individual profit**, it also places limits on the economy and employment. **Introducing Capital Value rating takes us back over 100 years.** New Zealand has contributed much to the world, transportation of meat, votes for women etc, not so well known is that New Zealand led the world with Land Value rating first tried/introduced in Taranaki in 1855. Land Value rating is without doubt not only a home-grown New Zealand system but in its purity a perfect one and not, as implied by one City Councillor, imported.

2018, PNCC has indicated that intends to carry out another review of the rating system in the not too distant future. The purpose no doubt to implement CV rating. **In essence Capital Value and Annual Rental rating will support land speculation.** Introducing Capital Value rating takes us back over 100 years. New Zealand has contributed much to the world, transportation of meat, votes for women etc, not so well known is that New Zealand led the world with Land Value rating first tried/introduced in Taranaki in 1855. Land Value rating is without doubt a home-grown New Zealand system and not, as implied by one City Councillor, imported.

In his book titled **Rating in New Zealand** (2<sup>nd</sup> ed, 1985) Rolland O'Regan wrote: “After many years of study of local taxation systems in England, USA, Australia and New Zealand, I have dared to come to the conclusion that ***the system of Land Value Rating which has been hammered out in New Zealand over the last 90 years is the best such system yet devised by the ingenuity of man.***”

(my emphasis)

As a reminder:

**2022, Wellington, Dominion, Friday Sept 2<sup>nd</sup> 2022, CV rating discourages housing, promotes land banking,**

**2023 Auckland TV1 28<sup>th</sup> January 2023, proposed a “Value Capture Tax” to help pay towards the new rail system. The hypocrisy here is that the so-called Value Capture is actually a basic principle of Land Value rating known as Location Value.**

## Support for the Land Value Tax throughout the ages:

*Men did not make the earth. . . It is the value of the improvement only, and not the earth itself, that is individual property. . . Every proprietor owes to the community a ground rent for the land which he holds.*

-- Tom Paine, "[Agrarian Justice](#)," paragraphs 11 to 15

*Another means of silently lessening the inequality of [landed] property is to exempt all from taxation below a certain point, and to tax the higher portions or property in geometrical progression as they rise.*

-- Thomas Jefferson

Jefferson, to whom libertarians pay homage, considered land monopoly a great evil and land value tax a remedy, as did many other classical liberals.

*Ground rents are a species of revenue which the owner, in many cases, enjoys without any care or attention of his own. Ground rents are, therefore, perhaps a species of revenue which can best bear to have a peculiar tax imposed upon them.*

-- Adam Smith

*Landlords grow richer in their sleep, without working, risking, or economizing. The increase in the value of land, arising as it does from the efforts of an entire community, should belong to the community and not to the individual who might hold title.*

-- John Stuart Mill

The Land Value Tax captures the value of natural resources and especially, *locations*, and untaxes productive activities (wages, sales, fixed capital like buildings). By taxing the former, resource-holders are forced to develop these, or to sell them to those who can.

It is progressive because the rich use more resources. It is anti-poverty because it frees natural opportunities for people to make a living upon. It is freedom-and-liberty promoting because it untaxes actual production. Liberals and Conservatives differ on the *amount* of taxes to levy, but they usually agree on the *sources* of those taxes: Rent, Labour, and Capital. Under the Land Value Tax (aka the Single Tax), things are quite different: *Tax Revenue is generated from One source, the full rental value of the land, which has to be paid anyway*, but which is currently pocketed by unproductive speculators and Landowners.

# A Telling Silence

Posted: 21 Jan 2013 11:59 AM PST

## Why we need land value taxation.

By George Monbiot, published in the Guardian 22nd January 2013

You can learn as much about a country from its silences as you can from its obsessions. The issues politicians do not discuss are as telling and decisive as those they do. While the government's cuts beggar the vulnerable and gut public services, it's time to talk about the turns not taken, the opportunities foregone: the taxes which could have spared us every turn of the screw.

The extent of the forgetting is extraordinary. Take, for example, corporation tax. Before the election, the Liberal Democrats promised to raise it from 18% to "the same rates as income" (in other words a top rate of 50%), to ensure that private equity bosses were no longer paying lower rates of tax than their office cleaners (1). It made sense, as it would have removed the bosses' incentive to collect their earnings as capital. Despite a powerful economic case, the government refused to raise the top rate above 28%. The Lib Dems protested for a day or two (2), and have remained silent ever since. In the parliamentary debate about cuts to social security, this missed opportunity wasn't mentioned once (3).

In just two and half years, the government has cut corporation tax three times. It will fall from 28% in 2010 to 21% in 2014 (4,5). George Osborne, the chancellor, boasted last month that this "is the lowest rate of any major western economy" (6): **he is consciously setting up a destructive competition with other nations**, creating new excuses further to reduce the UK rate.

Labour's near-silence on this issue is easily explained. Under Tony Blair and Gordon Brown, who were often as keen as the Conservatives to appease corporate power, the rate was reduced from 33% to 28%. **Prefiguring Osborne's boast, in 1999 Brown bragged that the rate he had set was "the lowest rate of any major industrialised country anywhere, including Japan and the United States."** (7) **What a legacy for a Labour government.**

As for a Robin Hood tax on financial transactions, after an initial flutter of interest you are now more likely to hear the call of the jubbub bird in the House of Commons. According to the Institute for Public Policy Research, a tax rate of just 0.01% would raise £25bn a year, rendering many of the chamber's earnest debates about the devastating cuts void (8). Silence also surrounds the notion of a windfall tax on extreme wealth. And to say that Professor Greg Philo's arresting idea of transferring the national debt to those who possess assets worth £1m or more has failed to ignite the flame of passion in parliament would not overstate the case (9).

**But the loudest silence surrounds the issue of property taxes. The most expensive flat in that favourite haunt of the international super-rich, One Hyde Park,**



cost £135m. **The owner pays £1,369 in council tax, or 0.001% of its value (10).**

Last year the Independent revealed that the Sultan of Brunei pays only £32 a month more for his pleasure dome in Kensington Palace Gardens than some of the poorest people in the same borough (11). A mansion tax – slapped down by David Cameron in October (12) – is only the beginning of what the owners of such places should pay. For the simplest, fairest and least avoidable levy is one which the major parties simply will not contemplate. It's called land value tax.

The term is a misnomer. It's not really a tax. It's a return to the public of the benefits we have donated to the landlords. When land rises in value, the government and the people deliver a great unearned gift to those who happen to own it.

**In 1909 a dangerous subversive explained the issue thus. "Roads are made, streets are made, services are improved, electric light turns night into day, water is brought from reservoirs a hundred miles off in the mountains – and all the while the landlord sits still. Every one of those improvements is effected by the labor and cost of other people and the taxpayers. To not one of those improvements does the land monopolist, as a land monopolist, contribute, and yet by every one of them the value of his land is enhanced. He renders no service to the community, he contributes nothing to the general welfare, he contributes nothing to the process from which his own enrichment is derived. ... the unearned increment on the land is reaped by the land monopolist in exact proportion, not to the service, but to the disservice done." (13)**

Who was this firebrand? **Winston Churchill**. As Churchill, Adam Smith (14) and many others have pointed out, those who own the land skim wealth from everyone else, without exertion or enterprise. They "levy a toll upon all other forms of wealth and every form of industry." (15) Land value tax recoups this toll.

It has a number of other benefits(16). It stops the speculative land hoarding that prevents homes from being built. It ensures that the most valuable real estate – in city centres – is developed first, discouraging urban sprawl. It prevents speculative property bubbles, of the kind that have recently trashed the economies of Ireland, Spain and other nations and which make rents and first homes so hard to afford. Because it does not affect the supply of land (they stopped making it some time ago), it cannot cause the rents that people must pay to the landlords to be raised. It is easy to calculate and hard to avoid: you can't hide your land in London in a secret account in the Cayman Islands. And it could probably discharge the entire deficit.

It is altogether remarkable, in these straitened and inequitable times, that land value tax is not at the heart of the current political debate. Perhaps it is a sign of how powerful the rent-seeking class in Britain has become. While the silence surrounding this obvious solution exposes Labour's limitations, it also exposes the contradiction at heart of the Conservative Party. The Conservatives claim, in David Cameron's words, to be "the party of enterprise"(17). But those who benefit most from its policies are those who are rich already. It is, in reality, the party of rent. This is where the debate about workers and shirkers, strivers and skivers should

have led. The skivers and shirkers sucking the money out of your pockets are not the recipients of social security demonised by the Daily Mail and the Conservative Party, the overwhelming majority of whom are honest claimants. We are being parasitised from above, not below, and the tax system should reflect this.

[www.monbiot.com](http://www.monbiot.com)

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## **THE MERITS OF LAND VALUE RATING ARE:**

### **1. It usually means lower rates for the majority of Ratepayers.**

The common ratio of improvements to land value has been about 2-3:1.

Properties developed above that (usually homeowners) should get a Rate Reduction at the expense of those with a lower ratio – usually under-developed or vacant sites held for speculation such as land banking, and poorer commercial properties.

### **2. It promotes employment, because:**

3 It reduces the price of land which means a lower outlay and greater accessibility for home-builders, farmers, developers and property improvers of any sort.

4 It deters the speculator and under-user of land with a constant unwearying stimulus for improvement and better land use.

5 It ensures the optimum use of land free of further penalty – truly an incentive tax, both stick and carrot. Thus it tends to bed in and become accepted. It generates steady urban renewal as in Sydney and hitherto in Wellington, rather than deferred boom and bust as in Auckland.

Renewal in Wellington has slowed noticeably since reverting to Capital Value.

### **3. It contributes to the local economy with the building of new homes**

**Given these incentives every person who gains employment in primary industry or property improvement of any sort generates four at least, and up to seven more job opportunities downstream in secondary and tertiary industries. If another 10% of our primary work force, i.e. 25,000 were employed in housing, farming, forestry, fishing and transport at least another 100,000 would find work (ex Auckland Star 1.5.88).**

In these ways Land Value Rating reduces the disparity between the easy rich and the unemployed, the low waged, beneficiaries, super annuitants and renters. Any other form does the opposite – four fold.

### **4. It has been widely endorsed by:**

- a) The Royal Commission on Local Govt. Finance 1958.
- b) The N.S.W. Royal Commission 1967.
- c) A Brisbane City Enquiry 1989. It is mandatory throughout Queensland. By the late 1980s 92% of all Australian municipalities used Site Value Rating.
- d) The Wellington City Committee 1989.
- e) The Internal Affairs Department Coordinating Committee 1989 which concluded "that there should be a nationwide uniform base for Rating"... "That undifferentiated Land Value Rating is the only rating system fully consistent with efficient resource allocation. It encourages an optimal use of high-value sites because rates based on land penalise inefficient

usage of the site ... a landowner is nonetheless required to contribute financially to the community on the basis of that property's potential."

- f) The 90% of municipalities in N.Z. that by poll adopted it and likewise could have rejected it.
- g) All the newer areas of Auckland – North, South, East and West that have long enjoyed it and clearly intend to retain it.
- h) The Cities and Districts of **Palmerston North**, Waitakere, New Plymouth, Horowhenua, Kaipara, Tararua, Waimakariri, Franklin and Northland, where proposed reversions to Capital Value were rejected, most of them heavily, by as much as 10:0.
- i) The growing number of American cities that now employ the 2-Rate system levying 5-6 times more on the land value than on the improvements with startling effect on building permits and employment.

### **5. It is environmentally friendly.**

By optimising land use it maximises the natural, undisturbed environment.

**6. It recovers some of the community-created land value for community purposes.** Indeed land price only arises because the community fails to collect its just dues.

Insofar as it does this so land price diminishes. Land price is the key factor in the pernicious inflationary spiral.

There is thus a unique, important, moral imperative in Land Value Rating which is entirely consistent with its other virtues.

### **THE MAIN OPPONENTS OF LAND VALUE RATING ARE:**

1. Those who seek to shift the charges off the land onto buildings, alcohol, petrol, people – anything, thereby increasing the eventual unearned, tax-free gain from speculating in land or under-using it, rather than putting it to its optimal use now.
2. Those who themselves or as a front for others (above) claim that Land Value Rating leads to over-intensive use of land and/or the destruction of the ambience of yesteryear, and/or undue pressure to change. It doesn't and it needn't. Old buildings can be protected with Preservation Orders and Town Planning Ordinances. We don't have to put the whole of society into a strait-jacket of decadence to accommodate a few relics, however worthy. Special Valuations for Rating purposes accommodate those caught with a zone change entitling them to an Existing Use valuation until the use changes. "Rates Relief" accommodates such as pensioners.

"Mining" is more likely to occur when an excessive, speculative price has been paid, propped up by a mortgage with cheap money leaving little over for wages. Bringing the price back to reality with an ongoing charge in favour of the community distributes prosperity, eases the pressure and averts a "Credit Crunch".

3. Those who claim that Capital Value Rating reflects the ability to pay. This specious argument fails to distinguish between that "ability" derived from the investment of private capital and labour which is no concern of local Govt, and that "ability" or benefit which is derived from holding natural resources serviced by the Council, which is the legitimate concern of Local Govt. **Personal income is no**

**concern of Council** except when it is required to consider the ability of the low waged to pay its rates. The failure to make this distinction between individual rights and the community's rights characterises the Marxian solution to wealth disparity. From this the world now turns. Making this distinction correctly is the issue of this age as it provides the only equitable basis for the operation of a free market economy. Land Value Rating makes this distinction neatly.

4. Those who claim that Capital/Rental Value Rating distributes the Rates more "fairly". A fair Rating system is not one which merely distributes current costs equally – to the disadvantage of the poor, incidentally, as with a UAC (Uniform Annual Charge). Rates are related to property held. It is therefore important that they are related to those unimproved land values generated by the community, not the capital values generated by the private investment of labour and capital.

#### **USER PAYS AND/OR COST/ BENEFIT**

Court actions against councils have recently been brought on the grounds that there was no equitable relationship between Rates paid and the benefits enjoyed. These actions, until recently, had only ever been taken in areas Rating on the Capital Value – quite rightly. There is no connection between the private investment of capital and Council services. Reticulation of any sort is better used by high-rise improvement than extended for miles. Community services and other advantages are more accurately reflected in site values than in Capital Values. Land Value is itself a cost/benefit measurement.

Moreover, as a Land Value Rate reduces the price by the amount of the charge capitalised, the site user either pays initially to a vendor or progressively, to a small degree, to the Council. The principle of User Pays is eagerly directed at as many Council services as possible by those who seek to relieve property of Rates, thereby increasing the land values. However, the principle of User Pays applies first and foremost to the user of the site (and other natural resources) either as purchase price, or progressively as Rates in favour of the rest of the community, as a means of recovering the community-created land value to pay for Council services available to all. Land Value Rating is a significant step along that road.

In fairness the Ratepayers' Land Value Rates must then be made income tax deductible. In this way the costs of community services as well as the benefits are equitably spread without an impossible analysis. The unprecedented recent litigation, outside the provisions of the Rating legislation, has established that (a) a minute cost/benefit analysis with apportionment accordingly is not the intention. (b) a Council has to use the dispensations available to achieve an equitable cost/benefit relationship.

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In the 1931 quake Napier was devastated. It was rebuilt under Land Value Rating. Today they run Art Deco tours for visitors.

A similar experience in San Francisco and Vancouver is reported.

In Queensland Land Value Rating has long been mandatory. This will assist its recovery.

Christchurch, Wellington and Dunedin (infra) take note!

The entire Auckland Region (surrounding the present city) was developed under the impetus of Land Value Rating ab initio. Any changes have been recent and minor. The present city and the old Newmarket Borough have been parasitic on the wider Regional growth.

For over 100 years the whole country's development has been stimulated by Land Value Rating, so widely adopted by popular vote as to be nearly made mandatory. (Subversion of this progress, around 1990 by World Bank influence is detailed hereunder.)

### QUOTE

Cr Joceline White, Waimakiriri District Council, in the vote retaining Land Value Rating, "favoured Land Value because she regarded the rates paid on her land as rent for the privilege of using it during her lifetime" – The Press 8.6.95.

### HISTORY

Until 2006 Auckland City was the last remaining instance of Annual Rental Value Rating – a relic of last century. (1) The original Provinces of N.Z. drew their revenues from the sale and lease of land. When the Provinces were replaced by Local Govt in 1876 Rates were based on the Annual Rental Value, as in England. Within 6 years it became apparent that with most properties being sold rather than rented, the Capital Value was a more realistic base. Accordingly Councils were permitted to switch to or from Capital or Rental value by resolution. Both are based on the composite value of the land and improvements and should be but the capitalised/annualised version of the other.

About this time the writings of John Stuart Mill, Henry George and others drew attention to the unearned increase in land values generated by growing communities whether from pressure of population or derived from public works. As a result Sir George Grey and his associates not only introduced a Land Tax but also a measure allowing local Rates to be collected from land values alone if a poll of ratepayers required it. The measure was blocked by the Upper House for three years but in 1896 it became possible for 15% of ratepayers to demand that a poll be held to decide whether the Rates should be collected from the Unimproved Value only, exempting the improvements. **Under this dispensation hundreds of Rating Polls were held so that by 1982, just 86 years later, 90% of all Municipalities had by poll adopted Land Value Rating which accounted for 80% of Local Govt revenue.** The main dissidents were remote rural areas, a few Counties with a dairy factory carrying a big proportion of the Rates, the old Boroughs on the Auckland isthmus largely parasitic on Auckland City, Lower Hutt, then a dormitory suburb of Wellington without its own hard core of land values, and Queenstown – a wild-west - type-speculators paradise.

It seems that during 1987 the then Government let it be known that it favoured Capital Value Rating - for the wrong reasons (supra). Accordingly in 1988 devious reversions to Capital Value began. Christchurch moved from partial Land Value back to Capital Value by Council resolution when we believe a poll should have been held. Dunedin fragmented its General Rate into Separate & Special Rates so they could then be changed by Council Resolution without recourse to the Ratepayers and despite their vociferous protest march. The Mayor Sir Clifford Skeggs

threatened to take his Council to Court. The Council action was not in fact illegal but clearly a misuse of its powers. In 1953 the Dunedin Ratepayers had voted for Land Value Rating with a dramatic increase in building permits as a consequence. In Wellington, a year-long Rates Review Committee came down firmly in favour of retaining Land Value with an adjustment to the Differentials between city centre and suburbs. Nevertheless the then Mayor contrived to have Capital Value narrowly adopted but needed an Order in Council to validate his procedures which a Q.C. and the local press regarded as illegal.

**IN THE RATING POWERS ACT 1988/9 THE GOVT WITHDREW THE TRADITIONAL RIGHT TO DEMAND A POLL, at the same time as it propounded the merits of "local decisions locally made"!**

Since the time of urban/rural restructuring in 1989 and the devious reversions in Christchurch, Wellington and Dunedin, the 90% of municipalities which by poll had adopted Land Value Rating has been reduced to about 40%. It must here be pointed out that wherever Land Value Rating applies it has been adopted by poll of Ratepayers, representing a lot of work and profound social concern. Wherever Capital or Annual Value Rating applies it has been imposed by Govt or Councils, contrary to the express wish of the Ratepayers in almost every case.

In 1990 the Minister then introduced a measure that would abolish Annual Rental Value Rating and would make Capital Value Rating irreversible wherever it was in place or might be adopted subsequently. The move failed and the Govt changed at the end of that year. Since then there have been several moves by Councils to revert to Capital Value. All have been so vigorously opposed by Ratepayers, even without the right to demand a poll that the Councils have backed off. A recent instance of this was the postal poll in Waitakere where a determined attempt by Council was rejected by more than 8:1, in line with others in **Palmerston North**, Horowhenua, Dannevirke, New Plymouth, Kaipara, Tararua, Waimakariri, Franklin and Northland. One or two moves have succeeded but have later been reversed.

One or two changes have stuck – uncomfortably. Some have compromised with a mix of Land and Capital Value for no apparent reasons.

A valid confusing consideration in the moves to revert to Capital Value arises from the amalgamation of urban and rural areas which previously raised and spent their own Rates. Amalgamation can mean that a highly valued rural property might be paying for urban facilities. The solution is not to revert to Capital Value Rating, but to apply a Differential Land Value Rate that relates income to expenditure in both town and country so that each enjoys the advantages of Land Value Rating but not at the expense of the other. Land value in rural areas is related to overseas prices. In urban areas it is related to civic amenities. Differential Rates reflect this.

The practical consensus now seems to be a basic Land Value rate with Differentials to distinguish between Residential, Rural and Commercial zones and to offset the advantages of tax-deductibility enjoyed by some, supplemented by UAC's. N.B.

**The Differentials should not be extended to allow a hotch potch of inner-city zoning dispensations, or political contrivance.**

**The historical sketch shows that by about 1990 Land Value Rating had become an example to the world, and should be made mandatory, on the**

**evidence!** Significantly the Govt-led assault on this coincided with the privatisation of Telecom, N.Z Rail, and others, largely to foreign interests, ravaging our Current Account since.

Sir Roger Douglas, Minister of Finance at that time, is said to have later become the highest paid agent for the World Bank. It has been reported he went to Mongolia to persuade them to put their natural resources on the world markets enabling "Mums and Dads" anywhere to participate in the World Bank's initiative.

For years now our senior Reserve Bank and Treasury staff have been trained at the World Bank. To them "Land" (i.e. natural resources) is just another form of Capital (2). So that Rent and Interest are synonymous. Regulating one regulates the other. It doesn't. Easy money means dear land and low wages, currently a serious topical issue. Capital should be the savings from the wages of labour. Wages and interest should move in tandem. Labour should be the Capitalist, not the "landowner" **collecting Rent disguised as interest.**

The assault on Land Value Rating coincidental with the sale of natural monopolies (3) exemplifies a contrived coordination of –

(a) relieving natural resources of any public charges to enhance the privatised unearned speculative value.

(b) privatising natural monopoly profits – both wrongfully, at the expense of the public sector.

IT INDICATES AN INFILTRATION OF THE LABOUR PARTY AND BUREAUCRATS BY THE WORLD BANK TO NEUTRALISE EFFECTIVE, RADICAL OPPOSITION TO THE NEW RIGHT GLOBAL AGENDA OF PRIVATISING NATURAL RESOURCES i.e. OWNING THE EARTH AND PRIVATISING THE RENT.

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1. In 2006 Manukau City adopted ARV. The change was fraught with dissent, illogical reasoning and has yet to be vindicated.

2. "The Corruption of Economics" – Dr. Mason Gaffney, Prof. Economics, California University.

3. Natural monopolies are rights to land, water, airwaves, minerals, fisheries, hydro-power generation and supply, any public utility such as a port, airport, or the monopolistic rights to reticulate wires, pipes, rails, roads and the like; even the right to pollute.

\* Affiliate of The International Georgist Union, London, and Prosper Australia Inc., Melbourne.

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## Essential Defect

Mr Rolland O'Regan F.R.C.S, et al.

Strange as it may seem the **Essential Defect** (although the term would not be coined for another 450 years) of Capital Value rating has its source in the dissolution of the monasteries by Henry VIII.

In essence, the term **Essential Defect** is derived from the decay and destruction brought about by over-taxation. Incalculable damage was wrought to the social fabric of England and even more so to Ireland during the great famine of 1845 – 1847.

In New Zealand the **Essential Defect**, as such, was first recognised during the Provincial Government period of 1853 - 1876. At that time the English Annual Rental system (1), with a few exceptions, was in force. The Government recognised that property taxation fell more heavily upon those who improved their properties while taxation on land held for speculation was minimal or nil.

There have been many changes since then and I would suggest that the **Essential Defect** of today is highlighted primarily by the CV:LV ratio. Those properties above the district's ratio (2) are more disadvantaged than those below it. It should be noted that bare land has a ratio of 1. It becomes more profitable to hold land forcing prices up.

In summation, the imposition of Capital Value rating contributes to decay, is able to stunt growth, make land purchase more expensive, impact on the economic well-being, raise prices for those already disadvantaged by the change, contribute to property valuation manipulation, requires Councils and their executive to mislead the public.

Even under the Capital Value system land is still the basic valuation component and therefore the most logical and fairest for rating taxation.

Finally, Capital Value rating should be considered with some concern given its ability to morph into a 'flat tax' regime. Even now there are influential groups and individuals aspiring to such a polity.

Brevity precludes the insertion of examples supporting the above. Recognising the various differences between councils my concerns are for an urban environment.

1 The Annual Rental system is the companion to Capital Value.

2 The districts ratio is the total CV divided by the total LV.



**ATTENTION  
all  
RATEPAYERS**

The proposed change to a Capital Value based rating system will affect all ratepayers.

**The Council requests:**

- More feedback from all sectors of the community ---  
whether favourably or adversely affected.

**The Council offers:**

- All the information you need to make an informed decision --- just phone 68-199 (ask for rating information).

**The Council invites:**

- Interested parties to attend a public meeting, hosted by the Mayor, to brief you on the proposed system.

**Meeting Date:** August 1, 1990

**Time:** 7.30p.m.

**Venue:** Council Chamber,

1 st Floor Civic Administration Building ~

The Council and Community Representatives formulated this rating system because they felt it was a fair and equitable method of rates collection --- it will not increase the total rates collected by Council.

**THE COUNCIL NEEDS YOUR COMMENT**

**2023 – When I requested a copy of the rating database my request was refused, even worse during the past 34 yrs management, and by association council, has deliberately restricted the information necessary for a reasoned argument.**

## **Rein in real estate speculators**

Toronto Star, Saturday, May 19, 2012

There's really only one way to make Toronto housing affordable for everyone - including young families. But the City can't do it alone; the provincial government will need to help out.

Step one: the Ontario government would need to instruct the Municipal Property Assessment Corp. (MPAC) **to ignore buildings and assess only the land under buildings.**

Step two: Toronto would then apply the municipal tax to the lot values alone, also ignoring buildings.

The tax rate would need to be raised to make up the revenue lost by untaxing buildings - but remember, this is a revenue-neutral tax shift. The only difference would be people with larger houses on small lots would pay a little less, while people with smaller houses on large lots would pay a little more.

**This tax system, called "land value taxation," is used successfully in many jurisdictions around the world. Under LVT Toronto property owners could improve, renovate, and expand without being hit by tax increases.**

**Also, holding vacant and under-used land (parking lots) out of its best use would cost more, so speculators would have no choice but to build now or sell to someone who would. (My emphasis, E.C.)**

And, since land becomes more expensive to hold, developers would be encouraged to build more and larger units on less land to meet the needs of all at reasonable prices. Infill and building higher would result, providing needed housing without urban sprawl.

***Frank de Jong, Earthsharing Canada, Toronto***

# Baltimore

## LVT Explained

### How Land Value Taxation Works

The property tax is actually two separate and distinct taxes with very different impacts.

One of the taxes is a tax on buildings and improvements. Most economists and most people would agree that a tax on buildings has a corroding effect on our urban areas. For example, it is considered good policy to exempt or abate a new building or big EconDev project. Why not, then, exempt all buildings from some or all of the property tax?

The second tax is a tax on land. **At present land is woefully under-taxed which leads to speculation, private land banking** and suburban sprawl. Land can be highly taxed and the supply remains fixed. Since government and community effort create land value, it is the right and duty of government to collect that which it creates.

Our Centre demonstrates that the program works where tried and has led to increased development and - more importantly - private re-development where it is appropriate. This sheet demonstrates the impact of a land tax on a typical Baltimore, Maryland property: The Reisterstown Square apartments at Eberle and Patterson. It's nothing too fancy, but it's nice affordable housing. They have 490 units with an average rent of about \$750 a month.

Right now, the city of Baltimore charges a tax rate of \$2.328/\$100. That mean this well-maintained property that provides an essential service (affordable housing) pays \$367,500 a year in taxes.

If Baltimore enacted a land value tax, a 20% cut in the building portion of the property tax rate would mean a \$26,000 annual reduction in taxes. Here how it works:

<b>Building Value</b>	<b>Land Value</b>	<b>Total Value</b>
\$11,715,000	\$2,284,700	\$13,999,700
Tax Paid @ \$2.328	Tax Paid @ \$2.328	Total Tax
\$272,725	\$53,188	\$325,913
Tax Paid @ \$1.8624	Tax Paid @ \$3.5819	Total
\$218,180	\$81,836	\$300,016

That lowered tax could go into building maintenance or reduced rents, making the property more attractive without sacrificing profit margins.

TaxPolicyCenter (Urban Institute, 10/6/09): "The [U.S.] Congressional Budget Office's most recent long-term budget outlook declared that 'current policies are unsustainable.' Translation, according to tax scholar Len Burman: if we don't change course, we're doomed. America will celebrate its tricentennial with IOUs 6.5 times its total economic output if current policies continue, CBO says, and that is under implausibly optimistic assumptions about the economy."

## 233 Empirical Studies

### Plus 5 Endorsements of a Tax That Has Always Stimulated the Economy & Lowered Taxes for Most People

by Steven B. Cord

A tax on land assessments requires land to be put to productive use; it can stimulate the economy by reducing taxes on labor & capital investment.

- (1) **Production is enhanced** when it isn't taxed **because land is taxed instead** and is used more productively.
- (2) **Most taxpayers get tax reductions** when a tax on land values replaces taxes on what they produce. It's the most ability-to-pay tax there is.
- (3) **Strict revenue neutrality for the government is maintained** because the land tax just replaces other taxes.

Actual practice fully supports these three logical advantages - see the summaries of empirical studies below. They are mainly based on Australian government statistics, but I was also able to induce 23 localities in the U.S. to use this tax approach, always with the same results - an increase in building permits issued.

Yes, we should tax land values more than anything else, both for logical and empirical reasons, but it must be gradually implemented - how to do that requires some experience, so ask us how to do it (at no charge or obligation).

These studies have been fully corroborated by many sources. For instance, before Fortune Magazine ran its 1983 article advocating land value taxation, it sent two of its researchers, Gurney Breckenfeld & Ed Baig, to visit the city halls that I had visited. They found that I had accurately stated the building permits issued. The magazine is to be commended for such careful research checking.

Furthermore, a study by the prestigious Pennsylvania Economy League (PEL) completely supported the conclusions of the empirical studies listed (see p. 16 of its 1985 LVT study). Also, the P.E.L. was instrumental in getting two cities (Clairton and DuBois in Pennsylvania) to adopt a two rate building-to-land shift in their property tax.

Professor Nicolaus Tideman of Virginia Tech University and his then-graduate student, Florenz Plassmann (now a professor in Binghamton, N.Y.) confirmed all my studies that were completed when they did their research in 1995. Their research was peer-reviewed and published in the Journal of Urban Economics (3/00, pp. 216-47). The Australian studies summarized here are from a statistical yearbook (similar to the U.S. Statistical Abstract) published annually by the Australian Bureau of Statistics. This yearbook contains building permits issued annually by every locality in the country (the U.S. Census Bureau also does this for the U.S.).

If a partial shift to land value taxation (hereinafter referred to as LVT) has always produced these positive economic results, it would seem that more LVT would produce even better economic results. Contact us to find out how to gradually tax land assessments more and building assessments less.

**SUGGESTION:** At first, read study #238 (the best one) and then the peer - review (at the end).

Then read any 3 other studies; then read them all.

The 233 Empirical Studies (plus 5 Endorsements)

**(1)** The accountancy firm of Price, Waterhouse & Co. performed a study for H.U.D. that found that the abatement of building taxes was conducive to new construction (p. 4, reported in the summer 1975 issue of Incentive Taxation (hereafter referred to as IT)).

P. 8 of the PW study: "Based upon the evidence collected it appears that the Fairhope Single Tax Corporation's practice of site value rental [equivalent to LVT] has been effective in that it has encouraged more intensive development of its property."

Just do it gradually, not as a single tax all at once; ask us how to do that.

**(2)** In the early 1970s, the General Council for Rating Reform of Australia (GCRR) reported that in Kilmore Shire, Victoria, the dollar value of construction and renovation increased 3.19 times in the three whole years immediately after it shifted from taxing both buildings and land income to taxing land income only (IT, summer 1975).

Local property-tax switches in Australia were made in April, so there was a year in which both systems were applied.

**(3)** In Buninyong Shire (Victoria), the GCRR found that, comparing the three whole years immediately prior to the shift from taxing the income of both building and land to the first two whole years after the shift when only the assessed land value was taxed, there was an average 5.9 increase in the annual dollar value of new construction and renovation (Ibid. - the Australian Bureau of Census was the ultimate source).

**(4)** In Orbost Shire (also Victoria), the GCRR compared the three whole years before the shift to taxing only land values to the year immediately after the shift. It found that the average annual construction and renovation increased 1.74 times (source: Australian Bureau of Census).

**(5)** Harry Gunnison Brown, a prominent American public-finance economist in his time, found that those localities in the states of South Australia and Victoria which taxed land values were markedly superior in new dwelling construction.

For instance, in the state of Victoria, "although at the 1921 census only 16 per cent of the state population was in the fourteen districts rating [taxing] land values, these districts accounted for 46 per cent of the total increase in dwellings for the State between the two census years [1921 and 1933]."

**(6)** Brown's figures on the Melbourne suburbs were also striking. He found that those suburbs which are about five rail miles from Flinders Street in the center of

Melbourne and which tax land values only had 50% more dwellings constructed per available acre in the 1928-1942 period than those which did not. Making a similar comparison for suburbs seven miles out, the LVT suburbs did 2.33 times better; LVT suburbs 9.5 miles out did twice as well (IT, 9/75).

**(7)** Melton Shire (Victoria) switched from taxing real-estate income to taxing only land values in 1973 (as the result of a poll of landowners only) and then saw the Australian-dollar value of its building permits increase 1.68 times in the first year after the switch as compared to the year previous (Land Values Research Group (LVRG), successor to GCRR – IT 10/75. All of LVRG's studies are based on Australian Bureau of Census figures).

**(8)** The average 1954-61 population growth of rural LVT towns in Victoria was 21.8%, but for their non-LVT neighbors it was only 13.4%. Their 1955-63 dwelling construction was 38.3% higher (source: GCRR, using Victoria state govt. statistics).

**(9)** New York State taxpayers spent more than \$400 million to build the New York Thruway, but land values along the route increased by considerably more than \$400 million (Perry Prentice, vice-president of Time, Inc., in Architectural Forum, per IT 1-2/76).

**(10)** Life editorial (1965): "Since the [Toronto] subway was built the neighborhoods around the stations have experienced a small construction boom and land values have skyrocketed. A 100 square-foot plot purchased in 1947 for \$22,000 sold ten years later for \$257,000." This was reported in IT, 1-2/76.

Conclusion: it would seem that if land values are taxed, the government could easily regain its expenditures on transportation.

**(11)** "The landowners on Staten Island in New York City pocketed a \$700 million windfall because other taxpayers put up \$350 million for the Verrazano Narrows Bridge and their land became much more accessible than before. And one can wonder about the increase in land valuation on the Brooklyn side of the bridge." So wrote Perry Prentice in the Commercial and Financial Chronicle, 8/22/68, as reported in IT, 1-2/76.

**(12)** In the seven years following the construction of New York City's IRT subway from 135th St. to Spuyten Duyvil, the rise in land value was \$69.3 million. Subtracting the normal increase during the previous seven years (\$20.1 million) left an increase of \$49.2 million directly attributable to the opening of the line. But that section of the line cost only \$41.8 million (Gilbert Tucker, The Self-Supporting City, quoting a City Club study); see IT, 1-2/76.

**(13)** According to one public official in New Jersey quoted by Gilbert Tucker in The Self-Supporting City, the opening of the George Washington Bridge in 1928 increased land values on just the New Jersey side by \$300 million, or more than six times the original construction cost (IT, 1-2/76).

**(14)** Less than two years after the property owners of Wangaratta (in Victoria, Aus.) had voted 4-1 to adopt LVT only, this headline appeared in the local newspaper: "Building 'Wave' Envelops Whole of Town." This occurred during a building recession in the surrounding area (IT, 9/75). (15-30) IT (5-6-7/76) reported on random-sample studies in sixteen U.S. Cities substantiating that most homeowners

pay less with a two-rate building-to-land property-tax shift. In addition, all tenants (as tenants) paid less space-rent for their lodgings.

**(31)** Two years after adopting an LVT-only property tax, 1957 construction in Mildura City (351 miles northwest of Melbourne, Aus.) broke all records, "and at the present rate, the 1957 record will be broken this year" (source: researcher Elizabeth Read Brown in the American Journal of Economics & Sociology (1/61, p. 12). See IT 9/76.

**(32)** "As a means of encouraging owners of sub-standard dwellings to install improvements, the City of New York adopted in 1936 a law granting property-tax exemption for five years upon the value added to existing buildings by improvements completed before October 1, 1938 if the improvements did not increase the size of the building. Mayor LaGuardia estimated that renovation work in that year ran as high as \$75,000,000..." (Harold S. Buttenheim, founding editor of the American City Magazine, as reported in IT 11/76).

**(33)** A Pittsburgh City Council study showed conclusively that a 1% earned income tax would hit the city's homeowners 3.59 times harder than an equivalent-in-revenue LVT increase. The same study also found that a two-rate LVT would down-tax 73.6% of homeowners (IT 12/76).

**(34)** Then there's Horsham, a city in rural Victoria, Australia. To quote from Progress (an Australian monthly magazine, 6/74, as cited in IT 12/76; ultimate source - Australian govt. building-permit statistics):

"Horsham made the change to site value rating during the rural recession. For the three years before the un-taxing of buildings, the numbers and values of permits issued to private homebuilders had fallen drastically (from A\$718,000 down to A\$418,000 immediately before the change). The rot was stopped in the first year of untaxed buildings and the slow climb back commenced. For the year ended 30th June 1973, the numbers of privately built dwelling units approved rose to 94 and their value to (A)\$1,153,000.

"This is almost double the numbers of approvals and almost triple their values of the last year of taxed buildings. Site value rating has done much to beat the rural recession in this area."

This ends our examination of the first bound volume of Incentive Taxation (there are nine such volumes).

This first volume covers a period before many two-rate building-to-land shifts occurred in the United States.

Therefore, in these early studies, IT had to rely primarily on statistics of the impact of a building-to-land tax shift in Australia.

**(35)** A Washington, D.C. study done in the 1970s shows that if the current property tax were shifted from land and building assessments to land assessments only, there would be these tax reductions: 18.1% for single-family homes, 20.9% for two-family homes, 14% for row houses, 38.9% for walkup apartments, and 22.5% for elevator apartments (IT W/77).

**(36)** From 1921 to 1933, 7% of the municipalities in Victoria, Aus. taxed only land values, but they accounted for 46% of home construction. In the years 1947-54, the LVT municipalities had increased to 12%, but they accounted for 42% of the home



construction. During 1954-58, 19% were using LVT, but they accounted for 62% of new home construction (source: LVRG study based on building-permit issuance). See IT, 10/77.

**(37)** In 164 localities outside Melbourne, Aus., during the two-year period 1955/56 to 1957/58, there were 42 new factories, of which half were in the 17 localities using LVT-only. Also, factory employment in these 17 LVT-only localities increased by 445 whereas in the remaining 147 localities, factory employment decreased by 361 (source: Aus. govt. statistics in "Public Charges Upon Land Values," a 1961 study of the GCLR). See IT, 10/77.

**(38-49)** Twelve studies in rural Victoria showed that LVT-only towns averaged a construction-and-renovation growth of 29%; their land-and-building-taxing neighbors grew at a modest 2.6% in the same period of time (source: GCLR study of building-permits issued as reported in Progress, 3/75, per IT, 10/77). LVT-only was adopted in each case as a result of a poll of landowners only.

**(50)** Wellington, New Zealand taxed land values while Auckland did not. In 1965, Wellington had £219 in improvements for every £100 in land value while Auckland had only £143 in improvements per £100 in land value (source: N.Z. govt. statistics per GCLR). See IT, 10/77.

**(51)** When LVT-only Sydney and building-taxing Melbourne in Australia were compared in 1965, Sydney had £222 in improvements for every £100 values whereas Melbourne had only £125 in improvements for every £100 in land values (source: GCLR, ABS); see IT, 10/77.

**(52)** Ken Synett (former mayor of Marion, Aus): "For many years the Marion area remained static. Much of the land now being developed was in the hands of speculators.

"They held it as a lock-up investment. Tax rates were low.... Then in 1954, the year after we achieved city status, our rating system was changed from a rental basis [i.e., real-estate-income tax] to one based on unimproved land value [LVT]. This sent the tax rates up [on land values]... The land investors decided it was time to sell... We are now watching Marion's phenomenal expansion with pride." See IT, 10/77.

**(53)** After Camberwell, a suburb of Melbourne, Australia, adopted LVT-only in 1922, its development was meteoric. For twenty years, it headed the Victoria building-development figures both in numbers and values until displaced by Moorabin in 1946 after that city also changed to LVT-only. In addition, Camberwell exhibited another advantage of LVT-only – it was fully in accord with ability-to-pay (source: LVRG in Progress, using Aus. govt. statistics; see chart in IT, 11/77).

**(54)** A 1965 study sponsored by the California General Assembly (prepared by Griffenhagen-Kroeger) revealed that over 92% of the homeowners and renters in Fresno, CA would get tax reductions with a building-to-land tax shift. See IT 12/77.

**(55-59)** An LVRG study of five towns in rural Victoria, Australia between 1965 and 1966 showed that they exceeded the construction growth of their neighbors by 18%, 23%, 52%, 66%, and 48%.

**(60)** In November 1964, the property owners of South Melbourne voted to switch to an LVT-only system. In the first six months of 1965, building values increased 2.4

times over what they had been in the four preceding six-month periods. The expenditures for alterations and additions to houses were 2.8 times the average in the four preceding six-month periods. The total value of construction permits for industrial buildings increased 3.3 times.

Not only that, but the growth in construction continued unabated in the ensuing years (source: Aus. govt. statistics per GCLR).

Many decades previously, South Melbourne had been a fashionable spot in the Melbourne area. Then it ran down, went to seed. After switching to LVT-only, it revived and became known as the "Cinderella City." An article headline in the Melbourne Herald (12/2/72) called its renaissance "The Kiss of Life." See IT, 1/78.

**(61)** The Local Government and Shires Association of Australia reported that "a survey made by the city of Sydney [LVT-only] in 1950, showed that the building taxation system would have penalized the factory owner, the house investor, the homeowner, and the small shopkeeper, to the benefit of the large business interests in close proximity to the City." See IT, 1/78.

**(62)** H. W. Eastwood (Chief Assessor in the 1970s of New South Wales Province, Aus.) strongly supported local land value taxation, primarily because re-assessments could more easily be made every two years. His testimony appears in the 1966 Royal Commission of Inquiry into Rating Valuation and Local Government Finance (section 4.25). See IT, 1/78.

**(63)** Landowners in rural Mildura - pop. 11,000, 350 miles northwest of Melbourne in rural Victoria - voted in LVT-only in August 1956 by a 3.6:1 margin. The value of building permits rose by one-third in 1957 and by another third in 1958 in the face of a 10% house-building recession in rural Victoria during those years (Progress 11/59 and Land & Liberty 4/57 and 3/58). See IT, 1/78.

**(64)** After Moorabin, the largest of the municipalities comprising Greater Melbourne, voted in LVT-only in 1946, its total value of all building permits jumped 21% and within three years they had jumped 141% (Moorabin Standard-News, 8/22/58). Especially remarkable was the growth in Cheltenham, which had been a particularly blighted section of Moorabin. See IT, 1/78.

**(65)** Towns in Victoria, Australia that adopted LVT-only between 1955 and 1964 grew at a 58% faster rate than their real-estate-income taxing neighbors (source: GCLR). See IT, 1/78.

**(66)** If eastern Americans fell through the earth, they would emerge near Perth, Western Australia (pop.400,000). The 17 largest localities in Western Australia taxed land values only; they experienced a 34.36% increase in the total number of dwellings between 6/30/71 and 6/30/76. The nine localities taxing real-estate income experienced a 0.02% decrease in the same time period (source: Progress, 11/77, p. 10). See IT, Sp./78.

**(67)** In the country districts of Western Australia, 36 localities taxed land values only; they experienced a 13.34% increase in the total number of dwellings between 6/30/71 and 6/30/76. The 69 localities partly taxing land values only and partly taxing land and buildings together (they use both systems simultaneously, called shandy rating) experienced only a 1.53% increase. In other words, the more land

was taxed and buildings un-taxed, the more new construction occurred.

It should be noted that the LVT-only localities were distributed rather widely throughout the country districts, as well as in the Perth suburbs. They were not concentrated in certain areas where development may have proceeded for such non-LVT reasons as geography, nearness to cities or new highways, etc. See IT, Sp/78.

**(68)** Richard Noyes, editor of the Salem (N.H.) Observer and later a state legislator, found that the group in his hometown whose property taxes would increase the most with a higher tax rate on land were out-of-town land speculators (see IT, 7/78).

**(69)** Gary Carlson and Ralph Todd, economists working for the Omaha city government, found that 59% of the city's building owners would pay less if the property tax was two-rated (i.e., shifted from buildings to land values). See IT, 7/78.

**(70-80)** Nine of eleven studies made in various cities showed that homeowners saved on property taxes with a two-rate building-to-land shift. The cities were Fresno CA, all cities in Oregon, Bergen County (in N.J.), Pittsburgh, Erie, Harrisburg, and Allentown in Pa., Korumburra and South Melbourne in Australia. Homeowners paid slightly more in Farrell and Monessen, Pa. (but not Monessen today). See IT, 10/78.

But do keep in mind that all renters (as renters) save with LVT.

**(81-85)** Five LVT-only localities in rural Victoria (Aus.) had 11.2% more construction and renovation during the years 1967-74 than occurred in their statistical districts (these neighbors were subject to the same economic influences). The five localities were Kerang Borough, Kerang Shire, Cohuna Shire, Horsham City, and Kilmore Shire (source: A.B.S., as quoted in Progress, 6/75, p. 8). See IT, 11/78.

**(86)** Buninyong (in rural Victoria) experienced a nearly five-fold building boom after it started taxing land values only instead of real-estate income (the latter tax fell mainly on the value of buildings). The surrounding localities increased their construction and renovation also, but by less than half as much (source: Progress, 11/75, p. 11, also 11/76, p. 10). See IT, 11/78.

**(87)** Most homeowners in Newtown, Victoria (Aus.) saved A\$, A\$, A\$, some considerably, with LVT-only, and an examination of building permits showed that home-owners in Newtown improved their properties more than the homeowners of nearby real-estate-taxing Geelong and Geelong West (source: Progress, 10/69, pp. 9-10; see IT, 11/78).

**(88)** In 1979, Pittsburgh added 4.8% to its tax rate on land assessments, nothing to its tax rate on building assessments. A study performed under the direction of William Coyne, Finance Chairman of the City Council (later Congressman) found that the average homeowner paid \$62 extra land tax, but the average wage earner would have paid \$188 per year with a wage tax yielding the same amount of total revenue for the city (many families have two or more wage earners).

One of the "pay-mores" was Kaufman's Department Store, which paid \$6,900 additional land value tax – but Coyne figured this to be 0.0009% of their annual sales. See IT, 1-2/79.

**(89)** Steven Cord and his student William Ritter studied the impact of land value tax on farmers in Indiana County, Pa. (American Journal of Economics & Sociology,

1/76). They found that if the property-tax rate on buildings was reduced 25% and the tax rate on land values was increased to make up for the lost revenue, more farmers would get tax increases than tax reduction, especially those near the growing town of Indiana, the county seat (but land there was generally selling at speculative, not farming, prices).

Farming increases were generally minor: for half the sample, the tax increases and decreases were less than \$50; for a quarter of the sample, the changes were in the \$50-\$100 range (see IT, 3-4/79).

**(90)** In North Dakota, farmers were paying no property tax on farm buildings, and a survey by a high official of the N.D. League of Cities revealed that this has encouraged new farm construction (USN&WR, 4/3/78, p. 54).

**(91)** Economist Mason Gaffney's Wisconsin study revealed that "farmers would generally break even" (6/70 Urban Institute symposium). See IT, 3-4/79.

**(92)** Mark Mraz, a graduate student at Indiana University of Pennsylvania, found the same thing to be true in Elk County, Pa. (unpublished manuscript, 1977). See IT, 3-4/79.

**(93)** A 1963 survey by the Land Values Research Group (their Rural Rating Study #5) revealed that in the rural areas of Victoria, an LVT-only shift would reduce taxes for 668 of the farms with houses (average reduction 22%) while increasing taxes for only 407 of the farms with houses (average increase 18%). As expected, 442 holdings without houses (i.e., empty land) would experience tax increases of about 35%. See IT, 3-4/79.

**(94)** California Irrigation Districts – in 1909, California law required that when new irrigation networks were built, they were to be financed by a tax on the affected land values only; all privately owned irrigation improvements were to be property-tax exempt. The theory was that since land values increased because of the publicly owned irrigation networks, the expense of those networks should be borne by the landowners.

The result was beneficial to the local farmers, particularly to the smaller ones. The irrigated valleys are among the most productive in the world, and in 1914 the Modesto Chamber of Commerce stated:

"As a result of the change many of the large ranches have been cut up and sold in small tracts. The new owners are cultivating these farms intensively. The population of both country and city has greatly increased... the new system of taxation has brought great prosperity to our district. Farmers are now encouraged to improve their property. Industry and thrift are no longer punished by an increase in taxes" (Congressional Research Service, "Property Taxation," p. 48). See IT, 3-4/79.

**(95)** According to a Pittsburgh City Planning Dept. study, if the city switched all property taxes off buildings onto land value, the 60-story U.S. Steel skyscraper on the main street (Grant St.) would save \$750,000 in property taxes annually. See IT, 3-4/79.

**(96)** When Wangaratta, a small rural town, pop. 11,000, in Victoria, Aus., voted for LVTonly in 1956, there was an immediate upward leap in building permits issued – they averaged £645,921 annually in the three years following the switch vs.

£393,692 in the year previous. A veritable building wave enveloped the town.

Wangaratta's building-permit issuance was 5.24 times what it could expect if it had followed the general rural trend in the Victoria (source: Progress 5/59 and 11/59). See IT, 7-8/79.

**(97)** Professor Arthur Becker of the University of Wisconsin (Milwaukee) studied the impact of LVT in Milwaukee and found that commercial and industrial construction would be stimulated (see the article by economist Gary Carlson in the Nation's Cities magazine, 2/72; a summary of Becker's 13 advantages of LVT are listed in IT, 9-10/79).

**(98)** A rate increase on water use would cost the average Pittsburgh homeowner more than five times what a land tax increase raising the same revenue would cost that homeowner, according to a Pittsburgh City Council study of 1977. See IT, 11-12/79.

**(99)** Malvern, Aus. experienced a marked construction spurt after it adopted LVT-only in August 1955, but the most extensive construction took place in its blighted problem neighborhoods.

Prior to the introduction of LVT-only in 9/55, only 22% of the city's building permits were for construction in such neighborhoods, but in each of the five ensuing years, that percentage jumped first to 35% and then steadily moved up to 47% in 1960 (these percentages were of continually larger figures). Construction also boomed elsewhere in Malvern (source: Victoria Building and Construction Journal). See IT, 11-12/79.

**(100)** Anthony Pileggi, a student at Indiana University of Pennsylvania (now a lawyer in Columbia, Md.), studied the land assessments in the town of Indiana, Pa. (pop. 15,001). He found that 1.5% of the biggest landowners in Indiana paid 50.5% of the town's tax on land values, whereas in that year the 3% of the top income earners in the U.S. paid 30.6% of the federal income tax (source – USSA).

He therefore concluded that the land value tax in Indiana was much more in accord with the ability-to-pay theory than is the federal income tax. See IT, 4/80.

But Pileggi could not know all the interlocking land ownerships in Indiana, as when a person might own land under a personal, family or corporate name. So he necessarily under-estimated the concentration of landownership in Indiana (in any case, it would be even larger in larger cities, where a greater proportion of citizens are non-landowning apartment tenants or small-business office-building tenants).

**(101)** A study by Gale Thoman, a student at Indiana University of Pennsylvania, found that the average homeowner in Indiana, Pa. would substantially save with LVT. See IT, 4/80.

This concludes our excerpts from the second (of nine) bound volumes of Incentive Taxation.

Eventually I induced 23 American jurisdictions to adopt a two-rate property-tax LVT, thereby making studies of the effects of LVT possible.

**(102-104)** Three Australian shires (equivalent to counties in America) – Kilmore, Buninyong and Melton – experienced spurts in construction and renovation after

adopting LVT-only in 1971, 1972 and 1974 respectively.

For Kilmore, the average annual building-permit issuance of the four whole years after adoption exceeded the average annual building-permit issuance of its three whole years before adoption by 3.88 times.

For Buninyong, the average annual building-permit issuance of the three whole years after adoption exceeded the average annual building-permit issuance of its three whole years before adoption by 3.22 times.

For Melton, the average building-permit issuance of its one whole year after adoption almost doubled its average annual building-permit issuance of the three years before adoption.

Also important was the comparison of these three LVT-only shires with what they could have expected had they experienced the same change in building-permit issuance as did their statistical districts; this counters the sometimes-heard criticism that the jurisdictions choosing LVT-only were already growing before they chose LVT-only and that LVT-only didn't cause growth but rather the growth caused the adoption of LVT-only.

Kilmore's new construction and renovation exceeded its statistical district by 54%, Buninyong by 97%, and Melton by 65% (Progress, 11/75, p. 11; also IT, Sp/80).

All the LVT-only localities in the entire state of Victoria which adopted LVT-only between 1955 and 1974 exhibited similar results.

**(105-6)** After the Sydney (Aus.) Metropolitan Water Sewerage and Drainage Board switched to LVT-only, it showed a steady increase of 94.1% in dwelling approvals in the ensuing four years.

For instance, when the Hunter District Board (serving Newcastle and its surrounding area) switched to LVT-only, its total value of all dwelling approvals increased 87.2% over the previous four years.

During the same period of time, Melbourne saw its total value of dwelling approvals increase by only 42.7% (source: Progress, 9/79, p. 32; see IT, Sp./80).

**(107)** In the Melbourne metropolitan area, the 27 LVT-only localities showed an average inter-census growth for privately built dwellings of 12.9%, while the 15 localities that taxed real-estate income showed an average growth of only 2.8%. "Inter-census" refers to the difference in private dwelling construction between the government census of 6/30/76 and the previous census of 6/30/71. These statistics are from Progress, 7/79, p. 8 and were based on a 17-page government report giving statistics for each of the 211 cities in Victoria. See IT, Sp/80.

**(108)** For the entire state of Victoria, the average growth rate was 15.2% for the LVT-only localities but only 10.9% for the neighboring real-estate-income taxing localities. Evidently, if you un-tax buildings and up-tax land, economic growth results.

**(109)** A Pittsburgh, Pa. City Council study (1979) showed that 64% of the city's homeowners would pay less in taxes with a two-rate building-to-land property-tax shift; they would be hit much harder with a wage tax. See IT 10/80.

**(110)** In Washington, D.C. a 1976 study authorized by the city council revealed that

a two-rate building-to-land property-tax shift would cut taxes on the residential owners by 14% to 38.9%. See IT, 10/80.

**(111)** A study I did revealed that Pittsburgh's 1980 near doubling of land tax rates (without any increase in building tax rates) cost the average homeowner an extra \$35 a year, but if a wage tax increase raising the same revenue had been imposed, the average wage earner would have paid an extra \$110 a year (many families have more than one wage earner). See IT, 10/80.

**(112)** In the year following Pittsburgh's sizeable 1979 increase in land tax rates, new construction jumped 22% over the previous year as measured by the dollar value of building permits issued, despite a fall-off in construction and renovation in the surrounding four-county area

and in the nation at large. I conducted this study for the I.U.P. Center for Local Tax Research.

The study also showed that vacant lot sales increased 16.5% in the first seven months after the land tax increase, indicating that the tax was putting pressure on inefficient landowners to develop their sites.

It would seem that cities should tax what they create – i.e., land values – before they tax what individuals create – i.e., buildings and wages.

**(113)** A 1980 study funded by the city of New Castle, Pa. found that seven vacant and two poorly developed sites in the downtown area would be developed; the owners would save \$150,851 in taxes if LVT-only were adopted. If the county % school systems also adopted LVT-only, those site owners would then save about \$243,750 in taxes. If these sites were developed, the city would get additional tax revenue. See IT, 12/80.

**(114)** I found that when McKeesport, Pa. adopted a two-rate building-to-land switch in its property tax, the average homeowner saved 15%. Low-income homeowners did even better because their land value was generally minuscule; they saved about 29%. A city study revealed that a wage tax would have cost the average homeowner much more than a property tax raising the same revenue. See IT, 12/80.

**(115)** The Center for Community Affairs (C.C.A.) at Indiana University of Pennsylvania found that after Pittsburgh increased its land tax rate, the number of building permits issued in Pittsburgh, Pa. increased markedly. See IT, 12/80.

**(116)** In another study, I.U.P.'s C.C.A. found that in the year following McKeesport, Pa.'s switch to LVT, its dollar value of building permits increased markedly over the previous non-LVT year. See IT, 12/80.

**(117)** A study by Daniel Sullivan of 2,000 randomly selected properties in Pittsburgh found that homeowners would save 30% on their property taxes with an LVT-only property tax. See IT, 11/81.

**(118)** A 1980 Washington, D.C. city-council study found that land values boomed all along the Metro subway line then under construction. Vacant land that sold for \$6 to \$8 per square foot rose to \$15 to \$20 despite sharply rising mortgage rates.

"Before Metro opened," noted local realtor Brenda Engeberg in the Washington Post, "an average three-bedroom home in Cheverly [serviced eventually by the

Metro] was selling for \$45,000 to \$50,000... Now most of them are selling for \$70,000 and up.”

Conclusion: the Metro subway created much of those land value increases, which, if taxed, would have cost Washington producers nothing.

**(119)** “Assessment officials [in Australia] advocate the [land value tax] system strongly, stressing their belief that equity is much more easily achieved in the assessment of unimproved land than in the assessment of land and buildings together.” (U.S. Congressional Research Service study, 2/12/71, p. 50). See IT, 2/81.

**(120)** An Incentive Taxation study revealed that the property tax on buildings in Philadelphia in 1980 taxed away 24% of expected building income. If this tax were replaced by LVT, then 0% of the building income would be taxed away. See IT, 2/81.

**(121)** A 12/02 C.S.E. study showed that 66.9% of the owners of developed properties in Blairsville, Pa. saved with LVT.

**(122)** A 1995 study in Falls Church, Va. conducted by Steven Cord showed that homeowners paid slightly more with LVT (counter to the usual result). Reason: the town contained almost only homeowners; there were almost no commercial properties or apartment buildings.

**(123)** Fairhope, Alabama was founded in 1894 as a Single Tax colony. In 1980 it had collected enough land rent to pay for more than half of the town’s public revenues. It is an attractive town and has far outgrown its older and much-better-situated neighbors, Battles Wharf (three miles away) and Daphne (five miles away). See IT, 4/81.

**(124)** A study by the Appalachian Land Ownership Task Force and funded by the U.S. Appalachian Regional Commission found that 43% of the total land area in 80 poverty-stricken Appalachian counties was owned by absentee individuals and corporations and not much taxed (IT, 5-6/81 per N.Y. Times, 4/5/81).

The biggest four landowners in the region controlled more acreage than in Rhode Island. IT (5-6/81) concluded: “If they [the residents] wish to give the land rent to absentee corporations, they should not berate the recipients. The fault is theirs. They are sitting on great natural riches, yet they languish in poverty because they allow strangers to take these riches away.”

**(125)** In Columbia, 3% of the population own 60% of the arable land. In Venezuela, 1.7% own 74.5%. In Chile, 2.2% own 75% (from John Gunther’s *Inside South America*, 1967). But in the United States, less than 3% own 95% of the private land area (U.S.D.A. study by Gene Wunderlich). See IT, 5-6/81.

**(126)** Of eight finalists in the Premier Town Contest held in the state of Victoria, Australia in 1976, seven were LVT-only (the winner was LVT-only). Only about 62% of the towns in Victoria (of about 90 altogether) were LVT-only.

**(127-129)** Three studies sponsored by the Danforth Foundation for the city of St. Louis, the Milwaukee Central Area Study (3/73), and the H.R. Subcommittee on the City, recommended at least partial LVT. See IT, Summer 1981.

**(130)** The League of Women Voters of New Castle, Pa. found that the majority of



New Castle residents would pay less property tax with LVT. See IT, 9/81. Reason: most residents owned more-than-average building value (which was taxed) and less-than average land value.

**(131)** A 1980 study by William Coyne, councilman and chair of the Finance Committee, using Pittsburgh City Planning Department figures, found that unincorporated properties (almost entirely residential) had a building-to-land ratio of 3.3059:1 compared to the city's 2.7779:1. This indicates that most Pittsburgh homeowners saved with two-rate LVT. See IT, 9/81.

As for tenants, they all would save because less building tax would be passed on to them and in the long run, they pay no land tax at all (read any basic economics textbook on this).

**(132)** A study by Allan Hutchinson found that in Kilmore Shire (Victoria, Aus.), construction grew 104% in the four years prior to the LVT switch (1967-1970), then 179% in the four years thereafter (1972-1975; 1971 was a transition year, taxing non-LVT for nine months and LVT for three months, so it wasn't counted).

Even more important, Kilmore Shire far out-constructed the towns in its statistical district (which were subject to the same economic growth influences). Like all his other studies quoted here, Hutchinson's study was based on original data: building permits derived from an Australian government publication. See IT, 10/81.

**(133)** LVT-only suburbs in Melbourne, Aus. had 59.3% fewer properties in tax arrears than the non-LVT suburbs (from Allan Hutchinson's 1/7/81 letter to Steven Cord, citing the Australian Bureau of Statistics). See IT, 10/81. This issue also contains a picture of Hutchinson.

**(134-135)** Assessment officials in both Pittsburgh and Scranton, Pa. reported that after these cities shifted some of their local property taxes off buildings onto land, there were no significant changes in assessment appeals. See IT, 10/81.

**(136)** A New Castle, Pa. study conducted in 1980 by the mayor's office found that a random sample of 218 of the city's homeowners out of 279 (78.14%) saved with a building-to-land property-tax shift. See IT, 10/81.

**(137)** Building permits in McKeesport, Pa. increased 98% in the three years following 1980 as compared to the average of the three years prior to its two-rate LVT adoption, whereas in adjacent Duquesne (then one-rate) the comparable increase was only 12% and in nearby Clairton (then one-rate) there was a comparable decrease of 44%.

For instance, in January-August 1981, McKeesport's registered a 70% increase; Duquesne registered an 84% decrease; no comparable figures were available for Clairton. Both Duquesne and Clairton later adopted two-rate LVT. See IT 11/81, 12/81.

**(138)** In New Zealand in the late 1950s, ten large LVT-only cities had slightly less defaults than three large non-LVT-only cities, thereby indicating that exempting buildings from local taxation does not increase tax defaults (source: H. Bronson Cowan in a 1961 report published by the Canadian Federation of Mayors & Municipalities, p. 31). See IT, 12/81.

**(139)** Urban Land Institute Research Monograph #4 (p. 28) endorsed LVT and called

it "the golden key to urban renewal – to the automatic regeneration of the city, and not at public expense." See IT, 12/81.

**(140)** In 1981, Pittsburgh city council was considering a mercantile tax increase that would have cost the Gimbel's department store an estimated \$60,000 more per year, whereas a land tax increase raising the same revenue would have cost Gimbel's only \$8,987 more per year (note that the \$60,000 mercantile tax would have been passed on as higher prices to the shoppers at Gimbel's, but not the \$8,987 in the long run). See IT, 1-2/82.

**(141)** According to a 1977 Pittsburgh City Planning Department study based on U.S. Census figures, most of the wards having below-average citywide family incomes would get decreases with a building-to-land property tax shift. See IT, 1-2/82.

**(142)** Every U.S. state has laws that require agricultural land to be assessed at the agricultural-use value (lower than market value). But according to a USDA Economic Research Service study (reported in IT, 1-2/82), these laws have not preserved agricultural land from development and give little tax relief to low-income farmers; the chief beneficiaries have been the largest farmers.

A higher tax on land values would attain more efficient (and fairer) agricultural land use.

**(143)** A study entitled "State Taxation and Economic Development" of the U.S. Council of State Planning Agencies found that a land value tax facilitates the desirable consolidation of smaller sites; other benefits were cited. See IT, 1-2/82.

**(144)** According to a study published in *Land Economics* (11/71), 21% of the land area in 13 prominent U.S. cities was vacant yet buildable upon; our cities are porous. Presumably, the people who would have lived on that vacant (or partially developed) land are sprawling instead on nearby suburban and rural land. Only LVT can combat urban sprawl into the clean-and-green countryside. See IT, 3-4/82.

**(145)** Buninyong is a rural shire 73 miles west of Melbourne. It was once famous as a rich gold mining center but its fortunes declined when the mines played out. In 1972, the local taxpayers, mostly farmers and cattlemen, voted out the old property tax system and replace it with LVT-only. No other local taxes were levied.

In its first six years of full LVT-only (1973-78), Buninyong's annual construction and renovation was 10.54 times more than the annual construction and renovation of the three years before it switched to LVT-only. In 1975 and 1976, there was a serious recession in the rural Victoria building industry, but it did not affect Buninyong. See IT, 3-4/82, based on a Progress study (6/79, p. 3) of A.B.S. statistics, series catalog # 8703.2.

**(146)** Researcher Daniel Sullivan found that when McKeesport, Pa. adopted two-rate LVT, the property tax for the average homeowner was 15% less than it might have been without the two-rate LVT shift. He found it to be 29% less for working-class homeowners. See IT, 5-6/82.

**(147)** Only eleven miles separate Wilkes-Barre and Scranton; both are nestled in the hills of northeastern Pennsylvania. Wilkes-Barre had been the recipient of massive federal aid, a veritable flood of federal dollars, but not Scranton. But in 1980, Scranton almost doubled its tax rate on land assessments (leaving its building tax

rate untouched); in addition, it exempted all newly constructed commercial and industrial improvements from the property tax for ten years.

The result was that Scranton's building permits increased 22% in 1980-81 as compared to 1977-79, but Wilkes-Barre suffered a 44% loss in building permits issued during the same periods of time (Steven Cord study as reported in IT, Summer/1982).

**(148)** A 1982 Incentive Taxation study found that the average wage earner in Philadelphia paid \$806 in an annual wage tax, but would pay only \$407 with a land value tax raising the same revenue. See IT, summer/1982.

**(149)** Researcher Dan Sullivan surveyed Clairton, Pa. in the early 1980s and discovered these interesting facts:

> A deed-transfer tax would cost the average homebuyer between \$211 and \$250, but an LVT raising the same revenue would cost the average Clairton property owner only \$1.19 a year (assuming the same revenue for both).

> An earned income tax would cost any household earning \$3,000 or more (at least 90% of the Clairtonites at that time). An LVT raising the same revenue would cost much less per household.

> Occupational Privilege Tax vs. LVT – For the average household, LVT wins, \$10 to \$4 (if the same revenue is raised by both). The win is even more for households having more than one worker.

> Per Capita Tax vs. LVT – The average homeowner wins again with LVT, \$10.00 to \$1.14 (more if the cost of tax collection is considered) assuming the same revenue to be raised by both.

Keep in mind that the average household had many taxable capitas.

> Residence Tax vs. LVT – The average homeowner wins again with LVT, \$5 to \$1.14

(same revenue for both).

> Mercantile and Business Privilege Tax vs. LVT – The mercantile tax costs the average homeowner \$1.48 a year while the business privilege tax costs the average home-owner \$14.33 a year compared to an LVT cost of \$1 (assuming the same revenue for all three taxes). Also, the mercantile and business privilege taxes harmed the business climate in Clairton while LVT would improve it.

**(150)** Congressman William Coyne found that after Pittsburgh's land tax rate was nearly doubled in 1979, vacant lot sales rose 17%, "suggesting that the new tax made it uncomfortable to just sit on valuable urban space." See IT, 9-10/82.

**(151)** The dollar value of Pittsburgh's building permit issuance s greatly increased when the city's land tax rate was greatly increased in 1979. It jumped 14% as compared to the 1977-78 average, and then jumped 312% in 1980 (in that year, all new construction, but not the underlying land value, was granted a three-year property-tax exemption).

In 1981, new construction and renovation exceeded the 1977-8 average by an astounding 590% despite the decline in Pittsburgh's steel industry. Nationwide office building starts increased much less in those years (see IT, 10-11/82).

**(152)** USDA study, 1978: less than 1% of all landowners in the U.S. hold 40% of all private land. See IT, 10-11/82.

**(153)** In 1982, Harrisburg, Pa.'s immense new retail-and-hotel complex called Strawberry Square save \$112,857 a year in property taxes because of the city's two-rate LVT (when the city shifted more of its property tax on buildings to land, the savings were greater). See IT, 10-11/82.

**(154-174)** Studies showed that homeowners saved big with LVT in these 21+ cities: Meadville, Harrisburg, Lancaster, Erie, Pittsburgh (all in Pa.), San Diego, La Mesa, San Marcos, Chula Vista, Delmar, Escondido, Oceanside, Fresno (all in Cal.), Omaha (Neb.), Port Credit (Ontario), Washington, D.C., Southfield (Mich.), all cities and the county in Bergen County (N.J.), South Melbourne and Korumburra (Aus.), Whitsable (England), and Edmonton (Canada). See IT, 5- 6-7/76 and 10/78.

**(175-187)** With LVT, homeowners saved big (or could have saved big if they had adopted LVT) in McKeesport and Easton (both in Pa.), New York City, Grand Island, IL, West Seneca (N.Y.S.), Des Moines (Iowa), San Diego County (Cal.), St. Louis (Mo.), and could save big in five municipalities in Tasmania (Aus.) with LVT (see IT, 11-12/82, which also reported that there were 70 cities on Long Island where the homeowners would pay less with LVT - probably true, but the information was not adequately verified).

**(188-189)** Homeowners saved in Allentown and Butler (both in Pa.) when surveys were taken in those cities.

**(190)** U.S. Rep. Bill Coyne: building permits issued in Pittsburgh for new housing rose 15% after the land tax was increased in 1979, while for the same time period they dropped 19% in the rest of the metropolitan area outside Pittsburgh. See IT, 4/83.

**(191)** More government building-permit research from Allan Hutchinson: 19 LVT-only road districts in the state of Western Australia experienced a 38% increase in owner-occupied dwellings from 1929 to 1938 (depression years), whereas 27 non-LVT rural road districts in that state experienced only a 6.6% increase during the same time.

**(192)** In the state of South Australia from 1929 to 1938, none of the 14 LVT-only rural road districts experienced a decrease in occupied dwellings, but 16 of the 53 non-LVT rural road districts in that state experienced decreases (per Allan Hutchinson).

**(193)** A study by Yu Hung Hong for the Lincoln Institute of Land Policy (LILP) revealed that 39% of the "land-value increments" were collected by the land-owning government of Hong Kong between 1970 and 1991 from land leased in the 1970s. As it happens, Hong Kong enjoys prosperity and low taxes on production (Andelson, LVT Around the World, p. 343).

**(194)** Singapore is another Asian economic success story. 76% of its land was state-owned in 1985 (Ibid., p. 345). In 1994, land-leasing revenue exceeded income-tax revenue (Ibid., p 348).

In 1996, residential properties paid a 4% tax rate on land rental value (Ibid., p. 346), nothing on building value.

**(195)** The Pennsylvania Economy League, a prestigious Pennsylvania public-policy

research organization, in 1988 urged the financially strapped city of Clairton, an industrial suburb of Pittsburgh, to adopt a two-rate land-oriented property tax as part of its recovery plan (p.27). It later urged DuBois, Pa. to adopt two-rate LVT. Both cities took their advice and their economies improved as a result.

In 2006, the Clairton School District moved to two-rate LVT: 7.5% on land assessments, coupled with 0.31% on building assessments. Immediately thereafter, construction and renovation boomed.

**(196)** After Pittsburgh jumped its land tax rate in 1979 and again in 1980 (without increasing its building tax rate at all), its nonresidential new construction (in dollar value, adjusted for inflation) for the four years following was 3.57 times greater than for the four years previous (P.E.L. report, 1985, p. 16).

**(197)** Professor Kenneth M. Lusht, Chairman of the Real Estate Department at the Pennsylvania State University and a prominent U.S. real-estate research economist, conducted an analysis of 53 Melbourne (Aus.) municipalities in 1992. Almost half of these were LVT-only. He concluded:

"There is evidence that the use of the site value tax [ed.: the full land rent was far from being taxed] stimulates development and that the advantage persists in the long run, though somewhat eroded. The results also suggest that the level of the property tax in Melbourne, which is similar to levels in typical US cities, is sufficiently high to affect behavior.

"The site value tax was a consistently significant predictor, with most specifications showing 40-60 percent more stock per acre in SV-taxing LGAs [site value-taxing local govt. authorities]."

**(198)** In 1982, Philadelphia's City Council imposed a 29% property tax on building income. The effective tax rate on building assessments was 3.83% and the interest rate at the beginning of the fiscal year was 13.3%, meaning that in 1982 the actual tax rate on building income had become about 29% ( $3.83\%/13.3\% = \text{about } 29\%$ ).

Such a high tax rate on building income amounted to confiscation, but a higher tax rate on land assessments could have avoid that. See IT, 5/83.

**(199)** 41% of Ohio farmland is rented out to tenants (The Ohio Farmer, 8/80).

In addition, a large percentage of farmland is mortgaged, so that economically Ohio farmland (probably elsewhere also) is only partly owned by the farmers tilling it. Banks, via mortgages, would seem to own most of the farmland in the U.S.

**(200)** 11.7% of the land area of New York City was vacant yet buildable upon, according to a research article in the Journal of Land Economics, 11/71. Few cities are as built up as New York.

**(201)** Fortune Magazine, 7/73: "In the past 15 years the average price of land in the U.S. has risen at a rate of about 7% a year. Over the same period the consumer price index rose at an average rate of 2.7%."

**(202)** In 2003, the mayor of the city of Harrisburg, Pa., Stephen Reed, urged the city of Philadelphia to adopt the two-rate [two-tier] LVT-oriented property tax, which he said had been so successful in Harrisburg:

"The two-tier system encourages the highest and best use of land and rewards



those who properly maintain or invest in buildings. One of the effects of the split-rate tax [LVT-oriented] is to benefit the lower-income homeowner and small business owner who struggle more than any others to make ends meet and to keep and maintain their homes and businesses.

"It also has the residual effect of keeping rents lower than they otherwise would be for persons in lower income homes and apartments. It rewards productivity and investment, in contrast to the single tax rate system which penalizes both."

**(203)** An April 2003 study by CSE of the entire Pittsburgh assessment roll revealed that 59.8% of poor homeowners (defined as having a family income below \$30,000/yr.) save with a two-rate building-to-land tax shift.

**(204)** Researcher Philip Finkelstein examined the assessment roll of New York City in the early 1970s and found that 55% of single-family homeowners in the city would save with LVT; 65% of the 2-family owners would save. Praeger published his research in 1975. Utilities were the biggest benefitters; presumably this would result in lower bills for utility users.

**(205)** An anti-LVT testifier asserted before a California legislative committee that he found that homeowners in Oakland, California paid slightly more with LVT, but he offered no exact figures or documentation, and by chance I soon after examined the assessment register and found that homeowners paid slightly less.

**(206)** Godfrey Dunkley, an economist and mechanical engineer, extracted interesting statistics from the official Municipal Yearbooks of the government of South Africa. He compared 1959 building assessments to 1979 building assessments and found that the one-rate towns (taxing land and buildings the same) increased their total assessments by 486%, but the two-rate towns (taxing land more than buildings) experienced a 561% increase and the 46 towns that taxed only land assessments experienced an 850% increase. Inflation affected all these figures, but note that the more a town taxed land values, the faster it grew.

Further substantiation from the same study: the eight towns that switched from one-rate to two-rate increased their building assessments by 748%, but the 15 towns that switched to land-taxing-only increased by 996% (see IT 9/83).

A later Dunkley study of a different time comparison yielded similar figures.

**(207)** In a letter to me dated 2/26/83, Dunkley reported that LVT default "is almost unknown here in South Africa." See IT, 9/83. There would seem to be no reason why the down-taxing of buildings would cause tax default.

**(208)** Scranton, Pa. almost doubled its LVT rate in 1980, leaving its tax rate on building assessments untouched. In the three years after the switch, building permits issued increased 23% in the three years before the switch, whereas during the same period, nearby Wilkes-Barre's building permits decreased 47% (eleven miles separates the two cities, and Wilkes-Barre had been the recipient of a flood of federal grants).

Steven Cord conducted the research by visiting the city hall of both cities where the building records were kept. See IT, 10/83.

**(209)** After Seymour Shire in rural Victoria, Aus. switched to LVT-only in September 1981, it experienced an unprecedented building boom, even though construction

throughout Victoria slumped to a 20-year low (as reported by government statistics). Source: Progress magazine, 12/82- 1/83, as reported in IT, 9/83.

**(210)** Although Pittsburgh was enmeshed in a steel-industry recession in 1982, its new construction and renovation was 2½ times greater than the average of the three years prior to its 1979 and 1980 land-tax-rate increases (source: city statistics). See IT, 11/83.

**(211)** McKeesport, Pa. made a major building-to-land tax switch in 1980. Its building-permit issuance in the three following years increased by 38% over the three years before, whereas its close neighbors, Clairton and Duquesne, experienced a decrease of 28% and 20% respectively. All three cities were steel-based. See IT, 11/83.

In 1980 both Clairton and Duquesne were one-rate, though they later switched to two-rate, like McKeesport.

(This ends our examination of the second bound volume of Incentive Taxation. We have eight more volumes to examine.)

**(212)** Economics professors at Drexel University (Phila.) found that 78% of Philadelphia's property owners would save money if the LVT proposal of the city controller, Jonathan Seidel, was adopted. The Drexel report was funded by the Greater Phila. Assn. of Realtors, Phila. BOMA, the Phila. Chamber of Commerce, and others. (source: Phila. Business Journal, 5/2-8/03).

**(213)** In August 1972, the voters in Orbost Shire (in rural Victoria, Aus.) switched to LVT-only. The three-years-after period had 48.9% more construction than in the three-years-before (Progress magazine [Melbourne], 10/77, p. 7; see IT 6/84).

While it may sometime seem to many Americans that Australians are walking around upside down, that is not so; they are very much like Americans. Builders throughout the world build more if they are un-taxed.

**(214)** After the Orbost Shire Sewerage Authority switched to LVT-only during 1973, its 1974-1976 building-permit issuance increased by 78% as compared to 1970-1972. See IT, 6/84, citing Progress magazine, 6/75, p. 8).

**(215)** Kilmore Shire (in rural Victoria, Aus.) issued 24% more building permits annually than what might have been expected had Kilmore Shire exhibited the same rate of construction change as its comparable neighbors (IT, 6/84; source - Progress, 6/75, p. 8, using govt. statistics).

**(216)** Government statistics show that Australia's three states with the most LVT increased their agricultural acreage, 1938/39 (depression years) as compared to 1929/30, while the three states with the least LVT experienced a decrease in agricultural acreage during the same period. The more these states had LVT, the greater their agricultural-acreage increase (see IT, 6/84, citing Allan Hutchinson's Public Charges Upon Land Values, 1961). It would seem that LVT is good for farmers.

**(217)** An empirical study of the Melbourne (Australia) area disclosed that from 1921 to 1940, suburban municipalities using LVT built 2.12 times more houses per building-available acres than similar neighborhoods taxing real-estate income -



"similar" means taking size, distance from the center of Melbourne, and residential-industrial mix into account (G. A. Forster in Progress magazine, 9/64, p. 5).

**(218)** I performed a study of suburban/agricultural White Township, Pa. in 1984 and found that the average homeowner would pay a land tax that would be 31.1% of his or her wage tax, with both taxes raising the same revenue. The land-tax saving would be much greater for those households with more than one wage earner. See IT, 12/84.

**(219)** Fairhope, Alabama paid some of its municipal expenses with the equivalent of a land value tax. It grew faster than its older and better-situated neighbors, Daphne and Point Clear. See IT, 12/84.

**(220)** Pittsburgh, Pa. increased its land tax rate, but not its building tax rate, in 1979 and then again in 1980. Its 1979 building-permit issuance was 14% greater in 1979 than in the previous years of 1977 and 1978, but in 1980 it was 312% greater and in 1981, 590% greater (despite a sharp steel slump). See IT, 12/84.

**(221)** In 1976, the Land Use Taxation Study Committee of the Indiana legislature concluded: "Property tax should be restructured so that the tax is levied on land and not the buildings and other improvements to the land." See IT, 12/84.

**(222)** After reviewing the Assessment Register in Scranton, Pa., Austin Burke, president of the Chamber of Commerce, reported: "We've experienced positive development from this [LVT]...

We would rather have a land-only tax phased in over several years." See IT, 12/84.

**(223)** A 3% tax rate on building assessments is equivalent to a 30% excise tax on building profits, given an interest rate of 10% (IT). Such a tax would seem to discourage new construction and renovation. With LVT, that needn't be.

**(224-233)** Generally, a building-to-land shift in the local property tax in the U.S. Would reduce the property tax on factories. Reductions would occur in ten localities surveyed (two outside the U.S.): Erie County, N.Y., Des Moines, Iowa, Easton, Pa., Wellington, N.Z., Sydney, Aus., Nassau County, L.I., N.Y., Philadelphia, Pa., Milwaukee, Wisc., Erie, Pa., and Altoona, Pa. See IT, 1/85.

**(234)** Researcher Robert Willis of Des Moines, Iowa found that if the state subsidy to local school systems was replaced by an LVT, the average homeowner would pay \$550 less in total taxes. See IT, 1/85.

**(235)** All four farms within the city limits of Altoona, Pa. would save with a building-to-land shift in the property tax. See IT, 1/85. Altoona is now a two-rate LVT-oriented city.

**(236)** A study by the assessment division of the city of Schenectady, N.Y. showed that single-family homeowners would pay very slightly more with a building-to-land tax shift, but two and three-family homes would receive substantial tax cuts.

In the long run, apartment houses owners would save big in the short run (reason: big building on moderately priced residential land), but their tenants would pay less because there'll be less building taxes passed on to them and in the long run the land tax can never passed on to them. See IT, 1/85.

**(237)** "A recent study estimated the market value of this spectrum [a section of the

airwaves] at \$770 billion” (Norman Ornstein and Michael Calabrese in the Washington Post, 8/12/03, A13). A 10% tax on that (equivalent to a land tax) could yield annual revenue of about \$77 billion and would ensure efficient use of the spectrum.

**(238)** The Best Study of Them All: Pittsburgh had been taxing land assessments more than building assessments ever since 1915, but for the year 2001 and thereafter, it reverted to taxing both types of assessments at the same rate.

Why did the city do that? This question is irrelevant to our current concerns, but let us consider it briefly anyway: the well-to-do voters in Pittsburgh were suddenly aroused to fever pitch about their property tax as never before because their new land assessments (instituted by the county) were suddenly increased overnight by five-to-eight times – an absolute political no-no (most county elected officials lost their next election).

These well-to-do voters thought they would pay less if they got the land tax rate brought down to the building tax rate, not realizing that this would require a precipitous increase in their building tax rate (as well as an increase in property taxes for most Pittsburghers). They were completely unaware of the many pro-LVT studies in Pittsburgh and elsewhere, so they pressured their city council to reduce the land tax rate.

After it rescinded its land tax, Pittsburgh suffered a 19.57% decline (adjusted for inflation) in private new construction in the three years after rescission as compared to the three years before, even though during the same time period, the value of all construction nationwide (as measured by building permits, increased 7.7% (also inflation-adjusted).

Examining and evaluating all 13,457 of Pittsburgh’s building permits for the six-year period took about 200 hours. The full details of the study are reported in IT 5/04).

A computer examination of the entire Pittsburgh assessment roll found that 54% of all homeowners paid more property tax with the rescission. As for tenants per se, they all would eventually have to pay more space-rent because in the long run, the increased building tax would be passed on to them but not the land value tax (see any basic economics textbook). Since big cities have many tenants (both residential and business) their citizenry would particularly benefit from the taxation of land values.

The Pittsburghers hurt themselves, à la Samson, but this LVT rescission has actually been a blessing in disguise because it enables us to examine the effect on construction of a land-to-building tax switch.

## **II - Validity**

But how valid are these studies? Could other factors have been the main cause of economic growth? Here follows a discussion of their validity:

1) Logic maintains that if we tax buildings, fewer will be built and they’ll be more expensive because their price will have to include the tax. But if we tax land more, we’ll encourage its fuller use and lower price (you’ll surely pay less for a land-site if it is taxed) and land-sites would have to be productively used in order to generate at least enough income to pay the tax (especially when the use will be down-taxed).

Simply put: most people will get tax reductions from a building-to-land tax switch because they get little income from land. That surely is not the case with the income tax.

2) Original Sources - All the empirical studies are based on original data – building permits issued and kept on file by local governments. When someone wants to build something, they must take out a carefully reviewed building permit. The actual construction costs are carefully investigated.

Governments everywhere (including the U.S. Census Bureau) use building permits to measure new construction.

3) Economic growth always followed a building-to-land switch. If only five or six cases could have been cited, or maybe eight, other factors could possibly explain the growth, but surely not in hundreds of cases. And there are many more than are presented here.

The very best evidence: 63 of the studies compared the economic growth of the land-taxing localities to neighboring non-LVT localities subject to the same economic influences (or where relevant, to national averages). The growth of the land-taxing localities always exceeded that of their neighbors (or the nation).

4) In my own 18 formal empirical studies, there were no other factors that could refute the conclusion that if land is taxed, economic growth ensues and taxpayers pay lower taxes.

In these studies, I compared the building permits issued in the 3 years after the land-value switch to the 3 years before precisely because I wanted to eliminate other possible factors (longer periods might introduce other factors and shorter periods might not allow enough time for new construction to begin). Whenever I could, I compared the building permits issued in my two-rate cities with neighboring one-rate-but-otherwise-comparable cities; the two-rate cities always out-constructed their neighbors.

5) Many competent researchers concurred - At least 48 researchers other than me authored these studies. Seventeen of them were economics professors.

6) Peer-Reviewed - Two of these researchers authored a peer-reviewed article published in the Journal of Urban Economics (3/00). All my conclusions reached when the research was done (1995) were completely corroborated.

7) No contradicting empirical studies - I assiduously reviewed as much of the scholarly land-tax literature as I could and found no contradicting empirical studies (have you ever seen any?). These empirical studies evidently pass the test of scholarly validity.

8) Widely endorsed – Literally hundreds of well-known historical personalities and urban officials have endorsed this proposal.

Perhaps you have thought “If LVT is so good, why hasn't it been more widely adopted?” Answer: none of the endorsers knew how to implement it. If you don't act after reading this tremendous mass of empirical evidence, then you have an answer.

### III - Caveat

Don't implement this tax all at once, otherwise a few property owners may suddenly

receive big property-tax increases. Just lower the property tax rate on building assessments by 20% in each of the next five years while raising the property tax rate to maintain government revenue. Specify that no rate increase can cause more than a 3% annual tax increase. Be sure to measure the building permits issued, before & after.

#### **IV - Conclusion**

These empirical studies, and there are many more, clearly indicate that it is better to tax locations rather than production. Don't tax jobs, tax locations instead. To ignore this empirical evidence is like driving a car by pressing on the gas and brake pedals at the same time.

The Australian studies in this compilation (there are many more) have been compiled by Alan Hutchinson & H. Bronson Cowan from Aus. govt. statistics. For how-to-do-it information (free, no obligation) contact Steven B. Cord, Professor-Emeritus, IUP). 10528 Cross Fox Lane, Columbia MD 21044 (suburb of Washington, D.C.) 410-997-1182, stevencord2000@yahoo.com

**\* There are 100s of studies showing LVT works. Do you have even one study showing otherwise? \***

#### **BONUS -**

Peer-Reviewed <

In 1995, Professor Nicolaus Tideman of Virginia Tech University and his graduate student, Florenz Plassmann (now a professor at the University of Binghamton) completed a highly technical study of land value taxation as used in the Pennsylvania cities using such a tax. It was entitled "A Markov Chain Monte Carlo Analysis of the Effect of Two-Rate Property Taxes on Construction." It was peer-reviewed and published in the Journal of Urban Economics (3/00, pp. 216-47). It concluded as follows:

"The results say that in all four categories of construction, an increase in the effective tax differential [between land and buildings] [1] is associated with an increase in the average value per permit. [2] In the case of residential housing, a 1% increase in the effective tax differential is associated with a 12% increase in the average value per unit.

"From the perspective of economic theory, it is not at all surprising that when taxes are taken off of buildings, people build more valuable buildings. But it is nice to see the numbers."

This study confirmed all the Pennsylvania studies completed when the study was done (then 15, now 21).

Hundreds more empirical studies are available.

***"The results say that in all four categories of construction, an increase in the effective tax differential [between land and buildings] [1] is associated with an increase in the average value per permit. [2] In the case of residential housing, a 1% increase in the effective tax differential is associated with a 12% increase in the average value per unit.***

***"From the perspective of economic theory, it is not at all surprising that***

***when taxes are taken off of buildings, people build more valuable buildings.  
But it is nice to see the numbers.”***

This study confirmed all the Pennsylvania studies completed when the study was done (then 15, now 21). Hundreds more empirical studies are available.

## RECOMMEND LAND VALUE CAPTURE POLICY

Submitted by Alanna Hartzok, UN NGO ECOSOC Rep.,  
International Union for Land Value Taxation.

As development progresses, land values - and consequently housing costs - rise faster than wages to the point where all advances in technology and wealth production inevitably push more and more workers to mere subsistence wages.

When neither jobs nor free land can be accessed, people fall to beggary, severe deprivation and starvation. We see the situation quite clearly not only in developing countries but in some developed countries as well where for most people housing can only be owned by means of mortgaging, which means assuming long-term compound interest debt which takes a steadily escalating portion of the individual's income or wages. Those who rent housing live, for the most part, at or near subsistence levels, with little or no savings. Far too many are now homeless even in developed countries. Developing countries must guard against replicating this system. They can instead move forward with the pro-poor incentives of the land value capture policy approach, as recommended by the UN HABITAT II Action Agenda and also by HABITAT I.

Gains in land value, generated by the efforts of the community as a whole, should be captured for the benefit of the community as a whole. Failure to capture increases in land values eventually and inevitably results in significant market distortions, severe maldistribution of wealth, and numerous social problems. Currently, this enormous fund of socially generated economic surplus, reflected in land and natural resource values, is being captured by the few when of right it should be captured for the many.

Land value capture, when robustly applied, and especially when combined with reduced taxes on labour and productive capital, stimulates wealth creation and at the same time assures that the benefits of economic production are widely shared. Land speculation and hoarding is curbed because, under this system, land has a heavier carrying cost which results in land being released for access for housing as well as for agricultural, commercial and industrial activities. Lowering income and wage tax burdens automatically increases the purchasing power of those who labour for a living.

Labour taxes can and should be reduced as greater amounts of land value are captured for the public good. The combination of affordable land and higher purchasing capacity results in greater access to adequate shelter and other basic needs with less need to borrow and incur debt. **Affordable housing for all is much more readily attained when market forces are harnessed in this way. Work and production are encouraged, land hoarding and land speculation discouraged.**

Additionally, land value capture is essential in order to "recover public investments" also called for in the Habitat II Action Agenda. Well planned, skilfully implemented public investments in transportation and other infrastructure improvements result in

higher land values which, if captured, are often enough to pay for them. Thus the public receives back the value created by public expenditure.

Land values constantly increase as population increases and social amenities grow. When captured by the public sector, this yields a substantial source of funds that can benefit the community as a whole, financing needs for health care, education, libraries, protective services, roads, schools, and the like. A transparent, well managed system of land value capture might also utilize a portion of such funds to generate low-interest, revolving loan funds for housing construction, thus furthering access to shelter for all.

**Land Value Capture policies promote government efficiency in other important ways. They curb sprawl by directing development to areas already serviced by roads, utilities and other infrastructure. With more compact development, public transportation can more easily be built and maintained. This is of vital importance as oil and other non-renewable energy prices continue to rise.**

Likewise, energy and sanitation systems have more favorable cost/benefit ratios when urban space is better utilized.

Submitted by Alanna Hartzok, UN NGO ECOSOC Rep., International Union for Land Value Taxation

Alanna Hartzok. International Union for Land Value Taxation E-mail: earthrts@pa.net

# *Association for Incentive Revenue Research*

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## **ATRR NEWSLETTER N°7 FEBRUARY 1989**

### **SITE VALUE RATING ENCOURAGES GROWTH STATISTICS PROVE THEORY**

Over a hundred years ago the theory was well established that collecting public revenue from the products of labour discourages economic growth. Conversely, collecting revenue from land value or the rent on land encourages a healthy economy. Adam Smith understood this principle, Ricardo established certain laws and definitions but it was Henry George who formalised the ideas and set them out very clearly in his book "Progress and Poverty" published in 1879. This is still essential reading for economists to understand the basic causes of most of our present economic ills.

This theory has been proved in practice in the past in various countries and continues to be substantiated here in R.S.A.

**A study carried out in 1982 showed that there had been a steady swing away from rating improvements and towards collecting local revenue from land values only.**

**It can now be shown that approximately 70.6% of all township growth has taken place in towns and cities that rate land values only.**

#### **DEFINITION OF TERMS**

**Rating:** Collection of municipal revenue based on the valuation roll expressed as cents in the rand per annum. This can also be expressed as a percentage.

**Flat Rating:** Rating based on the total value of land or site plus improvements.

**Composite Rating:** A two rate system; higher on site value and lower on improvements.

**Site value Rating (S.V.R):** Rating based on site value only; nothing on improvements.

**Interim Chairman: G.R.R. Dunklev**



## **NORTHERN IRELAND - OVERCOMING THE ODDS**

Devolution within the United Kingdom and expansion of the European Union will create both opportunities and problems for countries at the periphery. There will be increasing competition for structural adjustment funds, but at the same time a growing reluctance to raise the taxes to pay for measures intended to redress regional imbalance.

This paper explains how the odds are stacked against the economy of Northern Ireland because of its peripheral location, and **shows how the introduction of land value taxation in place of existing taxes would alleviate the problems, restore competitiveness to the Province, and at the same time provide a robust, sure, and independent local revenue source.**

### **1. THE POLITICAL BACKGROUND**

The United Kingdom is entering a period of constitutional change and uncertainty. In one direction lies the question of where Europe is going and what place the UK will have within whatever the EU becomes. At Westminster, the House of Lords is to be remodelled, with functions and composition as yet undetermined. The constituent parts of the UK are receiving measures of devolution - a Scottish Parliament, a Welsh Assembly, a Northern Ireland Assembly, an assembly for Greater London - with different powers in each case - and perhaps, later, other regional bodies within England. A Council of the Isles is mooted, to encompass the Republic of Ireland in consideration of issues affecting the whole of what at times once called the "British Isles".

### **2. THE CHALLENGE OF THE CHANGING FINANCIAL CLIMATE**

The Republic has for years received substantial cash inflow from the EEC/EC/EU. It has also offered significant tax advantages and similar incentives to attract inward investment. The EU is no longer flush with funds, partly in consequence of the 1992 depression, from which continental Europe has yet to recover. Germany is no longer willing to play milch cow. The expansion of EU membership eastwards will finally force what many consider to be long overdue change in the CAP. Whether measures of tax harmonisation come about or not, we can expect moves against investment incentives intended to influence the location of businesses within the EU. The Republic of Ireland will increasingly have to adapt to live much more within its own means.

The same factors will affect Northern Ireland in some degree, directly or indirectly via the effect on the UK central government. On top of this, the rest of the United Kingdom is unlikely to be willing to supply funding on a generous scale for long, especially if devolution in Scotland and Wales has the effect of turning England inwards. Westminster and Whitehall will want relief from the burden of defence expenditure and of acting as insurer. The Northern Ireland Assembly may expect to be asked to pick up more of the Province's costs with the passing of every year.

### **3. MARGINALITY - DEFINITION**

The United Kingdom and the Republic of Ireland lie on the periphery of the EU. It is

inevitable, therefore, that much of what applies to Northern Ireland will apply to the Republic of Ireland too, for the economic truth is that both lie on the periphery of the periphery. As a consequence, much of the land area of Northern Ireland, and indeed of the Republic too, lies at or close to the economic margin.

This term is readily understood by considering the pattern of most towns and cities. At the centre, usually occupying the best sites in the principal streets, there are offices, banks, department stores and major branches of national retailers. Smaller shops and specialist retailers will be found along the main roads leading out of town, until the point comes where shops give way to houses, at first, perhaps, sturdy Victorian and Edwardian villas and then more modern suburban houses. Outside the cities, there is an increasing trend to build shopping centres readily accessible only by car and competing with the town centre shops. Certain activities - such as large scale retailing - can only succeed at places that large numbers of people can reach. They are rarely found in the remote countryside or in suburban side streets.

Other activities such as farming depend more on climate and on the natural characteristics of the land, such as topography, and inherent fertility, though distance from markets and the quality of transport links clearly matter too. In general, the most fertile land is used for growing crops, less fertile land is used for cattle grazing, the least fertile land in use is devoted to sheep grazing and forestry. Each activity and each occupation has its own margin.

There is some land where no economic use is possible. The poorest land that can support economic activity is the "margin", and no rent can be charged for its use. All better land has a rental value, reflecting its advantages over marginal land. These may be due to natural features of the landscape or the presence of mineral deposits, but, supremely, it is the coming together of people, and the general level of their economic activity, with public and private provision of infrastructure and services, that make some locations very much more valuable than others.

#### **4. MARGINALITY - EFFECTS ON NORTHERN IRELAND**

Clearly there is some highly valuable land in Northern Ireland, but because Northern Ireland, and the Republic too, are distant from the centres of population in England and Continental Europe, much of the land area is marginal or sub-marginal. To bring out the significance of this, it is necessary to consider the key aspect of the economic process. Wealth creation takes place when people, working on the earth's surface, apply their Labour and fashion raw materials (Land) into goods (Wealth). Some Wealth is consumed directly, but a portion (termed Capital) is reserved to help in the productive process, examples being tools, industrial and agricultural machinery, offices and shops, intermediate products, and stock-in-trade. Thus Labour, using Capital, works on Land, to produce Wealth. The returns to Labour, Capital, and Land are conventionally termed Wages, Interest, and Rent, respectively.

Land which has advantages over sites at the margin, commands Rent in proportion to its relative advantage vis-a-vis all other land. Land Rent scoops this difference, leaving the returns to capital (considerations of time and risk apart) and to labour

(experience and special skills apart) more or less the same everywhere within a nation or community. Because marginal land only just remunerates Labour and Capital, and leaves no surplus to go as Rent, attempts to levy conventional taxes at the margin have the effect of tipping economic activities at such locations into unprofitability. Potential wealth creation is stopped. At the economic margin, at the periphery, current taxes are destroying jobs.

This is not just a matter affecting the edge of the wilderness, however. In practice, each occupation has its own effective margin; as was explained in the previous section, the point on the way out of town where shops give way to houses is one such margin. Marginal activities, in town as in the country, can be put out of business by taxation just as easily as those struggling at the literal margin of production. Thus, the more distant the activity is from the market, the greater is the impact of, for example, the vehicle fuel tax. In order to counteract the effects of taxes at the margin and make wealth creation possible, a complex system of grants and subsidies has spawned, directing taxpayers' money into selected projects and areas. This is hit- and-miss, open to abuse, and expensive to administer. It creates a regional "dependency culture".

The damage done by conventional taxes goes deeper. A Bath University study has shown that half the total cost carried by businesses to organise PAYE, National Insurance, and sickness and maternity pay, falls on tiny outfits that generate only 12% of the revenue. Spreading costs over only a few people makes administration per employee expensive. Employers with up to four workers spent £288 a year per head, but for those with more than 5,000 employees the cost dropped to £5. The impact on small companies is even more marked when the cumulative effect of all compliance costs, including VAT and corporation tax, is taken into account.

To recapitulate: conventional taxes cripple. At the true economic margin, where no Rent of Land is paid, the price at which goods are sold goes to reward only labour and capital. Where land has no economic value, any duty based on land value must be nil. The margin thus becomes a tax haven and in the absence of any other taxes, production immediately becomes viable. This can only happen if government is funded solely by collection of the Rental Value of Land. We accept that such a change cannot be made overnight, but a progressive switch from conventional taxation is a pre-requisite if the Province is to prosper.

## **5. COMPETITIVE ADVANTAGE**

Given a switch from conventional taxes to land value taxation, producers at the periphery can turn the tables on those at the centre, whether the centre is on the mainland of Great Britain or in Europe, somewhere in the Ruhr, say.

It is a matter of everyday observation that the prices of individual items are broadly the same whether bought from a country store, a suburban shop, or a city-centre emporium - indeed, paradoxically, the country store on the cheapest land may well be charging a little above town prices. The rental value of land does not enter in to the unit price of manufactured goods. The burden of LVT, then, must lie with the beneficial owner of land (who may not be just the freeholder, but anyone with an interest in land which is capable of being let out or sold at a profit). This is well

attested. In a rare show of unanimity, economists of all persuasions accept that a duty levied on land value can not be "passed on" in higher rents or in higher prices for goods made or sold at different locations of varying site value. Land, as a natural monopoly, is "price inelastic".

Crucially, the rental value of land may be collected as public revenue without adding to the price of goods. Reducing or abolishing taxes on personal and corporate incomes raises the standard of living of working people and the profitability of businesses of all sizes; whilst cutting or eliminating such taxes as value added tax and the vehicle fuel tax brings down the prices of finished goods.

From all this, we reach the brisk conclusion that Government can finance itself from LVT in the confidence that LVT, unlike existing taxes, does not enter in to the unit price of manufactured wealth. This would boost agriculture and industry, giving home production a big competitive advantage in world markets as well as the edge against imports.

## **6. PEACE, PROGRESS AND PROSPERITY**

In areas which have suffered most in recent disturbances - parts of Belfast, for example - property prices have been depressed. This is not because bricks and cement have become less valuable, but because the sites, the locations, are less attractive. Resolution of conflict will alter this, and in some instances has already done so. The "peace dividend" will show itself in rising land values, even if these are wrapped up in the verbiage of terms such as "property values" or "asset values". This dividend should not be pocketed by landowners but used instead to promote the well-being of all the people of Northern Ireland. It is a key argument in the case for LVT that the Rent of Land arises not as a result of the efforts of the individual or corporate entity lucky enough to receive it, but is a consequence of advantages supplied by Nature and, even more, of how and where the population at large chooses to live, work, trade, and disport itself. Whereas Wages and Interest are private values, Rent is a public value, and it is Rent upon which the government should call to fund public expenditure.

## **7. PLAN OF ACTION**

In the absence of an initiative by the United Kingdom Parliament, the Northern Ireland Assembly should press for powers to determine its own revenue regime, and should take immediate steps to implement LVT. The Republic of Ireland could take the same decision independently, or find itself more or less compelled by economic reality to follow suit, as, incidentally, could the remainder of the UK.

Henry Law,

Brighton

20 November 1999

<http://www.landvaluetax.org.uk/nire.htm> -- Revised: 2 December 1999

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# Land Taxes and Revenue Needs as Communities Grow and Decline (Working Paper)

Evidence from New Zealand

*Author(s):* Kerr, Suzi, Andrew Aitken, and Arthur Grimes

**Publication Date:** 2004

## Summary

New Zealand is unusual in that nearly 60% of local services are funded from property taxes. These are a mixture of land taxes, capital value taxes, annual rental value taxes and uniform general charges. We explore the efficiency and equity of this system at both national and local levels. We find that the national property tax base is large relative to spending needs but that the variance in per capita tax bases across territorial local authorities is probably greater than is efficient or equitable. **We find that land taxes are more progressive than capital value taxes.** Our research also addresses local authorities' ability to provide services as their property tax base changes as a result of external economic shocks. We consider the occurrence of and responses to "fiscal stress" in a system of local government that is heavily dependent on property taxation. We provide some examples of the wide range of actual responses by local councils faced with similar population changes. Finally, we offer some tentative conclusions and implications both for New Zealand local public finance and for the use of property taxes, and particularly land taxes, more broadly.

# Land Banking in New York

## Nobody's Occupying THIS Lot

One small block west of the main Liberty Square headquarters of the **Occupy Wall Street** demonstration sits the lot at 133 Greenwich Street. You might want to check it out. It sold last year for \$19.6 million, or \$3,208 per square foot, and nothing has been happening on it for quite some time. The annual property tax bill for this parcel is \$189,839. That seems like a lot of money, but evidently it has not been enough to stimulate development here. That isn't surprising:



It's a long-term investment. Despite the current downturn, the owner certainly expects the lot's value to go up.

In the five boroughs of New York City there are **33,142 vacant lots** — a total area of **23.9 square miles**. This downtown Manhattan lot is classed as commercial real estate. For the last five years, the "full market value" that the city

reports for such parcels has averaged 23.3% of what such lots eventually sell for.

Housing is very expensive in New York — as in many other cities, and jobs are hard to come by. Might housing be more reasonable, and employment more abundant, if **warehoused sites** such as this were put to productive use?

Taxpayers provide the infrastructure and services that make lots like this so valuable. Meanwhile, real estate speculators do nothing, for years, and reap huge rewards.

[www.understandecon.com](http://www.understandecon.com)

[www.progress.org](http://www.progress.org)



Here's the building next door. Its annual property tax bill is \$485,134.



## Council hopeful reveals Green-tinted promises

Tuesday January 9<sup>th</sup> 2024

Rachel Thomas

City council hopeful Geordie Rogers says he will advocate for a more equitable rates system, decarbonisation and cleaner streams if elected to fill Tamatha Paul's vacant seat. Rogers, 24, is a software engineer, president of Renters United, and now the Green Party nominee for the Pukehinau/Lambton ward.

The by-election was triggered after Paul, the Green Party candidate, was elected as Wellington Central MP in the October election. Rogers, and centrist candidate Karl Tiefenbacher are thought to be the main contenders for the seat, albeit with no known polling.

Rogers says there is an urgent need to scale up delivery of core infrastructure such as water and public transport, as well as facilitating more public and private housing in the central city and inner suburbs. "As someone who's always been a renter in Wellington, housing is top of mind for me... but we can't build housing at the cost of our environment.

"We can't continue to infinitely sprawl throughout the hills ... We have to focus and really put some energy into designing housing in a way that provides for people and doesn't cost the environment.

**"And the land value tax is one that I think is an important lever for the council."**

One of Rogers' three priority areas is to introduce a land value tax through the council rating system, which he said would facilitate more housing development in the city and drive a more equitable system of funding city infrastructure and services.

**Analysis from the advocacy organisation Common Ground Aotearoa found a switch to land value rates could lower the median rates for households by 4.4% while rates revenue would remain unchanged.**

Currently the council charges rates based on capital value, or the value of the land plus improvements like buildings. Building nothing leads to lower rates – so **landowners have an economic incentive to sit on their land rather than developing.**

**Land value rates would encourage less land banking and more housing,** something particularly important on places like Adelaide Rd in Newtown, Rogers said.

**"Under the current rating system Wellingtonians are paying higher rates, and higher rents, to subsidise the owners of vacant lots. We need to be pulling every lever we can to solve the housing and cost of living crisis."**

Rogers flats in Island Bay but is facing eviction as his landlord has decided to sell. Decarbonisation was also top of his list and he would work to reinstate the \$25m suite actions which were voted out of the council's 10-year plan, including moving council facilities like pools to electricity and away from fossil fuels.

- Voting in the by-election closes at midday on February 17.



# The Tribune

SUNDAY, APRIL 11, 2004

## Poor tenants will pay if council plan is approved

THE Manawatu Tenants' Union would like to take this opportunity to encourage all tenants to contact their local city councillor or ward committee. (Phone 356-8199 to find out who your local councillors are.) We need to draw attention to the fact that the Long-Term Council Community Plan proposes to increase the uniform annual general charge from \$200 to \$400.

**The outcome of this proposed increase means that the poor will be subsidising the rich.**

Examples of this are that a house with a land value of \$200,000 will see a major decrease in rates from \$3018 to \$2012 (30 percent less).

However, if you are a residential property investor who owns a house divided into three flats with a land value of \$12,500 per flat, your rates will increase from \$480 to \$586 (or a 22-percent increase per flat).

**Who will pay for this increase in rates? The tenant, of course, by way of increased rents.**

While the community plan talks about building a better city for your children and the increasing number of students who make Palmerston North their first choice, we need to remember that one of the main reasons students choose to come here is the relatively low-cost rental accommodation. This advantage could be lost if the council passes this proposal.

The city could go into a population decline if students, who dominate the rental market in Palmerston North, decide to choose other cities in which to study. (It could be just as cheap to study in other tertiary centres).

Palmerston North could become a backwater in the highly competitive education market.

Affordability is a serious issue, given the fact that 55.3 percent of people aged 15 or older in Palmerston North have an annual income of \$20,000 or less (Statistics New Zealand Census 2001).

What sort of a city are we going to end up with - the rich, "gated" communities or exclusive homes, completely removed geographically, socially and culturally from the inner city areas? This will be the case if the city council passes this proposal.

Remember an unequal society impoverishes us all, both individually and collectively.

Make sure you voice your concerns and put in a submission objecting to this proposal. Submissions close on April 15.

Make no mistake about it: This proposal will impact on all tenants in the city. Rents will rise, and it is those at the bottom of the social ladder who are being targeted to pay for City Heart and other capital programmes that the council has embarked on,

while the rich have contributed nothing, but will get the benefits.

Ultimately, it will be public opinion, not public relations gimmicks that will determine if the proposal survives.

The proposal goes against the grain of what it means to be a New Zealander, so make your voice count.

Make a submission over the phone - 356-8199. - Kevin Reilly, Manawatu Tenants' Union

# The Tribune

SUNDAY MAY 2, 2004

## Council readies bombshell for struggling ratepayers

Thinking Outside



The Square

**The council is run by a high-rate, big-spending mayor and his supporting councillors.**

Under the guise of being more equitable, the council is about to hit people in the community who could not afford past rate hikes with an even bigger increase, while cutting rates to the wealthiest. It plans to increase the fixed payment per ratepayer by 34 percent, while reducing the general rate per dollar of land value by 39 percent and raising the total rate income across the city by 5.6 percent - exactly the same percentage increase as last year.

All city properties were revalued last year, and the average land value (on which the general rate is based) went up by 26 percent, to about \$60,000. However, two-thirds of ratepayers have property values below the average, and only one third above it.

**As a result of the changes, some high-value properties will pay at least 10 percent less than before, and most people above the average will pay less than last year, or about the same. However, most of the two thirds of ratepayers whose land values are below average will pay significantly more, especially those near the bottom of the range. Many will have increases of more than 10 percent, and some may approach 20 percent.**

In three years under this council, many of these people will have total increases of more than 30 percent. People on low and fixed incomes will struggle harder to pay their rates, while those on high incomes will have a few more dollars to spend.

Service standards and staffing are being substantially reduced in areas of council activity which directly affect these people, such as community development, but their rates still have to go up to pay for the mayor's pet projects such as City Heart and Manfeild. The council plans to borrow a further \$59 million on top of existing loans of \$79 million, which will put its credit rating at risk.

### LONG-TERM PLAN:

This is an exceptionally poor document, which is difficult to read, hides key information, and is uninformative. Other councils have done far better, for a fraction

of the cost. It does not even provide basic information about City Heart, which the chief executive was instructed to include, despite the price tag of \$25 million to \$30 million. It also reverses normal views of public and private benefit – supporting businesses is a public service, while providing ratepayer services from rates is for private benefit, and must be reduced or charged separately.

#### **AUDITOR-GENERAL'S REPORT:**

The report on the failed civic administration building sale **tells a sorry tale of council mismanagement, by the council**, although it doesn't point out that the exercise cost ratepayers at least \$7 million. Councillors Marilyn Brown, David Ireland, Jim Jeffries and Alison Wall backed it all the way to financial disaster, but Cr Brown has such a short memory she claimed council staff had uncovered the problems with the sale, when in fact it was the PN Residents' Association which did so, and these councillors still pushed ahead. The council is still spending money on a doomed legal case to recoup its losses.

- This column was submitted by Roger Morris, chairman of the Palmerston North Residents' Association.

# The Tribune

Sunday July 11 2004

## Capital rating system

IN 1990 the then city council proposed a three-part change to the capital rating system. Information provided by council and an independent valuer clearly demonstrated that such a system would be detrimental to the lower socio-economic and all commercial sectors.

The capital rating system was dropped. However, all the remaining parts, one of which was the use of Uniform Annual General Charges, were implemented. Because this charge could eventually lead directly to the capital system, a cap was placed upon the amount that could be collected this way. Our present council has, with the doubling of the UAGCs, almost reached its limit, reducing future capacity in this area. Its only remaining alternative, after 14 years, is to try and reintroduce the capital rating system. This system will, if introduced, allow succeeding councils to more effectively charge a person in a \$1 million dollar property the same rate as one living in a \$50,000 property - the recent UAGC charges clearly demonstrate how this is done. This is the sole basis of the capital value rating system.

Cr Cruden, in support of the capital rating system, provided a single example, no doubt quite genuine. But individual examples are very misleading. For example, a councillor who supported the present increases, as at the September revaluation date and using the rates provided by council, had a land revaluation from \$161,000 to \$250,000 (a gain of \$89,000), 2003 rates of approximately \$2826.67, 2004 rates of approximately \$2898.82 (equates to an increase of \$72.16). A person on a \$250,000 property in 2003 paid approximately \$4080.77 (\$4080.77 - \$2898.82) equates to a reduction of \$1181.95, adding the \$72.16 increase over 2003 provides a cumulative reduction of \$1109.79. Using the same information for a \$10,000 property revalued to \$15,500 (approximately equal percentage for a gain of \$5,500) using the same time frames we get (2003 rates approximately \$698.91, 2004 rates approximately \$881.35) a 2003 property of \$15,500 paid approximately \$776.41. For this owner there is a cumulative increase of approximately \$182.44.

When Cr Cruden writes of rates being tax deductible, who will get the greater rebate, those who live on a property with a \$670,000 CV or those on a \$98,000 CV?

I am well aware that changes can occur over time, but the capital value rating system seriously disadvantages those at the lower end of home ownership - a view considered by many, including the Evening Standard editorial of the day.

What I am saying is that until the administration provides concrete details on how the proposal will affect everyone, then be very, very wary about such a proposal. Cr Cruden was provided with information that contradicted his suggestion and an opportunity to respond. He chose not to.

- E Constantine, Palmerston North



## Rates plan burdens battler's

THE new rating structure recently approved by the council majority represents a major shift in the rate burden from high-value properties to those least able to pay, such as elderly people on fixed incomes.

Councillor Cruden's attempted justification (Tribune, July 18) is factually incorrect and does not hold water. He should "try and keep to the facts" as he tells his critics.

Changing to capital value rating will not "solve" the problem which the council has just deliberately created, and it is a pre-election red herring to say that the mess will be fixed by a rating review done by yet another consultant.

The council doubled the fixed payment per property and reduced the amount per dollar of property value, allegedly to compensate for the increase in property values at the revaluation last year, and keep rates fairly distributed between ratepayers.

Those ratepayers in the wealthier areas of the city have had large increases in property values, while those in poorer areas have had smaller increases.

The reports to council on these changes have failed to disclose the impact on different categories of ratepayers, rather than showing them clearly. The council is the only body which has access to the full data needed to help people understand the effects, but the information is publicly available on the internet for a small payment, and the Residents' Association has done example calculations for a range of properties.

**Rate increases for low-value properties this year will in many cases be more than 10 percent, and the total increase over the term of the present council will be up to about 30 percent - for people who struggle to afford any increase. By contrast, the much smaller number of ratepayers with high value properties will get rate reductions in many cases (some will drop by more than 10 percent), or at worst will pay the same as last year. I have requested from the council (but not yet received) the data needed to calculate rate payment changes for the houses of councillors and senior managers involved in pushing through this extremely unfair and unjustifiable decision. We suggest these people should have disclosed beforehand whether they would benefit directly from the changes, given the severe effects on many people they are supposed to represent.**

The controlling group on council rode roughshod over information provided by the Residents' Association and others in making its decision, and the only solution which remains is the ballot box in October.

**- Roger Morris, chairman, Palmerston North Residents' Association.**

# Taxation

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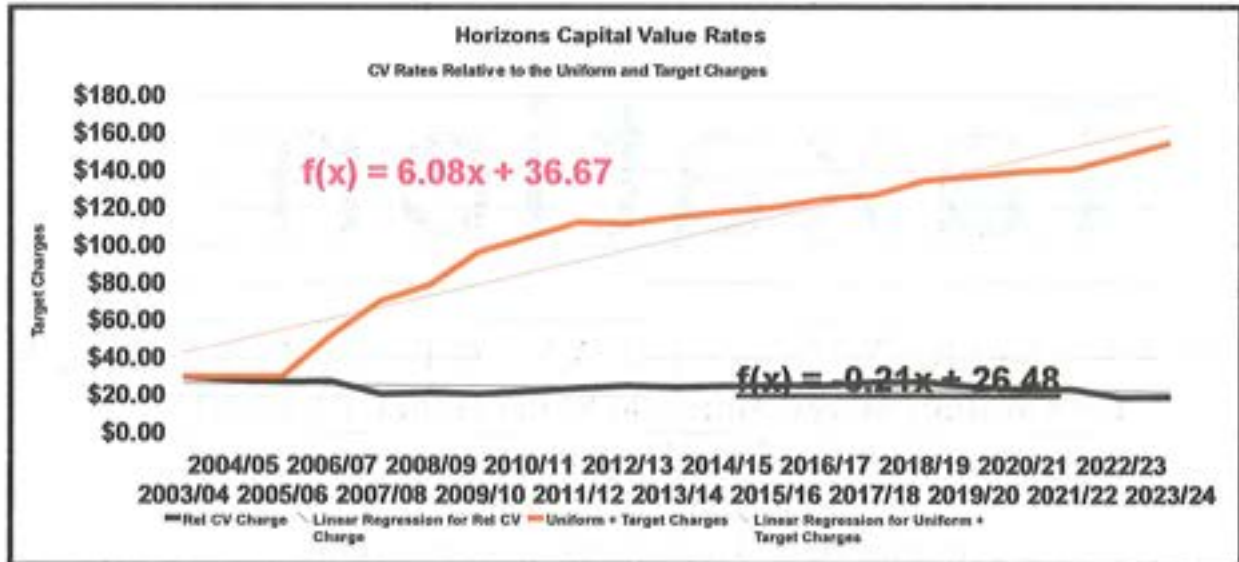
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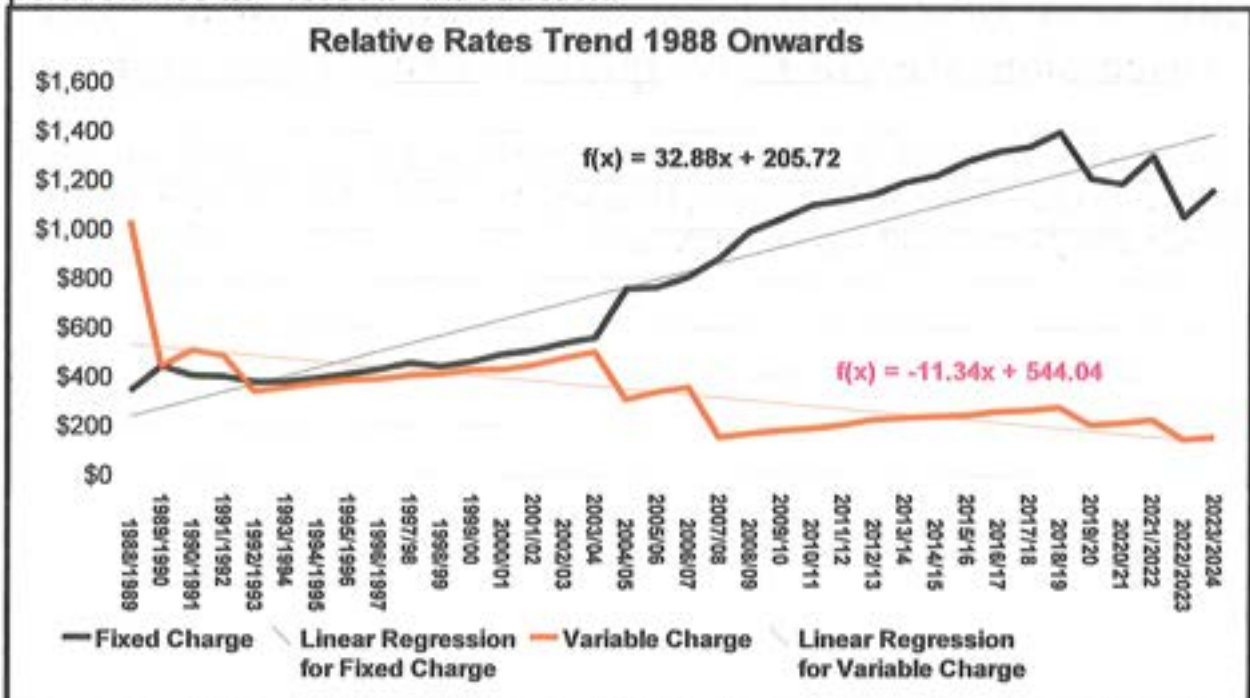
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## **Land Value Taxation in Urban and Smart Growth Policy Discussion: Recent Developments From 1996-2004**

Land Value Taxation: A shift of property, sales, income and other taxes on labor and capital to the taxable value of land. In most cases, this is achieved by shifting the property tax away from buildings and onto land.



Above the manipulation of CV rates by Horizons to the benefit of wealthier properties since its "forced" introduction.



Above manipulation of LV rates since 2003 in favour of wealthy properties since election of Mayor. Please note the trend line equations.



## City trying to reduce debt level of \$140m

JANINE RANKIN

Palmerston North is too deep in debt, and Mayor Jono Naylor does not know whether an accelerated repayment programme will be enough for Local Government Minister Nick Smith.

Every man, woman and child in Palmerston North owed \$1765 in council debt in 2010, placing it at number 18 among 66 local authorities on a debt-per-person league table.

**The debt is more than \$140 million altogether.**

But owing money was not necessarily a bad thing, Mr Naylor said. It was a fair way to share the cost of assets built today with those who would enjoy them in future, he said.

The balance was in deciding how much was too much.

"We are trying to manage it," Mr Naylor said.

"We are taking proactive steps to repay the loans we have faster, but we are moving from a position six years ago when we were not repaying any – we were just paying interest only."

The council's draft long-term plan includes debt repayment of \$2.9m to \$11m a year to move toward its goal – that net debt should not be more than 1 1/2 times its annual revenue.

In the first year, debt repayment accounts for a 1.1 per cent rates rise, included in an overall draft 5.8 per cent increase.

Audit New Zealand was close to signing off the plan to go out for consultation. However, given signals from Dr Smith that he will announce policies within weeks to control local government costs and keep rates rises down to the rate of inflation, Mr Naylor said he did not know if the plan had gone far enough.

"He has not shared his thoughts with the sector.

"In some areas, we are in total agreement there is a case for reform.

"But I would caution against any drastic changes."

Palmerston North average ratepayer Garry Buckman said he was shocked to see it spelt out how much everyone in Palmerston North owed in council debt.

"Central government should have intervened earlier," he said.

"I think a lot of our spending has been on things that are nice to have, like The Square redevelopment, rather than essentials."

Committing future generations to paying for spending choices made now was "totally irresponsible", Buckman said.

"I don't think we have the right to put the next generation into debt."

Mr Naylor said he thought the league table only gave a partial picture of the debt equation.

Palmerston North had put more money into upgrading essential services, such as ageing water pipelines, in recent years, where other councils had more rundown infrastructure, but less debt. Others had much greater challenges, such as multiple wastewater treatment plants, and much higher debt.

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## Debt declines as projects go unfinished

JANINE RANKIN

Every man, woman and child in Palmerston North would have to find \$1,119 if the city council decided to repay all its loans.

The council's total debt has fallen to its lowest level in four years, sitting at \$95.7 million, according to the council's draft annual report.

The debt was forecast to have increased to \$114.7m by the end of the financial year.

The council's debt is more than its annual rates income of \$83.5m, but less than its total income of \$110m.

The debt breaks down to \$2,934 for every rateable property in the city, or \$1,119 for every resident.

The report showed the council ended the year with a surplus of nearly \$2.6m.

That helped it to put more than \$6.5m toward paying-debt, as well as the \$5.2m it had budgeted to repay - a total of \$11.8m.

In turn, the repayments eased the burden of interest costs, down by \$1.6m against the budget.

### ***"Debt levels will rise in future"***

Chief financial officer Grant Elliott

Acting chief executive Ray Swadel said the council's healthy finances could be attributed, in part, to increased revenue from regulatory services, higher than expected subsidies from the New Zealand Transport Agency, and other external and central government funding.

But the reduced debt was largely because of delays in spending on capital projects.

Out of a \$52.3m capital budget, only \$30.9m was spent, although that was ahead of the \$23m spent in 2014/15.

Some of the projects were waiting for approvals or money from outside the council before they could go ahead.

Projects lagging behind timetable included the Junior Road Safety Park, Papaioea social housing project, Wildbase Recovery (which has just been given the green light to call for tenders), the James Line upgrade, and sections of the Manawatu River sharedpathway development.

Chief financial officer Grant Elliott said while debt was lower than budgeted, that could be a temporary thing.

"When these capital projects are carried out, debt levels will rise."

He said by borrowing for projects, the cost was paid over time, rather than by billing the current generation of ratepayers for facilities available well into the future.

Cr Ross Linklater said he was disappointed the council had not accomplished as much of its capital programme as hoped.

"But the level of net debt is the lowest for some time, along with the interest bill, and that surplus has been put to good use."

The council pays for renewal of existing capital assets from operating revenue, not borrowing.

Eric Constantine

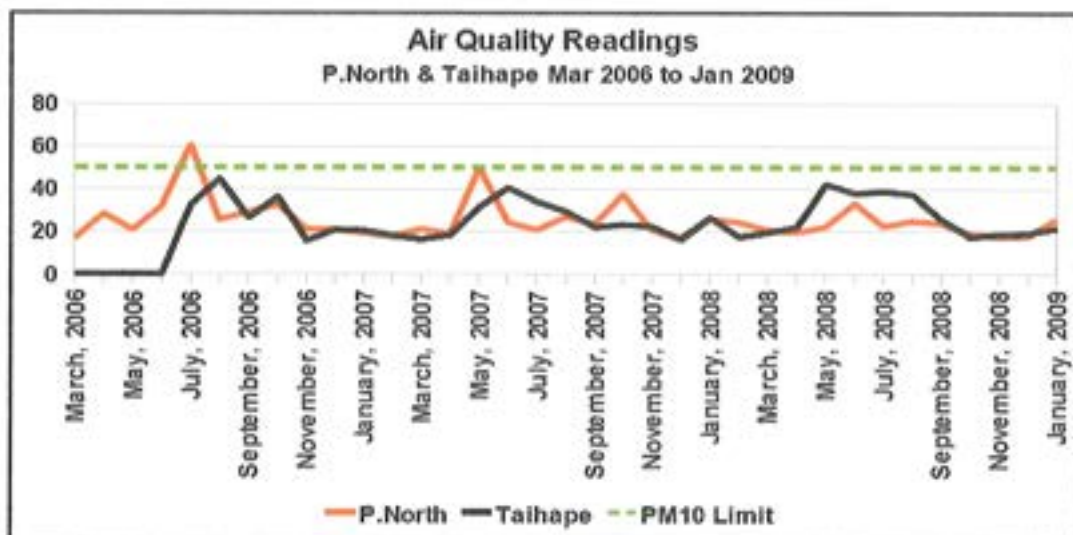
6 Tiller Close Kelvin Grove Palmerston North 4414 New Zealand

Dr Jan Wright Saturday  
 Parliamentary Commissioner for the Environment  
 Private Bag 18041  
 Parliament Buildings  
 Wellington  
 Air Quality

March 7 2015

Commissioner, I was interested to read the articles on air quality and specifically the monitoring thereof. I have followed this issue for some time with regard to the Horizons Regional Council area of responsibility. I too have concerns, not only of the monitoring but also the quality of its reporting.

I used to make regular submissions on the subject but became more dismayed as time went by. Initially, I believe that there was no justification for transferring the monitoring equipment from Palmerston North to Taumarunui based upon the following:



As you can see the Palmerston North reading breached guidelines once and reached it once. In 2009 the monitor was transferred to Taumarunui with no explanation or supporting data.

In 2012 the Palmerston North City Council included the following in its Long Term Plan.

Air quality in Palmerston North is good and poses no environmental risks to public health (Horizons used to monitor air quality in the City. Hence, it has moved the equipment elsewhere). **PNCC 2012 LTP p.14**

When requesting the supporting data I was informed that the information had been supplied by Horizons, Horizons Regional Council eventually admitted there was no supporting data for such a statement.

Modelling estimates around 123 premature deaths per year can be attributed to PM<sub>10</sub> exposure in the Horizons Region. The majority occur within the populations of Palmerston North (41) and Wanganui (27), followed by Levin (11) and Feilding (10). Estimates for the Region's two gazetted airsheds were lower at six for Taumarunui and less than one for Taihape due to smaller populations and, in the case of Taihape, a lower incidence of mortality between 2005 and 2007. The 2012 Health and Air Pollution New Zealand study estimates that human-produced PM<sub>10</sub> pollution is responsible for around 1,170 premature deaths in New Zealand each year.

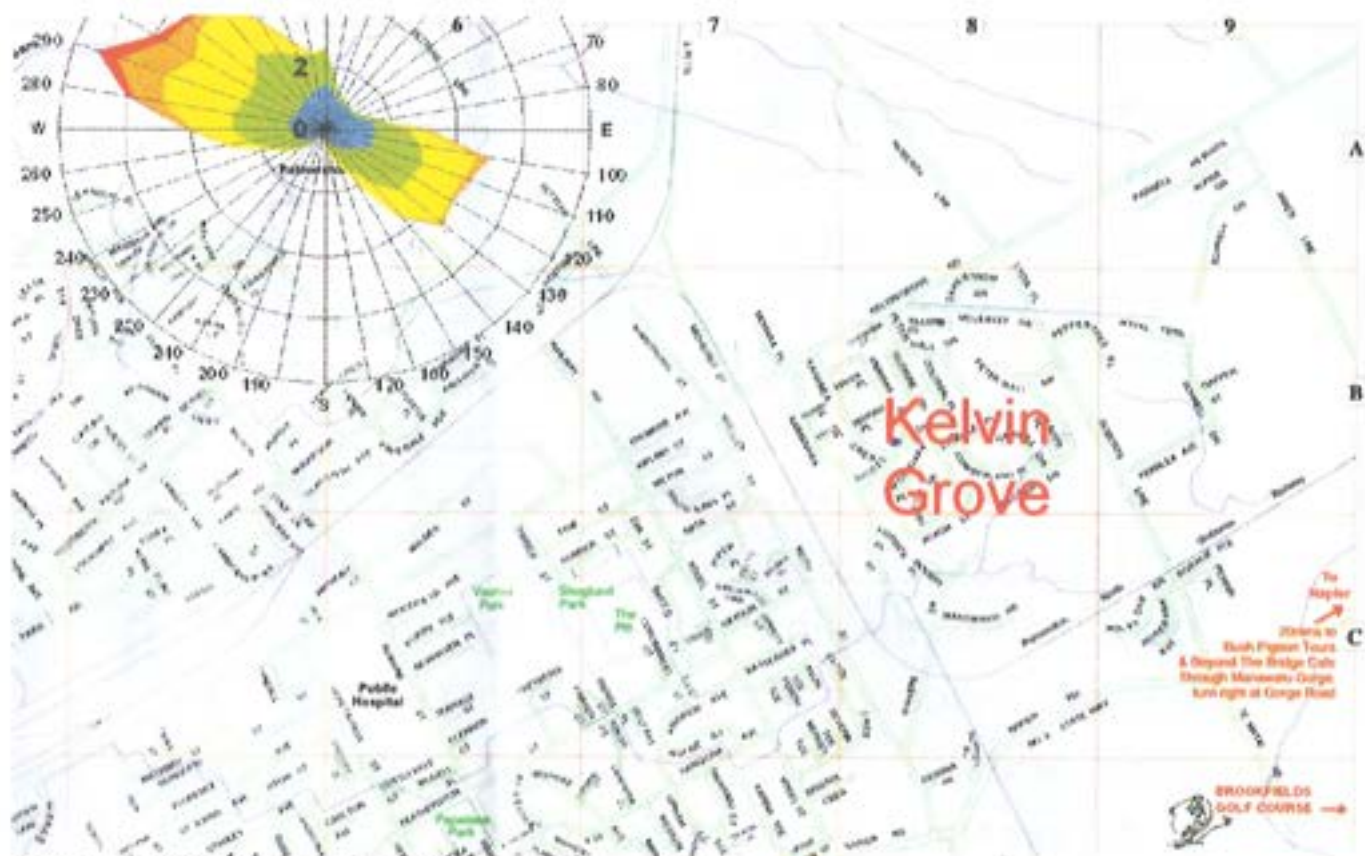
Considering that in 2009 there was no data to support the transfer of the monitor from Palmerston North to Taumarunui, no data to support keeping the Taihape monitor, encouraging the PNCC to publish erroneous information on air quality, supplying altered data and by Horizons own reporting the majority of deaths occur in Palmerston North.

Would you feel as I do Commissioner?

Eric Constantine.

On another issue, since c.2003 the PNCC decision to encourage commercial and industrial enterprises to move to the Kelvin Grove area increasing, in conjunction with the local airport, traffic pollution given the prevailing wind pattern. Staff also suggested that housing for workers should be in the same area as their employment, obviously not many staff, if any, would be affected (below).

P.T.O



Map: PNCC; Wind rose NIWA



# 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.

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: *Gillian #*

Last name: *Hunt*

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.

## 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

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

**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 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

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

Please retain the Maori Wards  
We are treaty partners, so it is fair and just that Maori people have inclusion and positive and political attention.  
Because the Maori population is smaller, a referendum would not be equitable, as the Maori vote is likely to be outnumbered.  
I would like our community and nation to foster, encourage and resource Maori in their way of life, opportunities, history, culture, and also in positive biculturalism.  
I support and affirm the PCC's retention of the Wards  
Maori culture and language is unique to Aotearoa New Zealand, vital to Maori people and valued and treasured by many of the Pakeha population.

Also typically, visitors to Aotearoa New Zealand are impressed and intrigued by Maori culture. They express envy and admiration for what we currently have.

I believe it is important to uphold this culture.

The Maori wards generate opportunities to do this.

Thank You  
Cathie Hunt

# Long-Term Plan submission form



Submitted on	2 May 2024, 7:37PM
Receipt number	660
Related form version	5

## Your contact details

First name	Simon
Last name	Mclvor
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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	My Capital Valuation is significantly higher than my Land Valuation. I think it is so high due to recent house market prices (which has been fairly described as a crisis). A rates valuation based on the Land Valuation seems a fairer assessment for me.
Please tell us what you don't like about the other options	Rates based on Capital Valuation would presumably result in much higher rates bill for me. It is already at a point where rates bills contribute to strain on my finances.
Do you have any other comments you'd like to make about the rates review?	One thing that I didn't get from the letter sent to me was the reasoning behind the push for changing to Capital Valuation system or mixed system, other than higher rates revenue for the council. Are there rates payers that have legitimate reasons for the change? I would like to understand more clearly who is in favour and why? Perhaps this sort of info could be given in future council reviews. who is pushing for the change and why.

## 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

## 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? 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 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? 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. The cost of private developments, particularly commercial developments, should not be distributed among other residents. A developments contributions should be based on that particular developments infrastructure requirements.

## General comment areas

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Please share any additional feedback you'd like us to consider I appreciated that the council is open to feedback from the general public, thank you. This is an important feature of a healthy government.

How did you find out about our long-term plan? Rates letter or email

# Long-Term Plan submission form



Submitted on	3 May 2024, 2:13PM
Receipt number	678
Related form version	5

## Your contact details

First name	Faith
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Last name	Gray
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Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	1. Preferred option: Hybrid (a mixture of land and capital value)
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Please tell us why you prefer this option	While it is not the cheapest for me, I believe it to be the fairest, and the least disruptive to most people
-------------------------------------------	--------------------------------------------------------------------------------------------------------------

Please tell us what you don't like about the other options	Capital value option would unduly impact some people and would be disruptive
------------------------------------------------------------	------------------------------------------------------------------------------

## 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
Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project	An extraordinarily valuable resource for all residents
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	Prefer not to say
Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks	Support as proposed

## 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	Exploring cofunding opportunities always to be supported

## 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?	Yes

## General comment areas

How did you find out about our long-term plan?	Booklet in my mailbox
------------------------------------------------	-----------------------



# Long-Term Plan submission form



Submitted on	3 May 2024, 2:19PM
Receipt number	679
Related form version	5

## Your contact details

First name	Maurice
Last name	Job
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, 1.30pm to 5pm <b>Friday 17 May:</b> 9am to 12.30pm, 1.30pm to 5pm
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 have to trust PNCC as to the best option
Do you have any other comments you'd like to make about the rates review?	The rates paid are an unavoidable charge. In business, if you don't like the service on offer and its price, you can look elsewhere. Not so with rates. The plans of PNCC officers appear are grandiose and are unfettered by the council's customers; the Ratepayers, through the agency of our elected representatives. Rather than concentrating on necessities, we seem to be spending up large on frills such as artworks and ridiculous traffic plans. This overspending is at the expense of

infrastructure maintenance and is the justification for continual rates increases

## 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	This is a 'nice to have' project which needs to be put in order of priority with vital projects such as the delayed wastewater upgrade project
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 is a 'nice to have' project which needs to be put in order of priority with vital projects such as the delayed wastewater upgrade project
Te Pātikitiki Library: Expand and refurbish existing building	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project	This is a 'nice to have' project which needs to be put in order of priority with vital projects such as the delayed wastewater upgrade project. If the building is an earthquake risk, perhaps a more cost effective alternative should be explored
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	This is a 'nice to have' project which needs to be put in order of priority with vital projects such as the delayed wastewater upgrade project. Does the amount of use library gets actually justify the expansion
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	This is not in my view, a priority for the majority of city ratepayers
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	This is a 'nice to have' project which needs to be put in order of priority with vital projects such as the delayed wastewater upgrade project. Upgrades to the Arena should be funded on user pays basis
Do you have any general feedback about community facilities for us to consider?	What is "important" and what is "nice to have"? NZ is in a recession, which is being paid for by the working percentage of the population. That part of the population is finding it more and more difficult to make ends meet on essentials, and "extras" are being foregone. The city needs to think the same way and prioritise "essentials" over frills

## 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

Once again, it is about affordability in the current environment. Do what is essential, without extras

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

Wasteful;

## 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?

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?

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.

Common sense; why should a ratepayer be charged for a service that is not delivered to a property

## General comment areas

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

1 Sustainable and Resilient City  
2 Connected and Safe Community  
3 Innovative and Growing City;  
4 Creative and Exciting City  
These are prioritised in order of need and importance in the tough economic environment of today. Sustainability is backbone needs and services. Last in the list is "Creative and exciting" which is unimportant nice to have.

Please share any feedback about our proposed transport projects

Repairs and maintenance of tired road services are "sustainability" works. Electric buses on a schedule that does not serve the part of the community that needs bus services is Priority 4 stuff. As is the disaster that Featherston St has become. The consultation process on this was so unclear as to be unfathomable

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

Less needs to be spent on endless consultations and consultants, projects need to be run under proper project management practices instead of the endless rounds of talking

Please share any feedback about our proposed plans for housing

My primary concern over housing is the endless spreading of the urban development over quality arable land, for "lifestyle" developments. New Zealand is spoilt for space for towns and we spread out all over the place. The classic "1/4 acre" was once a necessity, now it is waste. Palmerston North could be a leader in increasing urban density coupled

with living quality.

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

What is with the mania for "growth" when we can't manage the size and resources we already have, for the existing cost bearers

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

Projects dreamed by PNCC staff need, must be kept in proportion to the size and needs of the city's paying population. Fancy exercises such as the ridiculous rebranding of the city should never have happened when roads, bridges, water and wastewater projects are unaffordable.

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

Rates letter or email

# Long-Term Plan submission form



Submitted on	3 May 2024, 2:31PM
Receipt number	681
Related form version	5

## Your contact details

First name	Janice
Last name	Stephenson
Organisation you represent	Ratepayer
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North rural 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	Good to have understanding of value of both land and 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	I don't think this is a priority right now. There are many other buildings in city that can be used by multi-cultures.

<b>Pasifika Centre: Expand and refurbish existing building</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project</b>	We do not need this cost at the moment.
<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Do not support
<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>	Every school in this area has a library and we have the city library. What are the numbers using library presently? With so much access to internet as a resource, thought must be made into usefulness of our libraries.
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	Do not support
<b>Te Motu o Poutoa Anzac Park</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the project</b>	This is a great idea but not feasible at the moment because of budgetary restraints on PNCC. This would have to be a project funded completely by external funding. Not for the PNCC. Time to tighten the belt.
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	Do not support
<b>Please tell us why you've selected this option, and any feedback you'd like to provide about the Central Energy Trust Arena project</b>	So much spent here already. Hold fire.
<b>Do you have any general feedback about community facilities for us to consider?</b>	I think we need to utilise existing community facilities in this financial climate.

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

<b>Which option do you prefer?</b>	2. Only do the required seismic upgrades of these facilities in their current locations
<b>Please tell us why you prefer this option</b>	Any seismic requirement will be expensive. Not the time to build on collective projects. Best to work on infrastructure requirements first and not the buildings identified in the long-term plan if possible, e.g. water and sewerage requirements. The City Council building is an ugly monstrosity - why not raze it and use existing empty buildings. What is happening with the old Inland Revenue building, the Old Post Office building?
<b>Please tell us what you don't like about the other option</b>	So much is impacting on social behaviour currently, e.g. technology, worldwide factors that are impacting globally, wars etc.

## Development contributions questions

<b>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?</b>	Yes
<b>We're proposing to stop collecting development contributions</b>	Yes

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?

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?

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

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

User pays is fair. Developers should pay and I think currently they are. Where Non-residential development receives less services than residential this should show equitably in charges, I think there needs to be more accountability around the use by PNCC of external consultancy and advisory. So much is spent on external consultancy. Why are appointed staff not making more of the decisions?

## General comment areas

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

In agreement with infrastructure work required. I think that there has been a lot of work on recreational facilities in the past and also improvement of the river. Because of the economical climate and financial restraints on people due to soaring housing costs and interest rates (we do not have a mortgage). The Council needs to be motivated by fiscal prudence at this time and not add unnecessary costs to their future operation.

Please share any feedback about our proposed transport projects

Were the new electric buses necessary? They are never full. Why not stay with the old buses. What concerns me most of all is the volume of trucks that travel through the inner city - how will the city be affected when the future freight hub is in place? Our roads are falling short of transport requirements.

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

Please make sure you have excellent advice and staffing for all your projects. It is disappointing to see work around the city being done by staff in large groups who are standing around, on phones while a few are working. The only personnel I have ever seen working consistently with great results are those who tend to the gardens.

Please share any feedback about our proposed plans for housing

The Council has done great work on the housing for example Te Papaioea Park area. These houses are visible, colourful and look well tenanted and maintained. Other housing like Amesbury Street are unkempt and dull. There are other groups, developers, organisations who are involved in housing projects. Perhaps at this time the Council may evaluate supplying Council housing.

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

Grow up, not out!

Please share any feedback about rubbish and recycling services

If waste collection is more economical done by external servicing then this could be the way to go. As far as food scrap collection goes, this does not apply to us. A bin would be a waste. We compost and mulch ourselves. More education needed. Put the money where it is most needed.

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

Manage smarter, keep costs down.

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

Social media

Family or friends



# Long-Term Plan submission form



Submitted on	3 May 2024, 3:44PM
Receipt number	685
Related form version	5

## Your contact details

First name	Kieran
Last name	Peters
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## 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

## Community facilities questions

Multicultural Centre: Lease space for multicultural communities to use for activities, events and services	Prefer not to say
Please tell us why you've selected this option, and any feedback you'd like to provide about the Multicultural Centre project	With already several events centres in the city why would we build/lease another one? We have the Regent, Globe, Convention Centre, Arena, etc.
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	Support as proposed

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

Money needs to be spent on the existing community facilities first and keeping them to a good standard before building more.

## 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 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?

No

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

Maintenance and access is still required to these developments there will always be a cost to local council

## General comment areas

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

I believe the Featherston St project was a waste of money and resources and did not have the required effect it was supposed to. More money will now be spent reversing this project.

I believe council have a really good opportunity to build Cuba St into a bit of a hospitality hub with the new entrance to the arena and more events happening there. Having Cuba with Restaurants, bars, cafes will reignite the nightlife that Palmerston North is missing at the moment. After a big night of speedway or rugby you want to grab a beer or a snack but everything is closed by 9pm. We need night life. Bring the city back to life after hours.

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

We need to concentrate on as smaller rates increases as possible while the cost of living pinch is hitting us. This may mean that Council concentrate on spending money on the need to have than the nice to have.

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

We need night life.

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

Council website

Social media

Radio

Family or friends

# Long-Term Plan submission form



Submitted on	3 May 2024, 3:46PM
Receipt number	686
Related form version	5

## Your contact details

First name	Jenny
Last name	Keenan
Organisation you represent	N/A
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Resident but not a ratepayer (eg, rent or live with family or friends)
Which option do you prefer?	3. Land value (LV) – current system
Do you have any other comments you'd like to make about the rates review?	No

## 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	Prefer not to say
Pasifika Centre: Expand and refurbish existing building	Do not support
Te Pātikitiki Library: Expand and refurbish existing building	Prefer not to say

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

Prefer not to say

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**Te Motu o Poutoa Anzac Park**

Prefer not to say

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

Do not support

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

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Which option do you prefer?

Prefer not to say

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## 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?**

No

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**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

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**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

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**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

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## General comment areas

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

Social media

# Long-Term Plan submission form



Submitted on	3 May 2024, 3:55PM
Receipt number	675
Related form version	5

## Your contact details

First name	Marilyn and Bruce
Last name	Bulloch
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	2. Capital value (CV)
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Please tell us why you prefer this option	We live on a large section with a low value old house, and for many decades have been paying more than our share of rates under the current system (LV) compared to our neighbours. These neighbours have the same benefits and same services as ourselves but pay thousands of dollars less rates than ourselves. Under our preferred option 2, we would pay rates of \$4,827-79. Under the Council's preferred Hybrid option 1, we would pay \$5,857-53, a difference of about \$1,000. Under option 3 Land Value (LV), we would be paying \$6,338-49.
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Please tell us what you don't like about the other options	So we support Capital Value (CV). We do not support the Land Value (LV) system. As a second choice we would support the Hybrid system, option 1, but still believe we would be paying more than our share. We need a more equitable system as a rating basis.
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Do you have any other comments you'd like to make about the rates review?	This review of the rating system has been a long time coming. Attempts were made in the past to change the rating system but it was stymied due to some ratepayers rates being increased. This matter needs to be resolved, not shoved into the politically too hard basket once again.
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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?	No
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	Some Ethnic groups may get on well together but we are not sure if this happens with all other Ethnic groups. Different Ethnic groups can be very different culturally and individuals may not mingle well. So more venues may be required to cater for different groups. Also the population of different Ethnic communities is also increasing in size.
Pasifika Centre: Expand and refurbish existing building	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project	We are not familiar with the Pasifika Centre. Expansion and refurbishment seems a good idea. Do it once and do it right.
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	We are not familiar with this library but it certainly sounds like the addition of meeting rooms may satisfy a demand from the local 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	It would be great to see this project under way in the near future. The existing library on leased land has major water ingress problems. The community has asked for a new community facility for more than 10 years and land for the construction of a new facility is now available. Meeting rooms should be separated from the library area. Libraries need to be quiet areas. Doubling up as a potential civil defence centre is a good idea. The design should be future-proofed and be visually compatible with the surrounding neighbourhood. Why is this project so expensive at \$27.1 million?
Te Motu o Poutoa Anzac Park	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the project	Is it a good idea to combine a civic marae with public facilities and visitor attractions? Could this create problems in the future? Is co-funding the main driver? Could the buildings be physically separated? We are not sure we agree with possible intention to host overnight stays on the site.
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	We are happy with what is proposed here but the Arena continues to suck up recreation funding.
Do you have any general feedback about community facilities for us to consider?	We do not want money gained from the sale of reserve land to be spent on the Arena facilities. There is a lack of community facilities in most of the city suburbs located close to the inner urban area in Palmerston North. West End is such a suburb. Public gatherings need to be held in the likes of local churches, but the church leaders may object to booking their venues for certain groups. Some pubs and cafes may have a room available, but hours are limited. Some sports clubhouse facilities may be

available at the Esplanade, the Croquet Club Rooms are an example. In the past the Education Centre located opposite the duck pond in the Esplanade was available for meetings. This building was replaced by the Wildbase Centre. Great for injured birds, not so great due to the loss of a meeting venue for citizens.

A public venue could be constructed on the Huia Street reserve site. This would be a better use of the land rather than the currently proposed housing.

## 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

Progress needs to be made but options need to be kept flexible. At the time of writing this submission building construction has slowed. In order to maintain capacity in the local construction industry, it would be a good idea to proceed with seismic upgrades or rebuilds. We risk losing this construction industry capacity. You never know when a big earthquake will strike and hundreds of lives could be lost in the region.

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

Option 2 is just putting off improving the buildings to a better standard.

Do you have any other comments?

In supporting upgrades of the landmark facilities, we are not implying that we support the transformation of the whole city centre.

## 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?

No

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

We believe that Development Contributions should continued to be levied for Roading and Reserves but not levied for water or wastewater (as proposed).

## General comment areas

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

The PNCC vision, goals and plans appear to be fully comprehensive. We do support the repurposing or rezoning of public parks, reserves and



other Council land for the construction of residential housing. Public land needs to be retained in perpetuity. Too much public land has been lost already. The Council needs to concentrate on creating liveable cities, not creating a city designed solely around roading.

City planners have been very slow to move on stormwater resilience methods. The current trend towards infill and concreting large areas of residential yards makes the problem worse, especially in these times of rapid global warming resulting in more torrential rainfall. Flooding is happening all over the world in urban areas.

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

We have not investigated the plans in great detail but are happy to see safety improvements and cycleways. People on foot need to be given a bit more consideration. Traffic speeds need to be drastically reduced to 30 km/h. With increasing private vehicle travel, steps need to be taken to accommodate all modes of travel along the city's roads. We support the construction of an outer ring road.

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

It remains to be seen how land disposal of effluent works out in the long term.

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

We do not support the housing on the Huia Street Reserve. This reserve should remain as a public reserve. The land should be restored to a garden-like site. The construction of a public toilet and a public hall may be an acceptable use of the land. Over the last 20 years or so, and since the former Manawatu Bowling Clubrooms were demolished, there has been much public opposition to the proposed loss of this land as a public reserve. PNCC has completely disregarded any opposition to the repurposing of the land and construction of housing on the site. Many people have expressed their opinion that this site is unsuitable for housing, being located next to a busy corner, close to the PN Girls High School, Manawatu Tennis Club courts and Play Centre.

We also do not support the construction of housing on the former Terrace End Bowling Club site, now referred to as 17 Summerhays Street. It should be kept as open green space.

We also do not support the repurposing of industrial pockets of land for housing as outlined in the Future Development Strategy 2024 (FDS). It is important to keep these small industrial areas. We have submitted on the FDS.

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

As stated above, we have submitted on the FDS. We do not support the Growing In strategy to repurpose public land reserves, the industrial pockets and the Albert Street depot as proposed. Central government has mandated local bodies to find land for housing. This mandate should not come at the cost of good urban design.

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

We have submitted on the Draft Waste Management and Minimisation Plan 2024. We mainly supported it. In our submission we requested that the size of Council rubbish bins be three times their current size, that is from 45 litres in size to about 120 litres in size. We have complained over the latter matter for many decades. Rubbish continues to spill out onto the streets.

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

From PNCC document "Parks and Reserves Asset Management Plan" page 7, we quote:  
"Residential sections are shrinking - Infill housing and apartment have limited outdoor recreation space, residents are becoming more reliant on the network of parks and reserves to provide open green spaces where they can play, be active and connect with others in their neighbourhood. With more new homes being built very close to our park boundaries, we anticipate the number of neighbour complaints about our trees blocking sunlight and disturbance from park activities to continue to rise.

Going forward we will need to carefully balance requests from residents for more facilities in local parks against the benefits of retaining open green spaces and planting more shade trees to help mitigate the effects of climate change."

Under the heading "Food Security" we quote:

"The need for open green space for informal recreation and community gardens are competing demands for our limited parkland. The location of these gardens needs to be carefully considered."

Our comment: We fully endorse these above statements which highlight the effects of the loss of public green spaces.

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

Council website

Booklet in my mailbox

Rates letter or email

Other: Consultation meeting via Environment Network Manawatu email.

# Long-Term Plan submission form



Submitted on	3 May 2024, 4:02PM
Receipt number	668
Related form version	5

## Your contact details

First name

Last name

Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?

## Rates review questions

Which of these describes you?

Which option do you prefer?

Please tell us why you prefer this option

With the cost of living crisis the last thing ratepayers need is to have huge increases in rates. There will be a significant increase for rural and lifestyle ratepayers now the discount has been dropped. With the current system being retained - that increase will be significant enough. Personally for us we are on a "lifestyle block" and with losing our discount (not that we were aware there was a discount on our rates - its not shown on our rate assessment) will mean we are doubly affected if the other two options come into being.

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

Hybrid System option: Not all ratepayers will benefit from planned upgrades - roading, water, upgrading community libraries etc etc. The City Centre has had a lot of unnecessary upgrades over the past few years when that money could have gone to more pressing issues. Living rurally we are already at the bottom of the list and don't receive the same services as urban areas.

CV option: We are trying to increase development in Palmerston North, more housing is required (we already have to jump through 1000 hoops to get permission on developments adding large costs to this). We are also wanting commercial and industrial in our city - this option, I feel will be detrimental to further development as it will be unaffordable for developers. Also if CV's were to drop - for those of us paying more -

would our rates reduce ... I think not.

**Do you have any other comments you'd like to make about the rates review?**

Generally speaking if you are not receiving the same services as other ratepayers why should you paying the same price. It would be questionable if you entered a store and bought 1/4 less than the next customer but paid the same price so why should we pay more rates for less services.

## 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**

I support the fact that a Multicultural Centre may be needed. I think the lease should be covered by the communities that intend to use it. I think the Pasifika Centre and Multicultural Centre could be one in the same. Why is it necessary to have two seperate buildings.

**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**

See above.

**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**

See below.

**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**

These two suburbs are next to each other - it would be financially sensible to combine the two. However I also feel our City Library is a great asset and wonder if it is used to full capacity. With the increased bus timetables it is now more accessible for people to travel into the city. Maybe a scaled down version of these two things would be better.

**Te Motu o Poutoa Anzac Park**

Support with changes/comments

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

I think in principle this would be good for the city. It would need to be accessible to ALL of the Palmerston North public and run in a commercial way.

**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**

Maybe the upgrades to the Barber Hall etc could also be used by the Multicultural Community and the Pasifika Centre. This would ensure that upgrades/new buildings in Palmerston North would be used to full capacity and not left sitting with no events etc from week to week. Having many events in one place would generate income and cover building and upgrade costs.

## 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

External funding is a great idea to assist with seismic upgrades.

## 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?

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?

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?

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.

Once again this isn't encouraging growth of residential housing if you are putting the costs up. You eventually charging rates on these properties therefore increasing your revenue. Maybe less borrowing by council and halting unnecessary spending is a better option.

## General comment areas

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

These seem fair.

Please share any feedback about our proposed transport projects

Seems fair in theory if maintenance is ongoing.

Please share any feedback about our proposed plans for housing

All seems fair and hopefully not just lip service. As I have previously commented - creating more costs, increasing rates and making it harder and less affordable for developers to want to develop land will not benefit your proposed plans.

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

In my view continually increasing rates does not seem conjunctive to all of the plans above being carried out. Maybe borrowing should be less - council need to be accountable on this and if can not afford to do some of the unnecessary projects - put them on hold.

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

Rates letter or email

# 700

## Long-Term Plan submission form



Submitted on	3 May 2024, 4:04PM
Receipt number	576
Related form version	5

### Your contact details

First name	Simon
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Last name	Barnett
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Email	
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Phone	
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### Hearing

Do you want to speak to Council in support of your submission?	No
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### Rates review questions

Which of these describes you?	<input type="checkbox"/> Ratepayer who lives in my home in the Palmerston North urban area <input type="checkbox"/> Business owner who pays commercial/industrial rates in Palmerston North <input type="checkbox"/> A developer of commercial properties <input type="checkbox"/> Landlord of a business/commercial property in Palmerston North who lives here
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Which option do you prefer?	<input type="checkbox"/> 1. Preferred option: Hybrid (a mixture of land and capital value)
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Please tell us why you prefer this option	<input type="checkbox"/> This is the fairest system.
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Please tell us what you don't like about the other options	<input type="checkbox"/> Capital value alone ignores the value of land, while land value ignores the value of the improvements. A blended system seems most appropriate.
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### 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?

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

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

We need to review how when and why people now use libraries and perhaps inevitably radically review the way we provide library services.

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

Support the community space but not the library

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

Not affordable at present

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

Arena one is a dog. It's cold, too big ... or too small, lacks emotion and wholly unsuited to almost anything other than stock cars.

## 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

A fresh view is always worth exploring

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

Some of the builds may not be fit for modern purposes

## 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

## General comment areas

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

There does not seem to a very direct connection between big city ambition and small city benefits... and the plans.

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

I oppose the current medium density proposal. 3 stories is a step too far and conflicts with benefits of small city living

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

Council website

City Councillor

Family or friends



701

# Long-Term Plan submission form



Submitted on	3 May 2024, 8:39AM
Receipt number	667
Related form version	5

## Your contact details

First name	Kuldip
Last name	Singh
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> 5.30pm to 7.30pm <b>Friday 17 May:</b>
	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?	4. Prefer not to say

## Community facilities questions

Multicultural Centre: Lease space for multicultural	Support as proposed
-----------------------------------------------------	---------------------

communities to use for activities, events and services

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

kids can come and spend time instead of doing crime

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

Do not support

Te Motu o Poutoa Anzac Park

Prefer not to say

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?

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

## 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?

No

## General comment areas

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

Family or friends

# Long-Term Plan submission form



Submitted on	3 May 2024, 9:43AM
Receipt number	669
Related form version	5

## Your contact details

First name	Bing
Last name	Soo
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
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## Rates review questions

Which of these describes you?	Ratepayer who lives in my home in the Palmerston North urban area
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Which option do you prefer?	3. Land value (LV) – current system
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Please tell us why you prefer this option

I would like an option that does not change the amount of rates as little as possible. I thank you for giving opportunity to give feedback. My overall, position is about priorities in the times we see ourselves at the moment, high interest rates, still high inflation, high unemployment etc. The Priority as I see at them moment is minimising the financial impact of people who are already struggling. Many people who have a mortgage, and will renewing this year will be paying significant more over the new 1-2 years - many will struggle and may need to sell there house at a lose because they just dont have the cashflow to survive. The unemployment is rising and forcasted to peak at 5.5.% from the current level of 4.3%. How are these people going to manage. If the PNCC were a business and was facing the financial increases which could see it close up, then the business would put in all the stops to reduce expenses and improve cash flow. The business would delay projects, capital expenditure, operating expenditure etc until things begin to turn around. This is what the PNCC should do, I am not saying not go ahead with projects, but delay them until interests rates come down, unemployment starts improving, do we need to start on the Anzac park or the Awapuni library, whats the use of these if people become

unemployed have to sell their house - they would not be happy having these projects when the increase in rates has made things difficult for them.

## 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	We should delay
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	We should delay
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	We should delay
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	We should delay
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	We should delay
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	We should delay
Do you have any general feedback about community facilities for us to consider?	no

## 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
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## 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? 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? 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? No

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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

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

Other: From leaflets in the library

# Long-Term Plan submission form



Submitted on	3 May 2024, 2:28PM
Receipt number	680
Related form version	5

## Your contact details

First name	Year 10 Social Science students (50 students)
------------	-----------------------------------------------

Last name	Longburn Adventist College (LAC)
-----------	----------------------------------

Organisation you represent	PNCC
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Email

Phone

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## General comment areas

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

During the LTP period, Council staff worked with 2 classes in a workshop focused on LTP. We took a deep dive on transport and the city centre, exploring how decisions are made, and the different stakeholders and needs that are considered during large projects. The students had a range of interactive activities including them putting themselves into the shoes of a wide range of users and what they care about, how our city centre can live up to council goals as being vibrant. Their ideas are shown in the maps in the picture. They were allowed to suggest anything- it didn't have to be just things council do.

Supporting information

# CITY CENTRE THE INNER RING ROAD











# Long-Term Plan submission form



Submitted on	3 May 2024, 2:52PM
Receipt number	684
Related form version	5

## Your contact details

First name	Malia
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Last name

Email

Phone

I am under 18

## 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
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Preferred hearing dates	<b>Wednesday 15 May:</b> 9am to 12.30pm <b>Thursday 16 May:</b> 9am to 12.30pm <b>Friday 17 May:</b> 9am to 12.30pm
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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)
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Which option do you prefer?	4. Prefer not to say
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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?	No
--------------------------------------------------------------------------------------------------------------------	----

## General comment areas

---

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

For goal 3, we would like to propose our own contribution. We are a group of Yr 13 social studies students from Palmerston North Girls High School who are passionate about public safety and advocating for safe and accessible community places. We are on a mission to add lights to the Manawatū riverside walkways to make them safer for people to enjoy. Especially for the three of us as young women, we currently don't feel safe walking by the river after dark, which is annoying and becoming even more limiting to us as we head into the winter months with less daylight hours. We have conducted a survey that is currently school-wide but we are looking to get wider community input; so far our results are telling us there is a lot of public interest for this. The benefits we can already see happening would be:

**Enhanced Safety:** Improved visibility along the walkway will make it safer for the Manawatū community, particularly during the darker hours of the day. Well-lit paths can also deter crime and increase the feeling of security for individuals wanting to utilize the area.

**Accessibility:** Many individuals, including those with mobility challenges or visual impairments, may find it difficult to navigate the river walk without proper lighting. Installing lights would improve accessibility, allowing more members of the Papaioea community to enjoy this public space safely. Also, it will be more accessible in the sense that safer spaces are more welcoming for people who feel vulnerable, which we have experienced as teenage girls.

**Community Engagement:** The river walk could be a central gathering place for community or a space for whānau to walk, have a picnic and connect with the whenua. By making the area more inviting and accessible after dark, we can encourage greater community engagement and foster a sense of belonging among the people of Papaioea.

We look forward to the opportunity to come and discuss this further with you. Ngā mihi nui

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

Other: From the Palmy Youth Council

# Long-Term Plan submission form



Submitted on	3 May 2024, 5:24PM
Receipt number	687
Related form version	5

## Your contact details

First name	Antoinette
Last name	Umugwaneza
Email	
Phone	

## Hearing

Do you want to speak to Council in support of your submission?	No
----------------------------------------------------------------	----

## 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?	4. Prefer not to say

## 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	No need to spare land, time and money for this.
Pasifika Centre: Expand and refurbish existing building	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the Pasifika Centre project	Pasifika communities to contribute to the management of these buildings

<b>Te Pātikitiki Library: Expand and refurbish existing building</b>	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the Te Pātikitiki Library project	Local communities to contribute to the management of it
<b>Awapuni Community Library Hub: Build a new hub, which includes expanded community space within a new library</b>	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	Local communities to contribute to the management of it
<b>Te Motu o Poutoa Anzac Park</b>	Support with changes/comments
Please tell us why you've selected this option, and any feedback you'd like to provide about the project	Local communities to contribute to the management of it
<b>Central Energy Trust Arena: Replace Arena 5 and build new turfs, toilets and changing blocks</b>	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	spend money to families struggling at the moment

## 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
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## 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?	Yes

## General comment areas

Please share any feedback about our proposed transport projects	the new road design not clear
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**Please share any feedback about our proposed plans for housing**

People on low income are the most suffering from this while some are getting richer from it. Something seems not right

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

Keep the collection services PLEASE, if not ,the mouse population will take over and will cause more harm. many families will struggle to manage the build up rubbish around the homes

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

Council website



# 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](https://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: Patrick

Last name: Power

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: **7(2)(a) Privacy**

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
Wednesday 15 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 or 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/ltf](http://pncc.govt.nz/ltf). 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

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

Capital value is a more accurate representation of what someone owns and that makes it a better value to base the rates on.

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

Land value completely ignores ~~the~~ the value of buildings on the land and the hybrid system mostly ignores it. These systems are based on the value of what is owned.

**Do you have any other comments you'd like to make regarding the rates review?**

Lined writing area for providing comments.

# 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

The information says there's a lack of facilities the right size and the existing centre is no longer fit for purpose so I feel this is an important project to be done.

**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

~~The information says~~ If this centre needs expansion due to the larger numbers that use it I'm all for expansion happily.

**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

I think libraries are very important and so am in favour of their improvement.

**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

The current location is pretty small so I think a new expanded hub is a great idea.

**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

I think it's important to have education about the cultural significance ~~to~~ of this region. ~~I~~

**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

It needs improvement and is well used for events so I think this project is easily justified.

# 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

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.

I found the development contribution document too difficult to grasp so I can't make an informed answer on any of these.

# 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](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)

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

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

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



# Council's Long-Term Plan Submission Form

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: <b>KEN</b>	Last name: <b>MORINE</b>
Organisation you represent: <small>If applicable. Please only answer this question if you're speaking on behalf of an organisation</small>	<b>7(2)(a) Privacy</b>
Postal address: (only provide if no email address)	Email: <b>7(2)(a) Privacy</b>
	Phone: <b>7(2)(a) Privacy</b>

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.

NOT WANTING. BUT WILL BE HAPPY TO IF REQUIRED

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

NOT 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 checked="" type="checkbox"/>	In person <input checked="" type="checkbox"/>
Thursday 16 May	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Via an online video link <input type="checkbox"/>
Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

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 **ASHHURST**
- 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

N/A

Please tell us why you prefer that option

N/A

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 regarding the rates review?

N/A

# 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

N/A

**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

N/A

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

Support as proposed

N/A

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

N/A

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

Support as proposed

N/A

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

N/A

**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

N/A

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

N/A

**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

N/A

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

N/A

# 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

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

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Do you have any other comments?

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# 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**

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 proposed rates over the next ten years

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

I BELIEVE THAT THE PNCC NEEDS TO SPEND MORE OF THE RATEPAYER FUNDS IN ASHKHURST. IT HAS BEEN OBVIOUS THAT THIS HAS NOT BEEN A FAIR AMOUNT FOR THE RATES PNCC HAS EARNED IN THE LAST 10 YEARS.

I BRING TO THE TABLE A REQUEST FOR CURBING & CHANNELLING TO BE CARRIED OUT ON THE 100 METERS OF ROADING ON BAMFIELD ST BETWEEN SALISBURY ST AND STANDFORD ST.

P10

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

THIS SMALL PIECE OF ROADING WHICH IS ABOUT 1 KILOMETER FROM THE TOWN CENTRE HAS BEEN OVERLOOKED FOR LONG ENOUGH NOW THIS ROAD IS A GOAT TRACK AND

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)

SINCE THE STATE HIGHWAY 3 WAS RE ROUTED THROUGH ASHURST ALONG SALISBURY ST THIS PIECE OF ROAD HAS BEEN CARRYING AN INCREASED NUMBER OF HEAVY AND SMALL

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)

VEHICLES. ↑

THIS PIECE OF ROADING IS LONG OVERDUE FOR ITS UPGRADE  
KEN MORINE



# 708 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](https://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: *John*

Last name: *Dykman*

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**

**7(2)(a) Privacy**

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
Wednesday 15 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 or 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

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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

because councils will be trying to  
Fleece more out of rate payers. by  
offering these new ideas.

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?

People can't afford it. in most ~~cases~~ cases.

# 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

Not required waste of money  
Not important

**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

Not required waste of money  
Not important



**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

Crazy waste again.

**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

Why - this is nuts.

**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

Absolutely no - off zero importance.  
The public / rate payers shouldn't be  
paying this. Get iwi to buy their own land  
& pay for it. Moari never lived in the manawatu.

**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

Why again the arena is fine as it  
is - times are hard for people -  
step spending.

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

Make do with ~~with~~ what the  
city has.

# 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

Spend as little as possible to keep rates down -

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

In regards to sewage/waste water - all you need to do is extend the current system as it has & will still do what's required.

Rate payers can't afford to fund this.

I think councils and government are in dream land about ~~what~~ rates and peoples ability to pay crazy amounts

the money they pay extra rates <sup>for</sup> will be lost ~~from~~ the economy businesses will suffer

# 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**

Just maintain what we have.

Please share any feedback regarding proposed **transport projects**

Just maintain what's there

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**

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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)

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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)

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Please share any feedback regarding proposed rates over the next ten years

Most  
People don't earn enough to  
keep paying insane increases  
where do you think it will end

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

All councils in NZ  
need to respect the money people  
have worked for and not waste it  
on wants ~~not needs~~ or waste  
projects or their own (councils)  
agendas.

Keep the cities etc Flopping  
plenty off car parks - Stop stuffing  
up traffic flow and Killing of Business  
Eg Featherston St. - nuts what were  
you guys thinking - how to waste  
people's time - money and productivity

Its time to get value for money  
on work done and stop being over  
charged. We watch projects take for  
ever. theres no accountability.

Is it the main function of council  
libraries to have Toangata's reading  
to vulnerable children and to make  
such morale brainwashing a society  
to have no boundaries any more -  
this is wrong - ?



Rate payers pay your wages  
act responsibly listen to the  
people.

Cheers John 



# 709 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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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: **WARREN**

Last name: **RICKARD**

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: **7(2)(a) Privacy**

**7(2)(a) Privacy**

Phone: **7(2)(a) Privacy**

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
Wednesday 15 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thursday 16 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please select here if you are flexible on days or times

How would you prefer to give your feedback?

In person

Via an online video link

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 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

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 cheaper for life style Block Because we dont have  
Town Water, Sewerage, Foot paths etc.

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?

1. I would like to see the base rate on the rates...

2. I am currently... any you could...

3. I would like to see the base rate on the rates...

4. I am currently... any you could...

5. I would like to see the base rate on the rates...

6. I am currently... any you could...

7. I would like to see the base rate on the rates...

8. I am currently... any you could...

9. I would like to see the base rate on the rates...

10. I am currently... any you could...

11. I would like to see the base rate on the rates...

12. I am currently... any you could...

13. I would like to see the base rate on the rates...

# 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

Why not use & convert an existing building

**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

A LOT OF money for a minority There are plenty of good quality empty buildings in P.N That can be converted to be used at less cost.

**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

Waste of ratepayer money.

**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

Waste of money ~~at~~ 5 minute bus ride on our empty buses to town to main library. ~~as~~ you have just <sup>some</sup> a lot of money doing it up more wasted money

**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

Waste of time & money ~~is~~ racist we are all New Zealanders

**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

Needs doing. ✓✓



# 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

There are lots of good empty building in PN that can be used at good long term lease options

Bulldoze the buildings not up to standard.

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**

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Please share any feedback regarding proposed **transport projects**

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

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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)

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)





# Council's Long-Term Plan Submission Form

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

LOW

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: **RHONA**

Last name: **JOHNSON**

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: **7(2)(a) Privacy**

Phone: **7(2)(a) Privacy**

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
Wednesday 15 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thursday 16 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please select here if you are flexible on days or times

How would you prefer to give your feedback?

In person

Via an online video link

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/ltf](http://pncc.govt.nz/ltf). 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

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

PREFER THE CURRENT OPTION

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

NOT NEEDED, THERE ARE MANY HALLS, CENTRES, CHURCHES, SCHOOL HALLS AVAILABLE TO USE.

I DO NOT BELIEVE IN SHARING MULTICULTURAL SPACE. - COULD BE UNSAFE. <sup>IN MY OWN OPINION,</sup> RELIGIOUS FOLK NEED OWN 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

NEVER HEARD OF IT. IF THERE IS A NEED I SUPPORT IT.

**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

UP DATE IS REQUIRED  
I BELIEVE IT WILL GET ALOT FOR STRENGTENING  
DUE TO EARTHQUAKE DAMAGE, AND CLOSURE  
OF THE MAIN LIBRARY <sup>FOR MONTHS</sup> YEARS DOWN  
THE ROAD. STAY IN BUDGET PLEASE.

**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 LIBRARY HUB IS  
NEEDED IN AWAPUNI, AS LONG AS THE  
OPPORTUNITY SHOP IS STILL WITHIN THE  
NEW AWAPUNI COMMUNITY LIBRARY HUB.

**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

A WASTE OF MONEY. I FEEL THE CHARACTER  
OF ANZAC PARK IS FINE CURRENTLY.  
THE NATIVE BUSH AND WALKS <sup>(SHORT)</sup> ARE SO PEACEFUL,  
A SENSE OF GETTING OUT OF THE CITY, THO CLOSE TO THE CITY.

**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

THERE BEEN CHANGES AFTER CHANGES,  
NOT PRIORITY.



# 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

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

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Do you have any other comments?

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# 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.

NEED TO HAVE FUNDS FOR DEVELOPMENT,

TO BE UP TO DATE WITH OTHER COUNCILS  
AROUND NEW ZEALAND.

NO FEE FOR NON-RESIDENTIAL  
DEVELOPMENT THAT HAS NO CONNECTION  
TO THE WATER OR WASTEWATER NETWORKS  
I BELIEVE THE WATER SYSTEM TO COST  
MILLIONS ANYWAY.

# 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**

SEEMS A LOT TO CONSIDER, ESPECIALLY  
LONG-TERM PLAN.

Please share any feedback regarding proposed **transport projects**

NEW ELECTRIC BUSES SEEMS TO BE  
GOING WELL.

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

TIME TO UPGRADE ~~THE~~ TURITEA  
DAM.

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

NEW HOUSING, MEANS NEW <sup>SERVICES &</sup> FACILITIES TOO =  
= PARKS, LIBRARY, MEDICAL SERVICES,  
SUPERMARKET ETC. PREDICTED 4000  
NEW HOMES IN 10 YEARS, UP TO  
13,000 TO WITHIN 30 YEARS,  
NEW SERVICES TO BE BUILT TOO.

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)

I PREFER GROWING UP - 3 STOREYS  
IN NEW RESIDENTIAL AREAS AND NOT  
OLD RESIDENTIAL AREAS.

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)

~~THESE~~ PROPOSED CHANGES  
SEEM COMPLICATED.

THE RUBBISH AND RECYCLING SERVICES  
CURRENTLY WORKS OKAY, A  
WHO WILL POLICE RUBBISH AND RECYCLING?.

YEARS AGO I ENQUIRED ABOUT ANOTHER RUBBISH  
COLLECTOR BUT WAS TOLD NO BUDGET &  
WE HAVE ENOUGH <sup>COLLECTORS</sup> NOW.

SUGGEST: TRUCK COMES AROUND IN MORNING -  
SO RUBBISH NOT TO SIT OUT ALL DAY.  
HAVE MORE TRUCKS ON, GO DOWN STREETS TOGETHER  
ONE TRUCK, AT ONE END, OTHER TRUCK AT OTHER  
END OF STREET.

Please share any feedback regarding proposed rates over the next ten years

The 11.3% <sup>rates</sup> does seem quite high.  
What is next year? My wage doesn't  
go up 11.3%, so extra funds.  
It is a shame Water<sup>Project</sup> is costing a <sup>very</sup> high bill.

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

1. HAVE A LIAISON OFFICER<sup>FROM PNCC</sup> TO CURB THE  
BOY RACERS (NOISE MAKERS), IN MY OPINION  
HARDLY GROWTH WHEN THE BOY RACERS  
WRECK THE ROADS AND ANNOY RESIDENTS  
OF PALMERSTON NORTH AND  
SURROUNDING AREAS.

CONJUNCTION - COMMUNICATION WITH  
PNCC, POLICE, RATEPAYERS - AND  
PARENTS SHOULD BE INVOLVED TOO.  
PARENTS TAKE CHARGE OF ANTI SOCIAL  
BEHAVIOUR OF THEIR CHILDREN REGARDLESS  
OF ~~THEIR~~ <sup>AGE</sup>. <sup>SUGGEST</sup> - PNCC HAVE A BY-LAW TO FINE  
NOISEMAKERS - INCLUDING MUSIC/  
NOISY NEIGHBOURS?

2. FUNDING SUPPORT FOR =

- ① NEIGHBOURHOOD SUPPORT - PALMERSTON  
NORTH & COUNCIL AREA <sup>FELDING, ASHMORE  
BUNNYTHORPE ETC.</sup>
- ② PALMERSTON NORTH LAND SEARCH &  
RESOLVE (PNLSAR)
- ③ KERBSIDE CLEAN GUTTERS & ~~TRIM~~ TRIM  
WEEDS THAT GROW IN GUTTER / IN CONCRETE  
INCREASE THE CLEAN UP.  
MOW BERMS THAT ARE A NUISANCE (TOO LONG)  
TO KEEP PESTS (RATS, CATS) AWAY FROM GRASS.
- ④ THE REGENT THEATRE, BROADWAY AVE, PN.  
MAINTAIN THE THEATRE FOR ENTERTAINMENT.



# 711 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](https://pncc.govt.nz/LTP)
- sharing feedback on our social media channels
- emailing us at [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)
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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: *Denise*

Last name: *Gray*

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: **7(2)(a) Privacy**

Phone: **7(2)(a) Privacy**

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 or 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 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

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

I have a larger section and a small home. My rates at present are a few hundred dollars a year more than a friend with a 2 storey home on a smaller section, her house is <sup>with</sup> approx. \$20,000 more than mine. But I'm the one paying higher rates.

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

Don't like the land value for above reason, it is not a true value in my opinion.

The hybrid option I thought a 50% / 50% would have been a good option, knowing that some councils rate through the LV system and some through the CV system



Do you have any other comments you'd like to make regarding the rates review?

Our property values have come down in the last couple of years, I don't expect our rates to come down but a small increase of 5% or less, given our cost of living crisis, would be acceptable.

# 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

We do not have the money for this want. I don't agree with the PACC getting in to further debt. Consider this down the track.

**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

Yes I support the need in this area, it's important to me that children have a safe space, to be involved in community events and support networks for people in the area. (this was a no but think it important)

**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

A bit of paint to tidy it up, otherwise do not support. Important but down the track when NZ in a better financial position. Would love to support but down the track.

**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

You have already purchased the land but do not support at the moment, again down the track. Biggest need first which will possibly be Pasifika/Te Pātikitiki.

**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

No money at the moment. Look at down the track

**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

This brings people to Palmerston North, so yes do most important, whether that be turf or toilet blocks. This standard must be kept up, but at a reduced spend.

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

I consider them to be wants not needs, so many good ideas but must be able to fund.

Prefer council to focus on -

- roading
- footpaths
- water
- waste water
- debt repayment

# 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 want the library moved from the square. Businesses rely on many people who go to the library, coffee shops. Like William Woods idea of doing part of the library at a time and enough empty buildings in vicinity to rent while an area of the library being upgraded.

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

Don't like spending \$308,000 on further investigation, as written on page 46 (page 44 says \$306,000). Be good to have the plan ready in a shorter time frame (expected 3 years)

Do you have any other comments?

Upgrade the Library, Regent + Te Manawa first as required by 2033. Although the Govt. may be extending this 4 more years, discussion happening at the moment, so hope not a deadline.

If assets need to be sold would expect that Palmy can have a say in that and definitely not international buyers thanks.

# 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.

My focus: roading, footpaths, water, wastewater + debt repayment.  
Council needs to not borrow externally. Households are expected to live within their means, I expect that of council. We don't want to make it more expensive to develop.

# 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

It is a great opportunity to be able to put in a submission for the city that I love, thank you. Thanks for suggesting ideas, you will notice that I would prefer the vision focus to be roading footpaths water wastewater + debt. repayment (with two projects only). We have to focus on needs not wants. We have an ageing population and birthrate (Statistics NZ) is at its lowest in 80 years. <sup>So who is going to pay for wants?</sup> Yes agree need safer roads, <sup>for cycles + pedestrians</sup> but we are not Amsterdam, slow changes please.

Please share any feedback regarding proposed transport projects

A cheap version of cycleways to Feilding + to Ashhurst only, see how much it is used and look at again in couple of years. Featherston Street! Don't get me started! Refer extra notes. How many, if any, more roads are going to be subject to narrowing, buses stopping in the middle of the road, the increased congestion of Featherston / Rangitikei Streets. Is this planned for every street. Someone run by the council and asked why this is happening in Featherston Street and was told "well everyone agreed to it in the last

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

Follow the science, if our wastewater is up to a decent standard then discharge into the river

10yr plan  
WRONG!  
answer.



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

I would like to see less high density, large unit numbers and 3 storey. Two storey yes, but not 24 units like in Pioneer Highway, that goes through to Church St. with a further 24 units. Two storey maximum of 10 units, an area for each unit for a veggie garden/composting/flower beds. Trees for shade in the summer is important for young children and elderly. Lawn space where the ground absorbs the water and much less concrete to create an alternative to larger stormwater drains?

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)

Growing out is a great option. Humans need green space trees remove so much pollution. New Zealand is not used to mass housing in small spaces. Start smaller, go out and definitely no more 3 storey, the social problems from these areas are terrible. Often see police car(s) outside Pioneer/Church housing. Empty buildings in city centre, turned into housing? Could we do rent to buy?

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)

Do the basics right first. In autumn it can be difficult to get trucks to remove the leaves in the gutter. We have a drain outside our property, so my neighbour and I put time into clearing it often. One year I had to ring the council 3 times to come and sweep the gutters. The first 2 times I was understanding and nice. The 3rd time I did say that 'Autumn is not a surprise, it happens every year, some trees shed their leaves.' Get these things right, teach people to compost, we do not need to pick it up at the curb.

Please share any feedback regarding proposed rates over the next ten years

For small land owners on the outskirts of the city, a large rate rise will force some people to sell, eg retired and on a fixed income. Like they say, council is not providing water, waste water so why the large increase? House some projects. It's not the 'councils money' it is 'the ratepayer money' to be used by council wisely.

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

Firstly I want to thank the council members for doing so many great things in our city. The role you have cannot be easy sometimes.

Thankyou to Karen Naylor & William Wood who came and spoke at the first Concerned Ratepayers meeting. You both took the time to speak and listen to us, I am grateful. After breaking the ice, Kaydee Leonie Brent Vaughn Mark joined you both at the next Concerned Ratepayers meeting. Thankyou again.

Featherston St.

I do not support the narrowing of roads in Palmerston North. I do not support the changes already done in Featherston St. outside Woolworths.

Our emergency services need to get through, with buses stoppy in the middle of the road, how exactly is that going to work?

Young children or less abled people getting off the bus, not onto the footpath, then entering a cycle lane?

Bicycles have brakes, young children do not. Cycle lanes has no <sup>anyway</sup> <sup>had walking</sup>

I agree that our roads could be safer for cyclists + pedestrians.

Your plan to make Featherston Street safer is an abysmal fail.

Congested traffic, backed up over the intersection of Feath/Rangitikei Sts when the bus is stopped, traffic stopped, cars idling, are creating more pollution!

Your heading on page 22 of ANCC draft long term plan, consultation document "We want to be able to move people and goods around efficiently and safely" and in 6<sup>th</sup> paragraph, "By creating a system

that allows for all transport modes, we can reduce the congestion on our roads..." wondering when this is going to happen, because the exact opposite has happened.

Page 22 again, 8<sup>th</sup> paragraph "Projects to do this include new roads, safer intersections..." This is a fail and I would like to know how many roads in Palmy has this plan? with buses stopping in the middle of road?

Can we not learn from the mistakes of other cities?

In Hamilton they have been narrowing their roads, so much so, that their ambulances can no longer reach their callouts in the allocated time! So what did they do? They increased the allocated time to reach their callout/patient. People will die.

Saying it twice. People will die.

There is nothing that has been done in Featherston St. refurbishment that I would keep. Reverse it.

Learn from the mistakes of other councils.

Listen to the feedback

- businesses on Featherston St. near school have said they are seeing more cyclists on the footpath as don't feel safe in cycle lane by cars.
- businesses on Featherston St. have a dramatic loss in takings
- a lady I know was waiting behind a parked car wondering why it wasn't moving
- a friend nearly run over a cyclist, as didn't see, the cyclist was the same height as the parked cars.

Apparently the vote for these changes was 10-5 against. Another recent vote was 8 for 6 against. After all the submissions are heard, I would ask for another vote on it. Thankyou to the councillors who voted against it. Now more information is out and accidents happening I would hope that the other councillors listen to your ratepayers, and those who voted you in, to speak on our behalf.

Featherston St. changes are a Health & Safety Issue and go against your own information in the Consultation Document.

Thankyou.



# Council's Long-Term Plan Submission Form

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

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Email:

Phone:

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Yes

No

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New Zealand Sign Language interpreter

Te Reo Māori interpreter

No interpreter required

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

Youthspace is very ~~fun~~ fun We go here as we are Main hangout spot  
So we need it.

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

Youth Space is very skibidi sigma it is very awesome sauce

It makes me very happy like a duke dennis rizzler

I fannem tax the water and wifi ~~tax~~

PNCC Rec'd - 2 MAY 2026



PNCC Rec'd - 2 MAY 2021

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# Council's Long-Term Plan Submission Form

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4pm, 9 May

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## Your details

First name: *Trey* Last name: 7(2)(a) Privacy

Organisation you represent:  
(if applicable. Please only answer this question if you're speaking on behalf of an org) 7(2)(a) Privacy

Postal address: (only provide if no email address) Email: 7(2)(a) Privacy  
Phone: 7(2)(a) Privacy

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**Do you want to speak to Council in support of your submission?**

Yes

No

*No thanks*

**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.**

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Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Trig Bassett

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

- Free wifi is good
- Water increase it, hot or your dehydrated.
- heaps of things to do (FREEEE)
- Free meals or drinks increase your hunger. (when cooked)



# Council's Long-Term Plan Submission Form

Have your say by 4pm, 9 May

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C Rec'd

2 MAY 2024

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### Your details

First name: \_\_\_\_\_ Last name: \_\_\_\_\_

Organisation you represent: \_\_\_\_\_  
Optional. Please only provide this location if you're speaking on behalf of an organisation

Postal address (we provide this email address): \_\_\_\_\_ Email: max \_\_\_\_\_

Phone: \_\_\_\_\_

Please tick if you are under 18 years old as we will apply further **7(2)(a) Privacy**

**7(2)(a) Privacy**

Long-Term Plan Submission Form

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  To Use Mouth Interpreter  No Interpreter required

### Preferred hearing dates. Please select up to 3 preferences.

	Don't to 12:30pm	1:30pm to 3pm	5:30pm to 7:30pm	How would you prefer to give your feedback?
Wednesday 9 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In person <input type="checkbox"/>
Thursday 10 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Via an online video link <input type="checkbox"/>
Friday 11 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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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?

max No

If you are submitting on behalf of an organisation, please ensure that you have written the organisation's name and contact details at 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 location 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.

**Pacific Centre** Expand and establish 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.

**To Provide Library Space 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.

**Expand Community Library Hubs** Build a new Anapuni 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.

**To Make a Pacific Anzac Park** Creation of a civic space with public facilities and visitor and education attractions at Te Haka o Pacific Anzac Park (to fund 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** Anzac Replace Arena 5 at the Central Energy Trust Arena, as well as build new hark, 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?

I really like the youth space because I have made heaps of mates here and it is a really fun place to come with my mates. It has free wifi and free food which is good



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## Your details

First name: *Lucy*

Last name: **7(2)(a) Privacy**

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:

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PNCC Rec'd - 2 MAY 2024

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**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

This would bring more cultures together and expand on the community

**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 would help the Pasifika community expand and bring more Pasifika

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



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PNCC Recd - 2 MAY 2024

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## Your details

First name: *Tiara*

Last name: 7(2)(a) Privacy

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: 7(2)(a) Privacy

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if it was in the library, all the kids and people will have to be very quiet and it won't be the same and this place here feels more safe and i don't think i would visit if you got moved to the library because it will be so different and the times will most likely change if it was to go into the library.

According to an article published in the Manawatu Guardian on April 18th, your auditor has said that there is uncertainty and risk about whether 'our plan', i.e. the ten year plan, is fundable or deliverable. The question has been raised of reducing some projects and I, like the writer of the article, believe it is more prudent to reduce projects and services now.

The huge cost of the necessary funding to cure the Nature Calls problem could well affect those yet unborn for years to come. Many people are reeling under the impact of the rise in the cost of living - food, heating, petrol, etc, and the further burden of a \$1000 levy to householders for Nature Calls is untenable.

Debt is responsible for many of the social and mental ills of the present age and Council has a tremendous responsibility in preventing its impact on ratepayers and residents. Overspending has caused the downfall of many ambitious and well meant plans. It would be a pity to see that happening in Palmerston North.

From Mrs Dulcie Parkinson.

## 7(2)(a) Privacy

to P.N.C.C. LONG TERM PLAN  
CONSULTATION RESPONSE.



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- ▶ 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 **AVE** Last name [Redacted] 7(2)(a) Privacy

Organization you represent: [Redacted] 7(2)(a) Privacy

If applicable, please only answer this question if you're speaking on behalf of an organization: [Redacted] 7(2)(a) Privacy

Postal address (only provide if no email address): [Redacted] 7(2)(a) Privacy

Email: [Redacted] 7(2)(a) Privacy

Phone: [Redacted] 7(2)(a) Privacy

Please tick if you are under 18 years old as we will apply further privacy measures.

Youth space is a great place for everyone especially me when I have nothing to do and it keeps me out of trouble. **718**

Youth space should make an area just for the basketball so people have a good space to play if they want.

PNCC Rec'd - 2 MAY 2024

What is a Youth Space?;

Everyone who makes a submission can speak to our Elected Members about it.

All submissions will be acknowledged, and a letter will be sent to thank you. We will also consider the views and comments expressed when preparing the Long-Term Plan.

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 hearing 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 for 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 the form or doing it on our website at [proc.govt.nz/ltp](https://proc.govt.nz/ltp)
- giving feedback on our social media channels
- emailing us at [submissions@proc.govt.nz](mailto:submissions@proc.govt.nz)
- or doing it in our customer service centres or libraries

- You can give feedback in any format that suits you. That could be a letter, petition, picture, drawing, song or video up to 3 minutes etc.
- Come chat to Elected Members at Planning Policy Expo 20 April, 5pm-7pm at the Policy Conference and Function Centre.

All submissions may be made publicly available on our website, customer service centre and some of our events. This means you may wish to be more careful about what personal information you share in your submission about your occupation, your contact details and your name as you provide and will not be published. Elected Members receive all submissions without contact details to help us consider the views and comments expressed.

We collect your contact information so we can help you to date. For more information, see our privacy statement on our website.

Your Details

First Name: Matthew Last Name:   
 Organisation: PNCC  
 Email:  Phone:   
 Postal address (only provide if we need to contact you):

I agree that you are under 18 years old so we will apply for you.

Do you need to speak to Council in support of your submission? Yes  No   
 If you've submitted just photos or videos please tick whether you would like a transcript below:  
 New Zealand Sign Language Interpreter  In New Zealand Interpreter  No Interpreter required

Professional hearing abilities. Please select up to 3 preferences.  
 How much you prefer to give your feedback:  
 From 0 to 10 (0 being no preference) 10 (being a strong preference)  
 Wednesday 10 May  Thursday 11 May  Friday 12 May   
 Please select how you are hearing or deaf or hard of hearing:

We will be in touch with you to confirm the time for your speech at Council. You will have ten minutes allocated to speak in support of your submission or to answer any questions from the Mayor and other Council Members. If we receive a large number of submissions we may need additional time for hearings in May. If by 30 April, we will be in touch with you.

7(2)(a) Privacy

What the youth space is, isn't a building, it's not the equipment, the instruments, ~~the~~ the youth space is people, it's about attitude and it's about learning. The staff are the youth space, they provide a safe space to ~~live~~ learn life long skills. And face all the challenges that come with transitioning to adult hood.

- People
- Friendships
- trying New things
- A mentor
- A Listening ear
- A shoulder to cry on
- AN ENVIRONMENT OF Fun, learning AND exploration For the Youth. to get up
- A Reason to get up In the Morning
- Personal Growth
- Someone to take your Side Judgement free.
- Inclusive
- Art
- Music
- Community
- Sport
- Video games
- Board games
- Life Skills
- A Place for you when there's nowhere to turn.

How could the youth space be better?;

The Youth Space And What Should Stay the Same?;

- The youth space is physically separate from the library. This allows Karaoke, playing instruments, etc.
- If it was part of the library it would also be very hidden away, which isn't good.
- The youth space were to relocate, it would need to be very central, bigger, have "close off" style "studios" to be musical in, have a quiet space, or even a nap, be on ground level.
- The youth space would definitely benefit from more staff.
- ~~A~~ Raise for staff as they put a lot of time, energy and resources into organizing activities and events for the youth.
- The youth space needs longer hours 7 days a week; the youth space makes a massive difference in the quality of life for all youth.  
8am - 5:00pm 7 days a week.
- The second floor could be extended.

∴ The Youth Space And the Stomach could merge



walk  
way

This way the Youth Space  
cut funding of expensive  
instruments, etc.) While still  
those services and much, much  
- The saved funds can be  
ARMY out dated equipment, etc.

would could massively  
sound equipment (AMPS,  
being able to offer  
more!  
used to upgrade

###

Youth Space

Stomach

Blue Print Makerspace.



- My Personal Favorite Idea is a Merger Between the Youth Space, The Stomach and Blue Print Maker Space. These 3 Organisations All Share the Central Focus of Creativity, Learning, And community. I Believe that A large New Venue should be constructed.

Each of the 3 organisations would get a huge ~~space~~ <sup>UPGRADE</sup> to the amount of space, which allows for future <sup>equipment</sup> projects to be easily added. It will drastically boost the number of visitors to all 3 of the venues as regulars to one venue may not know about the other means budgets can be more streamlined.

2. It also means budgets can be more streamlined over all and more time to add new equipment. Be the optimum in welding and grinding bays such as investing in furniture and equipment for the youth space, etc., more equipment for the Stomach etc.

- It will also draw people into the shops, CDB, etc.

- It would also create many jobs.

Youth Space  
PSS, X Box, etc.



Stomach

Cabinet saw  
Blue Print  
Makers page.



# Council's Long-Term Plan Submission Form

Have your say by 4pm, 9 May

# 720

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.

PNCC Rec'd - 2 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)
- ▶ starting feedback on our social media channels
- ▶ emailing us at [submissions@pncc.govt.nz](mailto:submissions@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, photos, pictures, drawing, long or video (up to 3 minutes) etc.
- ▶ Come chat to Elected Members at Planning Policy Open 20 April, 10am-1pm at the Fairy 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 submission 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 help you up to date.

For more information, see our privacy statement on our website.

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  To Read Mouth Interpreter  No interpreter required

Preferred hearing dates. Please select up to 3 preferences

	Item to 12:30pm	1:30pm to 5pm	4:30pm 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 interface <input checked="" type="checkbox"/>
Friday 17 May	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Please select here if you are flexible on days or 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 details

First name: Bryle Last name: **7(2)(a) Privacy**

Organisation you represent: **7(2)(a) Privacy**

Postal address (any please if no email address): **7(2)(a) Privacy**

City: **7(2)(a) Privacy**

Phone: **7(2)(a) Privacy**

Please tick if you are under 18 years old as we will apply further

Long-Term Plan Submission Form

## Community facilities questions

Are you submitting on behalf of an organisation which regulates, 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 the 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 location 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.

**To Pasifika 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.

**Respond Community Library Hub** Build a new Aramapu Community Library Hub, which includes extended 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.

**To Heta o Pouaka Aramapu Park** Creation of a civic space with public facilities and visitor and education attractions at To Heta o Pouaka Aramapu Park co-funded with kaitiaki 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 Aramapu** Refurbish Aramapu 5 at the Central Energy Trust Aramapu, 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?

i think a youth space is a nice and safe space for people that are under 18 to meet others and to hangout & relax after school

I like how they (the workers) help us and interact with us to make us feel nice and sort of involved