



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

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ORDINARY MEETING OF COUNCIL

Open Agenda

Meeting Date: Monday 27 May 2024

Time: 10.00am (LTP - Day 1)

Venue: Small Exhibition Hall
War Memorial Centre
Marine Parade
Napier

Livestreamed via Council's Facebook page

Council Members **Chair:** Mayor Wise

Members: Deputy Mayor Brosnan, Councillors Boag, Browne, Chrystal, Crown, Greig, Mawson, McGrath, Price, Simpson, Tareha and Taylor

Officer Responsible Chief Executive

Administrator Governance Team

Next Council Meeting
Monday 27 May 2024

2022-2025 TERM OF REFERENCE - COUNCIL

<i>Chairperson</i>	<i>Her Worship Mayor Kirsten Wise</i>
<i>Deputy Chairperson</i>	<i>Deputy Mayor Annette Brosnan</i>
<i>Membership</i>	<i>All elected members</i>
<i>Quorum</i>	<i>7</i>
<i>Meeting frequency</i>	<i>At least 6 weekly and as required</i>
<i>Executive</i>	<i>Chief Executive</i>

Purpose

The Council is responsible for:

1. Providing leadership to and advocacy on behalf of the people of Napier.
2. Ensuring that all functions and powers required of a local authority under legislation, and all decisions required by legislation to be made by local authority resolution, are carried out effectively and efficiently, either by the Council or through delegation.

Terms of Reference

The Council is responsible for the following powers which cannot be delegated to committees, subcommittees, officers or any other subordinate decision-making body¹:

1. The power to make a rate
2. The power to make a bylaw
3. The power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan
4. The power to adopt a long-term plan, annual plan, or annual report
5. The power to appoint a chief executive
6. The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the long-term plan or developed for the purpose of the local governance statement, including the 30-Year Infrastructure Strategy
7. The power to adopt a remuneration and employment policy.
8. The power to establish a joint committee with another local authority or other public body².
9. The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.
10. The power to make the final decision on a recommendation from the Parliamentary Ombudsman, where it is proposed that Council not accept the recommendation.
11. The power to make a final decision whether to adopt, amend, revoke, or replace a local Easter Sunday shop trading policy, or to continue a local Easter Sunday shop trading policy without amendment following a review.³

1 Schedule 7, clause 32. Local Government Act 2002.

2 Schedule 7, clause 30A

3 Shop Trading Hours Act 1990, section 5D.

Delegated Power to Act

The Council retains all decision making authority, and will consider recommendations of its committees prior to resolving a position.

Specific matters that will be considered directly by Council include without limitation unless by statute:

1. Direction and guidance in relation to all stages of the preparation of Long Term Plans and Annual Plans
2. Approval or amendment of the Council's Standing Orders⁴.
3. Approval or amendment the Code of Conduct for Elected Members⁵.
4. Appointment and discharging of committees, subcommittees, and any other subordinate decision-making bodies⁶.
5. Approval of any changes to the nature and delegations of any Committees.
6. Appointment and discharging of members of committees (as required and in line with legislation in relation to the role and powers of the Mayor) ⁷.
7. Approval of governance level strategies, plans and policies which advance council's vision and strategic goals.
8. Resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer.
9. Reviewing of representation arrangements, at least six yearly⁸.
10. Approval of any changes to city boundaries under the Resource Management Act.
11. Appointment or removal of trustees, directors or office holders to Council's Council-Controlled Organisations (CCOs) and Council Organisations (COs) and to other external bodies.
12. Approval the Local Governance Statement as required under the Local Government Act 2002.
13. Approval of the Triennial Agreement as required under the Local Government Act 2002.
14. Allocation of the remuneration pool set by the Remuneration Authority for the remuneration of elected members.
15. To consider and decide tenders for the supply of goods and services, where tenders exceed the Chief Executive's delegated authority, or where projects are formally identified by Council to be of particular interest. In addition, in the case of the latter, milestone reporting to Council will commence prior to the procurement process.

4 Schedule 7, clause 27,

5 Schedule 7, clause 15,

6 Schedule 7, clause 30,

7 Schedule 7, clause 30,

8 Local Electoral Act 2001, section 19H.

ORDER OF BUSINESS

Karakia

Apologies

Nil

Conflicts of interest

Public forum

Announcements by the Mayor including notification of minor matters not on the agenda

Note: re minor matters only - refer LGOIMA s46A(7A) and Standing Orders s9.13

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

Announcements by the management

Confirmation of minutes – There are no minutes to confirm

Information items

Agenda items

1 Submissions on the Three-Year Plan 2024-27 Consultation Document5

Minor matters not on the agenda – discussion (if any)

Reports under Delegated Authority

Recommendation to Exclude the Public

AGENDA ITEMS

1. SUBMISSIONS ON THE THREE-YEAR PLAN 2024-27 CONSULTATION DOCUMENT

<i>Type of Report:</i>	Legal and Operational
<i>Legal Reference:</i>	Local Government Act 2002
<i>Document ID:</i>	1759918
<i>Reporting Officer/s & Unit:</i>	Danica Rio, Senior Advisor Corporate Planning Caroline Thomson, Chief Financial Officer Jessica Ellerm, Deputy Chief Executive / Executive Director Corporate Services

1.1 Purpose of Report

This report summarises submissions received on the Three-Year Plan 2024-27 Consultation Document and seeks final decisions for incorporation into Napier City Council's Three-Year Plan, due to be adopted at the Council meeting on 27 June 2024.

All submissions are provided in full as attachments to this report (multiple volumes due to the number of submissions and accompanying attachments), along with comments from officers where relevant for consideration by Elected Members.

Officer's Recommendation

That Council:

1. **Receive** and consider all submissions made on the Three-Year Plan 2024-27 Consultation Document.
2. **Adopt** the following recommendations based on feedback received during the consultation process for the Three-Year Plan, and the analysis provided in the body of this report:
 - a) **The future of Council housing:** shift Council's focus to delivering retirement housing only and divest some Council-owned housing (mixed delivery approach), as per Council's preferred option.
 - i. Direct officers to develop an implementation plan for shifting Council's focus towards delivering retirement housing only, under a mixed delivery approach, and
 - ii. direct officers to execute the divestment of NCC's three social housing villages (Nelson Place, Wellesley Place, and Carlyle Place), and
 - iii. direct officers to engage with effected tenants, community members and interest parties as appropriate.
 - b) **Building up our community resilience:** continue with a rate to build resilience, as per Council's preferred option.
 - i. Direct officers to include the Resilience Rate as a Uniform Annual General Charge of \$85.90 per rating unit, on all rating units in Napier.

- c) **A new approach to managing Council's investments:** create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio, as per Council's preferred option.
 - i. Direct officers to begin the process of creating a Council Controlled Trading Organisation (CCTO) by commencing work on the Statement of Expectations.
 - d) **Reviewing our fees and charges:** increase some fees and charges beyond the CPI increase of 5.6%, as per Council's preferred option.
 - i. Adopt the attached schedule of proposed Fees & Charges 2024/25, noting:
 - (1) It is the same schedule that was consulted on as part of Three-Year Plan consultation, but
 - (2) The Animal Control fees and charges schedule has been excluded as they have been increased through a separate process in accordance with the Dog Control Act 1996 (adopted at 18 April 2024 Council meeting, with updated fees and charges for Animal Control effective 1 July 2024).
 - e) **A change to how we fund some tourist facilities:** loan-fund the deficits (losses) of the three-facilities that will become financially self-sufficient commercial businesses, as per Council's preferred option.
 - i. Direct officers to loan-fund the deficits (losses) of the Napier Conferences & Events, Ocean Spa, and Kennedy Park Resort for a maximum term of three years while they move towards being financially self-sufficient.
 - f) **Napier City Council office accommodation:** Council strengthens and redevelops the Library Tower for its staff, as per Council's preferred option.
 - i. Direct officers to commence work to strengthen and redevelop the Library Tower for its staff, noting that officers intend to use the same project team that is working on Te Aka to gain efficiencies between these two projects.
- 3. **Consider and accept** recommendations for officer-lead amendments to the financial information underlying the Three-Year Plan 2024-27.
 - 4. **Consider and accept** the recommendation for the rollback of the Stormwater map from the updated area map (attachment 15) to the original area map (attachment 14).
 - 5. **Receive** officer comments (included with each relevant submission as part of the summary of submissions attachments) on topics raised by submitters that were not formal consultation items.
 - 6. **Discuss and adopt** any additional Council-initiated changes arising from Three-Year Plan Hearings and consideration of all submissions on the Three-Year Plan 2024-27 Consultation Document.
 - 7. **Direct** officers to prepare the final Three-Year Plan 2024-27 in anticipation of adoption at the 27 June 2024 Council meeting.
 - 8. **Note** that the final content of the Three-Year Plan 2024-27 is subject to minor corrections.

1.2 Background Summary

Due to the introduction of the Severe Weather Emergency Recovery Legislation Act 2023 (SWERL 2023), Napier City Council is producing an unaudited Three-Year Plan with a recovery focus, in place of a Long Term Plan.

The Local Government Act 2002 (LGA 2002) requires Council use the special consultative procedure to consult with the community before adopting the final plan. This process involved the adoption of a Consultation Document (14 March 2024 Council meeting) which summarised Council's intentions over the course of the plan. The document included a summary of Council's Infrastructure and Financial Strategy and directed the community to other supporting information. The intention was to provide an effective basis for public participation in decision-making processes relating to the content of the plan.

The Consultation Document for this plan was supported by six community meetings and drop-in sessions as follows:

- 26 March Taradale Shopping Centre
- 7 April National Aquarium
- 13 April Napier Urban Farmers Market
- 17 April Napier War Memorial
- 20 April Taradale Library
- 24 April Marewa Shopping Centre

More detail about the engagement approach for this TYP can be found as an attachment to this report (attachment 12. Three-Year Plan 2024-27 Consultation Process Summary).

Consultation for the TYP 2024-27 opened on 25 March and closed on 26 April 2024. There were six key consultation topics:

1. The future of Council housing
2. Building up our community resilience
3. A new approach to managing Council's investments
4. Reviewing our fees and charges
5. A change to how we fund some tourist facilities
6. Napier City Council office accommodation

Any member of the public could submit, either online or via a hard-copy form. Council received a total of 837 submissions.

Napier City Council received support from an independent research company, SIL Research, for analysis of submissions. The full summary report of SIL Research's findings is included as an attachment to this report.

1.3 Issues

This report summarises the feedback received for each consultation item, along with other, more general feedback received through the submissions process. The Consultation Document (adopted at the 14 March Council meeting) details each topic. All submissions are included as an attachment to this report.

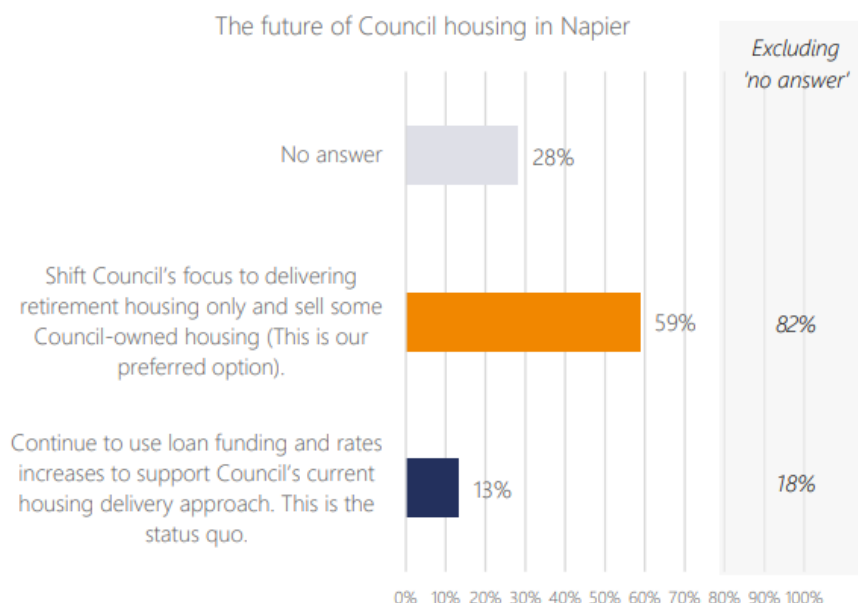
1.3.1 The future of Council housing

This topic was broken down into two questions, with question two only needing to be considered if the preferred option was chosen for question one. Asking both questions allowed Council to gather a fuller picture of the community's views in advance.

In question one, all respondents were asked:

Should we continue to deliver our current council housing by increasing rates and borrowing, or should we shift Council's focus to retirement housing only and sell our social housing villages?

Response snapshot for question one



Of those submitters that answered the question, 491 agreed with Council's preferred option and 111 supported the status quo.

Community feedback on question one

Overall, 42% of respondents provided a comment in relation to Council housing. The comments reflected a complex mix of financial concerns, demographic considerations, and differing opinions on the role of local government in housing provision.

While there was a consensus on the need for efficiency and prudent resource management, there was also divergence regarding the specific focus of housing efforts and the best approach to balancing social welfare with fiscal responsibility.

Concern about rates rises was generally evident among respondents (18% of all comments).

The top-mentioned themes from those who supported Council's preferred option and left a comment, focused on optimisation of resources and reduction of costs associated with social housing, with many advocating for selling Council-owned social properties. There was generally a notable emphasis on prioritising retirement housing over social, often citing demographic trends (aging population) and the increasing need for affordable housing for the elderly.

However, some comments also expressed scepticism or opposition to the Council's involvement in housing, advocating for central government or existing community

providers to take on this responsibility. Critiques included concerns about the financial burden on ratepayers, and the need for transparency and accountability in the management of Council resources.

When looking at themes that came from comments made by submitters who supported the status quo, this group emphasised the importance of supporting vulnerable members of the community, including low-income individuals, retirees, and people with disabilities, especially given cost of living pressures and a wider housing crisis. There was a recognition of the social responsibility to provide affordable housing and concern about the potential consequences of reducing social housing options.

In particular, some respondents expressed concerns about the exact nature of potential future housing providers (requesting further public consultation on this), and wanted safeguards put in place to mitigate impacts for social housing tenants.

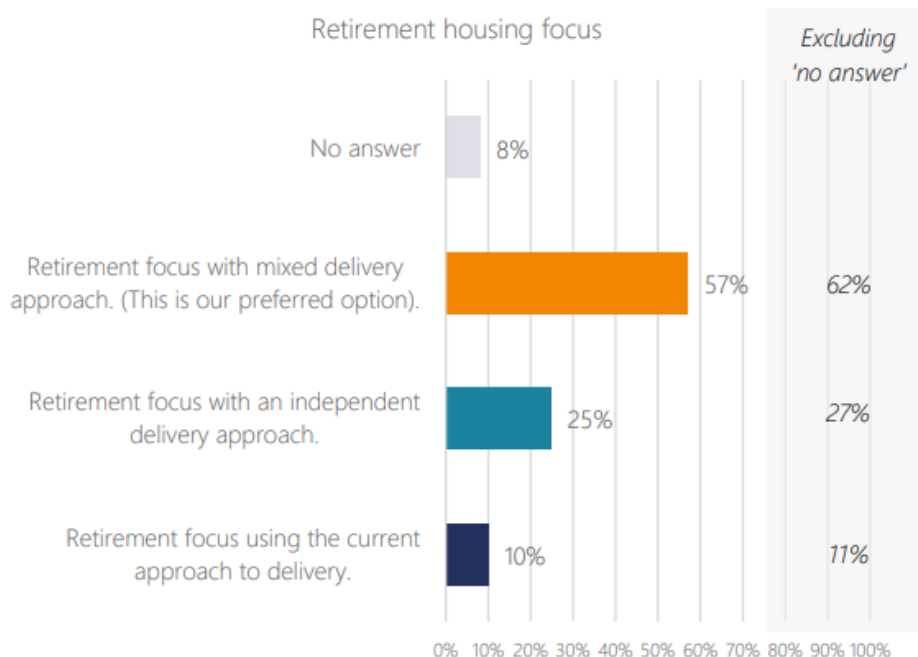
Comments made by submitters who did not select an option still signalled a general acknowledgement of retirement housing focus (Council's preferred option), addressing the housing needs of retirees while ensuring responsible financial management and considering the welfare of vulnerable residents.

There was also a recognition of the complex challenges involved in providing affordable housing and the need for collaboration between different levels of government and organisations within the community.

In question two, all respondents were asked:

If we shift to a focus on retirement housing, how can Council deliver this in an effective way?

Response snapshot for question two



Of those submitters that answered the question, 280 supported Council's preferred option of a mixed delivery approach, 122 supported independent delivery, and 49 supported the current approach.

Community feedback on question two

Feedback from submitters who supported the mixed delivery approach expressed general agreement with the proposed option. This approach was perceived to ensure affordable retirement housing for those with limited means while also leveraging private investment and expertise. There was recognition that independent provision is acceptable but with a need for accountable management and oversight by local government to prevent vulnerable individuals from being overlooked.

Some comments highlighted the social responsibility of the Council in providing and overseeing housing for retirees, emphasising the need for protections to ensure that housing remains affordable and accessible in the long term.

Many respondents called for consideration of other funding provision and/or cost-cutting in other areas to enable continuation of retirement housing services.

The prevailing sentiment from those that supported independent delivery suggested a lack of confidence in the Council's ability to effectively manage housing, leading to calls for outsourcing to private companies or independent providers, with financial considerations playing a significant role. There was also a notion that the Council should prioritise core services and infrastructure, with housing provision seen as outside the Council's scope or expertise and/or ratepayers' responsibility.

Respondents who preferred maintaining the current approach referred to maintaining the status quo generally and/or avoiding selling of Council housing. Again, alternative funding or cost-cutting options were a major consideration.

Only 8% of ***respondents did not select either of the three options***, and one of the key cited reasons was lack of details or clarification to make such a decision.

Officer comment

Over the last few years costs to provide council housing for our community have increased and the current way we provide housing is not financially sustainable. This is due to increases in maintenance, insurance, rent subsidies, renovating units and debt servicing.

As noted in the TYP Consultation Document, Council wants to be able to provide housing that is affordable for our tenants and our ratepayers. Council is committed to ensuring that all current tenants have a house and are looking to maintain or increase our retirement housing.

Further engagement with tenants and the community will be undertaken once plans are more formally developed.

Community feedback for question one reflects Council's desire to focus on retirement housing only to help us continue to meet the needs of the community, while also ensuring we are financially well positioned for the future.

Community feedback on question two shows a strong support for Council's preferred option of taking a mixed delivery approach.

Officer recommendation 2)

a) The future of Council housing: shift Council's focus to delivering retirement housing only and divest some Council-owned housing (mixed delivery approach), as per Council's preferred option.

- i.** Direct officers to develop an implementation plan for shifting Council's focus towards delivering retirement housing only, under a mixed delivery approach, and

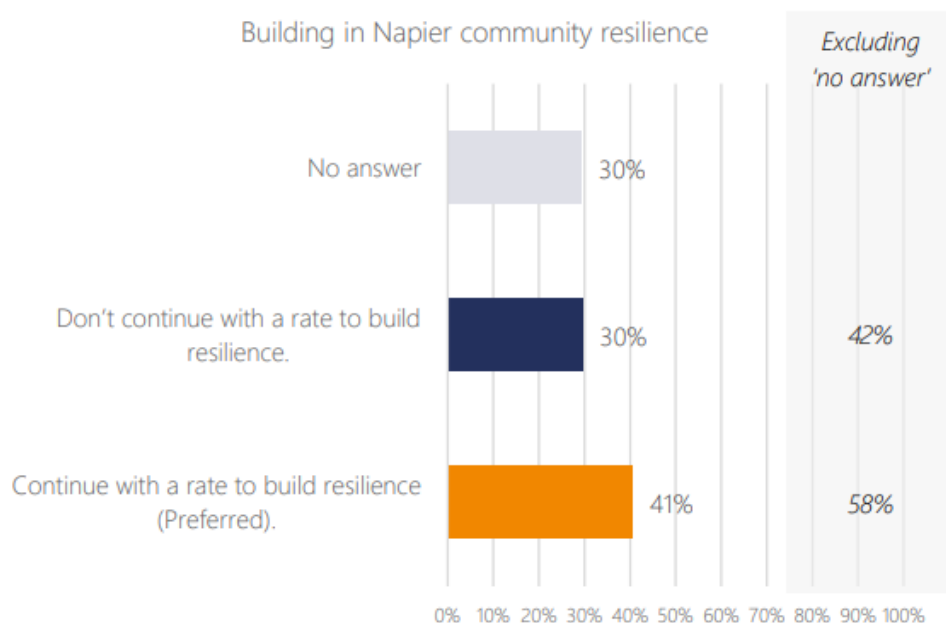
- ii. direct officers to execute the divestment of NCC's three social housing villages (Nelson Place, Wellesley Place, and Carlyle Place), and
- iii. direct officers to engage with effected tenants, community members and interest parties as appropriate.

1.3.2 Building up our community resilience

Respondents were presented with the below two options:

1. *Continue with a rate to build resilience (Preferred), or*
2. *Don't continue with a rate to build resilience.*

Response snapshot



Of those submitters that answered the question, 341 supported Council's preferred option of continuing with a resilience rate, while 249 supported not continuing with the rate.

Community feedback

Overall, 38% of respondents provided general feedback in relation to the proposed Resilience Rate and building Napier community resilience.

Again, public concern about rates increases was evident among respondents (27% of all submissions with comments).

41% of respondents supported Council's preferred option to continue with the Resilience Rate. Comments made by this group showed general support to be proactive in preparing for future disasters, including financial preparations, and upgrading infrastructure to cope better in the future. Comments stressed the necessity of building a fund for future disasters and the need for resilience in the face of climate-related events.

Many respondents provided specific suggestions or recommendations for the use of Resilience funds, and wanted assurance that this funding would be ring-fenced for stated purposes; with adequate management to ensure this would be guaranteed and protected.

In contrast, 30% of respondents disagreed with the Resilience Rate. Comments from this group showed there was a clear concern about the proposed rates increase to fund resilience and disaster recovery efforts. Many respondents felt that the current economic climate, with its high cost of living and financial strain on households and businesses, makes it unjustifiable to impose further financial burdens on ratepayers at this time.

There was scepticism about the Council's ability to manage funds effectively and efficiently, with concerns raised about past spending decisions and lack of transparency. Some suggested that the responsibility for disaster recovery should lie with central government rather than local ratepayers.

Some respondents questioned the priority of or need for a separate resilience fund, arguing that it should be part of the Council's existing budget and that the proposed rate increase is unnecessary. Alternative cost-cutting or asset sales were considered a more appropriate source of funding.

Around 5% of respondents did not select a preferred option out of the two but provided a verbatim comment. These comments were slightly more likely to oppose any additional rates (44% vs. 31% in support) - reducing unnecessary costs and demonstrating accountability before imposing further financial burdens on ratepayers. Some of the other comments still supported the concept of being prepared for future emergencies; however, public transparency of funds management or alternative specific suggestions were important to consider.

Officer comment

Community feedback acknowledges the importance of proactively preparing for future disasters by investing in the resilience of the city.

Officers can confirm that Resilience Rate funds will be ring fenced in a reserve, with the opening balance, income, expenditure, and closing balance reported in our Annual Report every year.

The rate would be used for activities related to emergency preparedness such as civil defence planning, working with other organisations to get the community prepared for emergencies, improving our stormwater network so businesses can continue to operate and residents are safe from flooding, etc.

Officer recommendation 2)

b) Building up our community resilience: continue with a rate to build resilience, as per Council's preferred option.

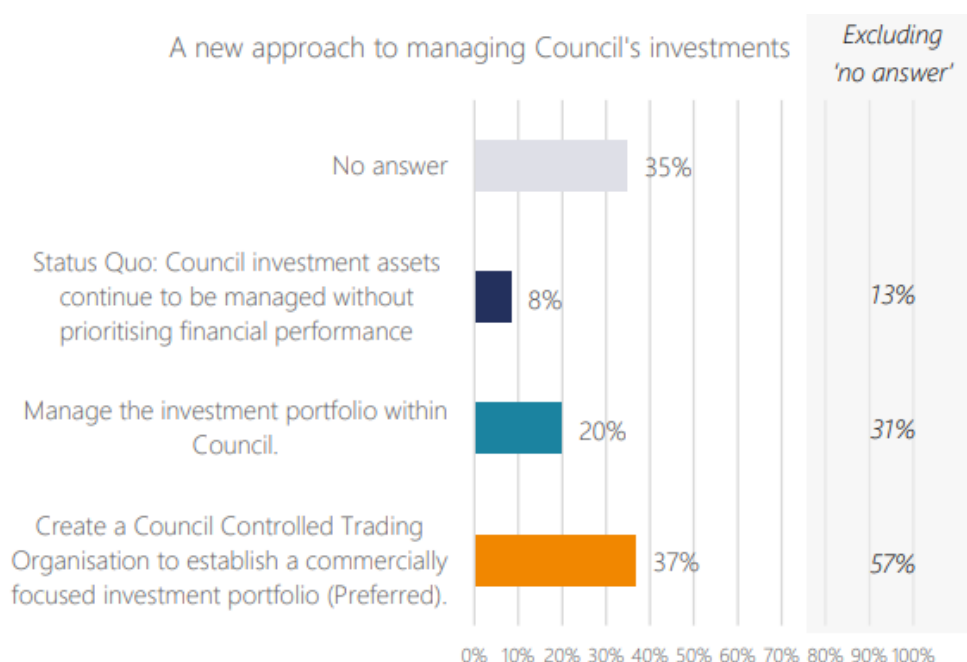
- i.** Direct officers to include the Resilience Rate as a Uniform Annual General Charge of \$85.90 per rating unit, on all rating units in Napier.

1.3.3 A new approach to managing Council's investments

Respondents were presented with the below three options:

1. *Create a Council Controlled Trading Organisation (CCTO) to establish a commercially focused investment portfolio (Preferred), or*
2. *Manage the investment portfolio within Council, or*
3. *Status Quo: Council investment assets continue to be managed without prioritising financial performance and asset growth.*

Response snapshot



Of those submitters that answered the question, 308 supported Council's preferred option of creating a CCTO, 167 supported managing investments within Council, and 70 supported the status quo.

Community feedback

Over one-third of respondents (35%) commented on the management of Council's investments. Top-cited among all comments was public concern about increased costs.

Comments made by respondents who supported Council's preferred option reflected a general agreement on the need for professional management and financial sustainability in handling Council investments, with a clear desire to maximise returns and ensure that ratepayer funds are utilised efficiently for public benefit.

However, there was also a recognition of the need to balance financial objectives with social responsibilities and community needs. Establishing a CCTO with appropriate governance structures and oversight mechanisms was seen as a viable solution, provided it operates transparently and ethically.

There was also some conditional support for the preferred option, with concerns about increased costs and a call for regular reporting to ratepayers to maintain accountability and ensure that investments align with the Council's objectives.

Top reasons noted for selection of the other two options (manage investments within the Council, and status quo) included concern about increased costs, funding, need for more staff or another department, or increased consulting/management fees. Many felt Council assets/investments should be adequately managed internally by existing staff.

Among those who did not select an option but left a comment, there was a strong sentiment against increasing rates or introducing additional financial burdens on ratepayers, particularly those who are already struggling financially.

There was a perception of inefficiency and wasteful spending within the Council, leading to doubts about its capacity to handle financial matters. Some comments emphasised the importance of optimising existing assets or focusing on Council's core services and reducing costs rather than creating new bureaucratic structures within the Council.

Some comments mentioned a decision could not be made due to lack of sufficient information.

Officer comment

Overall, community feedback generally favours Council's preferred option.

The intention of the Council Controlled Trading Organisation (CCTO) is to improve overall returns and grow Council investment assets well above where they are now. The net effect is to put Council and the community in a better position.

A simple way to look at it is if Council currently earns one dollar, the CCTO may cost 50 cents, but provides Council the opportunity to make two dollars - there is a cost, but the net benefit is greater.

It is important to note that the gain is not immediate, but it will provide intergenerational benefits, with increasing community benefits as the years go on.

Management and investment decisions on the investment portfolio would be done by dedicated experts, according to the wishes of Council. Council would set these expectations through a formal document called a Letter of Expectations.

The CCTO would be accountable to the community and to Council on the investment portfolio's performance through a statement of corporate intent that is approved by Council. Details such as reporting terms would be included as part of this.

Officer recommendation 2)

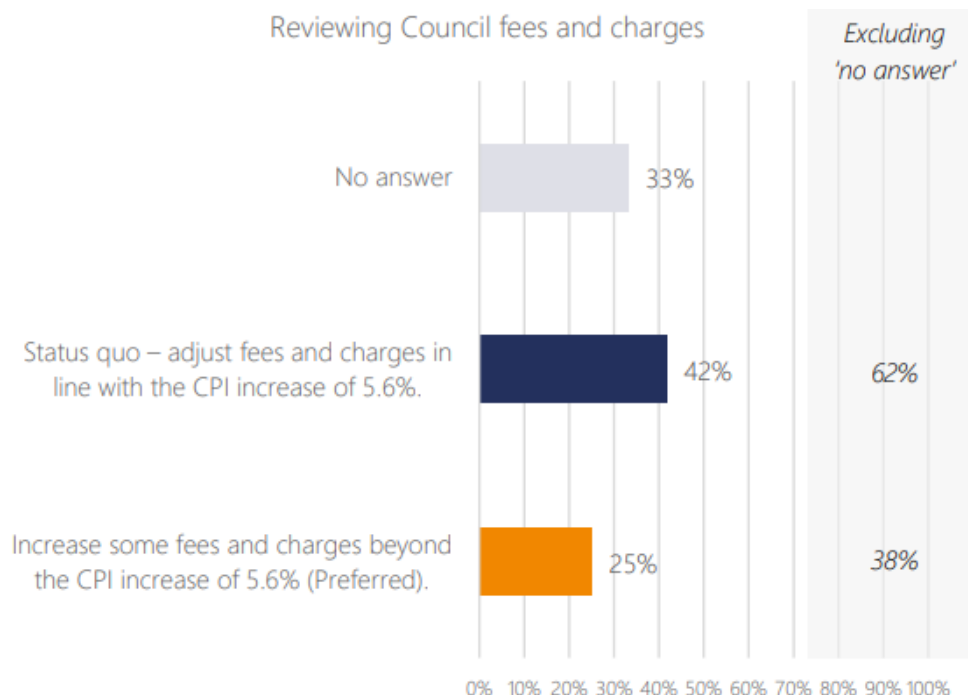
- c) A new approach to managing Council's investments: create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio, as per Council's preferred option.
 - i. Direct officers to begin the process of creating a Council Controlled Trading Organisation (CCTO) by commencing work on the Statement of Expectations.

1.3.4 Reviewing our fees and charges

Respondents were presented with the below two options:

1. *Increase some fees and charges beyond the CPI increase of 5.6% (Preferred), or*
2. *Status quo – adjust fees and charges in line with the CPI increase of 5.6%.*

Response snapshot



Of those submitters that answered the question, 210 supported Council's preferred option of increasing some fees and charges above CPI, and 349 supported adjusting fees and charges in line with CPI.

Community feedback

Overall, 39% of respondents commented on Council's review of fees and charges. And again, public concerns about rates increases (23%) and already high cost of living (26%) were most apparent.

The overarching sentiment among those respondents who left a comment and supported Council's non-preferred option (42%) was one of concern regarding proposed fee increases by the Council. There was a widespread belief that such increases would exacerbate existing financial pressures on households, especially those already struggling to cope with the rising cost of living.

Many advocated for cost reduction within the Council, suggesting that they should streamline operations, reduce staff numbers, and find other efficiencies to minimise the need for fee increases.

Comments made by those in support of Council's preferred option (25%) expressed a general sentiment that user pays should be the guiding principle for setting fees and charges, with adjustments made to reflect the actual costs of providing services. Some were supportive of increasing fees, particularly for services like parking and recreational facilities, to ensure they are financially and economically sustainable and not heavily subsidised by ratepayers.

Comments from respondents that selected neither of the two options (9%) reflected a mix of concerns about proposed fee increases and the broader financial management of Council. While some acknowledged the need for revenue generation and cost recovery, there was a widespread resistance to any measures that would further burden ratepayers, especially those on fixed incomes. There was a clear demand for greater efficiency, transparency, and accountability within the Council, with many advocating for a more cautious approach to financial management and expenditure.

Officer comment

The analysis shows that many respondents commented on their concern around rates increases and the high cost of living. The analysis also notes that submitters believed that increasing some fees and charges by more than the CPI increase of 5.6% would exacerbate existing financial pressures on households.

The financial information provided below shows that Council's preferred option of increasing some fees and charges by more than CPI results in \$8.7million more fees and charges revenue in 2025 compared to the 2024 annual plan. It also shows that if we were to only increase fees and charges by 5.6% CPI, this would only increase fees and charges revenue by \$4.5m in 2025.

FEES & CHARGES	2024 AP	2025 3-Year Plan	\$ Increase	% Change
Preferred	\$34.5m	\$43.2m	\$8.7m	25.3%
5.6% CPI Increase	\$34.5m	\$39.0m	\$4.5m	13.2%
Rates Increase vs. Preferred	-	-	\$4.2m	4.7%

Only increasing fees & charges by 5.6% effectively costs the rate payer \$4.2million or \$140 extra per household, which is equivalent to a 4.7% rates increase in addition to the 23.7% increase proposed as part of Three-Year Plan consultation.

Council and Retirement Housing fees and charges revenue would increase materially in both scenarios reflecting the setting of new rent agreements, and Animal Control fees and charges have increased through a separate process in accordance with the Dog Control Act 1996 (adopted 18 April 2024 Council meeting).

As shown by the above information, Council's preferred option reduces the overall rates burden on households when compared to the community's preferred option.

As noted by those submitters in support of Council's preferred option, user pays should be the guiding principle for setting fees and charges. Increasing some fees and charges by more than CPI is in line with this principle and helps ensure the cost burden of services sits with the user, rather than being distributed across households that may not use a particular service.

Due to this, officers are still recommending Council adopt their preferred option, even though it was not heavily supported by the community.

Officer recommendation 2)

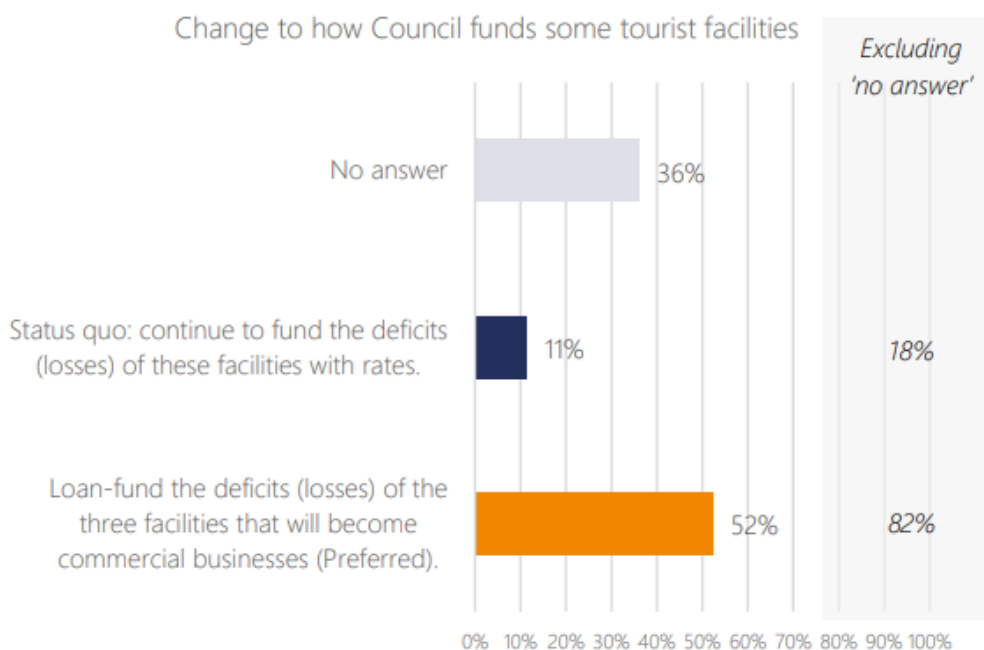
- a. **d)** Reviewing our fees and charges: increase some fees and charges beyond the CPI increase of 5.6%, as per Council's preferred option.
 - ii. Adopt the attached schedule of proposed Fees & Charges 2024/25, noting:
 - (1) It is the same schedule that was consulted on as part of Three-Year Plan consultation, but
 - (2) The Animal Control fees and charges schedule has been excluded as they have been increased through a separate process in accordance with the Dog Control Act 1996 (adopted at 18 April 2024 Council meeting, with updated fees and charges for Animal Control effective 1 July 2024).

1.3.5 A change to how we fund some tourist facilities

Respondents were presented with the below two options:

1. *Loan-fund the deficits (losses) of the three facilities that will become financially self-sufficient commercial businesses (Napier Conferences & Events, Ocean Spa, Kennedy Park Resort), or*
2. *Status quo: continue to fund the deficits (losses) with rates.*

Response snapshot



Of those submitters that answered the question, 438 supported Council's preferred option and 96 supported the status quo.

Community Feedback

Overall, 40% of respondents commented on Council's management of particular tourist facilities.

One of the key themes mentioned among all submissions was the importance of these facilities being financially self-sufficient or profitable. There was a strong sentiment that these businesses should not operate at a loss and should aim to cover their own costs without relying on ratepayer funding.

Comments made by those who supported Council's preferred option emphasised the importance of the Council facilities operating as profitable businesses or at least being self-sustainable. There was a strong sentiment that ratepayer money should not continuously fund deficits.

There was a recurring suggestion relating to outsource, privatise or sell the management of these facilities if they cannot achieve profitability under Council management. Some proposed leasing out the facilities to private companies to ensure better management and financial performance.

Some comments highlighted the need for efficient management, accountability, and a business-minded approach to running these facilities. Suggestions included restructuring, becoming more efficient, and holding managers accountable for profitability.

Comments made by those that supported the status quo mainly expressed concerns about fees increases and affordability. Some respondents specifically commented about Ocean Spa and questioned its designation as a tourist facility. There was a sentiment that Ocean Spa should prioritise serving the local community and that any changes in pricing or management should consider the needs and affordability of residents.

A larger proportion of respondents selected neither of the two options but provided a verbatim comment (12%).

Comments made by those that didn't select either of the two options made it clear that there was a desire for fiscal responsibility, effective management, and community accessibility in the operation of Council tourist facilities, balancing the financial needs with community interests and exploring alternative business models.

In addition, some comments emphasised the importance of ensuring that Council facilities operate at a profit or at least break-even. Suggestions included selling non-profitable facilities, leasing them to private operators, or implementing differential charging for residents versus tourists.

Officer comment

Council's preferred option was largely supported by the community.

Some responses signalled community doubt around Ocean Spa as a tourism facility and suggestions were made that it should be a community facility. Since our Community Aquatic Strategy is largely being delivered and achieved through the Napier Aquatics Centre in Onekawa, Ocean Spa can be used to pursue commercial benefits for the community.

When Ocean Spa, along with the other two facilities do achieve breakeven and generate net profits, this will have positive impacts on the community as these profits could be used to fund other community projects and help to reduce overall rates funding Council requires.

Officer recommendation 2)

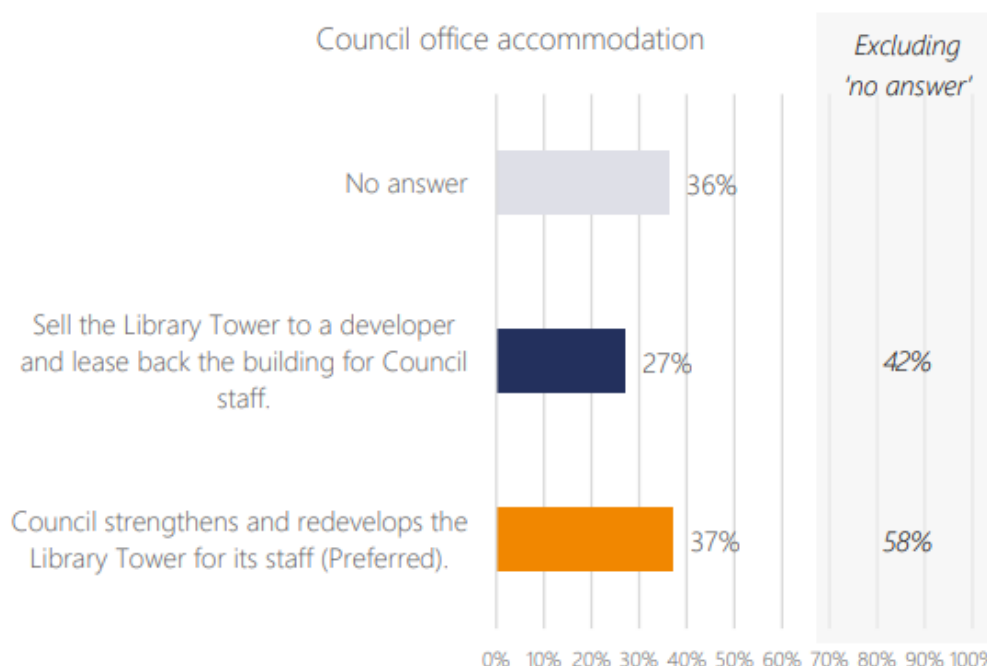
- b. **e)** A change to how we fund some tourist facilities: loan-fund the deficits (losses) of the three-facilities that will become financially self-sufficient commercial businesses, as per Council's preferred option.
 - i. Direct officers to loan-fund the deficits (losses) of the Napier Conferences & Events, Ocean Spa, and Kennedy Park Resort for a maximum term of three years while they move towards being financially self-sufficient.

1.3.6 Napier City Council office accommodation

Respondents were presented with the below two options:

1. *Council strengthens and redevelops the Library Tower for its staff (Preferred), or*
2. *Sell the Library Tower to a developer and lease back the building for Council staff.*

Response snapshot



Of those submitters that answered the question, 309 supported Council's preferred option and 225 supported the sell and lease back approach.

Community feedback

Overall, 42% of respondents commented on Council's office accommodation and future of the Library Tower. 25% of all comments highlighted public concerns about unnecessary cost in the current economy, and Council having other priorities.

Overall, there was general support for the Council retaining ownership of the Library Tower building and pursuing refurbishment or redevelopment as a cost-effective and sustainable option.

There was a clear emphasis on financial prudence, environmental responsibility, and the importance of maintaining public ownership for the benefit of the community. Efforts to consolidate staff, promote collaboration, and streamline operations were also prioritised. However, concerns about overspending, and the need for careful financial planning were prevalent throughout the feedback.

Comments made by respondents that preferred selling the Library Tower mainly suggested selling the building to save costs, with some specifically mentioning inappropriate redevelopment costs. Concerns about the Council's ability to manage the project efficiently and scepticism about the need for a new building in the current economic climate were also prevalent.

Some comments advocated for leasing rather than owning the building. Leasing was seen as providing more flexibility for the Council to adapt to changing operational needs, and that the idea of all staff needing to be in one building is outdated, given a wider business trend towards remote or distributed working.

Comments made by respondents that selected neither of the two options reflected on concerns among ratepayers regarding the proposed Council office accommodation projects. There was a clear emphasis on financial responsibility, with many expressing doubts about the necessity and affordability of the developments, especially amid current economic challenges. Respondents advocated for exploring cost effective solutions, leveraging remote work opportunities, and prioritising essential services and infrastructure.

Transparency and accountability in decision-making were also highlighted as crucial factors in gaining public trust, with requests for detailed cost breakdowns and feasibility studies before making decisions.

Overall, there was a strong sentiment toward practical, budget-conscious approaches that address community needs while minimising financial burden on ratepayers.

Officer comment

Council's preferred option of strengthening and redeveloping the Library Tower for staff is a budget-conscious approach that minimises the financial burden on ratepayers.

Under this option, the same team of architects and consultants that are currently working on Te Aka (the new library project) would be used. We believe this is the best option because developing the two projects under one construction contract would save time and money.

Having most Council staff work in the same building would improve operational efficiency, and maintaining ownership of the building provides certainty in the long term.

Officer recommendation 2)

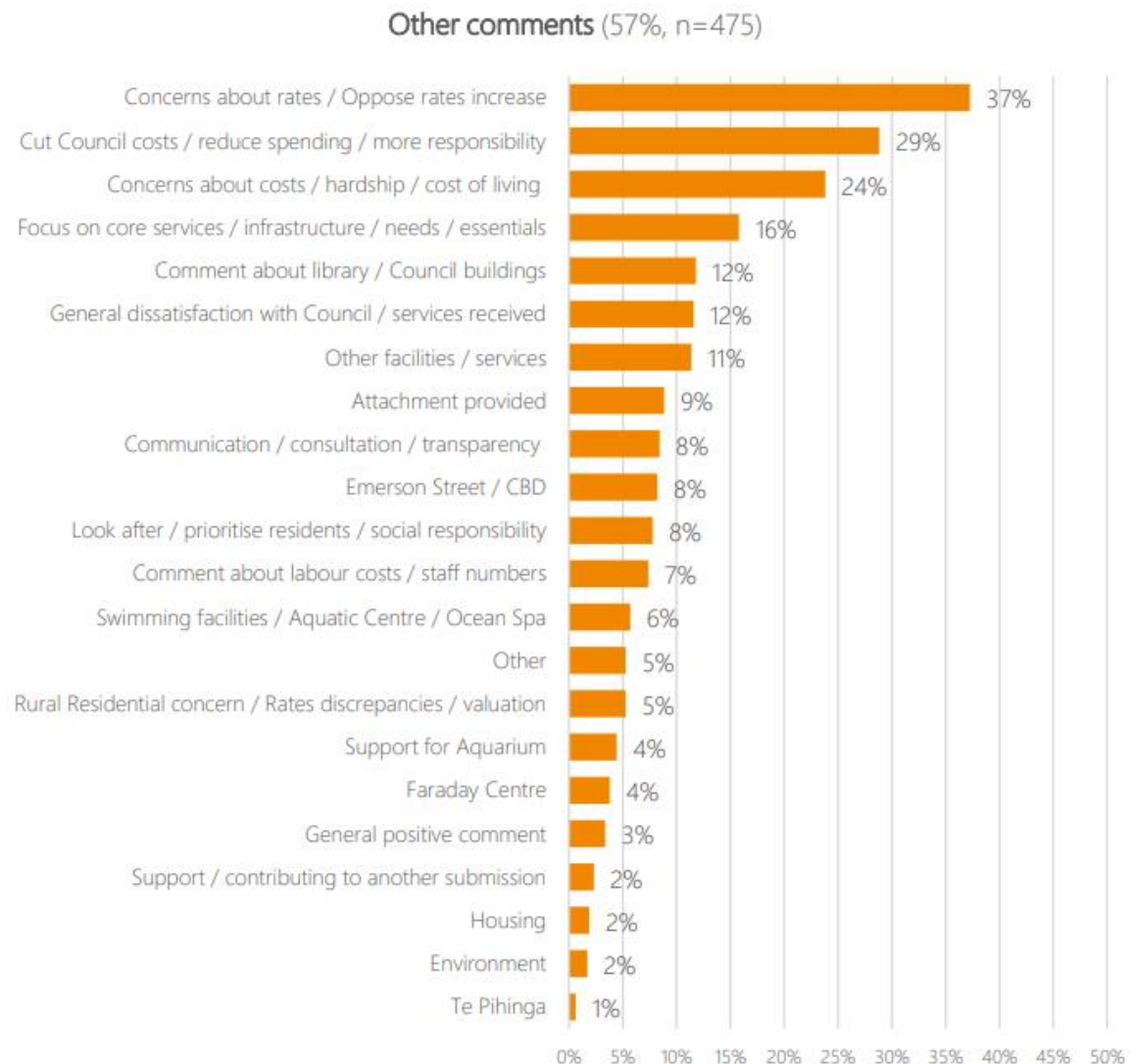
- f) Napier City Council office accommodation: Council strengthens and redevelops the Library Tower for its staff, as per Council's preferred option.
 - i. Direct officers to commence work to strengthen and redevelop the Library Tower for its staff, noting that officers intend to use the same project team that is working on Te Aka to gain efficiencies between these two projects.

1.4 Other issues raised by submitters

Submitters had the opportunity to include any other feedback with their responses. Out of 837 respondents, 57% provided additional feedback in relation to the Three-Year Plan.

Where submitters raised an issue or concern outside of the six consultation topics, comments were provided to the relevant officer across Council. All comments, including any relevant responses from Council officers, are included as part of the various summary of submissions documents that are attachments to this report.

Key themes raised as "other issues" are summarised in the graph below:



The overwhelming sentiment from respondents was general dissatisfaction with the proposed rates increases and Council spending priorities.

There was a strong call for greater fiscal responsibility, transparency, and alignment of spending with community needs. Respondents criticised Council spending on what they perceived as unnecessary projects like a new library, the redevelopment of Emerson Street, and Council buildings. Some argued that such expenditures are excessive and not aligned with the current financial climate, urging the Council to prioritise needs over wants.

Respondents expected the Council to listen to their concerns and make necessary adjustments to address the financial strain faced by ratepayers, with some respondents citing their own above-average rates increases.

Some respondents highlighted disparities in services received compared to the rates they pay – particularly those in rural residential properties.

Other comments advocated for the preservation of cultural and historical assets, particularly the Faraday Museum and National Aquarium.

Labour costs and staff numbers

The community raised a number of queries related to labour costs and staff numbers. The Executive Leadership Team are developing a strategy around resource planning for the organisation and are committed to efficiently managing operating costs, including staff costs. For transparency, a breakdown of our labour costs is provided below.

Employee remuneration

<i>Employee Staffing Levels and Remuneration – full time equivalent staff</i>				
Remuneration Band	2021/22 Actual	2022/23 Actual	2023/24 Annual Plan	2024/25 Three Year Plan Year 1
Less than \$100,000	462	494	564	570
\$100,000 to \$179,999	78	106	133	178
\$180,000 +	3	9	8	16
Total:	543	609	705	764
Total additional staff in Three Year Plan Year 1				59

Labour budget increases by Directorate (business unit groupings)

	FTEs AP	FTEs LTP	FTE change	Average increase
Infrastructure Services	98.1	101.8	3.7	6.3%
City Strategy	93.0	94.3	1.3	4.7%
City Services	170.1	168.6	- 1.5	7.2%
Community Services	239.5	282.1	42.6	7.0%
Corporate Services	104.2	117.1	12.9	6.1%

The Community Services labour budget increase is significantly higher due to Council taking back operational control of Ocean Spa.

What makes up the increase in labour budgets?

<i>Breakdown of Increases</i>	
Overall increase for all current staff	42%
Increases due to role changes	6%
New staff	52%
Average salary of new roles	\$90,000

Labour budget increases by remuneration band

<i>Planned Increases from 2023/24 to 2024/25</i>		
<i>Remuneration Band</i>	<i>Average increase to Individuals</i>	<i>\$ Increase as a percentage</i>
<i>Less than \$100,000</i>	<i>7%</i>	<i>9%</i>
<i>\$100,000 to \$179,999</i>	<i>9%</i>	<i>9%</i>
<i>\$180,000 +</i>	<i>8%</i>	<i>7%</i>

Salary increases are to bring NCC in line with market rates for the various job types. The increases rectify the previous salary/wages levels that were well below market rates, particularly for City Services staff.

City Services staff in the lower salary bands had a 10% increase due to the PUP staff union agreement. Additionally, all City Services staff who were below 98% of their grade will be moved to 98% to reflect competency more accurately in year one of the TYP.

Raises in the NZ minimum wage caused some parity issues in lower bands, which also resulted in lower bands increasing.

Consultants and contractors expenses

<i>Cost of Consultants and Contractors</i>			
	<i>2022/23 Actual</i>	<i>2023/24 Annual Plan</i>	<i>2024/25 Three Year Plan Year 1</i>
Consultant and contractor budget lines	\$4,110,233	\$3,030,183	\$3,458,477 (1.7% of total annual expenditure)

It is difficult to differentiate between consultants and contractors, and the categorisation of these costs is often subjective due to various factors. For example:

Consultants offer various services which are often budgeted against more specific line items - we may have a consultant prepare a report which is required from a third party to confirm the quality of our water testing results. This cost is likely to be coded against a water testing or water quality budget line, so we can track the costs of providing that service. This leaves no way to track whether the cost was a consultant, or a product or another type of service.

Consultants often offer multiple services. For example, a tax expert provides tax advice, written tax guides, and training sessions. If we were to report consultant spend based on the supplier, then it may include services that are not consulting.

Consultants and contractors are generally used when it doesn't make financial sense to employ a staff member full time to undertake the work. For example, the required work may only take three months to complete.

Other reasons for using consultants and contractors instead of staff, are when the work is legally required to be undertaken by a third party, as with the water testing example above.

1.5 Funding Requests

Council received 6 quite specific requests for funding through the TYP consultation process and a summary of those have been included in a table as an attachment to this report.

Please note, Council has received other requests and proposals through the submission process which in addition to those noted in the table, will be considered equally by Council.

Officer reasoning for not including all other requests and proposals in the table is because the more complex nature of some requests means reading the submission is the easiest way to understand the request fully. Some also require further discussion with the submitter and officers to understand what is truly being requested from Council. There will be opportunity for this through the hearings and deliberations process.

1.6 Other recommended changes from officers

Financial

Funding of Coastal Hazards Strategy

Originally, the Coastal Hazards Strategy work was budgeted to be loan funded (via an overdrawn reserve). This is unusual treatment, and we are recommending that this work to make our city more resilient is instead funded from the Resilience Rate.

Assuming the Resilience Rate goes ahead as planned, this will not impact rates but will slightly reduce the residual Resilience Rates held in reserve for future events and planning.

If the Resilience Rate does not go ahead (Option 2 from page 19 of the consultation document), the impact on rates would increase from the figures in the consultation document, as per the following table:

	Consultation document	Recommended change to Coastal Hazards Strategy
2024/25	+\$14.35* (+0.41%) \$361,925 total cost to ratepayers	+\$18.72* (+0.53%) \$472,141 total cost to ratepayers
2025/26	+\$15.29* (+0.44%) \$386,783 total cost to ratepayers	+\$19.59* (+0.56%) \$495,523 total cost to ratepayers
2026/27	+\$16.30* (+0.47%) \$413,672 total cost to ratepayers	+\$20.67* (+0.59%) \$524,369 total cost to ratepayers

*average rates increase per rateable property

Minor operational amendments

During the course of the budgeting process, officers have continued making minor accounting adjustments for the accuracy and completeness of the financials. Many of these changes relate to the accounting treatment of items rather than the budgeted items themselves. These adjustments do not have an impact on rates or debt levels and are considered immaterial changes to the numbers from the financials provided as supporting documents to the consultation document. Further changes of this nature may be required

throughout the remaining process while we make any adjustments requested from Council's deliberations and prepare the final Three-Year Plan. Any material changes, or changes which affect rates or our ability to meet targeted benchmarks, will not be made without approval from Council.

Officer recommendation 3)

Consider and accept recommendations for officer-lead amendments to the financial information underlying the Three-Year Plan 2024-27.

Change to Stormwater map

The stormwater catchment area map was updated (please see attachment 15) for the TYP Consultation Document to include areas that are impacting on the wider stormwater network such as Esk Hills, Te Awa and Meeanee. This resulted in an additional 486 properties being included in the catchment area for a stormwater targeted rate. Through the submission process, a number of property owners in the area have questioned the rationale for the area change and expressed that they strongly feel they should not be charged for stormwater infrastructure that they believe they have already paid for separately. Additionally, they feel many of these properties do not impose a material load on Council's stormwater assets.

After further review, officers believe that more detailed analysis is required to determine the stormwater catchment areas. If required, any future changes could be made through the Annual Plan process with targeted consultation with impacted parties.

Officers are recommending the stormwater catchment area map used to determine the targeted rate for stormwater is rolled back to the original map area (please see attachment 14).

This would not change the total targeted rates collected for stormwater but would re-distribute the rates collected by Council back across the properties within the original map area. This results in an increase for an average residential property of \$54 per annum compared to the TYP consultation document due to the cost being spread across a lesser number of properties. In the TYP consultation document the stormwater targeted rate for an average residential property was \$222. This would now increase to \$276 per annum.

Officer recommendation 4)

Consider and accept the recommendation for the rollback of the Stormwater map from the updated area map (attachment 15) to the original area map (attachment 14).

1.7 Significance and Engagement

The Local Government Act 2002 requires Council to use a special consultative procedure in adopting its TYP. Accordingly, a consultation document was adopted by Council on 14 March 2024, and formal consultation was open for five weeks between 25 March and 26 April.

Concurrent consultation was conducted on Council's Revenue and Finance Policy, Significance and Engagement Policy, and Financial Contributions Policy. Recommendations arising from the feedback received from the community through the consultation process on those policies will be brought to Council separately.

1.8 Implications

Financial

We are proposing an average rates increase of 23.7% for 2024/25 with further rises in each year of our Three-Year Plan. This is an average of \$13.66 per week, or \$710.28 per year. Included in this is the proposed Resilience Rate.

We're starting off this Three-Year Plan in a relatively strong financial position. We have a very low level of external debt in comparison to other councils across the country.

Due to the work ahead of us, that needs to change and we're anticipating finishing the 10-year period covered by this strategy facing quite a different reality.

Balanced budget

Napier's historically low rates restricted our ability to deliver everything our community needed. This historical approach has come at a cost to the condition and performance of our physical assets. We are therefore proposing to shift away from consistently low rates increases. Instead, we're proposing the necessary rates increases, along with strategic borrowing, so we can balance our budget. A balanced budget means our income meets our budgeted operating expenses.

Councils are required by section 100 of the LGA 2002 to submit a balanced budget in their LTPs, unless they believe it is financially prudent not to. Council is not intending to achieve a balanced budget in year 1 of the three year plan but will achieve a balanced budget after this. This means that Council is only taking the minimum rates to run our activities in year one, while not negatively affecting future ratepayers by taking out large loans.

Capital deliverability

Over the next three years, we're planning for a \$354 million infrastructure investment. Our projects for this Three-Year Plan have been prioritised carefully so our budget is manageable, and our work programme can be realistically delivered in the time we said it would take. We have prioritised projects that fall into one or more of these categories: statutory, contracted, recovery, externally funded, three waters. Projects outside of these categories have been included where they are considered necessary to achieve our desired community outcomes.

Social & Policy

Consultation on proposals for this TYP were conducted in accordance with the requirements of the Local Government Act 2002 and Council's Significance and Engagement Policy.

Risk

Under section 93(3) of the LGA, Council is required to adopt the plan before 1 July 2024. The recommendation to direct officers to prepare the final Three-Year Plan 2024-27 and a decision on all other recommendations at this meeting will allow officers enough time to prepare the plan prior to anticipated adoption on 27 June 2024. Delays in decision making results in the risk that this statutory deadline may not be met.

Council's preparation for TYP 2024-27 has been in the context of significant uncertainty, for reasons such as the immediate and ongoing impacts related to Cyclone Gabrielle, and changes to the local government landscape following the change in central government.

In addition, Council has several large milestones on the horizon related to Te Aka, the Library Tower, and Council's housing portfolio, to name a few. While the TYP has been prepared on the basis of the best information available to officers at this time, there is a

risk that assumptions underpinning the plan are quickly outdated and an amendment is required. An amendment would be relatively resource intensive and would require the use of the special consultative procedure as detailed in the LGA 2002.

1.9 Options

The options available to Council are as follows:

- a. Consider submissions and **adopt** officer's recommendations to enable the development of the Three-Year Plan in time for anticipated Council adoption on 27 June, or
- b. Consider submissions and **amend and adopt** officer's recommendations to enable the development of the Three-Year Plan in time for anticipated Council adoption on 27 June.

1.10 Development of Preferred Option

N/A

1.11 Attachments

- 1 Submission 710 Summerset Group Holdings Document (Doc Id 1761277) [↓](#)
- 2 Submission 795 Napier Hill Digital Story telling Project Proposal (price redacted) (Doc Id 1761276) [↓](#)
- 3 Submission 603 Soho Group Proposal (Doc Id 1761278) [↓](#)
- 4 27 May Hearings Day One (Doc Id 1761007) (Under separate cover 1) [⇒](#)
- 5 28 May Hearings Day Two (Doc Id 1761006) (Under separate cover 1) [⇒](#)
- 6 Submitters that selected Yes to Hearings but did not confirm a booking (Doc Id 1761005) (Under separate cover 1) [⇒](#)
- 7 All submissions to 3 year plan 2024-2027 (Doc Id 1761356) (Under separate cover 2) [⇒](#)
- 8 Submission 657 Tū Tangata Maraenui Charitable Trust full attachment (Doc Id 1762383) [↓](#)
- 9 SIL Research - TYP 2024-2027 submissions analysis report (Doc Id 1761442) [↓](#)
- 10 Schedule of Fees & Charges 2024/25 (Doc Id 1762296) [↓](#)
- 11 Funding Requests (Doc Id 1762294) [↓](#)
- 12 List of submissions noted as made on behalf of organisations (Doc Id 1762293) [↓](#)
- 13 Three-Year Plan 2024-27 Consultation Process Summary (Doc Id 1752527) [↓](#)
- 14 Original stormwater catchment map (Doc Id 1762292) [↓](#)
- 15 Updated stormwater catchment area map (Doc Id 1762291) [↓](#)



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SUBMISSION

IN THE MATTER OF:	Draft Financial Contributions Policy 2024
TO:	Napier City Council
FROM:	Summerset Group Holdings Limited
DATE:	26 April 2024
BY ONLINE SUBMISSION:	https://www.sayitnapier.nz/ncc/updating-our-financial-contributions-policy/

INTRODUCTION

1. Summerset Group Holdings Limited (*Summerset*) is pleased to have the opportunity to submit on the Draft Financial Contributions Policy 2024 (*Policy*) proposed by Napier City Council (*Council*).

BACKGROUND

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

LOWER OCCUPANCY AND DEMAND PROFILE

4. "Retirement village" is an umbrella term given to all types of retirement living, encompassing both "comprehensive care" and "lifestyle" retirement villages.

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

POLICY NEEDS TO BE TRANSPARENT, FAIR AND PROPORTIONATE

8. Council has included in the draft Policy specific rates for residential care facilities and retirement complexes. Summerset supports in principle the inclusion of separate rates for residential care and retirement villages, as these separate rates are more likely to account for:
 - 8.1. lower occupancy levels (1.3 residents per independent unit and 1 resident per care unit);
 - 8.2. reduced activity levels of the residents due to their age and frailty; and
 - 8.3. the provision of specialist on-site amenities provided to cater for the residents' specific needs.
9. However, there is no clarity in the Policy as to how the sector-specific rates compare to other types of residential development, because financial contributions for other types of residential development are established only as broad categories of non-local (off site), local (off site) and on site (rather than per infrastructure category). By contrast to many Councils' contribution policies, there is no housing or development unit equivalent concept (HUEs or DUEs) utilised in the Policy in a consistent manner to ensure transparency for developers and an equitable and comparable approach across development types.

10. Summerset notes Council's decision to use financial contributions under the Resource Management Act 1991 as the sole mechanism for charging contributions. However, Summerset considers that Council should shift towards the use of development contributions under the Local Government Act 2002 to make charging more certain and transparent for developers. Contributions should be based on demand factors affecting community infrastructure created by each development. Summerset agrees with the New Zealand Planning Institute's recommendation that development contributions are better suited than financial contributions in meeting the financial management requirements that Council is required to follow.
11. Summerset notes that the reduced occupancy, and demand per occupant, for comprehensive care retirement villages has been thoroughly tested, most recently via Tauranga City Council's 2023 independent review into infrastructure demand by retirement village residents, a copy of which is set out in Appendix 1. This approach recognises the reduced demand placed on local infrastructure and community amenities.
12. Taking into account both population per unit/room, and demand factors, Summerset suggests a development contribution mechanism using the rates in the table below. These are based on the equivalent rates in the most recent Tauranga City Council Development Contributions Policy, which were established following the independent review into infrastructure demand by retirement village residents. The review found that on average residents have a demonstrably lower demand for transport, reserves and community facilities, due to villages providing many on-site facilities/amenities and, for aged care residents, a higher need for 24/7 medical care and reduced mobility. We encourage the Council to review the contents of the report set out in Appendix 1 and seek an independent review of its own, which we would be happy to contribute information to.

Development type	Activity	Units of demand
Retirement unit	Transport	0.2 HUD per unit
	Water	0.5 HUD per unit
	Wastewater	0.5 HUD per unit
	Stormwater	0.5 HUD per unit
	Reserves	0.1 HUD per unit
	Community Facilities	0.1 HUD per unit
Aged care room	Transport	0.1 HUD per room
	Water	0.4 HUD per room
	Wastewater	0.4 HUD per room
	Stormwater	0.4 HUD per room
	Reserves	0.05 HUD per room
	Community Facilities	0.05 HUD per room

TIMING

13. Summerset submits that the Policy should be explicit about the assessment and timing of payment for large staged projects that require both land use resource consent(s) and building consent(s). Summerset submits that where both a land use resource consent and a building consent are required, the activity should be assessed for development contributions based on the relevant Policy applicable at the time that the resource consent application is lodged, with payment of the total assessed development contributions staged such that a proportionate amount is payable prior to uplift of the code of compliance certificates for each staged building consent. That manner of assessment and payment is fair and reasonable and gives developers certainty of the development contributions payable on large, staged projects such as comprehensive care retirement villages.
14. Currently, the Policy requires payment of contributions at the time of consent being granted (as set out in section 1.6). Summerset requests that the payment section of the Policy includes the following provisions, in line with the above approach.
 - 14.1. Where a building consent is required to be issued for the development proposed, then the development contributions should be payable on the issue of associated code compliance certificate(s). Given occupancy is permitted at that point, it is the time at which any additional demand on Council infrastructure would arise. In a larger staged development, this may mean a series of payments over time as the building work under each staged building consent is completed and signed off.
 - 14.2. In terms of the timing of the assessment and the version of the Policy that applies, the development contributions would be calculated and assessed against the relevant Policy at the time that the land use consent application was lodged but payable at the time of code compliance certificate(s).

FINAL COMMENTS

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



Oliver Boyd
National Development Manager
Summerset Group Holdings Limited



Final Report: 12 July 2023

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

Prepared for:
Tauranga City Council

Authorship

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1. Executive Summary

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

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

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

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

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

Table 1: Proposed Conversion Ratios for Citywide DCs

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

2. Introduction

2.1. Context and Purpose of Report

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

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

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

2.2. Key Policy Considerations

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

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

2.3. Retirement Villages vs Lifestyle Villages

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

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

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

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

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

2.4. Scope and Focus of Our Review

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

2.5. Steps in the Analysis & Report Structure

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

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

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

3. Review of Other DC Policies

3.1. Purpose

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

3.2. Approach

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

3.3. Findings

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

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

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

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

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

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

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

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

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

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

4. Review of Resource Consent Documentation

4.1. Introduction

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

4.2. Review Approach

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

4.3. Key Findings

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

Water and Wastewater

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

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

Stormwater

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

Transport

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

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

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

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

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

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

4.4. Reserves and Community Facilities

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

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

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

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

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

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

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

5. Review of Other Information Sources

5.1. Introduction

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

5.2. Participation in Sports (16-Year Trends)

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

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

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

5.3. Participation in Sports (2019 Snapshot)

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

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

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

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

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

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

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

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

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

5.4. NZTA Household Travel Survey

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

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

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

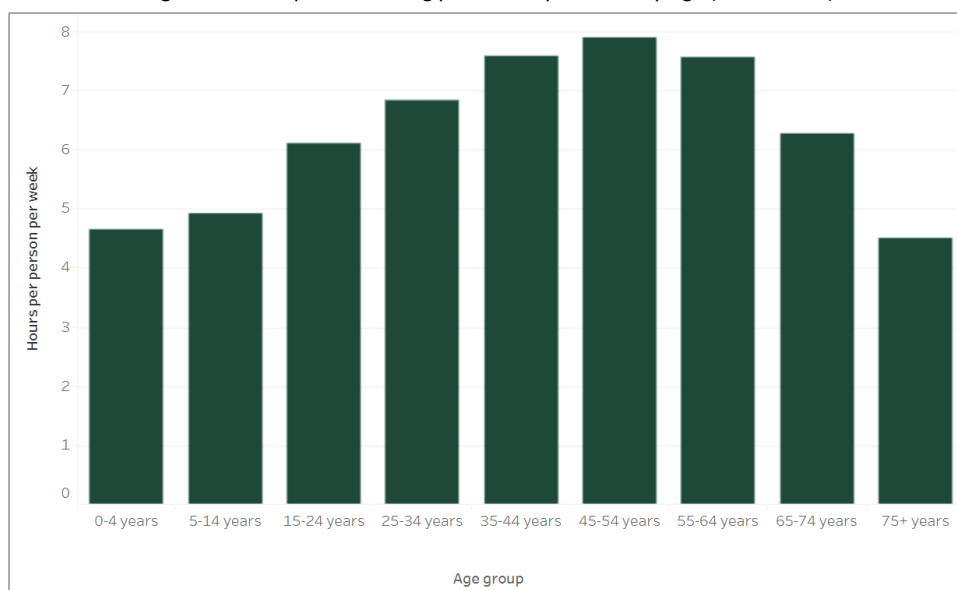
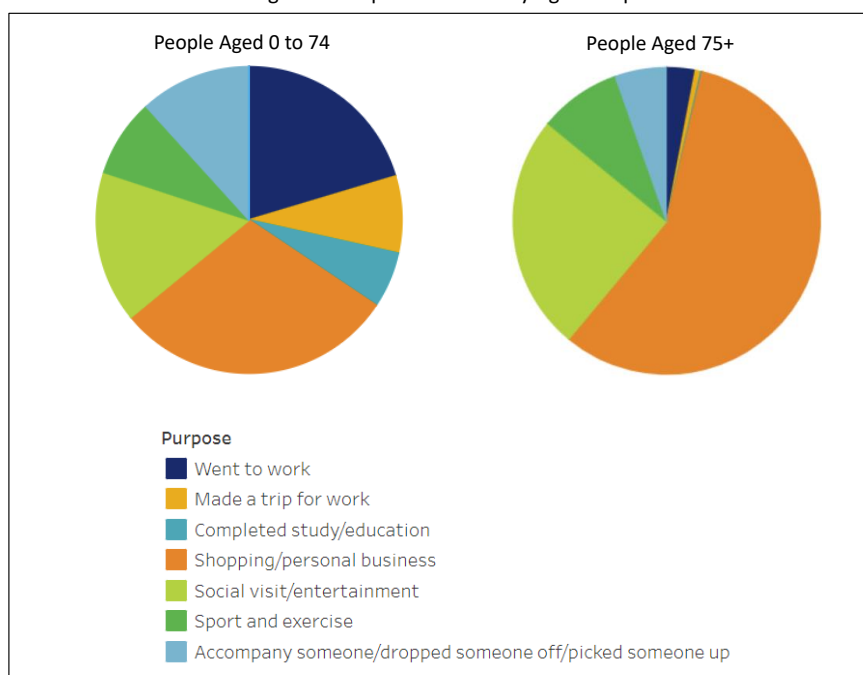


Figure 2 shows that people aged 75+ travel significantly fewer hours per week than younger people. In fact, the average for people of all ages is 6.6 hours per week compared to only 4.6 for those aged 75+.

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

Figure 3: Purpose of Travel by Age Group



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

5.5. Trip Generation Data

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

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

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

6. Implications for the DC Policy

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

6.1. Citywide DCs

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

Table 6: Citywide DCs per Standard Dwelling ex GST

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

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

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

Table 7: Proposed Conversion Ratios for Citywide DCs

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

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

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

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

6.2. Local DCs

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

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

7. Summary and Recommendations

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

Prepared For:
Napier City Council

Prepared By:
Chris Hay
Director, Locales

26 April 2024

NAPIER HILL DIGITAL STORYTELLING PROJECT

Proposal COMMERCIAL IN CONFIDENCE



Heritage Services
Hawkes Bay

LOCALS
place-based storytelling

Introduction

This is a proposal to develop a digital storytelling experience for Napier Hill.

We see an exciting opportunity to develop a new cultural tourism product leveraging the views, the ancient pā and early colonial houses and businesses on and around the hill.

Similar developments in Central Otago has been extremely successful by providing visitors with a map through which they then access digital stories and recreations.

This will be a community-driven project in partnership with Hawke's Bay Heritage Services and Locales, a design and storytelling company with an office in Napier who have delivered many similar projects across the country.



The Napier Hill Opportunity

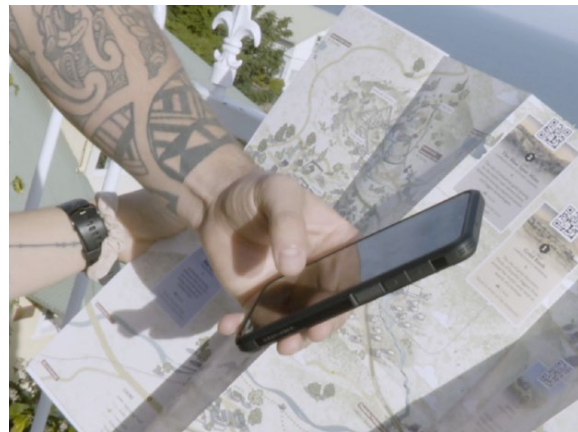
Ahuriri Napier has a rich history within walking distance of the central city, particularly around Napier Hill and surrounding streets and waterways, with a multitude of pā and early settlement colonial sites.

We propose to work with the community to develop a history tour map with digital storytelling. Visitors will access audio and video perspectives and augmented reality scenes that depict historical recreations of pā, heritage houses, farms and industry through QR codes on the map. We will use Locales' product platform, Storymapp®.

We propose to develop the digital storytelling experience with input from the community including heritage consultant Elizabeth Pishief, representatives from Ngāti Pārau and other experts.

This will create a new cultural tourism product for Hawke's Bay, engaging visitors as they explore the city, stay longer and use the souvenir map to promote the city.

The map can also be promoted at gateway isites such as Wellington.



The Napier Hill Opportunity

Key sites on Napier Hill:

Māori Sites (Protected by Napier City Council)	Houses/Places	Bottom of Shakespeare Road
<ul style="list-style-type: none">• Hukarere Pā• Matapane Pā• Pukemokimoki Pā• Pania• Tuhinapo• Karetoki's Whare• Onga Onga Bay (Burns Road)• Selwyn's Rock• Onepoto• Te Pou-a-Te Rehunga	<ul style="list-style-type: none">• McHardy Lodge• Brewster Street (No. 2 & 14)• Old Napier Cemetery• Clyde Road (No. 4, 17, & 25)• Coote Road (No. 22)• The Mount, now the Large House• Frederic Williams House• Lincoln Road (No. 23)• Marine Parade (No. 39)• Sealy Road (No. 23)• Thompson Road (No. 106)• Tiffin Park Gates	<ul style="list-style-type: none">• Fitzgerald House• Shepherd's Cottage• Alex Kennedy's House• Tram Shelter



STORYTELLING COMPONENTS

The Map

A beautiful, hand-illustrated map will provide a walking tour that brings Napier's history to life. It will be based on accurate historical recreations of locations with a contemporary walking/driving tour overlay. We work with historic maps, photographs and 3D models to develop these souvenir-quality maps.

The visitor purchases the map and then uses the QR codes to augment their journey through the digital guide.

We suggest identifying approximately 20 locations for the first phase of the project to create a comprehensive storytelling experience. The suggest the map is retailed in a central location such as MTG Hawke's Bay or the Napier isite.

The map and app can be sold as a \$25 souvenir to ensure the project is sustainable over time. The project can also be expanded over time to incorporate more locales and time periods throughout the city.



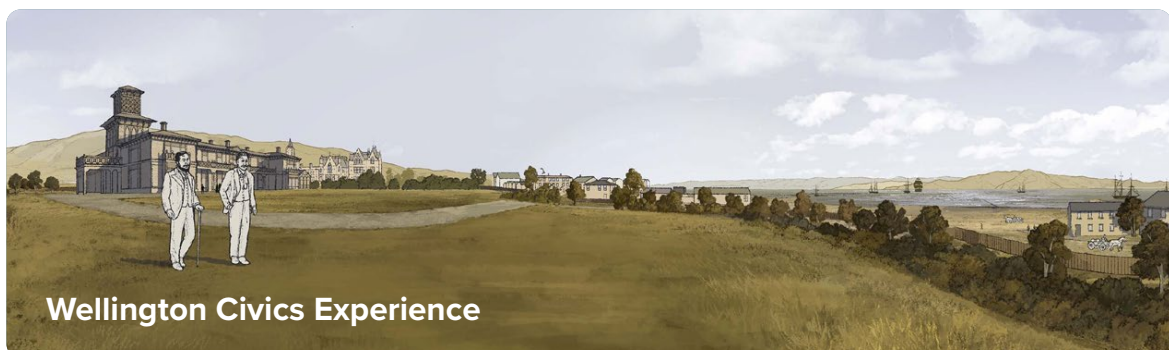
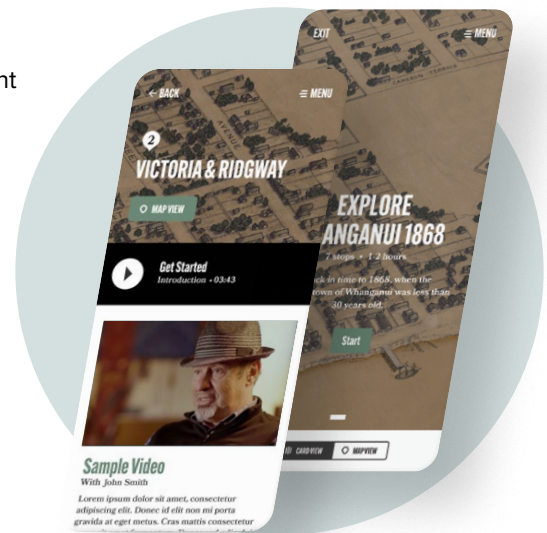
STORYTELLING COMPONENTS

Digital Storytelling Guide

The digital guide will be a mobile web guide designed to deliver location-based storytelling on Napier Hill through multiple voices and perspectives. It works with simple QR codes on the map.

Key features are:

- 360° history view – visitors can use their phone as an augmented reality device and see the environment in front of them transform into a scene from history. It includes clickable hotspots and narration.
- Audio/video overviews and insights – video and audio storytelling from local hapū, experts and guides can provide high-level overviews of each site or more detailed insights and descriptions.
- Text/image articles on featured hotspots and topics – each location can feature additional content for those wanting to explore subjects deeper.



STORYTELLING COMPONENTS

The Interactive Kiosk

Located at a central information hub, such as MTG Hawke's Bay or the Napier isite, the interactive touchscreen map that works as a trail overview. It delivers a compelling storytelling experience onsite and allows for multiple types of media to be played about each stop. It promotes the history trail and advertises the map and guide.



Three recent examples include:



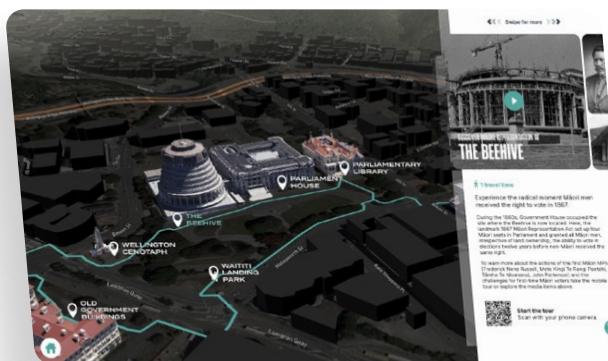
Hastings isite

A 15 stop experience that allows visitors to explore tourism products in the Hawke's Bay through video and images on a 3D map.



Gabriel's Gully

A seven stop history trail around the sites of NZ's first gold rush. The map is based in the Tuapeka Goldfields Museum and promotes the trail.



Wellington Civics Experience

This interactive map introduces an eight stop Civics tour around Wellington's parliamentary precinct starting from the National Library.

Process

The development process involves:



Research & Planning

We will conduct a series of field trips and workshops that determine the narrative and stops that will be covered.

We will be working with Elizabeth Pishief, Ngāti Pārau and local community experts and historians to research and draft storylines for each stop along the trail.

<div>He Ara Kotahi, Hei Ara Kōrero</div> <div>MOBILE TOUR CONTENT SCHEDULE - DRAFT</div> <div>31 October 2023</div> <div>Blue = text blurbs requested from website (doesn't need to be retranslated)</div>		
Home	CONTENT	AUDIOVISUAL MATERIALS
Introduction	<p>Reconnect the shared history of the Tairāwhiti & Raukumara iwi, from the perspective of the indigenous Rangitikei people.</p> <p>Link Map View</p> <p>You may have met Whakarewa to the north (or what was) of Rangitikei (Glenhurst). The first (and/or preceding) to explore the Tairāwhiti & Raukumara (Rangitikei) area were those who first discovered the forest and swamp. In the 1800s these descendants had established many important sites of habitation, defence and food gathering along these rivers of the Raukumara River.</p> <p>On this tour, we will travel together along the riverbanks, to go (or settlement) sites and sacred places. You will hear unique insights on their significance from representatives of the Rangitikei people. You will also hear the 1800s stories of life on the riverbanks and how they shaped the Rangitikei landscape.</p> <p>To start your tour, head to the Hei Ara Kōrero Bridge across the river – it's a great place to get out from if you're walking, cycling or running. You'll find the bridge off R.101, Clive, to the south of Rangitikei town. About 100 metres on the bridge, inspired by the historic photo that was once central to the area. That journey with us to six historic places, where many generations of Rangitikei lived.</p>	<ul style="list-style-type: none">• Some introduction of the tour history• Welcome/reproduction audio clip
Directions	<p>The stops on this tour can be accessed via the Hei Ara Kōrero pathway, a scenic walking/cycling path along the Raukumara riverbanks, near Rangitikei town.</p> <p>Alternately, you can drive to all stops, except Turakina PA (which is accessed by a steep uphill path).</p> <p>Link: Get Directions (Google)</p>	

Writing

We create a detailed communications chart for the project. These charts integrate research with the text requirements for the whole project

Text for the map, guide, and box is written. Includes transcriptions, directions, and summaries.



Media Production

If oral histories were included in the project scope, filming and editing video content takes place. Videos are also transcribed with subtitles added.

Scripts for the audio overviews on each stop are written and recorded with a specialist narrator.



Curating Additional Content

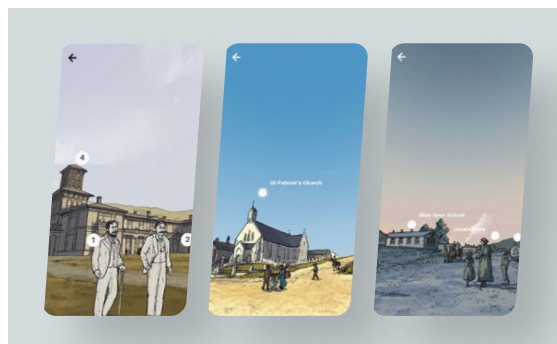
Historic images, oral histories, and related archival content is collated and prepared for use on the mobile app including obtaining permissions for use.

Process



Map Making

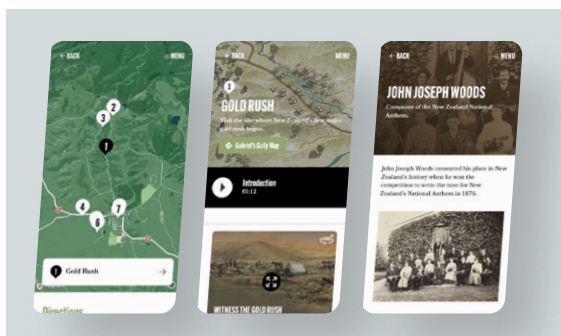
Both 3D and illustrated maps for the Storymapp® Map and Storymapp® Box are designed and developed.



360° Recreations

Hand-illustrated 360° historic recreations are developed, reimagining how each stop looked.

We work alongside specialists to conduct detailed research and create historically accurate representations. Hotspots for each stop are also represented.



App Build

We load the content into the Storymapp® Guide and assign it a unique URL.

A set of QR codes for each stop are produced for each map that help track usage and statistics. The Guide is hosted by Locales and we host any videos on a video streaming service.



Print, Support, and Installation

Maps are printed and the Storymapp® Box is installed on site.

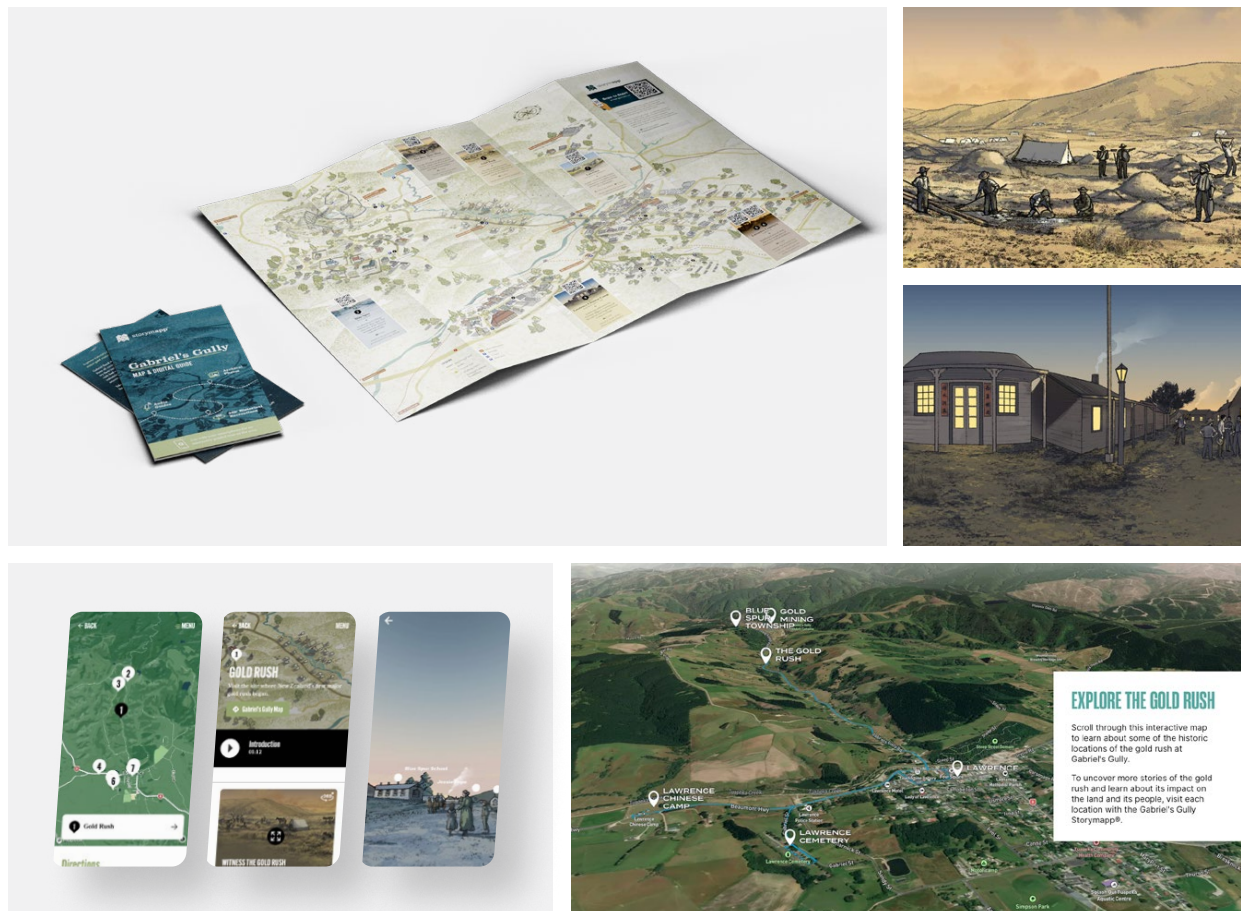
The price for the Storymapp® includes printing and binding of 100 maps for retail. Each additional set of maps printed incurs a cost, as this covers printing and software support and hosting fees.

Pricing

Phase	Tasks	Resources	Price
Research and planning	<ul style="list-style-type: none"> Identify the locations/routes for Phase 1 and future phases Draft scripts for approx. 20 x locations Image and archive research Detailed scoping and planning 	<ul style="list-style-type: none"> Historians Hapū Representatives Locales 	
Content Development	<ul style="list-style-type: none"> Video interviews Script refinement Augmented reality scenes for approx. 10 x locations Map drafts Writing 	<ul style="list-style-type: none"> Historians Hapū Representatives Locales 	
Design	<ul style="list-style-type: none"> Map design App design Mappbox design 	<ul style="list-style-type: none"> Locales 	
Production	<ul style="list-style-type: none"> Audio recording/editing Video editing/subtitles MappBox development App development/content loading 	<ul style="list-style-type: none"> Locales 	
Print, Launch and Promotion	<ul style="list-style-type: none"> Map print Install Promotional materials 	<ul style="list-style-type: none"> Locales Host Location 	
TOTAL			excl. GST
Support/Maintenance/Map Printing	Online support for mobile guide and interactive kiosk		
Potential Income	Map Sales @ 250 maps per year		

CASE STUDY

Gabriel's Gully Storymapp®



The Gabriel's Gully Storymapp® explores the story of New Zealand's first major gold rush, featuring places where intrepid and hardy miners once worked and lived. Key sites on the seven-stop journey include the first sites of the gold rush, Lawrence township, Lawrence Chinese Camp, the abandoned Blue Spur Township, and Lawrence Cemetery.

The Storymapp® experience at Gabriel's Gully features the Map, Guide, and the Storymapp® Box, which is stationed at the Tuapeka Goldfields Museum and Visitor Centre.

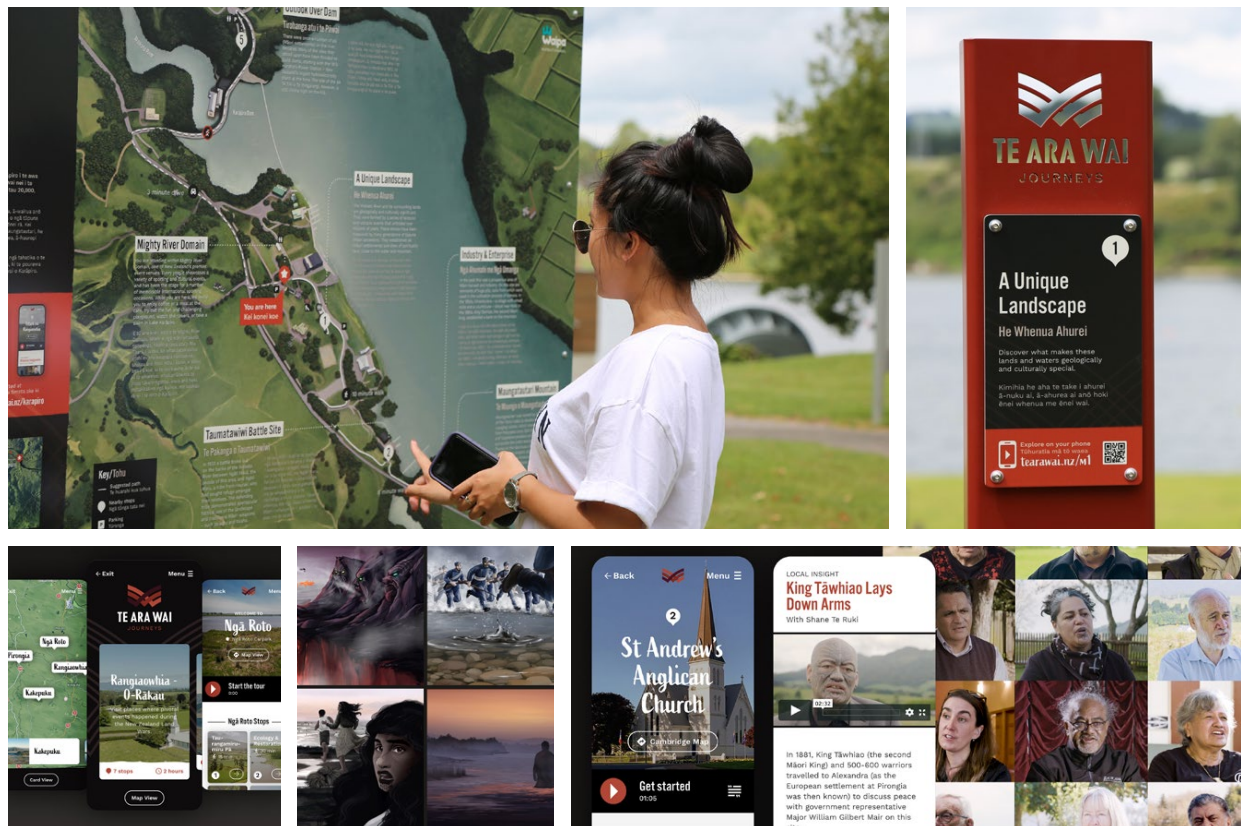
Working alongside Tuapeka Goldfields Museum and Visitor Centre, Locales worked to interpret and reimagine these sites in innovative and creative ways, shedding new light on these important locations and sharing their unique social history.

The 360° historic recreations reimagine what life would have been like for residents of Gabriel's Gully during the gold rush. Hotspots scattered around the illustrated recreations point out noteworthy places, items, and historic figures. By meticulously recreating how the land once looked, the Gabriel's Gully 360° recreations also demonstrate the effects of gold mining on the land, empowering visitors to compare the ways their view has changed over time.

The Storymapp has been extremely successful with the Tuapeka Goldfields Museum selling on average 10 maps per week since launch. It is their best selling item and provides a revenue stream for a small, community museum.

CASE STUDY

Te Ara Wai Journeys



Te Ara Wai Journeys is a community-led mobile tour through the Waipā district launched in late 2019.

It offers a set of different tour options, through six major areas of the district. These tours are comprised of video, audio and graphic descriptions of the history of the region, including New Zealand Land War battle sites and confiscation areas. There are over 160 bilingual interviews and insights from a wide group of community storytellers: historians, scientists, church representatives, and representatives of 9 iwi and hapū.

Visitors access the stories via mobile phone, along clearly marked walking and driving trails. The content aligns with the segments and visitor experiences identified for the Te Ara Wai Museum.

Locales also developed the brand identity for the project.

Awards



Designers Institute of NZ
Best Awards – Gold
Museum Exhibition



Designers Institute of NZ
Best Awards – Gold
Toitanga



Designers Institute of NZ
Best Awards – Bronze
Digital Products/Transactional, Services
& Utility



2020 GLAMi Awards Finalist
Museum-wide Guide or Program

About Locales

Locales is a place-based storytelling agency located in Wellington. We are the only company in New Zealand that focuses specifically on designing and delivering cultural and environmental narratives on places of significance.

Having produced a wide range of these complex, community-led experiences, we offer detailed practical knowledge around issues – such as feasibility, opportunities and budget restraints – that come into play when creating a concept.

We have worked across Aotearoa New Zealand, Australia and Europe, for a wide range of groups, including: iwi, councils, government departments and private trusts. Our clients will attest to the benefits these projects bring to local communities and the rewards that come from their increased understanding of place.



Next Steps

For more information, or to progress this proposal please contact:

Chris Hay
Director

Mobile: 021 772466

Email: chris@locales.co.nz



NAPIER CITY COUNCIL
215 Hastings Street,
Napier 4110

18 April 2024

Dear Councillors,

Ensuring the future of Council housing in Napier with Soho Group Limited

Soho Group Limited (Soho) is one of the country's leading developers and owners of multi-unit residential property. We have completed or are in the final stages of development of over 600 houses across a number of New Zealand cities.

Established and still owned by Jonathan and Sam Wallace, the company has built its reputation on reliability of delivery, the high standard of its portfolio and integrity in its dealings.

Proposal

1. Convert existing 12 sites to leasehold titles with Napier City Council (NCC) continuing to own the fee simple and granting Soho ground leases on the sites.
2. Soho take over ownership of leasehold improvements at no cost and pay ground rent.
3. All existing elderly tenants remain in their units on existing terms.
4. Soho will bring all units up to Healthy Homes Standard.
5. Soho will add more units.
6. Soho maintain a minimum of 282 units (75%) as elderly tenancies only on subsidised rentals.
7. Soho will favour elderly tenancies for the remainder of the units (new units included) but subject to demand.
8. NCC to benefit from net positive cash gain estimated at \$30-40 million over ten years.

Soho Commitment

- All existing units brought up to Healthy Homes Standard at no cost to NCC.
- All units brought up to and maintained at a good condition.
- In-house maintenance and trade crews.
- In-house competent and empathetic management.
- Minimum 75% existing number of units (282) remain as elderly tenancies.
- All existing elderly tenants to remain on same tenancy agreement terms.
- When core elderly units (282) are vacated by current tenants, new rental set at maximum of 75% medium rental for equivalent property in Napier and index adjusted annually.
- Although a commitment to keep a minimum 282 units strictly elderly tenancies, Soho will favour elderly tenants for the additional units.
- Soho will pay ground rental and rates.

New Developments

1. Soho have a positive intention to increase the number of units on the existing properties as:
 - a. redevelopment areas become available due to vacancies, and
 - b. subject to market demand.
2. No units will be leased to Kāinga Ora.
3. Government is currently reviewing IRRS and CHP policy. Therefore, we cannot give an undertaking on this. It is possible some tenants in the new units will be eligible for IRRS. These will be targeted to be elderly.

TERMS: Ground Leases

- Term – 21 years with 7 rights of renewal of 21 years each
- Rent reviews every 7 years.
- Ground Rental based on a percentage of unimproved land value (LV).
- Ground Lessee pays rates and insures the buildings.
- After every 5 years Soho has the right to nominate and purchase the freehold interest of two properties at the unimproved land value (LV).

Council Objectives Achieved

The above proposal achieves all five of the council's key objectives and provides a number of additional positive outcomes for the city of Napier.

Financial sustainability

- NCC retains ownership of the land. This will increase in value over time.
- NCC will receive significant annual ground rental income.
- NCC will receive significant annual rates from a third party.
- NCC will no longer have to insure the properties.
- NCC will not have to expend the forecasted \$16.1 million over the next ten years in managing and maintaining the properties. This along with receiving rates and ground rent should have a combined positive effect for NCC of \$30-40 million over ten years.

Housing Supply

- All units will be upgraded to the Healthy Homes Standard at no cost to NCC.
- Soho will increase the number of available units.

Community Need

- All existing elderly tenants can remain in their existing units on existing terms.
- Soho will maintain a minimum number of dedicated elderly units for the duration of the ground lease.
- Elderly units will be on subsidised rentals, considerably below market.

Potential Supplier

- To the best of our knowledge Soho is New Zealand's largest non-government, non-CHP developer and owner of multi-unit residential housing.
- Our financial strength and capability are underpinned by our extensive existing portfolio and the strength of our shareholders.

Council Achievability

- The proposed structure ensures a minimum number of houses will be utilised exclusively for elderly on subsidised rentals.
- Soho will compile and maintain a waiting list of qualified elderly tenants.
- NCC will be removed from the ongoing issues of tenancy management.

Soho's core business is the development and management of multi-unit residential properties. We rely on establishing and maintaining positive and respectful relationships with all our tenants. We strive to set the standard in this field through constant improvements in all aspects of our business. We can commit to providing a great outcome for the people of Napier.

Regards,



Jonathan Wallace
Director - Soho Group Limited

Soho Group Limited

Public & Affordable Housing Overview

March 2024

Contact us info@shgl.co.nz www.shgl.co.nz

SOHOGROUP

An end-to-end offering
Soho manage the full
development process:
from inception &
project structure, to
delivery, and asset
management.



Procurement of well-located land,
suitable for development



Design and feasibility
management



Resource and Building Consent
process with Councils



Project Management of the
development



Straight forward delivery of a turn-
key finished property, ready for
tenanting



Ongoing asset management via
our tenant app (Re-Leased) for
long-term success

SOHOGROUP

Who are Soho Group?

Soho Group develop design-led, innovative 'mixed-use' housing solutions throughout growth areas of Auckland and regional New Zealand.

We focus on large scale, medium density solutions to inject appropriate housing close to amenities. We offer a Build to Rent/Own or Build to Sell Model.

At the core of our design is tenant ease of living and welfare. Each property is architecturally designed, with input from respected Urban Designers and Landscape Architects. We strive to exceed Building Code standards in several areas and provide opportunities for communal and social spaces to provide tenants with a sense of community.

Our in-house asset management team and quality tenancy management partners ensure that our properties are well-presented and maintained for the long term.



Build Features

Our developments are designed and developed to exceed standards and offer superior tenant amenity.



Architecturally designed with input from expert urban designers



Buildings that exceed Building Code and Healthy Homes standards



Homestar 6 rated by the New Zealand Green Building Council



Lifemark accessibility features



Additional sustainability features, such as solar panels and low energy appliances



Native planting to support local flora and fauna

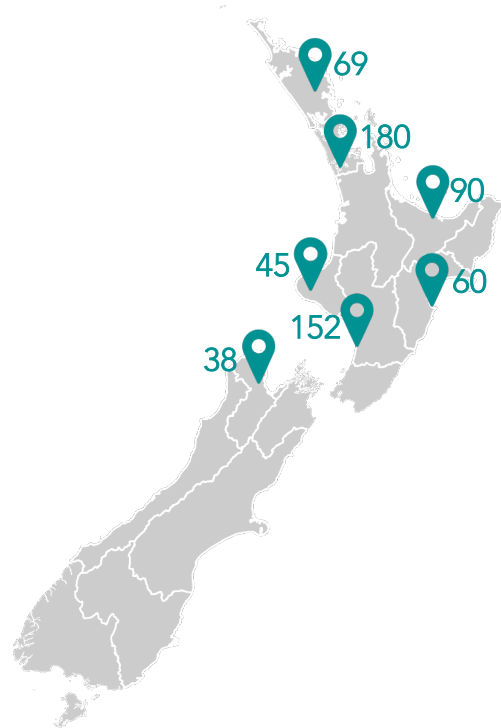
Build to Rent – Key Partners

We partner with Commercial Entities, Community Housing Providers, Iwi Groups, District Councils, and other key stakeholders across New Zealand to manage our tenant-lead Build to Rent properties for optimum tenant outcomes. Current Community Housing Provider partners include:

- Kāhui Tū Kaha
- Tauranga Community Housing Trust
- Te Taiwhenua o Heretaunga
- Modus
- Home in Place

SOHOGROUP

Our Developments: Summary



Region	Property	Build to Rent		Build to Sell	
		Complete	Construction	Complete	Construction
Northland	Wanaka Street (Stages 1-3), Tikipunga				69
Auckland	Smythe Road, Henderson	36			
	Clayburn Road, Glen Eden	36			
	Duke Street, Papakura	39			
	McAnnalley Street (Stages 1-2), Manurewa	60		9	
Bay of Plenty	Tebbs Lane, Gate Pa		36		12
	Te Paeroa Road, Bethlehem	42			
Hawkes Bay	Tarbet Street, Flaxmere	18			
	Wellesley Road, Napier				12
	Barton Avenue, Napier				30
Manawatu	Victoria Avenue (Stages 1-2), Whanganui	34			
	Church Street, Palmerston North	46			
	18 Linton Street, Palmerston North		15		
	34 Linton Street, Palmerston North			6	
	North Street, Palmerston North				51
Taranaki	Leech Street, New Plymouth				45
Nelson Tasman	Nile Street, Nelson		32		6
	Total	311	83	15	225

Tenant-Lead Build to Rent

Over the coming pages, we provide examples of our properties that have been built and leased on a long-term basis as Community Housing.



SOHOGROUP

www.shgl.co.nz

Tenanted: Smyth Road, Henderson, Auckland



Key Details:

Completion Date:	June 2020
Tenant:	MHUD / Kahui Tu Kaha
Configuration:	36 units
Overview:	Architecturally designed property, situated 500m from Henderson train station. The property is situated around a central, communal courtyard in its Northeast corner, overlooking a public reserve.
Special Features:	<ul style="list-style-type: none">Onsite managers officeShared green space for tenantsArchitecturally designed

Tenanted: Clayburn Road, Glen Eden, Auckland



Key Details:

Completion Date:	June 2021
Tenant:	MHUD / Home in Place
Configuration:	36 units
Overview:	Architecturally designed property within walking distance of Glen Eden town centre and Kelston schools.
Special Features:	<ul style="list-style-type: none">Well-appointed communal gardensPrivate outdoor living for each home

Tenanted: Victoria Avenue, Whanganui



Key Details:

Completion Date:	December 2020
Tenant:	MHUD / Home in Place
Configuration:	26 units
Overview:	Excellent location on main arterial. Close to public transport, shops, and education facilities.
Special Features:	<ul style="list-style-type: none">• Universal ground floor units• Generous onsite parking

Tenanted: Duke Street, Papakura, Auckland



Key Details:

Completion Date:	August 2021
Tenant:	MHUD / Kahui Tu Kaha
Configuration:	39 units
Overview:	Sunny northern corner position, on the doorstep of Papakura town centre. Architecturally designed to include Universal accessibility features and Homestar 6 health, efficiency and sustainability benefits.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Universal rated accessibility• Onsite managers office

Tenanted: Church Street, Palmerston North



Key Details:

Completion Date:	April 2021
Tenant:	MHUD / Home in Place
Configuration:	46 units
Overview:	Short walk from city center square, and centrally located for all of Palmerston North's amenities.
Special Features:	<ul style="list-style-type: none">• Universal rated accessibility• Generous onsite parking

Tenanted: Te Paeroa Road, Tauranga



Key Details:

Completion Date:	May 2022
Tenant:	MHUD / Tauranga Community Housing Trust
Configuration:	42 units
Overview:	Well-positioned beside Bethlehem mall, enjoying direct access to the neighbouring public park.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Universal rated accessibility• Lift access• Solar panels• Onsite managers office

Tenanted: Tarbet Street, Hastings



Key Details:

Completion Date:	May 2022
Tenant:	MHUD / Te Taiwhenua o Heretaunga
Configuration:	18 units
Overview:	Spacious dwellings that enjoy large, private outdoor areas, located in the heart of Flaxmere. Architecturally designed to include Homestar 6 health, efficiency and sustainability benefits.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Universal rated accessibility• Solar panels• Low density design with a range of configurations, appealing to families

Tenanted: McAnnalley Street, Manurewa, Auckland



Key Details:

Completion Date:	June 2022
Tenant:	MHUD / Modus Housing
Configuration:	60 units
Overview:	Warm, dry and safe dwellings located 500m from Manurewa town centre.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Universal rated accessibility• Onsite managers office• Solar panels• Communal tenant garden including vegetable gardens

Tenanted: Victoria Avenue (Stage 2), Whanganui



Key Details:

Completion Date:	January 2024
Tenant:	MHUD / Home in Place
Configuration:	8 residential units Ground floor commercial unit
Overview:	Excellent location on main arterial. Close to public transport, shops, and education facilities.
Special Features:	<ul style="list-style-type: none">• Lifemark ground floor units• Homestar 6 design• Generous indoor/outdoor living proportions• Appropriate commercial tenant being sought for ground floor that is complimentary to the residential accommodation

Under Construction: 18 Linton Street, Palmerston North



Key Details:

Completion Date:	Q4 2024
Tenant:	MHUD / Home in Place
Configuration:	15 units
Overview:	Centrally located, within a flat, easy walk of Palmerston North’s city centre amenities. The development will meet Universal design standards and offer Lifemark rated ground floor homes allowing for tenants of all ages, stages and abilities.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Lifemark rated ground floor

Under Construction: Tebbs Lane, Tauranga

A portion of these units will be sold to Tauranga Community Housing Trust, boosting home ownership for Community Housing Providers within the region.



Key Details:

Completion Date:	Q3 2025
Tenant:	MHUD / Tauranga Community Housing Trust
Configuration:	48 units
Overview:	Large, hectare site with dwellings situated around a central 'village green'. Designed with accessibility and ease of living in mind, this property includes Universal accessibility features and Homestar 6 health, efficiency and sustainability benefits.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Lifemark 5 rated accessibility• Lift access to units• Solar panels for communal energy• Communal central green for tenant enjoyment and visiting whanau

Under Construction: Nile Street, Nelson

A portion of these units will be sold to Home in Place, boosting home ownership for Community Housing Providers within the region.



Key Details:

Completion Date:	Q4 2025
Tenant:	MHUD / Home in Place
Configuration:	38 units
Overview:	Centrally located for Nelson City Centre, NMIT, and all local amenities. Architecturally designed property situated to the rear of an attractive heritage church.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Accessible ground floor• Sympathetic design in keeping with heritage church• Onsite car park and managers office

Planning Stages: Ranfurly Street, Palmerston North



Key Details:

Completion Date:	Q2 2025
Tenant:	MHUD / Emerge Aotearoa Housing Trust
Configuration:	26 units

Overview: Developed in collaboration with Rangitane o Manawatu Investment Trust and Emerge Aotearoa Housing Trust. Excellent proximity to town centre and amenities.

- Special Features:
- Homestar 6
 - Lifemark rated ground floor
 - Solar panels
 - Communal gardens including fruit trees, garden beds and seating as well as private outdoor living space for each unit

Build to Sell

Over the coming pages, we provide examples of our properties that are being built to sell to Kainga Ora and other partners.

-  A suitable development site (in area of public housing need) is identified and presented to Kainga Ora.
-  Contract put in place with Kainga Ora, and land purchased by Soho Group.
-  Property is designed and consented in collaboration with Kainga Ora.
-  Our in-house project management oversee the development of the property.
-  The completed property is sold to Kainga Ora, providing an efficient, turnkey public housing solution.

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Complete: McAnnalley Street (Stage 2), Manurewa, Auckland



Key Details:

Completion Date:	July 2023
Purchaser:	Modus Housing
Configuration:	9 units
Overview:	Warm, dry and safe dwellings located 500m from Manurewa town centre. These units were sold to Modus to manage alongside the 60 units that they manage on a long-term lease on the same site.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Universal rated accessibility• Onsite managers office• Communal tenant garden

Complete: 34 Linton Street, Palmerston North



Key Details:

Completion Date:	February 2024
Purchaser:	Kainga Ora
Configuration:	6 units
Overview:	Centrally located, within an easy, flat walk of the town centre and amenities. Architecturally designed to provide additional accessibility and sustainability benefits.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Universal rated accessibility

Under Construction: Leach Street, New Plymouth



Key Details:

Completion Date:	Q2 2024
Purchaser:	Kainga Ora
Configuration:	45 units
Overview:	Centrally located site, attractively positioned around a central green area. Standard KO dimensions and unit design.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Lifemark 5 ground floor• Children's play area• Communal outdoor areas• Managers' office• Mobility scooter and bicycle parking• Onsite car park

Under Construction: Wanaka Street, Whangarei



Key Details:

Completion Date:	Stage 1 – Q3 2024 Stages 2 and 3 – Q1 2025
Purchaser:	Stage 1 – Kainga Ora Stage 2 – Habitat for Humanity Stage 3 – Te Pae
Configuration:	Stage 1 – 54 units Stage 2 – 9 units Stage 3 – 6 units
Overview:	Located in Tikipunga, approximately 6km North of Whangarei. The site offers tenants ample connection to the surrounding community, with several local amenities within easy walking distance. The site offers a mix of ownership, typologies, and accessibility features, appealing to a broad range of tenants.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Solar power for communal areas• Generous onsite community room and managers office• Lifemark rated ground floor

Under Construction: North Street, Palmerston North



Key Details:

Completion Date:	Q4 2024
Configuration:	51 homes
Overview:	<p>Design-built public housing complex, offering warm, dry and safe housing in central Palmerston North. The development will be architecturally designed and offer a mix of standalone houses and three-level walk-up apartments. The mix of configurations and proximity to various amenities will make this site appealing to a broad and varied cohort of tenants.</p>
Special Features:	<ul style="list-style-type: none">• Homestar 6• Solar power for communal areas• Generous onsite community room and managers office• Lifemark 5 accessibility rating

Under Construction: Wellesley Road, Napier



Key Details:

Completion Date:	Q4 2024
Configuration:	12 units
Overview:	With key amenities such as healthcare, supermarkets, schools and parks all within walking distance, this 12-unit apartment complex provides an innovative form of affordable living to central Napier. This apartment complex is specifically designed to achieve full universal design and accessibility standards, with additional Homestar efficiency and sustainability benefits.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Lifemark rated ground floor

Under Construction: Barton Avenue, Napier



Key Details:

Completion Date:	Q2 2025
Configuration:	30 units
Overview:	Centrally located site, close to Napier town centre. The site offers 30 units in various configurations in a mix of three-level walk-up blocks, townhouses and standalone homes.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Generous onsite parking and communal greenspace• Accessible design

Our ethos is simple:
To provide warm,
dry and safe
housing, managed
for long-term
success.

This is underpinned by the below principles, core to everything we do:



Sustainable and environmentally responsible projects



Designs that exceed standards



Locations and dwellings that offer superior tenant amenity



Engaging within our communities

SOHOGROUP

Our Leadership Team

Our leadership team are passionate about delivering warm, dry and safe houses across New Zealand. They manage our in-house procurement, project, operational and asset management staff to take projects from inception to completion, and long-term success.



Sam Wallace
Managing Director

Sam established Soho in 2017, with the intention of focusing on innovative and sustainable public housing for New Zealand. With a background in law, property development, and asset management Sam is passionate about delivering optimal tenant outcomes through design-led housing solutions. Sam leads our team, developments, and asset management and is the key liaison for the housing providers we work with.



Jonathan Wallace
Director

Jonathan is the Managing Director of Wallace Development Company Limited, and a Director of Soho. Since 1982, he has completed more than 400 property developments throughout New Zealand, many of which are retained and managed by his dedicated property management team. Jonathan provides Soho with critical insights and hands-on advice from his extensive experience in the industry.



Emma Jackson
Operations Manager

With a background in multi-national operational support gained across the UK, Ireland and New Zealand, Emma manages Soho’s day-to-day operations, asset management team, branding/communications, people, and various business development initiatives. Emma has studied Project Management and Personnel Practice.



Ben Noone
Head of Project Delivery

Ben is responsible for leading the delivery of our projects from design to civil construction and vertical build. Ben brings robust construction and development experience, value engineering and sharp commercial nous. Ben’s formal education includes a Bcom from Otago university and MBA from Auckland university.



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Napier City Council
Three-year Plan 2024-27 Submission
Tū Tangata Maraenui Charitable Trust



Nga mihi nui ki a koutou

Tū Tangata Maraenui Charitable Trust has been in existence since 2013. Our Vision is: **A safe, healthy, connected, engaged and informed Maraenui.**

We value our relationship with the Napier City Council and look forward to continuing to work together. Like Council, we consider Maraenui a special and unique part of the city and we do all we can to promote pride and well-being in our suburb.

Meeting monthly, we have worked with Council staff and we are very appreciative of the mahi Council has done in Maraenui over the last few years: the Splash Pad, the Basketball Court, traffic-calming measures and other improvements. We have also started to develop a Resilience Plan with CDEM, and are keen to progress this and have a hub in Maraenui.

With Cr Boag on our Trust and the attendance of Cr Greig at our meetings, we have been kept informed on many issues Council is involved with.

Our comment on your Long Term Plan (we do not want to speak to it)

1. Rates increases

We are very concerned about the huge rates increase in the Plan. Homeowners and renters will all be hit hard by this. We ask you to find ways to reduce the rates burden. People are already struggling to put food on the table and pay their bills and this makes things worse.

2. The future of Council Housing in Napier

We support the preferred option – Shifting Council's focus to delivering retirement housing only and sell some Council-owned housing.

3. If we shift to a focus on retirement housing, how can Council deliver this in a effective way?

We had a lengthy discussion about this, but finally settled on Option 2b.

4. Building up our community resilience

Option 1 – continue with a rate to build resilience but we are concerned about this being added onto tenants' rents.

5. A new approach to managing Council's investments

We agree with the preferred option.

6. Reviewing our Fees and Charges

We were concerned in particular about the huge increase in charges for Ocean Spa, which many of our whānau enjoy but will not be able to afford to take the family at this new rate. Could you please consider a lower rate for locals?

7. A change to how we fund some tourist facilities

We agree with these changes.

8. Napier City Council Office Accommodation

We like the idea but are very concerned about the cost and ask if it could be put on hold till the next LTP, to reduce rates.

Any other feedback:**Infrastructure for new builds in Maraenui**

We feel our current infrastructure is not coping with wastewater management intake. We are asking for an upgrade of infrastructure to cater for current and the 200 plus new homes being built in Maraenui over the next few years.

Te Pihinga

We are disappointed that Te Pihinga has been put on hold for several years. With the new housing development, and the growth of hugely successful community-led programmes like Shamrock Boxing, Age Concern Pakeke and Backyard Motivation, it is important for the community to have a hub to bring people together. We want to connect our people as the community grows and this would be ideal.

Emerson Street Revitalisation

We do not see this as being necessary, in light of the huge rates increase.

Community Plan:

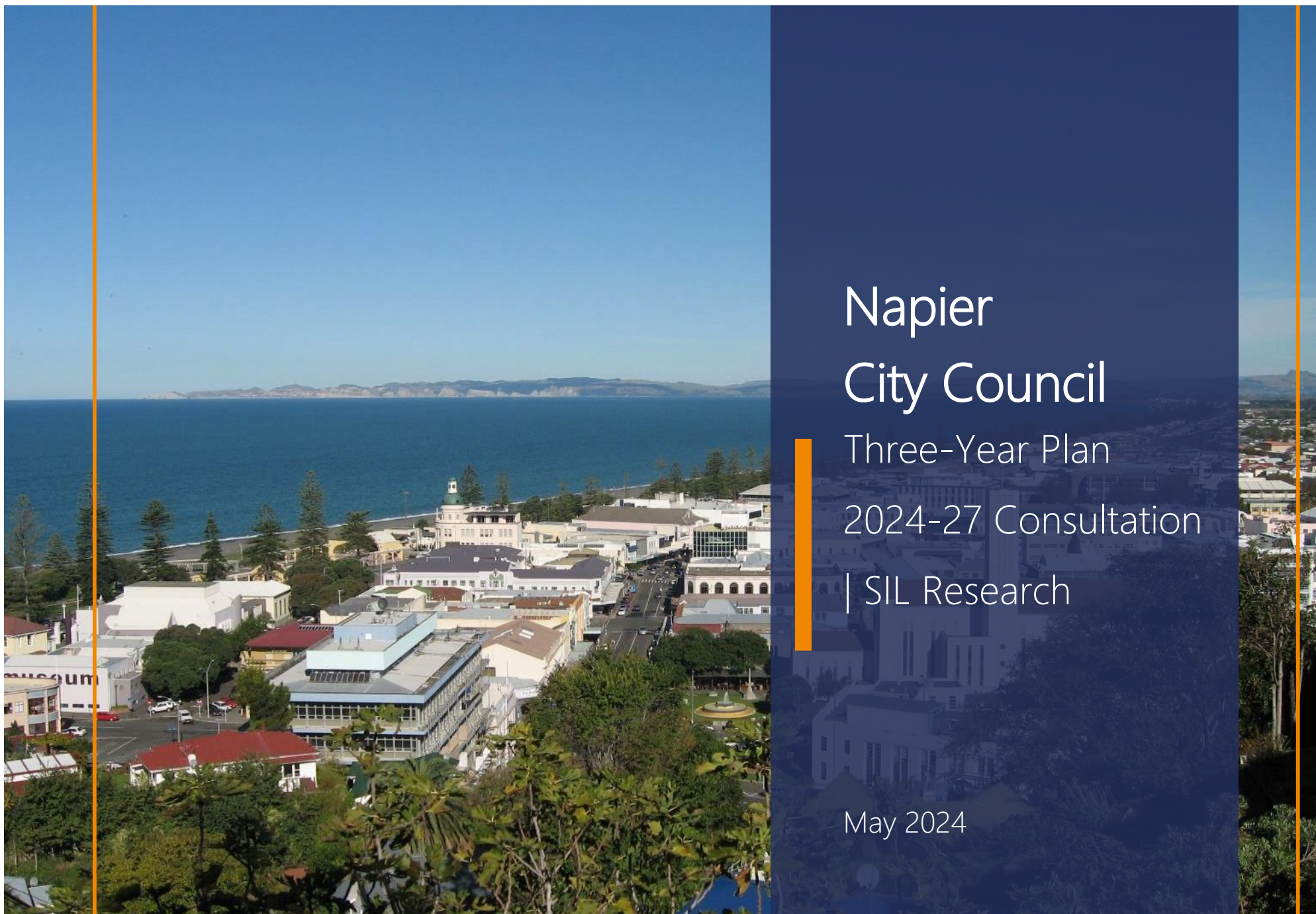
We are keen to work with the Napier City Council on a community-led Community Plan for Maraenui. We have many moving parts, and bringing us together to plan the decade ahead would help co ordinate and maximise opportunities.

Mary Mohawk

Chairperson Tū Tangata Maraenui Trust

On behalf of the Trust

He aha te mea nui o te ao. He tāngata, he tāngata, he tāngata



Napier City Council

Three-Year Plan
2024-27 Consultation
| SIL Research

May 2024

Contact: Dr Virgil Troy 06 834 1996 or virgiltroy@silresearch.co.nz

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EXECUTIVE SUMMARY

Every three years, Napier City Council (NCC) reviews its Long-Term Plan (LTP). When developing its plan, a proposal is formed underpinning the consultation document.

Due to the disruption caused by Cyclone Gabrielle in 2023, the government changed the legal requirement for the NCC to produce a 10-year Long Term Plan. The Council instead proceeded with a Three-Year Plan for 2024-2027, focusing on post-cyclone recovery.

The primary objective of this public consultation was to provide community members with an opportunity to comment on the proposed Three-Year Plan for 2024-2027.

The consultation period was open between 25 March and 26 April 2024. A total of n=837 unique responses were received and used in the analysis.

The main findings were as follows:

- **Council housing:** 59% of respondents supported the Council's preferred option to shift focus to retirement housing delivery only (with 57% in favour of a mixed delivery approach) and sell some Council-owned housing; 13% of respondents suggested continuing to use loan funding and rates, and 28% did not select either of the two options. Public feedback reflected a mix of financial concerns, demographic considerations, and opinions on the role of local government in housing provision.
- **Community Resilience:** 41% of respondents favoured continuing with the Resilience Rate to build up savings for future emergency events; 30% disagreed with this option, and a large proportion of respondents (30%) did not select either of the two options. With general support of being proactive in preparing for future disasters, public feedback highlighted concerns about rate increases, acknowledging the economic impact on households and businesses.
- **Council's Investments:** 37% of respondents agreed to creation of a Council Controlled Trading Organisation (CCTO) for a commercially focused investment portfolio; 20% were in favour of this portfolio being managed within Council, and 8% selected the status quo (no financial performance prioritisation). However, over one-third (35%) of respondents did not select any of the three options. Public feedback emphasised the need for professional management and financial sustainability in handling Council investments, with some conditional support for the preferred option, and call for regular reporting to ratepayers to maintain accountability and ensure that investments align with the Council's objectives. However, there

was still a strong sentiment against increasing rates or introducing additional financial burdens on ratepayers, particularly those who are already struggling financially.

- **Fees and Charges:** 42% of respondents preferred adjusting fees and charges only in line with CPI increases, while 25% supported increasing some fees beyond CPI; 33% did not select either of the two options. Concerns about rate increases and the cost of living were prominent in public feedback, with a desire for cost reduction within the Council and transparency in decision-making. While some acknowledged the need for revenue generation and cost recovery, there was a widespread resistance to any measures that would further burden residents.
- **Tourist Facilities:** 52% of respondents supported loan-funding deficits for tourist facilities; 11% of respondents supported the status quo (using rates to fund the selected tourist facilities), and 36% did not select either of the two options. Public feedback emphasised the importance of financial self-sufficiency for these facilities, with suggestions for outsourcing, privatisation or asset sales if profitability cannot be achieved under Council management. Again, there was a clear desire for fiscal responsibility, effective management, and community accessibility in the operation of Council tourist facilities, balancing the financial needs with community interests and exploring alternative business models.
- **Council Office Accommodation:** 37% of respondents supported strengthening and redeveloping the Library Tower for Council staff, while 27% preferred selling the tower; 36% did not select either of the two options. Public feedback favoured retaining ownership of the building for cost-effectiveness and community benefit, despite concerns about overspending and the need for careful financial planning. However, the comments also reflected on concerns among ratepayers regarding the proposed Council office accommodation projects. There was a clear emphasis on financial responsibility, with many expressing doubts about the necessity and affordability of the developments, especially amid current economic challenges, while some suggested selling the building to save costs.
- Overall, public feedback across all questions highlighted a strong emphasis on financial responsibility, transparency, and accountability in decision-making, with a focus on minimising financial burden on ratepayers amid current economic challenges. Many areas of the Three-Year Plan were viewed through the proposed rates increase of 23.7%, on average, for 2024 (with many also concerned about their own above-average increases). There were also calls for practical, budget-conscious approaches that address community needs effectively.



METHODOLOGY

RESEARCH GOAL

Every three years, Napier City Council (NCC) reviews its Long-Term Plan (LTP). When developing its plan, a proposal is formed underpinning the consultation document.

Due to the disruption caused by Cyclone Gabrielle in 2023, the government changed the legal requirement for NCC to produce a 10-year Long Term Plan. The Council instead proceeded with a Three-Year Plan for 2024-2027, with a focus on post-cyclone recovery.

This change acknowledged the effects Cyclone Gabrielle had on Council's ability to deliver previously planned projects.

The Three-Year Plan proposed rates increases of 23.7%, on average, for 2024, with further rises each year over the three-year period. As such, the consultation document outlined the objectives and outcomes of each project/investment with options on how they would be funded, over what timeframe, or whether to keep the status quo.

SIL Research, as an independent Market Research company and a member of the Research Association of New Zealand, analysed the public submissions and data on behalf of Napier City Council.

QUESTIONNAIRE AND PROJECT SPECIFICS

NCC developed a questionnaire for the community to provide feedback on the proposed Three-Year Plan changes.

The questionnaire included six main topics:

(1) Council's housing

- *"Should we continue to deliver our current council housing by increasing rates and borrowing, or should we shift Council's focus to retirement housing only and sell our social housing villages?"*
- *"If we shift to a focus on retirement housing, how can Council deliver this in an effective way?"*

(2) Building up our community resilience

- *"The impact of Cyclone Gabrielle brought us unexpected costs, so we introduced a Disaster Recovery Rate 2023/24. This money was set aside for cyclone recovery. Our recovery from the cyclone is ongoing, and we must be ready for future events, which comes at a cost. We need to build up savings to pay for future emergency events. We want to keep the disaster Recovery Rate, (renaming it the Resilience Rate), so we can thrive no matter what the future holds."*

(3) A new approach to managing Council's investments

- *We own investment assets worth more than \$160 million. These include assets like sections being developed for sale in Parklands, residential and commercial property, and cash. We've been looking at how we could manage some or all these investment assets as an investment portfolio for Napier. Our preferred option is to form a Council Controlled Trading Organisation to manage the investment portfolio so we can become a more financially sustainable Council."*

(4) Reviewing our fees and charges

- *"We've reviewed the fees and charges of all Council user-paid services for 2024-25. We do this each year to ensure we are recovering some operating costs through user pays. The standard increases match the Consumer Price Index. We are facing increasing financial pressure from things such as rising costs. We're proposing increases to some fees and charges that are higher than the 5.6% Consumer Price Index."*

(5) A change to how we fund some tourist facilities

- *"In 2023, we carried out an independent review of our business and tourism facilities to see if any could operate without rates funding. Council supported the approach of transforming three facilities into Council-owned commercial businesses from 1 July 2024, with the objective of being financially self-sustainable. These facilities are Napier Conferences & Events, Ocean Spa and Kennedy Park Resort. Until these facilities become financially self-sufficient, they will operate at a loss, which is currently funded through rates. We want to support these three facilities in a way that doesn't impact rates. We are proposing to do this using loans, for a maximum of three years."*

(6) Napier City Council office accommodation.

- *"Our 'back-office' staff have worked from several buildings in town since the old Library Tower on Station street was vacated in 2017 due to safety concerns. This building is owned by Council, and we have been thinking about whether our staff could move back to that site – either into a new building, or after strengthening and refurbishing the existing building. Having staff work in several buildings is inefficient. It has separated different teams, making it harder for them to work*

together and communicate. It has also increased costs through having to pay rent to landlords."

All questions included a free-text field for public feedback.

In addition, a general comment section was included at the end of the form, providing opportunities for respondents to submit their feedback and any attached documents.

All relevant information was available online at the Council's website (<https://www.sayitnapier.nz/ncc/three-year-plan-2024-27/>).

Six community meetings and drop-in sessions were held on 26th March, 7th, 13th, 17th, 20th and 24th April (Taradale shops, National Aquarium, Napier Urban Farmers Market, Napier War Memorial Centre, Taradale Library, and Marewa shops).

DATA COLLECTION

The consultation was open between 25 March and 26 April 2024.

An online survey was available via Council's website (sayitnapier.nz). An active media and social media campaign was promoted by the Council to increase awareness about this consultation.

Paper-based submission forms were also available, and could be dropped-off at the customer service centre or posted to 3YP Submissions, NCC Private Bag 6010, Napier.

In addition, Council housing tenants received a paper copy of the consultation form, which included questions regarding the future of Council's housing provision.

DATA ANALYSIS

A total of n=837 unique responses were collected.

There were n=50 responses submitted on behalf of a group/organisation (6%); 126 respondents expressed their willingness to speak in-person in support of their feedback (15%).

Duplicate personal submissions (e.g. same person/contact details) were also received (n=42); these responses (in consultation with the NCC) were aggregated into a single submission per person. Where additional clarification was required, respondents who submitted several forms were followed up by phone to validate their responses.

In addition to quantitative (single response tick-box) measures allowing respondents to select their preferred option for each consultation topic, submission forms also allowed qualitative free-text responses to provide additional comments related to the Three-Year Plan consultation. SIL Research used a content analysis approach to determine certain themes, concepts or issues within submitted feedback. This represents a 'bottom up' data driven approach where identified themes are derived purely from the collective respondent feedback, rather than fitting responses into pre-determined categories; essentially, reflecting 'the voice of the people'. Where very specific comments could not be incorporated into larger themes, these were coded as 'Other' issues. The majority of respondents providing free-text responses had their comments coded into at least one of the identified themes for each question area (many with multiple themes identified as relevant).

NOTES ON REPORTING

The term 'respondent' has been used to represent residents who participated in the consultation.

Due to rounding, figures with percentages may not add to 100%. Reported percentages were calculated on actual results not rounded values.

Overall findings are presented in two ways:

- Calculated percentages based on all submissions (n=837).
- Adjusted percentages, excluding "no answers" (submissions where neither of answer option was selected).

This consultation provided an opportunity for respondents to express their views outside of the provided answer options. These comments were analysed and included in the public feedback section for each consultation topic.

Where applicable, responses were aggregated by residential area (i.e. Napier suburbs) as self-identified by residents, with further combination into wards.

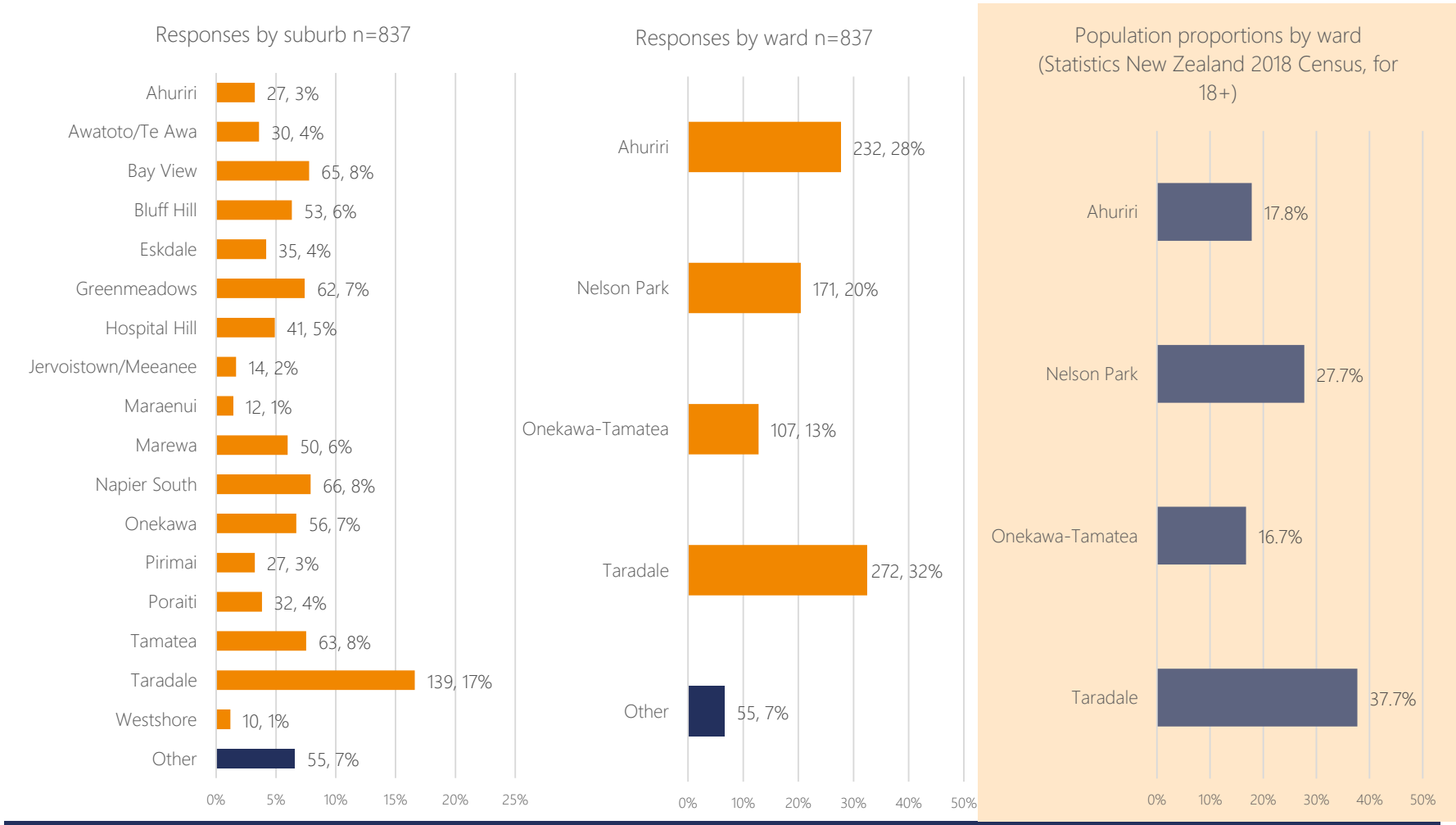
Responses outside of Napier, and with no valid addresses provided, were re-coded as 'Other'.

Where results are reported by sub-groups of residents, estimates of results may not be statistically reliable due to the higher margins of error (small sample sizes).

Overall, the nature of this research was consultative engagement with Napier residents on a self-selecting basis, rather than a representative opinion survey.



RESPONDENTS DETAILS



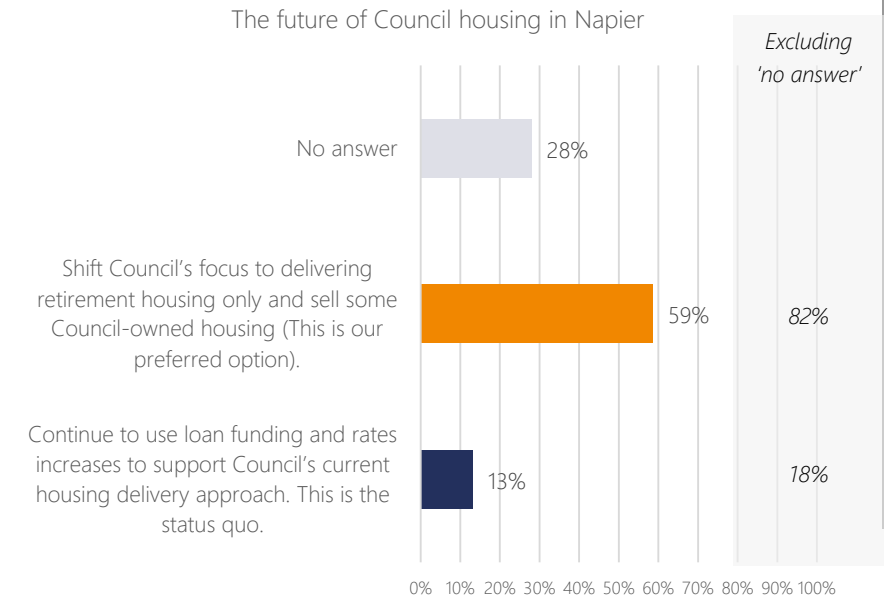
All respondents were asked for their contact details (e.g. street address, city, suburb).

Note: 'Other' includes responses outside of Napier (n=47) or from unidentified addresses in Napier (n=8).



QUESTION ONE A – Council housing provision

- Overall, 59% (n=491) of submitted responses agreed with the Council’s preferred option to shift focus to retirement housing delivery only and sell some Council-owned housing; 13% supported continued use of loan funding and rates; 28% did not select either of the two options.
- When adjusted to exclude ‘no answers’, this support for the preferred option was up to 82%.
- The greatest support for the preferred option was observed in Onekawa-Tamatea (67%) and Taradale (65%) wards, and lowest in Ahuriri ward (51%).



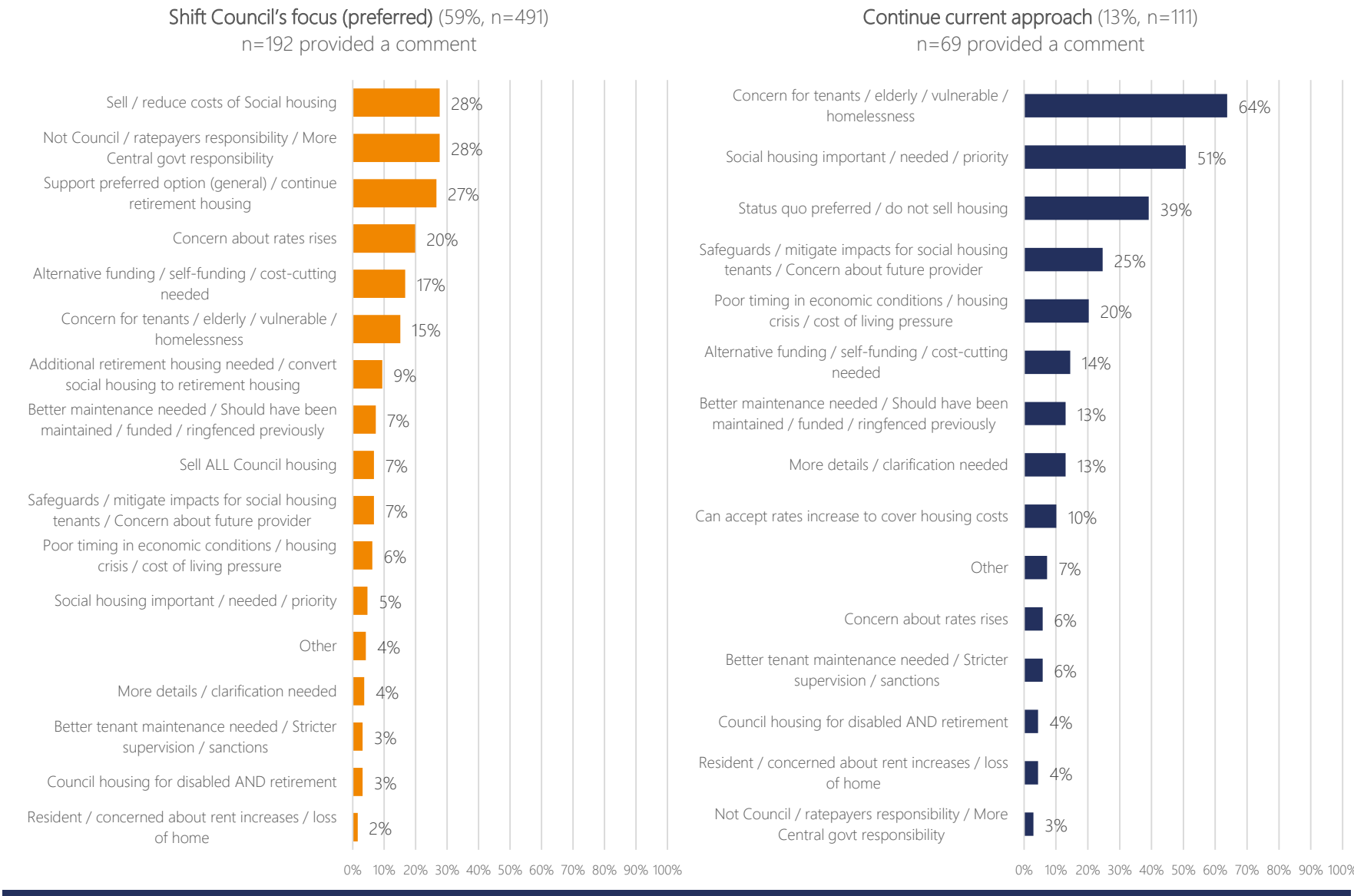
		Shift Council's focus (preferred)	Continue current approach
Ward	Ahuriri	51%	13%
	Nelson Park	61%	19%
	Onekawa-Tamatea	67%	12%
	Taradale	65%	13%
	Other	36%	4%
Suburb	Ahuriri	70%	4%
	Awatoto/Te Awa	73%	7%
	Bay View	40%	5%
	Bluff Hill	49%	25%
	Eskdale	57%	3%
	Greenmeadows	61%	13%
	Hospital Hill	54%	24%
	Jervois town/Meeanee	79%	0%
	Maraenui	67%	8%
	Marewa	58%	16%
	Napier South	56%	26%
	Onekawa	68%	11%
	Pirimai	70%	11%
	Poraiti	72%	13%
	Tamatea	68%	14%
	Taradale	62%	16%
	Westshore	40%	10%

All respondents were asked: "Should we continue to deliver our current council housing by increasing rates and borrowing, or should we shift Council's focus to retirement housing only and sell our social housing villages?". Two answer options were provided ("Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo"; and "Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option)"), with a comment section.



PUBLIC FEEDBACK – Council housing provision

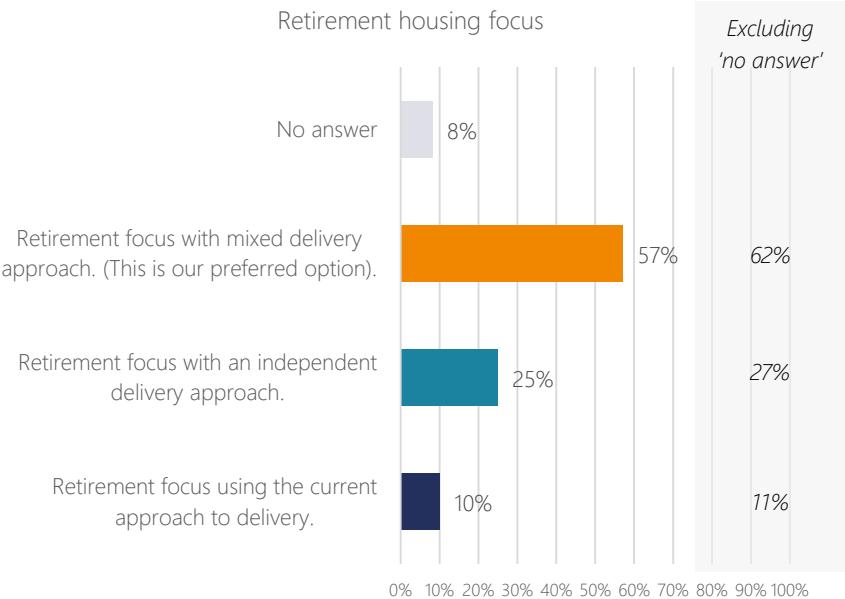
- Overall, 42% of respondents provided a comment in relation to Council housing. The comments reflected a complex mix of financial concerns, demographic considerations, and differing opinions on the role of local government in housing provision. While there was a consensus on the need for efficiency and prudent resource management, there was also divergence regarding the specific focus of housing efforts and the best approach to balancing social welfare with fiscal responsibility. Concern about rates rises was generally evident among respondents (18% of all comments).
- 59% of respondents supported Council's preferred option to shift housing focus, and n=192 respondents provided a comment to support their opinion.
- The top-mentioned themes focused on optimisation of resources and reduction of costs associated with social housing, with many advocating for selling Council-owned social properties. There was generally a notable emphasis on prioritising retirement housing over social, often citing demographic trends (aging population) and the increasing need for affordable housing for the elderly.
- However, some comments also expressed scepticism or opposition to the Council's involvement in housing, advocating for central government or existing community providers to take on this responsibility. Critiques included concerns about the financial burden on ratepayers, and demands for transparency and accountability in the management of Council resources.
- 13% of respondents supported the status quo to continue using loan funding and rates, and n=69 respondents provided a comment in relation to this.
- Many comments in this group emphasised the importance of supporting vulnerable members of the community, including low-income individuals, retirees, and people with disabilities, especially given cost of living pressures and a wider housing crisis. There was a recognition of the social responsibility to provide affordable housing and concern about the potential consequences of reducing social housing options.
- In particular, some respondents expressed concerns about the exact nature of potential future housing providers (requesting further public consultation on this), and wanted safeguards put in place to mitigate impacts for social housing tenants.
- 28% of respondents did not select either of the two options; however, n=90 (11% of all submissions) provided a verbatim comment.
- Among those submissions there was still a general acknowledgement of retirement housing focus (the Council preferred option), addressing the housing needs of retirees while ensuring responsible financial management and considering the welfare of vulnerable residents.
- There was also a recognition of the complex challenges involved in providing affordable housing and the need for collaboration between different levels of government and organisations within the community.





QUESTION ONE B – Council retirement housing

- Of 491 respondents who agreed with shifting Council's focus to deliver retirement housing only, over half (57%) were in favour of Council's preferred option (a mixed delivery approach). This was up to 62% when adjusted to exclude 'no answers'.
- One-quarter (25%) selected the independent delivery approach, and 1-in-10 respondents (10%) were in favour of the current approach; 8% of respondents did not select a provided option.
- There were no significant differences recorded by ward.



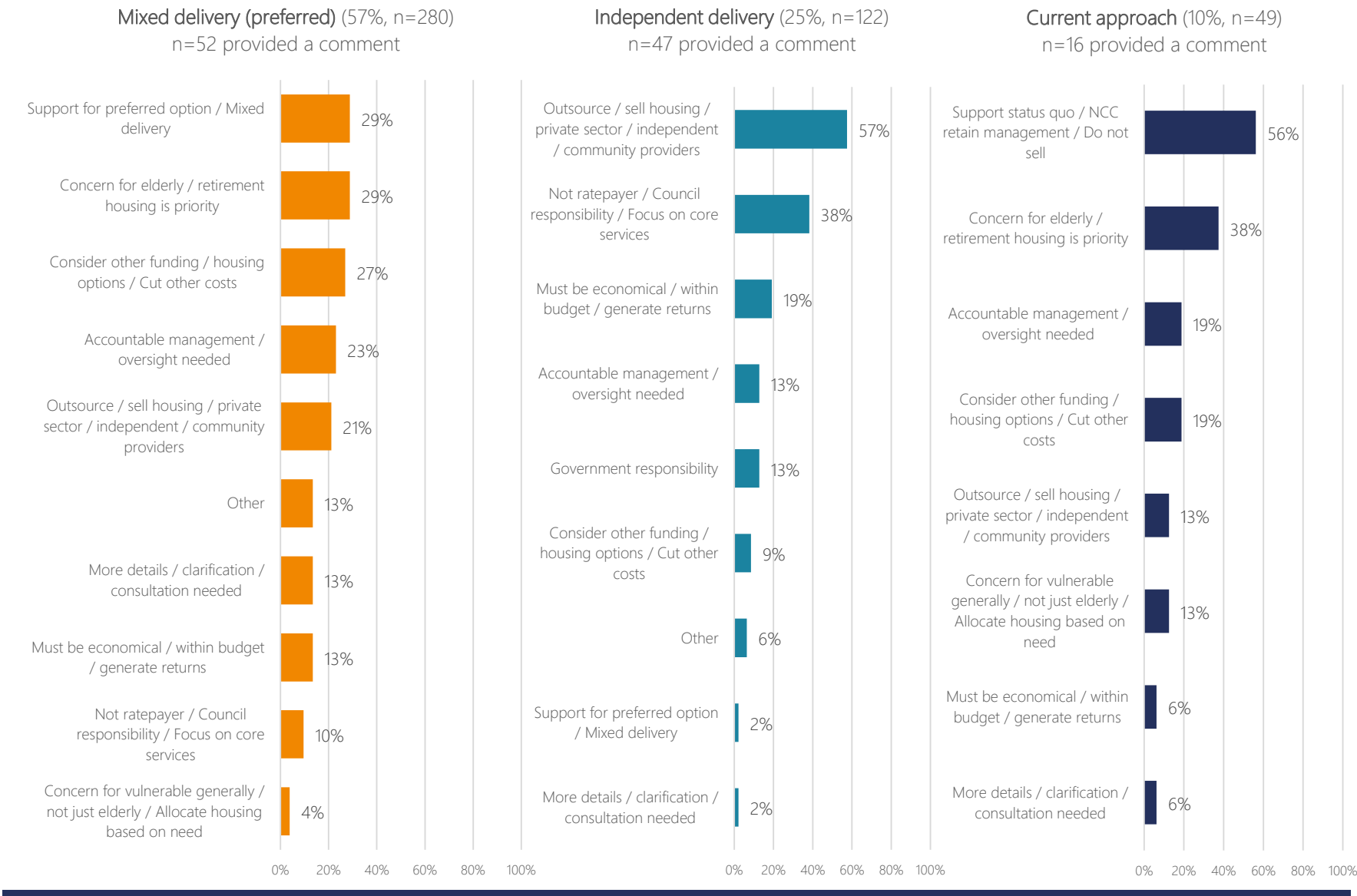
		Mixed delivery (preferred)	Independent delivery	Current approach
Ward	Ahuriri	55%	24%	13%
	Nelson Park	63%	19%	11%
	Onekawa-Tamatea	57%	24%	7%
	Taradale	54%	30%	9%
	Other	65%	25%	5%
Suburb	Ahuriri	47%	21%	16%
	Awatoto/Te Awa	59%	27%	0%
	Bay View	54%	31%	4%
	Bluff Hill	42%	31%	23%
	Eskdale	70%	20%	0%
	Greenmeadows	55%	13%	24%
	Hospital Hill	55%	18%	23%
	Jervoistown/Meeanee	55%	18%	9%
	Maraenui	50%	50%	0%
	Marewa	59%	24%	14%
	Napier South	65%	14%	11%
	Onekawa	68%	18%	8%
	Pirimai	47%	21%	11%
	Poraiti	35%	57%	0%
	Tamatea	56%	23%	9%
	Taradale	59%	30%	7%
	Westshore	100%	0%	0%

Respondents who selected 'Shift Council's focus' were asked: "If we shift to a focus on retirement housing, how can Council deliver this in an effective way?" Three answer options were provided ('Retirement focus using the current approach to delivery', 'Retirement focus with mixed delivery approach (This is our preferred option)', and 'Retirement focus with an independent delivery approach'), with a comment section.



PUBLIC FEEDBACK – Council housing

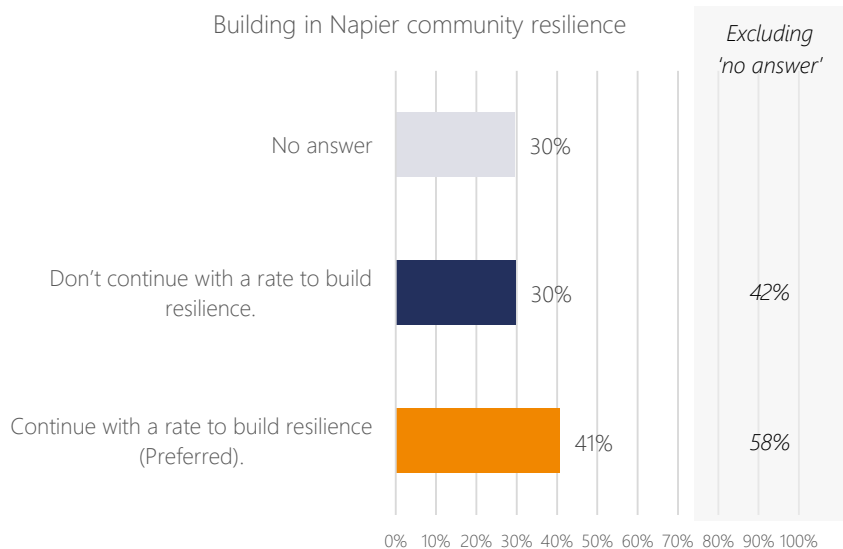
- Out of 491 respondents supporting Council's preferred option to shift focus on retirement housing, one-quarter (25%) provided a comment.
- 57% of respondents supported a mixed delivery of retirement housing, with n=52 providing a comment to support their opinion.
- There is strong support for a mixed delivery model, mainly expressing general agreement with the proposed option. This approach was perceived to ensure affordable retirement housing for those with limited means while also leveraging private investment and expertise. There was recognition that independent provision is acceptable but with a need for accountable management and oversight by local government to prevent vulnerable individuals from being overlooked.
- Again, some comments highlighted the social responsibility of the Council in providing and overseeing housing for retirees, emphasising the need for protections to ensure that housing remains affordable and accessible in the long term.
- Many respondents called for consideration of other funding provision and/or cost-cutting in other areas to enable continuation of retirement housing services.
- One-quarter of respondents agreed with the independent housing delivery option, and n=47 provided a comment. The prevailing sentiment suggested a lack of confidence in the Council's ability to effectively manage housing, leading to calls for outsourcing to private companies or independent providers, with financial considerations playing a significant role. There was also a notion that the Council should prioritise core services and infrastructure, with housing provision seen as outside the Council's scope or expertise and/or ratepayers' responsibility.
- Just 10% of respondents preferred maintaining the current approach, and n=16 provided a comment, with over half of these comments referring to maintaining the status quo generally and/or avoiding selling of Council housing. Again, alternative funding or cost-cutting options were a major consideration.
- Only 8% of respondents did not select either of the three options, and one of the key cited reasons was lack of details or clarification to make such a decision.





QUESTION TWO – community resilience

- Overall, 41% (n=341) of respondents were in favour of Council’s preferred option to continue with the Resilience Rate to build up savings for future emergency events, and 30% (n=249) disagreed with this option. A larger proportion of respondents did not provide a selected answer (30%).
- When adjusted to exclude ‘no answers’, 58% of respondents agreed with the Council’s preferred option.
- Resilience Rate support, on average, was higher in Taradale (46%) and Ahuriri (42%) wards, but notably lower in Onekawa-Tamatea (36%) and Nelson Park (37%). In addition, variations were also noteworthy at suburb level.



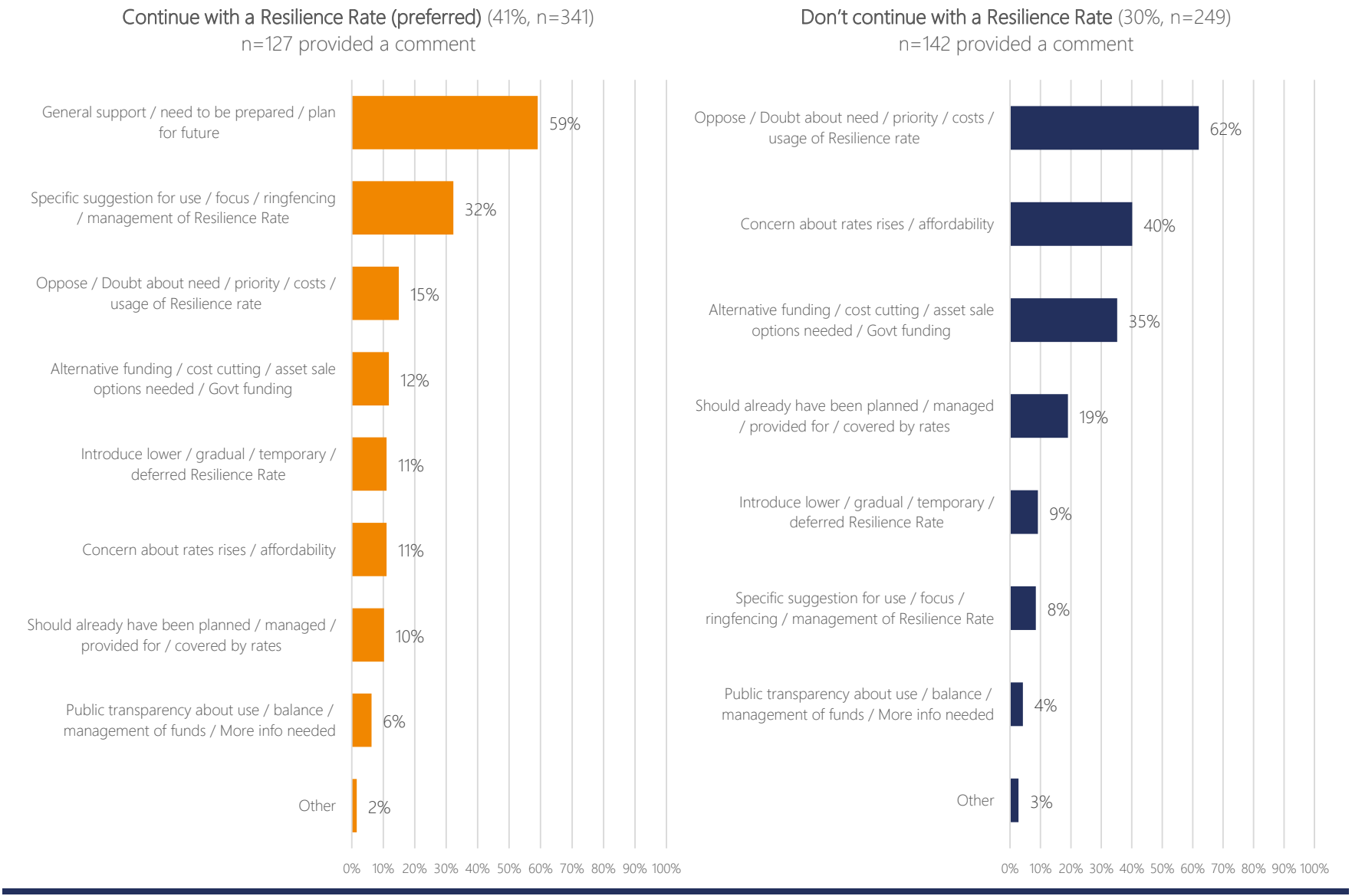
		Don't continue with a rate	Continue with a rate (preferred)
Ward	Ahuriri	27%	42%
	Nelson Park	30%	37%
	Onekawa-Tamatea	38%	36%
	Taradale	32%	46%
	Other	11%	29%
Suburb	Ahuriri	37%	41%
	Awatoto/Te Awa	33%	47%
	Bay View	23%	34%
	Bluff Hill	34%	42%
	Eskdale	23%	43%
	Greenmeadows	32%	44%
	Hospital Hill	27%	56%
	Jervoishtown/Meeanee	57%	21%
	Maraenui	42%	33%
	Marewa	44%	36%
	Napier South	24%	41%
	Onekawa	34%	25%
	Pirimai	30%	44%
	Poraiti	38%	47%
	Tamatea	35%	40%
	Taradale	27%	50%
	Westshore	10%	40%

All respondents were asked: “The impact of Cyclone Gabrielle brought us unexpected costs, so we introduced a Disaster Recovery Rate 2023/24. This money was set aside for cyclone recovery. Our recovery from the cyclone is ongoing, and we must be ready for future events, which comes at a cost. We need to build up savings to pay for future emergency events. We want to keep the disaster Recovery Rate, (renaming it the Resilience Rate), so we can thrive no matter what the future holds”. Two answer options were provided (‘Continue with a rate to build resilience (Preferred)’, and ‘Don't continue with a rate to build resilience’), with a comment section.



PUBLIC FEEDBACK – community resilience

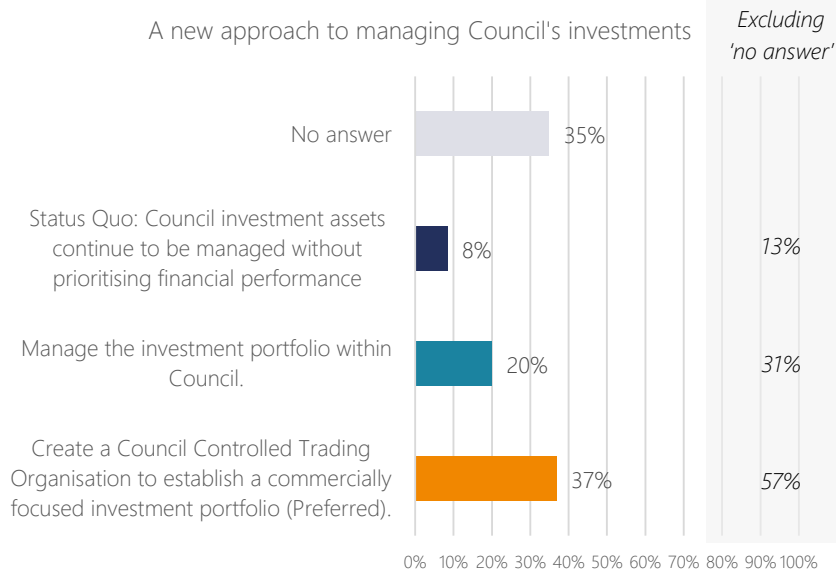
- Overall, 38% of respondents provided general feedback in relation to the proposed Resilience Rate and building Napier community resilience.
- Again, public concern about rates increases was evident among respondents (27% of all submissions with comments).
- 41% of respondents supported Council's preferred option to continue with the Resilience Rate, and n=127 provided a comment.
- There was general support to be proactive in preparing for future disasters, including financial preparations and upgrading infrastructure to cope better in the future. Comments stressed the necessity of building a fund for future disasters and the need for resilience in the face of climate-related events.
- Many respondents provided specific suggestions or recommendations for the use of Resilience funds, and wanted assurance that this funding would be ring-fenced for stated purposes; with adequate management to ensure this would be guaranteed and protected.
- In contrast, 30% of respondents disagreed with the Resilience Rate, and more provided a comment (n=142).
- Within the submitted comments, there was a clear concern about the proposed rates increase to fund resilience and disaster recovery efforts. Many respondents felt that the current economic climate, with its high cost of living and financial strain on households and businesses, makes it unjustifiable to impose further financial burdens on ratepayers at this time.
- There was scepticism about the Council's ability to manage funds effectively and efficiently, with concerns raised about past spending decisions and lack of transparency. Some suggested that the responsibility for disaster recovery should lie with central government rather than local ratepayers.
- Some respondents questioned the priority of or need for a separate resilience fund, arguing that it should be part of the Council's existing budget and that the proposed rate increase is unnecessary. Alternative cost-cutting or asset sales were considered a more appropriate source of funding.
- Around 5% of respondents did not select a preferred option out of two but provided a verbatim comment. These comments were slightly more likely to oppose any additional rates (44% vs. 31% in support), reducing unnecessary costs, and demonstrating accountability before imposing further financial burdens on ratepayers. Some of the other comments still supported the concept of being prepared for future emergencies; however, public transparency of funds management or alternative specific suggestions were important to consider.





QUESTION THREE – managing Council’s investments

- Overall, 37% (n=308) of respondents agreed Council should create a Council Controlled Trading Organisation (CCTO) to establish a commercially focused investment portfolio; 20% were in favour of this portfolio being managed within Council; and 8% selected the status quo (no financial performance prioritisation). However, over one-third (35%) of respondents did not select any of the three options.
- When adjusted to exclude ‘no answers’ the support for Council’s preferred option was 57%.
- CCTO support was highest in Taradale (44%), and significantly lower in Onekawa-Tamatea (30%) and Nelson Park (33%) wards.



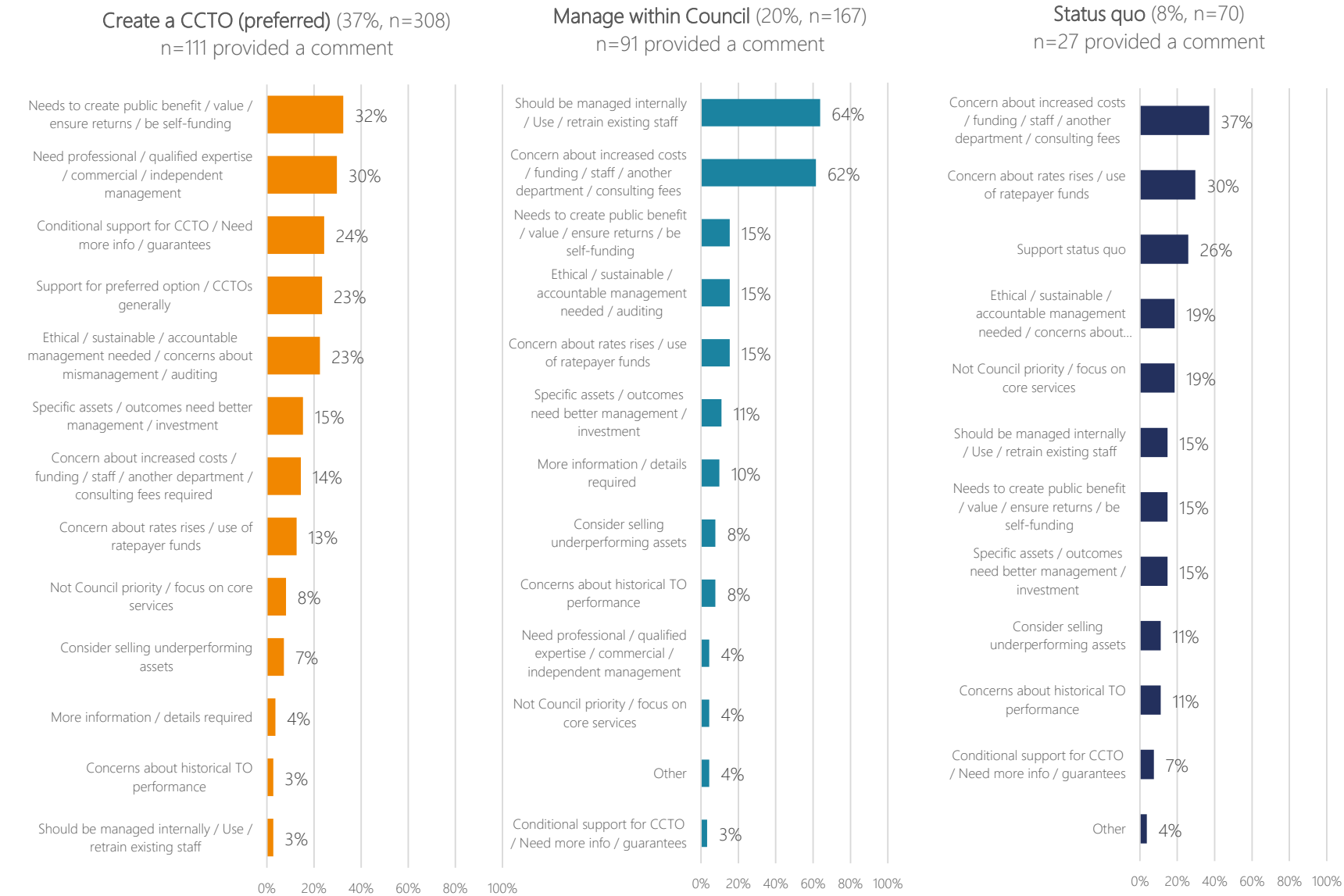
		Status quo	Manage within Council	Create a CCTO (preferred)
Ward	Ahuriri	6%	17%	39%
	Nelson Park	8%	18%	33%
	Onekawa-Tamatea	12%	25%	30%
	Taradale	10%	24%	44%
	Other	7%	9%	18%
Suburb	Ahuriri	7%	22%	37%
	Awatoto/Te Awa	7%	40%	43%
	Bay View	8%	15%	23%
	Bluff Hill	6%	15%	49%
	Eskdale	6%	14%	40%
	Greenmeadows	13%	31%	34%
	Hospital Hill	2%	27%	49%
	Jervoistown/Meeanee	21%	14%	43%
	Maraenui	8%	17%	50%
	Marewa	10%	22%	40%
	Napier South	5%	14%	32%
	Onekawa	16%	18%	23%
	Pirimai	7%	19%	41%
	Poraiti	9%	19%	50%
	Tamatea	10%	29%	25%
	Taradale	8%	20%	47%
	Westshore	0%	0%	50%

All respondents were asked: “We own investment assets worth more than \$160 million. These include assets like sections being developed for sale in Parklands, residential and commercial property, and cash. We’ve been looking at how we could manage some or all these investment assets as an investment portfolio for Napier. Our preferred option is to form a Council Controlled Trading Organisation to manage the investment portfolio so we can become a more financially sustainable Council”. Three answer options were provided (‘Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred)’, ‘Manage the investment portfolio within Council,’ and ‘Status Quo: Council investment assets continue to be managed without prioritising financial performance and asset growth’), with a comment section.



PUBLIC FEEDBACK – Council’s investments

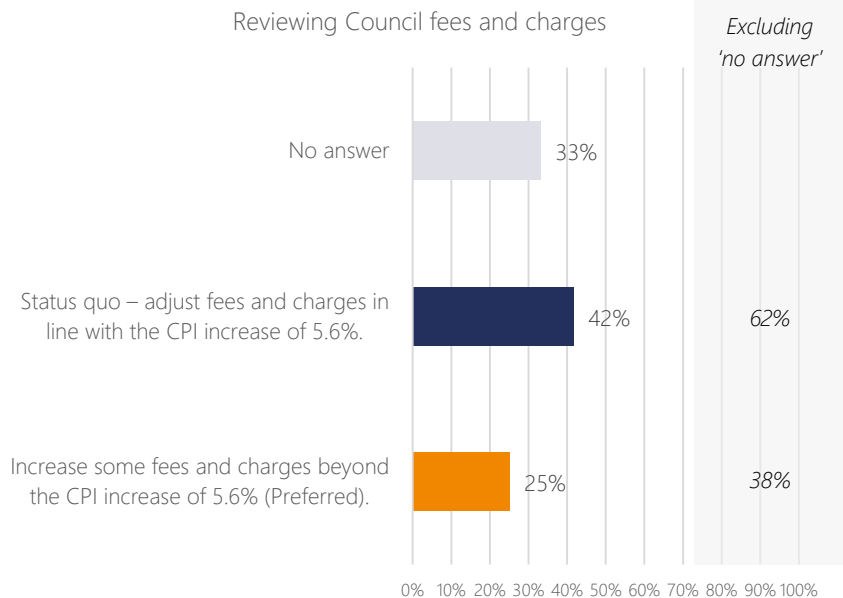
- Over one-third of respondents (35%) commented on management of Council’s investments. Top-cited among all comments was public concern about increased costs.
- 37% of respondents selected the Council’s preferred option to create a CCTO, and n=111 provided a comment.
- These comments reflected a general agreement on the need for professional management and financial sustainability in handling Council investments, with a clear desire to maximise returns and ensure that ratepayer funds are utilised efficiently for public benefit.
- However, there was also a recognition of the need to balance financial objectives with social responsibilities and community needs. Establishing a CCTO with appropriate governance structures and oversight mechanisms was seen as a viable solution, provided it operates transparently and ethically.
- There was also some conditional support for the preferred option, with concerns about increased costs and a call for regular reporting to ratepayers to maintain accountability and ensure that investments align with the Council’s objectives; together with a range of other suggested recommendations.
- Concern about increased costs, funding, need for more staff or another department, or increased consulting/management fees was generally one of the top reasons for selecting the other two options (manage investments within the Council, and status quo). Many felt Council assets/investments should be adequately managed internally by existing staff.
- A higher proportion of respondents did not select any of the three options (35%), but n=67 (8% of all submissions) provided a verbatim comment.
- Among those comments, there was a strong sentiment against increasing rates or introducing additional financial burdens on ratepayers, particularly those who are already struggling financially. There was a perception of inefficiency and wasteful spending within the Council, leading to doubts about its capacity to handle financial matters. Some comments emphasised the importance of optimising existing assets or focusing on Council’s core services, and reducing costs rather than creating new bureaucratic structures within the Council.
- Some comments mentioned a decision could not be made due to lack of sufficient information.





QUESTION FOUR – fees and charges

- Overall, 42% (n=349) of respondents preferred to only adjust fees and charges in line with the CPI increase of 5.6%. The support for this status quo was up to 62% when adjusted to exclude 'no answers'.
- One-quarter (25%) of respondents supported Council's preferred option to increase some fees and charges beyond the CPI, and 33% of respondents did not select either of the two options.
- Support for the status quo was evident across all wards, but was highest in Onekawa-Tamatea (48%).



		Adjust fees & charges in line with CPI	Increase some fees & charges above the CPI (preferred)
Ward	Ahuriri	42%	25%
	Nelson Park	40%	20%
	Onekawa-Tamatea	48%	21%
	Taradale	44%	32%
	Other	20%	16%
Suburb	Ahuriri	59%	19%
	Awatoto/Te Awa	47%	27%
	Bay View	31%	20%
	Bluff Hill	51%	25%
	Eskdale	37%	29%
	Greenmeadows	60%	19%
	Hospital Hill	46%	29%
	Jervois town/Meeanee	36%	29%
	Maraenui	58%	8%
	Marewa	54%	18%
	Napier South	33%	23%
	Onekawa	36%	21%
	Pirimai	33%	30%
	Poraiti	41%	41%
	Tamatea	51%	19%
	Taradale	40%	37%
	Westshore	20%	30%

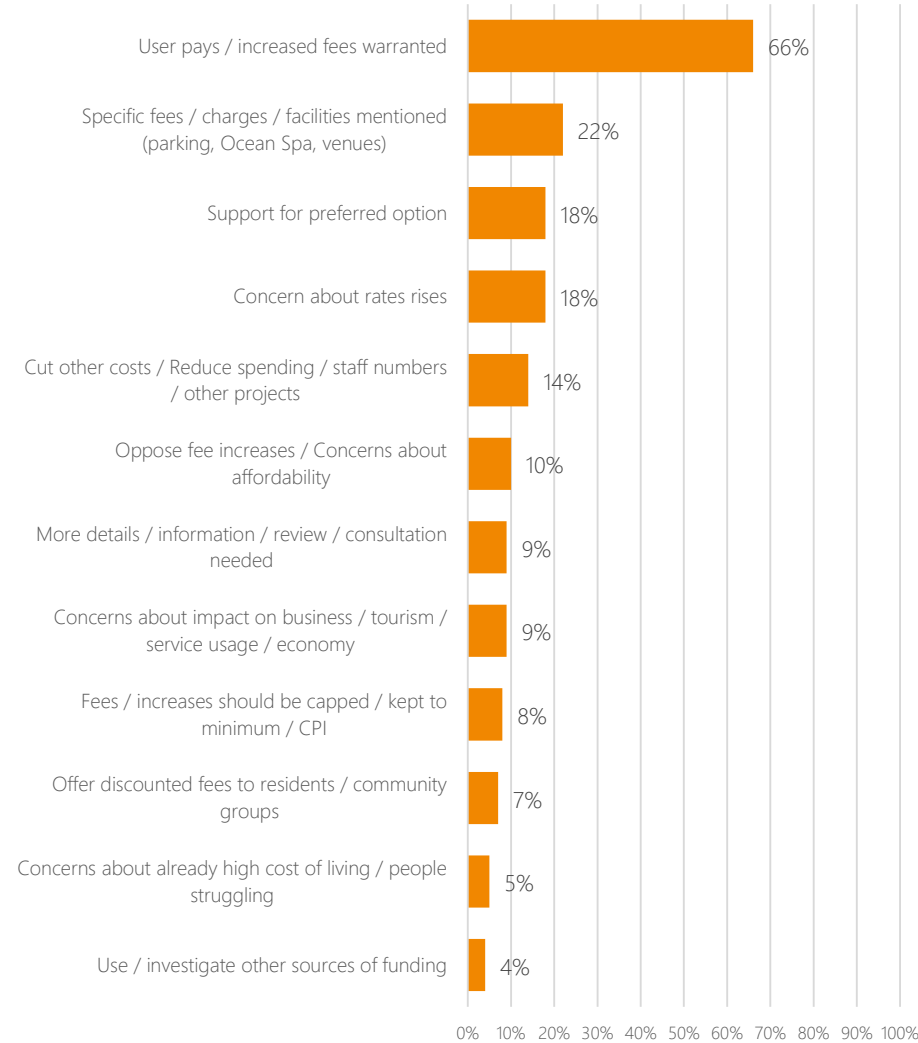
All respondents were asked: "We've reviewed the fees and charges of all Council user-paid services for 2024-25. We do this each year to ensure we are recovering some operating costs through user pays. The standard increases match the Consumer Price Index. We are facing increasing financial pressure from things such as rising costs. We're proposing increases to some fees and charges that are higher than the 5.6% Consumer Price Index.". Two answer options were provided ('Increase some fees and charges beyond the CPI increase of 5.6% (Preferred)'; and 'Status quo – adjust fees and charges in line with the CPI increase of 5.6%'); with a comment section.



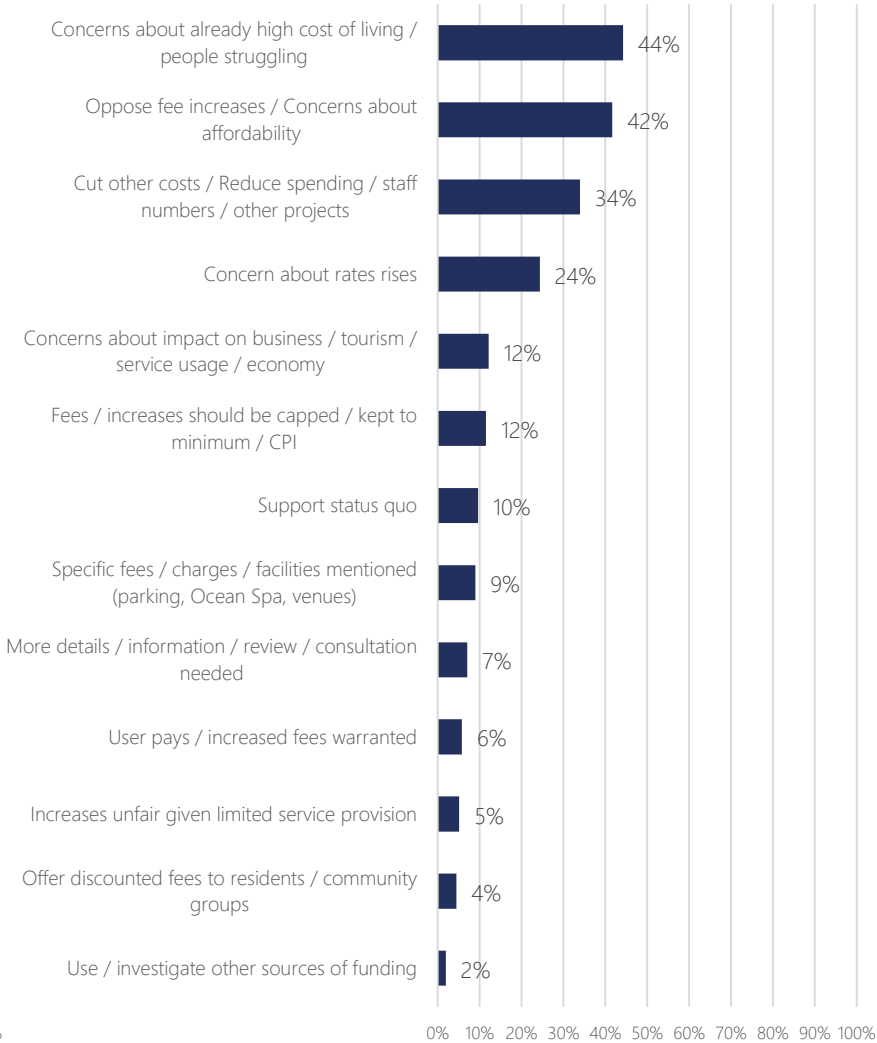
PUBLIC FEEDBACK – fees and charges

- Overall, 39% of respondents commented on Council's review of fees and charges. And again, public concerns about rates increases (23%) and already high cost of living (26%) were most apparent.
- Respondents were more likely to select Council's non-preferred option to adjust fees and charges in line with CPI (42%) and commented on that (n=156 provided a comment).
- The overarching sentiment among respondents was one of concern regarding proposed fee increases by the Council.
- There was a widespread belief that such increases would exacerbate existing financial pressures on households, especially those already struggling to cope with the rising cost of living. Many advocated for cost reduction within the Council, suggesting that they should streamline operations, reduce staff numbers, and find other efficiencies to minimise the need for fee increases.
- 25% of respondents supported the preferred option for fees and charges increased beyond the CPI, and n=100 provided a comment.
- Many of these comments expressed a general sentiment that user pays should be the guiding principle for setting fees and charges, with adjustments made to reflect the actual costs of providing services. Some were supportive of increasing fees, particularly for services like parking and recreational facilities, to ensure they are financially and economically sustainable and not heavily subsidised by ratepayers.
- 9% of respondents selected neither of the two options, but provided a verbatim comment. These comments reflected a mix of concerns about proposed fee increases and the broader financial management of the Council. While some acknowledged the need for revenue generation and cost recovery, there was a widespread resistance to any measures that would further burden ratepayers, especially those on fixed incomes. There was a clear demand for greater efficiency, transparency, and accountability within the Council, with many advocating for a more cautious approach to financial management and expenditure.

Increase some fees & charges above CPI (preferred) (25%, n=210)
n=100 provided a comment



Adjust fees & charges in line with CPI (42%, n=349)
n=156 provided a comment

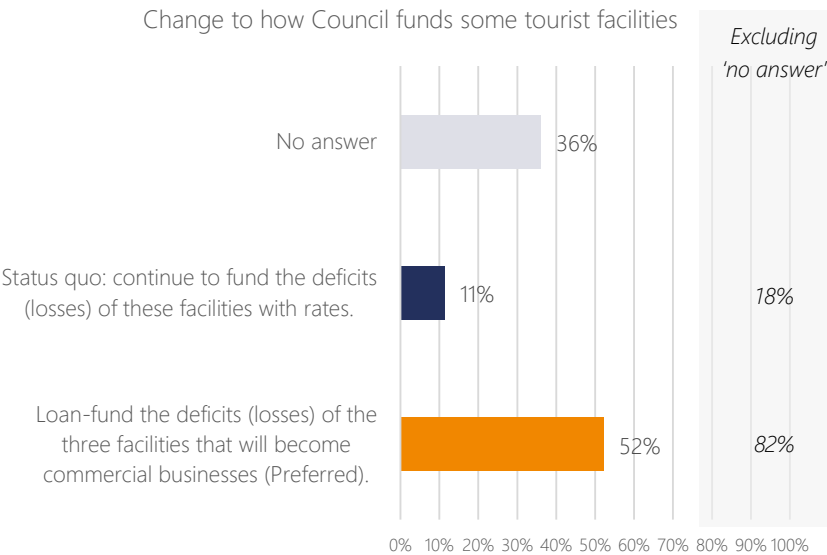


Open-ended comments sorted into categories. Totals may exceed 100% owing to multiple responses for each respondent.



QUESTION FIVE – tourist facilities

- Overall, 52% (n=438) of respondents were in favour of Council’s preferred option to loan-fund the deficits to the three tourist facilities that will become commercial businesses. This support was notably higher (82%) when adjusted to exclude ‘no answers’.
- 11% of respondents supported the status quo (using rates to fund the three tourist facilities), and 36% did not select either of the two options.
- The support for Council’s preferred option was higher in all four wards, but was highest in Taradale (59%). A larger proportion of Nelson Park respondents (46%) did not provide an answer.



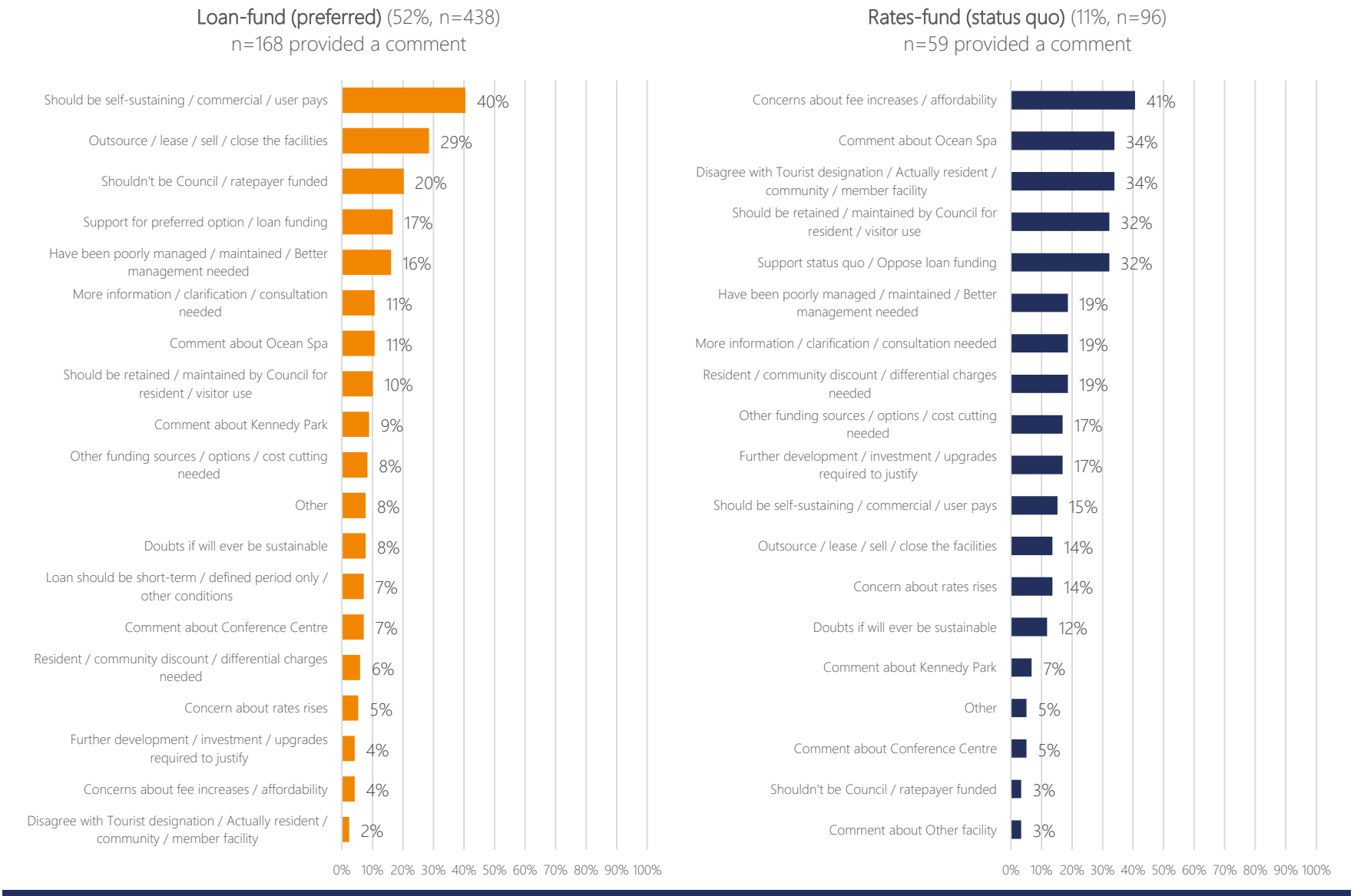
		Loan-fund (preferred)	Rates-fund (status quo)
Ward	Ahuriri	54%	8%
	Nelson Park	45%	9%
	Onekawa-Tamatea	57%	14%
	Taradale	59%	14%
	Other	25%	15%
Suburb	Ahuriri	52%	15%
	Awatoto/Te Awa	63%	13%
	Bay View	45%	3%
	Bluff Hill	62%	11%
	Eskdale	57%	0%
	Greenmeadows	53%	21%
	Hospital Hill	61%	17%
	Jervoistown/Meeanee	64%	7%
	Maraenui	58%	17%
	Marewa	48%	14%
	Napier South	47%	5%
	Onekawa	43%	7%
	Pirimai	37%	22%
	Poraiti	66%	13%
	Tamatea	62%	11%
	Taradale	59%	13%
	Westshore	40%	0%

All respondents were asked: "In 2023, we carried out an independent review of our business and tourism facilities to see if any could operate without rates funding. Council supported the approach of transforming three facilities into Council-owned commercial businesses from 1 July 2024, with the objective of being financially self-sustainable. These facilities are Napier Conferences & Events, Ocean Spa and Kennedy Park Resort. Until these facilities become financially self-sufficient, they will operate at a loss, which is currently funded through rates. We want to support these three facilities in a way that doesn't impact rates. We are proposing to do this using loans, for a maximum of three years.". Two answer options were provided ('Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred)', and 'Status quo: continue to fund the deficits (losses) of these facilities with rates'), with a comment section.



PUBLIC FEEDBACK – tourist facilities

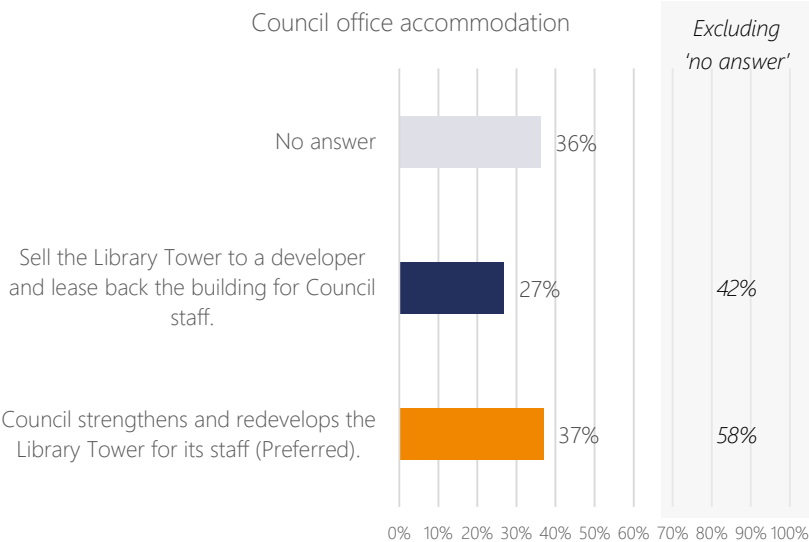
- Overall, 40% of respondents commented on Council's management of particular tourist facilities.
- One of the key themes mentioned among all submissions was the importance of these facilities being financially self-sufficient or profitable. There was a strong sentiment that these businesses should not operate at a loss and should aim to cover their own costs without relying on ratepayer funding.
- 52% of respondents supported Council's preferred option to loan-fund the deficits, and n=168 provided a comment.
- Many of these comments emphasised the importance of the Council facilities operating as profitable businesses or at least being self-sustainable. There was a strong sentiment that ratepayer money should not continuously fund deficits.
- There was a recurring suggestion to outsource, privatise or sell the management of these facilities if they cannot achieve profitability under Council management. Some proposed leasing out the facilities to private companies to ensure better management and financial performance.
- Some comments highlighted the need for efficient management, accountability, and a business-minded approach to running these facilities. Suggestions included restructuring, becoming more efficient, and holding managers accountable for profitability.
- Only a small percentage of respondents supported the status quo (11%) and provided a comment (n=59).
- These comments mainly expressed concerns about fees increases and affordability. Some respondents specifically commented about Ocean Spa, and questioned its designation as a tourist facility. There was a sentiment that Ocean Spa should prioritise serving the local community and that any changes in pricing or management should consider the needs and affordability of residents.
- A larger proportion of respondents selected neither of the two options but provided a verbatim comment (12%).
- Among these comments, there was a clear desire for fiscal responsibility, effective management, and community accessibility in the operation of Council tourist facilities, balancing the financial needs with community interests and exploring alternative business models.
- In addition, some comments emphasised the importance of ensuring that Council facilities operate at a profit or at least break-even. Suggestions included selling non-profitable facilities, leasing them to private operators, or implementing differential charging for residents versus tourists.





QUESTION SEVEN – Council office accommodation

- Overall, 37% (n=309) of respondents were in favour of Council's preferred option to strengthen and redevelop the Library Tower for Council's staff. This support was up to 58% when adjusted to exclude 'no answers'. However, 36% did not select either of the two options, and 27% preferred Council selling the Library Tower.
- There was little variation in support for Council's preferred option between the four wards. At the same time, more respondents in Taradale preferred Council selling the Library Tower (35%), and a larger proportion of respondents from Nelson Park (40%) did not select any options.



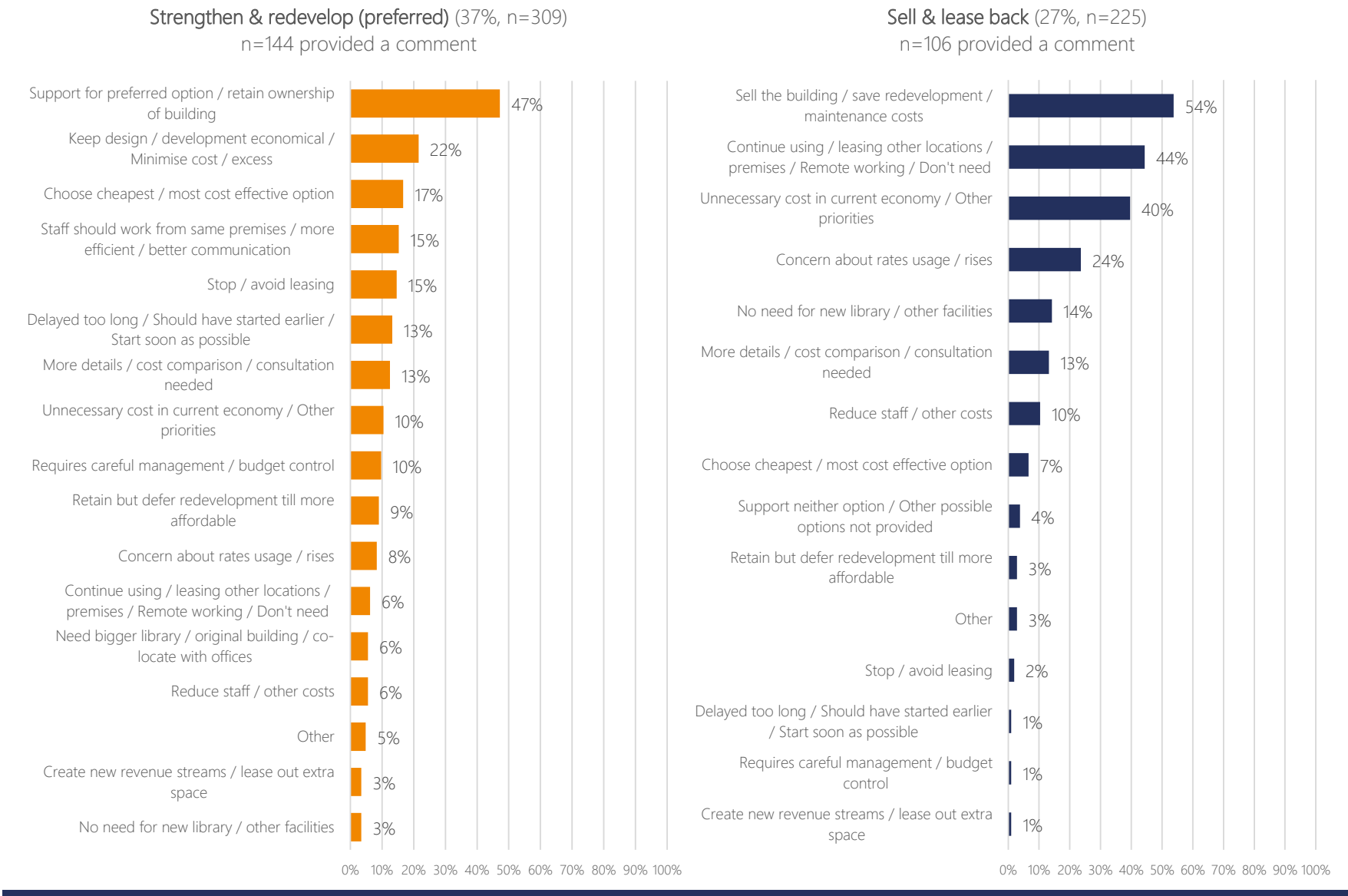
		Strengthen & redevelop (preferred)	Sell & lease back
Ward	Ahuriri	37%	24%
	Nelson Park	36%	23%
	Onekawa-Tamatea	39%	27%
	Taradale	38%	35%
	Other	27%	11%
Suburb	Ahuriri	41%	22%
	Awatoto/Te Awa	33%	47%
	Bay View	20%	25%
	Bluff Hill	49%	21%
	Eskdale	23%	43%
	Greenmeadows	37%	34%
	Hospital Hill	61%	17%
	Jervoistown/Meeanee	29%	50%
	Maraenui	25%	42%
	Marewa	42%	30%
	Napier South	35%	23%
	Onekawa	30%	20%
	Pirimai	52%	15%
	Poraiti	25%	59%
	Tamatea	41%	24%
	Taradale	43%	27%
	Westshore	20%	10%

All respondents were asked: "Our 'back-office' staff have worked from several buildings in town since the old Library Tower on Station street was vacated in 2017 due to safety concerns. This building is owned by Council, and we have been thinking about whether our staff could move back to that site – either into a new building, or after strengthening and refurbishing the existing building. Having staff work in several buildings is inefficient. It has separated different teams, making it harder for them to work together and communicate. It has also increased costs through having to pay rent to landlords.". Two answer options were provided ('Council strengthens and redevelops the Library Tower for its staff (Preferred)', and 'Sell the Library Tower to a developer and lease back the building for Council staff'), with a comment section.



PUBLIC FEEDBACK – Council office accommodation

- Overall, 42% of respondents commented on Council's office accommodation and future of the Library Tower. One-quarter (25%) of all comments highlighted public concerns about unnecessary cost in the current economy, and Council having other priorities.
- 37% of respondents supported Council's preferred option to strengthen and redevelop the Library Tower, and n=144 provided a comment.
- According to public feedback, there was general support for the Council retaining ownership of the Library Tower building and pursuing refurbishment or redevelopment as a cost-effective and sustainable option. There was a clear emphasis on financial prudence, environmental responsibility, and the importance of maintaining public ownership for the benefit of the community. Efforts to consolidate staff, promote collaboration, and streamline operations were also prioritised. However, concerns about overspending, and the need for careful financial planning were prevalent throughout the feedback.
- 27% of respondents preferred selling the Library Tower, and n=106 provided a comment.
- These comments mainly suggested selling the building to save costs, some particularly mentioned inappropriate cost for redevelopment. There was a focus on minimising costs and ensuring responsible allocation of resources. Concerns about the Council's ability to manage the project efficiently and scepticism about the need for a new building in the current economic climate were also prevalent. Some comments advocated for leasing rather than owning the building. Leasing was seen as providing more flexibility for the Council to adapt to changing operational needs, and that the idea of all staff needing to be in one building is outdated, given a wider business trend towards remote or distributed working.
- At the same time, there was a large proportion of respondents who selected neither of the two options but provided a verbatim comment (12%).
- These comments reflected on concerns among ratepayers regarding the proposed Council office accommodation projects. There was a clear emphasis on financial responsibility, with many expressing doubts about the necessity and affordability of the developments, especially amid current economic challenges. Ratepayers advocated for exploring cost-effective solutions, leveraging remote work opportunities, and prioritising essential services and infrastructure. Transparency and accountability in decision-making were also highlighted as crucial factors in gaining public trust, with requests for detailed cost breakdowns and feasibility studies before making decisions. Overall, there was a strong sentiment toward practical, budget-conscious approaches that address community needs while minimising financial burden on ratepayers.

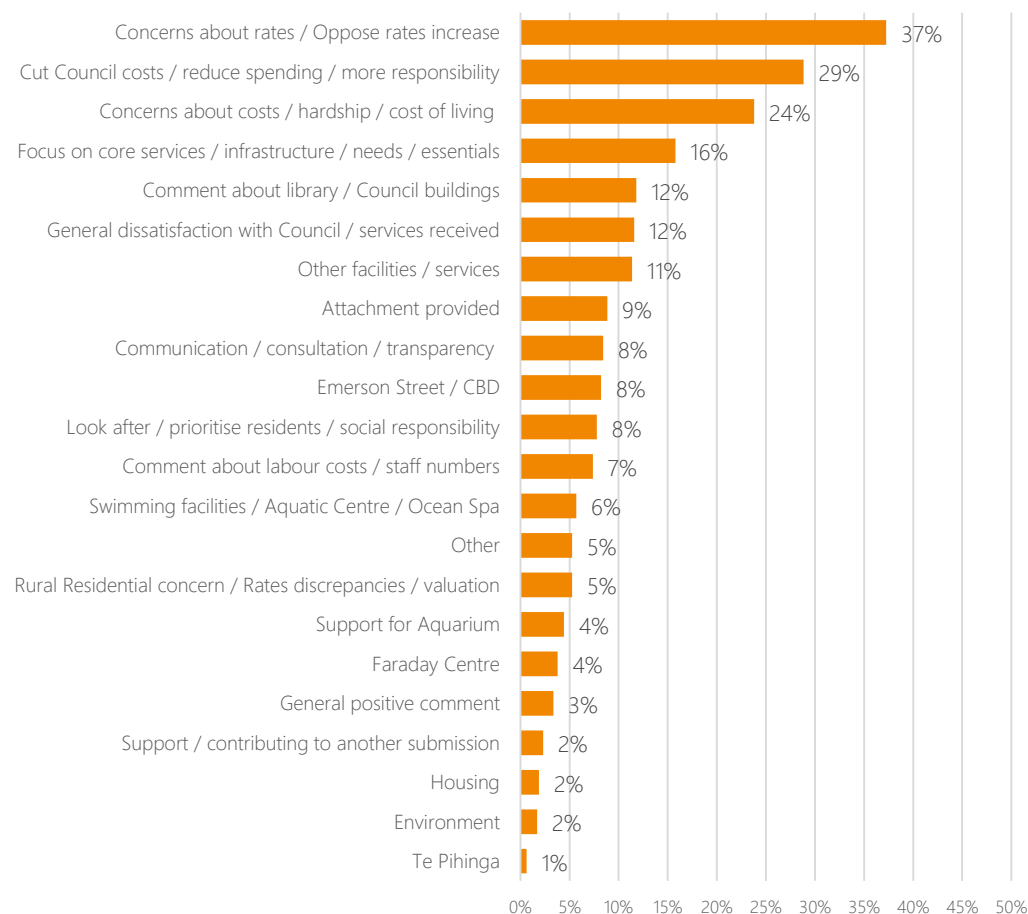




OTHER FEEDBACK

- Out of 837 respondents, 57% provided additional feedback in relation to the Three-Year Plan.
- The feedback encompassed a variety of opinions or suggestions, including additionally attached responses and proposals.
- The overwhelming sentiment from respondents was general dissatisfaction with the proposed rates increases and Council spending priorities.
- There was a strong call for greater fiscal responsibility, transparency, and alignment of spending with community needs. Respondents criticised Council spending on what they perceived as unnecessary projects like a new library, beautification projects, and Council buildings. Some argued that such expenditures are excessive and not aligned with the current financial climate, urging the Council to prioritise needs over wants.
- Respondents expected the Council to listen to their concerns and make necessary adjustments to address the financial strain faced by ratepayers, with some respondents citing their own above-average rates increases.
- Some respondents highlighted disparities in services received compared to the rates they pay – particularly those in rural residential properties.
- Some comments included specific references to Council's projects and/or facilities, including Three-Year Plan information topics. Other comments advocated for the preservation of cultural and historical assets, particularly the Faraday Museum and National Aquarium. Other comments questioned the necessity of certain expenditures like the redevelopment of Emerson Street and the proposed library.

Other comments (57%, n=475)



SCHEDULE OF FEES AND CHARGES 2024/25



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

ANIMAL CONTROL

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Dog Registration			
Selected owner discount applies to owner's who undertake Council training on dog owner's obligations (one year dog ownership as qualifying period)			
For dogs registered for the first time after the commencement of the registration year a charge of one twelfth of the annual unlicensed owner fee per month, or part-month of the remaining year, is payable, provided the dog is no older than three months at time of first registration. Dogs older than three months at the time of first registration will be charged from the date that the dog attained the age of three months.			
The minimal charge for licenced dog ownership for seniors (65+) addresses the very low rate of issues from this sector.			
Charges for Dog Registration and Control are approved pursuant to Section 37 of the Dog Control Act 1996 and the Napier City Animal Control Bylaw.			
Registration Fees			
Full fee (paid by 1 August)	\$129.00	\$129.00	Yes
Full Fee (paid after 1 August)	\$191.00	\$191.00	Yes
Responsible Dog Owner fee (paid by 1 August)	\$86.00	\$86.00	Yes
Responsible Dog Owner fee (paid after 1 August)	\$129.00	\$129.00	Yes
Responsible Dog Owner application fee	\$30.00	\$30.00	Yes
Working Dog (paid by 1 August)	\$56.00	\$56.00	Yes
Working Dog (paid after 1 August)	\$84.00	\$84.00	Yes
Working Dog (Public Good) e.g. Guide Dog	No charge	No charge	Yes
Dangerous Dogs (paid by 1 August)	\$192.00	\$192.00	Yes
Dangerous Dog (paid after 1 August)	\$284.00	\$284.00	Yes
Impounding Charges			
First impounding registered dog	\$98.00	\$98.00	Yes
Second impounding registered dog	\$116.00	\$116.00	Yes
Third and subsequent impounding registered dog	\$174.00	\$174.00	Yes
Recovery of Costs			
Call out rate to open Shelter outside of hours	\$206.00	\$206.00	Yes
Animal Control Officer Hourly rate (including enforcement activity)	\$128.00	\$128.00	Yes
Daily care of dog	\$12.00	\$12.00	Yes
Permit Fee (3 or more dogs or breeding kennels) Annual Fee	\$59.00	\$59.00	Yes
Sale of Dog (including microchip implantation)	\$329.00	\$329.00	Yes
Replacement Registration Tag	\$6.00	\$6.00	Yes
Surrender of Dog to Animal Control	\$59.00	\$59.00	Yes
Surrender of Dog to Animal Control with community services card	\$12.00	\$12.00	Yes
Seizure of dog	\$100.00	\$100.00	Yes
Stock Control			
The cost of retrieving stock will be charged in actual costs in accordance with the hourly rates in this schedule			
Stock Impounding Charges (rate per night)	\$47.00	\$47.00	Yes
Microchipping of dog and registration on National Dog Database*	\$37.00	\$37.00	No
Microchipping of dog and registration on National Dog Database with community services card	\$7.50	\$7.50	Yes

ARTHUR RICHARDS HALL

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Meeting Room			
Group 1 - Profit-Making Organisations and Family Gatherings			
Hourly charge	\$26.80	\$28.30	Yes
Morning or Afternoon	\$75.00	\$79.20	Yes
Evening	\$111.00	\$117.00	Yes
Whole Day	\$157.00	\$166.00	Yes
Group 2 - Community, Hobby & Sports Groups			
Hourly charge	\$22.50	\$23.80	Yes
Morning or Afternoon	\$61.10	\$64.50	Yes
Evening	\$83.60	\$88.30	Yes
Whole Day	\$111.00	\$117.00	Yes

BAY SKATE

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Bay Skate			
Admission			
Bay Skate members and affiliated club members	\$4.00	\$4.00	Yes
Non-members	\$7.00	\$7.00	Yes
Senior Citizens / Community Services Card holders	\$6.00	\$6.00	Yes
Child (3 or under)	No Charge	No Charge	Yes
Spectators	No Charge	No Charge	Yes
Membership			
Bay Skate annual membership	\$30.00	\$32.00	Yes
Equipment Hire			
Scooter	\$10.00	\$10.00	Yes
Inline Skates	\$10.00	\$10.00	Yes
Skateboard	\$10.00	\$10.00	Yes
Roller skates	\$10.00	\$10.00	Yes
Aggressive skate	\$10.00	\$10.00	Yes
Beach path hire (per hour)	\$10.00	\$10.00	Yes
Protective equipment	Free with equipment hire	Free with equipment hire	Yes
Helmet	Free with equipment hire	Free with equipment hire	Yes
Venue Hire			
Rink Only			
Rink only - Affiliated Club (per hour)	\$32.00	\$34.00	Yes
Events (Grandstand and Rink Use)			
Community Group (per hour)	\$65.00	\$70.00	Yes
Corporate (per hour)	\$270.00	\$290.00	Yes

BUILDING

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Building Consents			
Building Fees			
All building consent, building consent amendment, code compliance certificate, certificate of acceptance and certificate for public use fees are charged on an actual and reasonable cost recovery basis as per the below fees and charges. Fees are payable prior to the grant/issue of the applicable consent/certificate.			
Certificates of acceptance pursuant to section 96(1)(a) of the Building Act 2004 are subject to any fees, charges or levies that would have been payable had a consent been applied for before the work was carried out plus the current actual and reasonable costs associated with the application as per the below fees and charges.			
Project Information Memorandum (stand-alone only)	\$325.00	\$350.00	Yes
Compliance Schedule	\$350.00	\$400.00	Yes
Building Administration Fees			
Online Lodgement Fee	\$144.00	\$161.00	Yes
Building Accreditation Fee	\$20.00	\$20.00	Yes
Building Warrant of Fitness Fee			
Administration and Audit Fee	\$150.00	\$150.00	Yes
Hourly Rates			
Building Consents Officer	\$187.00	\$216.00	Yes
Building Administrator	\$100.00	\$108.00	Yes
Inspection Fee			
Inspection Fee	\$187.00	\$216.00	Yes
Liquor Licence Fee			
Certificate of Compliance Fee	\$100.00	\$100.00	Yes
Fees Payable for Specific Works (Set by Legislation)			
Building Research Levy per \$1,000 value above \$20,000*	\$1.00	\$1.00	No
Building Levy per \$1,000 value \$20,444 and above	\$1.75	\$1.75	Yes
Roading Fees in Association with Building Consents			
Application Processing Fee	Replaced	Replaced	Yes
Vehicle Crossing Inspection (covers 3 site visits. Any additional site visits are covered by the additional inspection fee)	\$300.00	\$317.00	Yes
Inspection for Road Damage	\$120.00	\$127.00	Yes
Inspection for Vehicle Crossing	Replaced	Replaced	Yes
Site Inspections (for inspections in addition to the minimum set with the application)	\$120.00	\$127.00	Yes
Sundry Inspections			
Per Hour (minimum fee one hour)	\$187.00	\$216.00	Yes
Building Statistics			
Full Report	\$25.00	\$25.00	Yes
Single Report	\$15.00	\$15.00	Yes
Additional Sections	\$6.00	\$6.00	Yes
Miscellaneous Charges			
Property File Fee			
Property File Management Fee (charged per consent)	\$90.00	\$95.00	Yes
Certificate of Title	\$25.00	\$25.00	Yes

CEMETERIES

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Cemeteries			
Interments - Burials			
Adults	\$828.00	\$874.00	Yes
Child (Over 29 days and under 14 years)	\$316.00	\$334.00	Yes
Stillborn child (within Neo-Natal area and up to 28 days after birth)	No Charge	No Charge	Yes
Stillborn child (not within Neo-Natal area and up to 28 days after birth)	\$113.00	\$119.00	Yes
Disinterments and Reburials			
Same Plot	\$3,237.25	\$3,950.00	Yes
Different Plot	\$3,237.25	\$3,950.00	Yes
Extra Depth			
Extra Depth (to allow for three burials)	\$145.00	\$195.00	Yes
Burial of Deceased Formerly Resident Outside City Boundary			
Burial of Deceased Formerly Resident Outside City Boundary	\$700.00	\$739.00	Yes
Sale of Burial Plots			
Includes Perpetual Maintenance			
Children under 14 years area (Western Hills and Park Island)	\$1,015.00	\$1,072.00	Yes
Wharerangi	\$2,475.00	\$2,614.00	Yes
Western Hills	\$2,475.00	\$2,614.00	Yes
Eskdale	\$2,475.00	\$2,614.00	Yes
Sale of Ash Plots			
Includes Perpetual Maintenance			
Wharerangi Inground Plaque	\$475.00	\$700.00	Yes
Wharerangi Middle Ridge Ash Beam	\$475.00	\$700.00	Yes
Western Hills Rose Garden Beds 1-14	\$350.00	\$370.00	Yes
Western Hills Rose Garden Beds 15 and onwards	\$525.00	\$700.00	Yes
Western Hills Upright Ash Interment Area	\$975.00	\$1,155.00	Yes
Interment - Ashes - Includes Registration			
Interment of Ashes	\$185.00	\$195.00	Yes
Scattering of Ashes	\$160.00	\$169.00	Yes
Disinterment of Ashes			
Disinterment of Ashes	\$200.00	\$211.00	Yes
Registration of Memorial only			
Registration of Memorial only	\$115.00	\$121.00	Yes
Book of Remembrance			
Record of name in Book of Remembrance	\$80.00	\$85.00	Yes
Monument Permit			
Permit to erect a monument	\$65.00	\$70.00	Yes
Change of Plot Ownership			
Transfer or relinquishment of ash or burial plot	\$83.00	\$90.00	Yes

CEMETERIES CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Additional Fee			
In exceptional circumstances arrangements can be made for a burial outside normal working hours and is at Councils discretion. Normal hours are 8.00am to 4.00pm Monday to Friday and 8.00am to 12noon Saturday (Note: Additioanl fee for morning Saturday burials) . For Saturday after 12noon additional charges will apply based on an actual quoted basis. Requests for quotations must be made at least 24 hours in advance during normal working hours. The Cemetery is closed to burials on Sunday and Public Holidays.			
Cost Per After Hours Call (for Saturday, Sunday and Public Holidays between 10am and 5pm)	\$78.00	\$82.40	Yes
Saturday Morning Burials - Additional Fee	\$330.00	\$348.00	
Out-of-hours additional fee - Minimum charge	\$845.00	\$892.00	Yes
Sale of Niches			
Wharerangi	\$190.00	\$201.00	Yes
Eskdale	\$115.00	\$121.00	Yes
Services Fee			
Dressing of grave and use of equipment	\$150.00	\$250.00	Yes

CHAPMAN PAVILION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Chapman Pavilion			
Times of Hire: Morning is 8.00am to 1.00pm, Afternoon is 1.00pm to 6.00pm, Evening is 6.00pm to 11.00pm and Full Day is 8.00am to 11.00pm. Weekdays are Monday to Thursday, Weekends are Friday to Sunday.			
Performance Bond: Payment of a performance bond is required to confirm a booking. This bond will be refunded after the hire date, less any unpaid hire fees and additional costs incurred by Napier City Council as a result of actions or negligence of the hirer. The performance bond will be refunded if the booking is cancelled at least 30 days before the first hire date.			
Public Holidays: Additional costs incurred by Napier City Council for bookings on public holidays will be on-charged to the hirer.			
Chapman Pavilion Pettigrew Lounge (Corporate Lounge 1)			
Performance Bond *	\$431.00	\$488.00	No
Weekday Morning or Afternoon	\$146.00	\$166.00	Yes
Weekday Evening	\$189.00	\$214.00	Yes
Weekday Full day	\$372.00	\$421.00	Yes
Weekends Morning or Afternoon	\$189.00	\$214.00	Yes
Weekends Evening	\$372.00	\$421.00	Yes
Weekends Full day	\$626.00	\$709.00	Yes
Chapman Pavilion Corporate Lounge 2			
Performance Bond *	\$431.00	\$488.00	No
Weekday Morning or Afternoon	\$129.00	\$146.00	Yes
Weekday Evening	\$168.00	\$190.00	Yes
Weekday Full Day	\$324.00	\$366.00	Yes
Weekends Morning or Afternoon	\$168.00	\$190.00	Yes
Weekends Evening	\$334.00	\$378.00	Yes
Weekends Full Day	\$572.00	\$647.00	Yes
Chapman Pavilion Both Lounges			
Performance Bond *	\$648.00	\$734.00	No
Weekday Morning or Afternoon	\$243.00	\$275.00	Yes
Weekday Evening	\$302.00	\$342.00	Yes
Weekday Full Day	\$594.00	\$673.00	Yes
Weekends Morning or Afternoon	\$302.00	\$342.00	Yes
Weekends Evening	\$648.00	\$734.00	Yes
Weekends Full Day	\$1,052.00	\$1,191.00	Yes
Napier City Council Wardens			
Senior Floor Attendant (per hour)	\$64.80	\$73.40	Yes

CORPORATE SERVICES

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Administrative, Property & Sundry			
Standing Order			
SANZ Sections 15.9, 15.12 & 15.14 (per page)	N/A	N/A	Yes
Spare copies of open agendas and relevant documents (per A4 page), minutes	No Charge	No Charge	Yes
Local Government Official Information & Meetings Act (Sec 13)			
First hour - no charge. Subsequent time charged per half hour			
Staff Time Fees per hour			
Other Costs: Charged at an amount which covers the actual costs involved			
Requests for readily accessible information (per hour)	\$76.00	\$80.30	Yes
Photocopying per page (per A4 sized page after the first 20 pages)	\$0.20	\$0.20	Yes
Valuation & Rating Information			
Rating Information Database - property valuation and rating information supplied in hard copy			
Charge per page (under 5 pages free)	\$0.40	\$0.40	Yes
Postponed Rates			
In addition to the annual fee, Council charge interest on the accumulating balance of rates postponed for approvals after 1st July 2009, and any other costs or one-off fees incurred in relation to registration of the postponement.			
Postponements approved after 1st July 2009 - Annual Fee	\$49.80	\$49.80	Yes
Lease			
Preparation Fee	\$926.00	\$978.00	Yes
Licence to Occupy			
Preparation Fee (Standard)	\$232.00	\$245.00	Yes
Preparation Fee (Complex) (eg. where more than one class of land or set of regulations is involved)	\$313.00	\$331.00	Yes
Lessor's Consent			
Grant of Lessor's Consent Fee	\$86.80	\$91.70	Yes

ENVIRONMENTAL SOLUTIONS

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Trade Waste Charges			
Laboratory charges - Trade & Industrial sites - Type 1 *	Cost + 10%	Cost + 10%	Yes
Laboratory charges - Trade & Industrial sites - Type 2 *	Cost + 10%	Cost + 10%	Yes
Laboratory charges - Trade & Industrial sites - Type 3 *	Cost + 10%	Cost + 10%	Yes
Laboratory charges - Trade & Industrial sites - Type 4	Cost + 10%	Cost + 10%	Yes
Trade Waste Registration application fee	\$236.00	\$236.00	Yes
Controlled or Conditional applicant site assessment	\$126.00	\$133.00	Yes
Hourly charge - Environmental Administrator	\$375.00	\$150.00	yes
Hourly charge - Environmental Compliance Officer	\$155.00	\$190.00	Yes
Labour charges (per hour)			
Manager Environmental Solutions	\$182.00	\$220.00	Yes
Environmental Lead	\$172.00	\$200.00	Yes
Environmental Projects Lead	\$172.00	\$200.00	Yes
Environmental Management Officer	\$155.00	\$190.00	Yes
Environmental Compliance Officer	\$155.00	\$190.00	Yes
Environmental Officer	\$155.00	\$190.00	Yes
Environmental Administrator	\$126.00	\$150.00	Yes
Environmental Intern	\$129.00	\$150.00	Yes
Waste Minimisation & Recycling			
Waste Minimisation Lead	\$172.00	\$200.00	Yes
Waste Minimisation & Sustainability Officer	\$155.00	\$190.00	Yes
Receptacles			
Recycling crates (each)	\$16.10	\$16.00	Yes
Wheelie Bin (each)	\$91.10	\$90.00	Yes
Pollution response			
Laboratory charges	at cost + 10%	at cost + 10%	Yes
Equipment and consumables	at cost + 10%	at cost + 10%	Yes
Contractor charges	at cost + 10%	at cost + 10%	Yes
Plus hourly labour charges rates (as above)	Standard Labour Charges	Standard Labour Charges	Yes
Types of Trade Waste sites			
Type 1 Trade & Industrial Premises: Tanneries			
Type 2 Trade & Industrial Premises: All industrial and trade premises not utilising metals in their processing that are not tanneries			
Type 3 Trade & Industrial Premises: Industries using metals in their processes that are not tanneries			
Type 4 Trade & Industrial Premises: Trade waste premises not specified in Type 1, 2, 3 categories			

FARADAY CENTRE

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Admission			
Adults	\$10.00	\$12.00	Yes
Children (under 15 years)	\$5.00	\$5.50	Yes
Senior Citizens (65 +) and Community Services Card holders single admission	\$9.00	\$10.00	Yes
Family Pass (2 Adults, 2 Children)	\$27.50	\$30.00	Yes
Annual Pass	\$145.00	\$145.00	Yes
Group rate Adults	\$9.00	\$10.00	Yes
Group rate Children	\$4.50	\$5.00	Yes
Meeting Room			
Hourly rate	\$46.50	\$50.00	Yes
Morning or Afternoon	\$115.00	\$125.00	Yes
Faraday Centre Private Function (holds up to two hundred people)			

GRAEME LOWE STAND LOUNGES

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Graeme Lowe Stand Lounges			
Times of Hire: Morning is 8.00am to 1.00pm, Afternoon is 1.00pm to 6.00pm, Evening is 6.00pm to 11.00pm and Full Day is 8.00am to 11.00pm. Weekdays are Monday to Thursday, Weekends are Friday to Sunday.			
Performance Bond: Payment of a performance bond is required to confirm a booking. This bond will be refunded after the hire date, less any unpaid hire fees and additional costs incurred by Napier City Council as a result of actions or negligence of the hirer. The performance bond will be refunded if the booking is cancelled at least 30 days before the first hire date.			
Event Day: A day on which an entry charge event is held on the Mclean Park field of play.			
Public Holidays: Additional costs incurred by Napier City Council for bookings on public holidays will be on-charged to the hirer.			
Graeme Lowe Stand Lounge 1			
Performance Bond *	\$461.00	\$487.00	No
Weekday Morning or Afternoon	\$343.00	\$362.00	Yes
Weekday Evening	\$418.00	\$441.00	Yes
Weekday Full day	\$992.00	\$1,048.00	Yes
Weekends Morning or Afternoon	\$423.00	\$447.00	Yes
Weekends Evening	\$509.00	\$538.00	Yes
Weekends Full day	\$1,244.00	\$1,314.00	Yes
Event Day	\$1,244.00	\$1,314.00	Yes
Graeme Lowe Stand Lounge 2			
Performance Bond *	\$461.00	\$487.00	No
Weekday Morning or Afternoon	\$370.00	\$391.00	Yes
Weekday Evening	\$477.00	\$504.00	Yes
Weekday Full day	\$1,104.00	\$1,166.00	Yes
Weekends Morning or Afternoon	\$472.00	\$498.00	Yes
Weekends Evening	\$557.00	\$588.00	Yes
Weekends Full day	\$1,394.00	\$1,472.00	Yes
Additional Facilities			
Graeme Lowe Stand Kitchen			
Performance Bond *	\$230.00	\$243.00	No
Morning or Afternoon	\$101.80	\$108.00	Yes
Evening	\$198.00	\$209.00	Yes
Full Day	\$327.00	\$345.00	Yes
Event Day	\$327.00	\$345.00	Yes
Napier City Council Wardens			
Senior Floor Attendant (per hour)	\$69.70	\$73.60	Yes

GREENMEADOWS EAST COMMUNITY HALL

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Main Hall & Kitchen			
Group 1 - Profit-Making Organisations and Family Gatherings			
Hourly charge	\$47.20	\$49.80	Yes
Morning or Afternoon	\$130.00	\$137.00	Yes
Evening	\$197.00	\$208.00	Yes
Whole Day	\$288.00	\$304.00	Yes
Group 2 - Community, Hobby & Sports Groups			
Hourly charge	\$32.20	\$34.00	Yes
Morning or Afternoon	\$95.40	\$100.70	Yes
Evening	\$143.00	\$151.00	Yes
Whole Day	\$192.00	\$203.00	Yes
Meeting Room			
Group 1 - Profit-Making Organisations and Family Gatherings			
Hourly charge	\$21.40	\$22.60	Yes
Morning or Afternoon	\$59.00	\$62.30	Yes
Evening	\$84.70	\$89.40	Yes
Whole Day	\$121.00	\$128.00	Yes
Group 2 - Community, Hobby & Sports Groups			
Hourly charge	\$18.20	\$19.20	Yes
Morning or Afternoon	\$47.20	\$49.80	Yes
Evening	\$63.20	\$66.70	Yes
Whole Day	\$83.60	\$88.30	Yes

INNER HARBOUR

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Permanent Berthage			
Iron Pot			
A minimum length charge applies to these berths as follows: Jull Wharf (10 metres), Nelson Quay Berths 24-37 (7 metres), Nelson Quay Berths 11-23 (9 metres).			
Commercial (per metre per annum)	\$451.00	\$496.00	Yes
Recreational (per metre per annum)	\$394.00	\$433.00	Yes
Meeanee Quay Piers 1 & 2			
A minimum length charge applies to these berths as follows: Meeanee Quay Pier 1 (9 metres), Meeanee Quay Pier 2 Berths 62-72 (12 metres), Meeanee Quay Pier 2 Berths 73-80 (10 metres), Meeanee Quay Pier 2 Berths 81-85 (9 metres).			
Commercial (per metre per annum)	\$451.00	\$496.00	Yes
Recreational (per metre per annum)	\$394.00	\$433.00	Yes
West Quay and Discharge Wharf			
Commercial (per metre per annum)	\$441.00	\$507.00	Yes
Recreational (per metre per annum)	\$379.00	\$436.00	Yes
West Quay Extension (per metre per annum)	\$478.00	\$550.00	Yes
Temporary Berthage & Other Charges			
Visiting Vessels			
Commercial (per day)	\$118.00	\$136.00	Yes
Recreational (per day)	\$33.00	\$36.30	Yes
Rebates & Penalties			
Rebate for Payment of Annual Fees within Specified Time			
Commercial (per metre)	\$26.00	\$28.60	Yes
Recreational (per metre)	\$23.00	\$25.30	Yes
Penalty for Occupying Discharge Berth Outside Normal Discharge Time			
Per day or part thereof	\$665.00	\$732.00	Yes
Penalty for Non-Payment of Annual Fees by Due Date	10%	10%	Yes
Nelson Quay Boat Ramp			
Annual Fee			
Hawke's Bay Sports Fishing Club Members	\$129.00	\$190.00	Yes
Public who are not members of the Hawke's Bay Sports Fishing Club	\$177.00	\$230.00	Yes
Casual Users Fee			
Casual entry fee is \$15.00 per entry. This assumes that parking is not always available within the wharf car park and that a further entry may be required to retrieve the boat. This makes a cost of \$24 per boat launch which is as per the Council approved Fees and Charges Schedule.			
Casual Fee per boat launch	\$24.00	\$30.00	Yes

KENNEDY PARK

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Accommodation			
Peak rates apply in high season, Public Holidays, and other times of high demand. Minimum rates and minimum stays may also apply at these times.			
Group (minimum 20 people) discount prices are available upon application, excluding high season.			
Child 3-14 years. Infants under one year free.			
Park Motels/Villas (Rack Rate)			
Standard Rate single/double	\$154.00 - \$417.00	\$165.00-\$448.00	Yes
Extra Adult	\$30.00 - \$30.00	\$33.00-\$33.00	Yes
Extra Child	\$27.00 - \$27.00	\$30.00-\$30.00	Yes
Holiday Units (Rack Rate)			
Standard Rate single/double	\$130.00 - \$357.00	\$140.00-\$383.00	Yes
Extra Adult	\$30.00 - \$30.00	\$33.00-\$33.00	Yes
Extra Child	\$27.00 - \$27.00	\$30.00-\$30.00	Yes
En-Suite Units (Rack Rate)			
Standard Rate single/double	\$111.00 - \$298.00	\$119.00-\$320.00	Yes
Extra Adult	\$30.00 - \$30.00	\$33.00-\$33.00	Yes
Extra Child	\$27.00 - \$27.00	\$30.00-\$30.00	Yes
Cabins (Rack Rate) (Guests use communal bathroom facilities)			
Standard Rate single/double	\$96.00 - \$213.00	\$103.00-\$228.00	Yes
Extra Adult	\$30.00 - \$30.00	\$33.00-\$33.00	Yes
Extra Child	\$27.00 - \$27.00	\$30.00-\$30.00	Yes
Powered Sites / Non Powered Sites (Rack Rate)			
Standard Rate single/double Powered	\$61.00 - \$131.00	\$66.00-\$141.00	Yes
Standard Rate single/double Unpowered	\$49.00 - \$94.00	\$53.00-\$101.00	Yes
Extra Adult	\$25.00 - \$25.00	\$28.00-\$28.00	Yes
Extra Child	\$25.00 - \$25.00	\$28.00-\$28.00	Yes
Hireage Charges			
Portacot (per day)	\$10.00	\$10.60	Yes
High Chair (per day)	\$10.00	\$10.60	Yes
Portable Barbeque (per two hours)	\$30.00	\$31.70	Yes
Power Adaptor (per day)	\$8.00	\$8.40	Yes
Chiller Key (per day)	\$4.00	\$4.20	Yes
Pedal Car (per hour)	\$12.00	\$12.70	Yes
DVD Player (per day)	\$15.00	\$15.80	Yes
DVD Movie (per day)	\$6.00	\$6.30	Yes
Bicycle	Price on Application	Price on Application	Yes
Conference Venue/Facility Hire			
Conference Venue/Facility Hire	Price on Application	Price on Application	Yes

LIBRARY SERVICES

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Library Services Charges			
Rentals			
Book Rental	No Charge	No Charge	Yes
DVD Rental - new title, per item 7 days	\$4.80	\$0.00	Yes
DVD Rental per item, including Children's, 7 days	\$2.70	\$0.00	Yes
DVD Rental - series, 14 days	\$7.00	\$0.00	Yes
Interloan Charges			
Interloan reciprocal library	\$0.00	\$0.00	Yes
Postage Fee	\$7.00	\$7.40	Yes
Interloan (non reciprocal library admin fee)	\$15.00	\$15.80	Yes
Membership Cards			
Replacement of Membership Cards	\$6.40	\$6.80	Yes
Research Services			
Per hour with first 15 minutes free	\$56.00	\$0.00	Yes
Photocopying & Printing			
Per A4 sheet Black & White	\$0.40	\$0.40	Yes
Per A3 sheet Black & White	\$0.60	\$0.60	Yes
Per A4 sheet Colour	\$1.10	\$1.20	Yes
Per A3 sheet Colour	\$3.20	\$3.40	Yes
Charges Related to Damaged or Lost Items			
Books with a high replacement value are priced at the discretion of library management			
Item Charges			
Items are charged at individual purchase price as per catalogue record. If a purchase price is not recorded, a standard replacement cost is charged as per the following average item price table	Individual Purchase Price	Individual Purchase Price	Yes
Books			
Books standard replacement cost	\$45.00	\$47.50	Yes
DVD & Audiobooks			
Per Disk standard replacement cost	\$25.00	\$26.40	Yes
Childrens Puzzles			
Children's Puzzles	\$25.00	\$26.40	Yes

ENVIRONMENTAL HEALTH AND ALCOHOL LICENCING FEES

All fees and charges are inclusive of GST (except as noted *).

All Environmental Health Licence fees are charged on an actual and reasonable cost recovery basis. The below fees are a fixed deposit and must be paid at time of submission of the appropriate application. Charges incurred over the deposit will be charged based on the rates below.

	2023-24	Proposed 2024-25	incl GST
Licence Fees			
Food Premises / Food Control Plans Fees under the Food Act 2014			
New Template Food Control Plan Registration	\$270.00	\$285.00	Yes
Renewal of Template Food Control Plan Registration	\$118.00	\$125.00	Yes
Amendment of Food Control Plan Registration (per hour)	\$212.00	\$225.00	Yes
New National Programme Registration	\$270.00	\$285.00	Yes
Renewal of National Programme Registration	\$118.00	\$125.00	Yes
Amendment of National Programme Registration (per hour)	\$212.00	\$225.00	Yes
Verification of Food Control Plan based on template or MPI	\$530.00	\$560.00	Yes
Verification of Food Control Plan based on templated or MPI - less complex setup (i.e. mobile shops, home kitchen), to be determined on registration	\$345.00	\$365.00	
Postponement of Verification of Food Control Plan	\$85.00	\$90.00	Yes
Verification follow up (per hour)	\$185.00	\$195.00	Yes
Compliance and Monitoring	\$185.00	\$195.00	Yes
Hairdressers			
Hairdressers	\$218.00	\$230.00	Yes
Skin Piercing Premises			
Skin Piercing Premises	\$230.00	\$245.00	Yes
Offensive Trades			
Tanneries	\$389.00	\$415.00	Yes
Refuse Collection	\$220.00	\$235.00	Yes
All Other Trades	\$277.00	\$293.00	Yes
Funeral Directors			
Funeral Directors	\$300.00	\$320.00	Yes
Camping Grounds			
Camping Grounds	\$390.00	\$415.00	Yes
Hawkers			
Hawkers	\$120.00	\$130.00	Yes
Mobile Shop			
Mobile Shop	\$215.00	\$230.00	Yes
Noise Control			
Stereo Seizure	\$295.00	\$315.00	Yes
Amusement Devices			
Fees are set by the Amusement Device Regulations 1978			
One device, first 7 days (or part thereof)	\$11.50	\$12.10	Yes
Each additional device, first 7 days (or part thereof)	\$2.30	\$2.40	Yes
Each device each further 7 days (or part thereof)	\$1.30	\$1.40	Yes
Miscellaneous Charges			
Miscellaneous Permits	\$120.00	\$130.00	Yes
Advice over and above 1hr - per hour	\$185.00	\$195.00	Yes
Hourly Rates			
Environmental Health Officer	\$185.00	\$195.00	Yes
Compliance Officer	\$185.00	\$195.00	Yes
Liquor Licence Inspector	\$185.00	\$195.00	Yes
Regulatory Administrator	\$100.00	\$110.00	Yes

ENVIRONMENTAL HEALTH AND ALCOHOL LICENCING FEES CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Street Tables and Chairs			
Street Tables and Chairs (maximum two tables, chairs & not exceeding total area of 3m ²)	No charge	No charge	Yes
Street Tables and Chairs (permitted area up to 10m ²)	\$275.00	\$300.00	Yes
Street Tables and Chairs (permitted area 10.1m ² - 20m ²)	\$400.00	\$425.00	Yes
Street Tables and Chairs (permitted area greater than 20m ²)	\$600.00	\$635.00	Yes
Street Tables and Chairs Amendment Fee	\$185.00	\$185.00	Yes
Inner City Temporary Commercial Promotion Activity			
Licence to Occupy	\$60.00	\$63.40	Yes
Litter Control			
Infringement fee (maximum)	\$400.00	\$400.00	Yes
Liquor Licence Application Fees			
Fees set by regulation under Sale and Supply of Alcohol Act 2012			
Application Fees			
Very low risk application	\$368.00	\$368.00	Yes
Low risk application	\$609.50	\$609.50	Yes
Medium risk application	\$816.50	\$816.50	Yes
High risk application	\$1,023.50	\$1,023.50	Yes
Very high risk application	\$1,207.50	\$1,207.50	Yes
Annual Fees			
Very low risk premises	\$161.00	\$161.00	Yes
Low risk premises	\$391.00	\$391.00	Yes
Medium risk premises	\$632.50	\$632.50	Yes
High risk premises	\$1,035.00	\$1,035.00	Yes
Very high risk premises	\$1,437.50	\$1,437.50	Yes
Special Licence Applications			
1 to 2 small size events	\$63.25	\$63.25	Yes
3 to 12 small, 1 to 3 medium size events	\$207.00	\$207.00	Yes
All other special licenses / large events	\$575.00	\$575.00	Yes
Other Applications			
Managers Certificate Applications	\$316.25	\$316.25	Yes
Temporary Authority	\$296.70	\$296.70	Yes
Temporary Licence	\$296.70	\$296.70	Yes
Appeal to ARLA	\$517.50	\$517.50	Yes
Permanent Club Charter annual fee	\$632.50	\$632.50	Yes
Extract of Register	\$57.50	\$57.50	Yes

OCEAN SPA

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Ocean Spa			
Cash Admission			
Adults 15+	\$11.50	\$20.00	Yes
Children 2-14 years	\$8.50	\$12.00	Yes
Toddler (under 2)	\$3.00	\$4.00	Yes
SuperGold Card and Community Services Card holders	\$8.00	\$14.00	Yes
Student (NZ ID required)	\$10.50	N/A	Yes
Spectator	\$3.00	\$4.00	Yes
Family (2+2)	\$35.00	\$58.00	Yes
Concession Cards			
Child (10-Swim Cards)	\$76.50	\$108.00	Yes
Child (30-Swim Cards)	\$229.50	\$336.00	Yes
Adult (10-Swim Cards)	\$103.50	\$180.00	Yes
Adult (30-Swim Cards)	\$310.50	\$560.00	Yes
OFF PEAK MEMBERSHIP			
3 months paid in full	N/A	\$380.00	Yes
6 months paid in full	N/A	\$690.00	Yes
12 months paid in full	N/A	\$1,200.00	Yes
PREMIUM MEMBERSHIP - FULL ACCESS & BENEFITS			
6 month contract - paid weekly	\$32.00	\$32.00	Yes
12 month contract - paid weekly	\$29.00	\$29.00	Yes
3 months paid in full	\$420.00	\$420.00	Yes
6 months paid in full	\$810.00	\$810.00	Yes
12 months paid in full	\$1,400.00	\$1,400.00	Yes

MUSEUM THEATRE GALLERY (MTG)

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Museum, Theatre, Gallery			
Admission			
General Admission	No Charge	No Charge	Yes
Guided Tours (per person)	Price on Application	Price on Application	Yes
Theatre			
Film Admission			
Adults	Film Specific	Film Specific	Yes
Student (15 years plus with Student ID)	Film Specific	Film Specific	Yes
Senior Citizens (65 +) and Community Services Card holders, and Friends of the Museum	Film Specific	Film Specific	Yes
Children (under 15 years)	Film Specific	Film Specific	Yes
Venue Rental			
All catering, staffing, audio-visual equipment or services are additional charges - price on application.			
Terms and Conditions apply and are available on application.			
Cancellations made less than 7 days in advance of event may incur an additional fee.			
A minimum charge of 3 hours applies to hourly venue rentals.			
Theatre (including Dressing Rooms and Foyer) - Commercial			
Cleaning fee (one off charge)	\$119.00	\$126.00	Yes
Daytime full day rate	\$899.00	\$949.00	Yes
Evening (5.30pm - 11pm)	\$755.00	\$797.00	Yes
Setup / Pack Out / Rehearsal per hour (including staff costs)	\$108.00	\$114.00	Yes
Theatre (including Dressing Rooms and Foyer) - Community			
Cleaning fee (one off charge)	\$108.00	\$114.00	Yes
Daytime full day rate			
Evening (5.30pm - 11pm)	\$464.00	\$490.00	Yes
Setup / Pack Out / Rehearsal per hour (including staff costs)	\$97.00	\$102.40	Yes
Theatre - Gala Film Screening			
300 tiered seating. Available for fund raising gala screenings.			
Special Film Screening	Price on Application	Price on Application	Yes
MTG Main Foyer			
Subject to availability.			
Standard fee (up to 4 hours, thereafter \$150.00/hour) - commercial rate	\$700.00	\$739.00	Yes
Standard fee (up to 4 hours, thereafter \$90.00/hour) - community rate	\$399.00	\$421.00	Yes
Century Theatre Foyer			
Subject to availability.			
Standard fee (up to 4 hours, thereafter \$125.00/hour) - commercial rate	\$572.00	\$604.00	Yes
Standard fee (up to 4 hours, thereafter \$75.00/hour) - community rate	\$346.00	\$365.00	Yes
Education Meeting Room			
35 seating theatre style.			
Daytime subject to availability.			
Evening (5.30pm - 11pm) - Commercial	\$400.00	\$422.00	Yes

MUSEUM THEATRE GALLERY (MTG) CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Evening (5.30pm - 11pm) - Community	\$240.00	\$253.00	Yes
Equipment Hire			
Pianos			
Community and student rates available on request.			
Concert Piano - (Steinway) Per concert	\$340.00	\$359.00	Yes
Piano - (Bechstein) Per concert	\$92.00	\$97.20	Yes
Piano - (Bechstein) Per lunchtime concert	\$37.00	\$39.10	Yes
Piano Tuning (per tuning)	\$203.00	\$214.00	Yes
Education			
Programmes			
Per Student - Primary	\$2.50	\$2.60	Yes
Per Student - Secondary	\$4.50	\$4.80	Yes
Per Student - Tertiary	Price on Application	Price on Application	Yes
Accompanying Adult / Teacher	No Charge	No Charge	Yes
Self Guided - School Groups	No Charge	No Charge	Yes
School Holiday Programmes	Price on Application	Price on Application	Yes
Special Programmes & Pre-Schools	Price on Application	Price on Application	Yes
Archive			
Image Delivery			
Postage	Price on Application	Price on Application	Yes
Photography			
Photography per hour (where NO suitable image is available)	\$70.00	\$73.90	Yes
Photography - Per scanned image	\$24.50	\$25.90	Yes
Photography - Disk	\$6.50	\$6.90	Yes
Photography - Reproduction fee per image	\$38.00	\$40.10	Yes
Reproduction			
Personal, non commercial & websites	No Charge	No Charge	Yes
Published, commercial interior image	\$40.00	\$42.20	Yes
Merchandise, book cover and advertising	\$240.00	\$253.00	Yes
Research			
Research - Hourly rate	\$70.00	\$73.90	Yes
Photocopying			
Photocopying - Standard (per page)	\$1.40	\$1.50	Yes
Photocopying - Manuscript (per page)	Price on Application	Price on Application	Yes

NAPIER AQUATIC CENTRE

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Napier Aquatic Centre			
Cash Admission			
Adults single admission	\$6.00	\$6.30	Yes
Children (5 years and over) single admission	\$4.30	\$4.60	Yes
Children (under 5 years, accompanied by adult in water) single admission	No Charge	No Charge	Yes
Community Services Card holders single admission	\$4.30	\$4.60	Yes
Senior Citizens / Gold Card	\$1.00	\$1.50	Yes
General Spectators	\$0.00	\$2.00	Yes
Club Member	\$2.00	\$2.10	Yes
Waterslide (unlimited rides) - additional to entry fee per person	\$5.50	\$5.80	Yes
Outdoor area - Splash Pad, Basketball, Volleyball (per person)		\$2.00	yes
Concession Cards			
Child (10-Swim Cards)	\$39.00	\$41.50	Yes
Child (20-Swim Cards)	\$72.30	\$76.50	Yes
Child (50-Swim Cards)	\$187.50	\$198.00	Yes
Adult (10-Swim Cards)	\$50.50	\$54.00	Yes
Adult (20-Swim Cards)	\$100.50	\$105.00	Yes
Adult (50-Swim Cards)	\$248.50	\$262.00	Yes
Community Card Holder (10-Swim Cards)	\$39.00	\$41.50	Yes
Community Card Holder (20-Swim Cards)	\$72.30	\$76.50	Yes
Community Card Holder (50-Swim Cards)	\$187.00	\$197.50	Yes
Club Member (10-Swim Cards)	\$15.00	\$15.80	Yes
Club Member (20-Swim Cards)	\$30.00	\$32.00	Yes
Club Member (50-Swim Cards)	\$75.00	\$79.50	Yes
Aqua Aerobics (10-Swim Cards)	\$58.00	\$61.50	Yes
Aqua Aerobics (20-Swim Cards)	\$116.00	\$122.50	Yes
Aqua Aerobics (50-Swim Cards)	\$289.00	\$305.00	Yes
Pool Hire Charges			
All pool hire charges on a per-hour basis			
Schools			
Entry fee is exclusive for hire of the following facilities except for single lane hire.			
Single Lane (plus Club Member entry fee per pupil)	\$10.30	\$10.90	Yes
Slide Special	\$3.20	\$3.50	Yes
Old Pool	\$74.50	\$79.50	Yes
Old Pool - Inflatable hire (inclusive of entry fee)		\$185.00	
Ivan Wilson 25-metre Pool	\$87.40	\$93.00	Yes
Old Learners Pool	\$40.60	\$43.00	Yes
Regular Club Hires : Per Hour			
Entry fee is exclusive for hire of the following facilities except for single lane hire.			
Single Lane (plus club entry fee per pool user)	\$10.30	\$10.90	Yes
Old Pool	\$79.00	\$84.00	Yes
Ivan Wilson 25-metre Pool	\$93.00	\$98.50	Yes
Casual Hires : Per Hour			
Entry fee is exclusive for hire of the following facility			
Old Pool	\$100.00	\$108.00	Yes
Learn 2 Swim (Includes admission charge)			
Please contact the Swim School Co-ordinator for Learn 2 Swim Charges or visit our website at www.napieraquatic.co.nz			
Tiny Tots		\$7.00	
Aquafitness			
Per Session	\$5.90	\$7.00	Yes

NAPIER CONFERENCE AND EVENTS

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Venue Rental			
Rental covers air-conditioned facility and room set to client's specifications.			
All catering, audio-visual equipment and other equipment or services are additional charges - price on application.			
Terms and Conditions			
Terms and Conditions apply and are available on application.			
Ballroom			
Group 1 - Corporate Organisations			
Morning (8.00am - 12.30pm)	\$946.00	\$999.00	Yes
Afternoon (12.30pm - 5.00pm)	\$946.00	\$999.00	Yes
Full day rate (8.00am - 5.00pm)	\$1,575.00	\$1,663.00	Yes
Evening (5.00pm - Midnight)	\$1,223.00	\$1,300.00	Yes
Group 2 - Community Organisations			
Morning (8.00am - 12.30pm)	\$473.00	\$521.00	Yes
Afternoon (12.30pm - 5.00pm)	\$473.00	\$521.00	Yes
Evening (5.00pm - Midnight)	\$612.00	\$674.00	Yes
Group 3 - Weddings			
Evening (12.30pm - Midnight) ^	\$1,394.00	Remove dedicated rate	Yes
^ Fee includes Gallery and Small Exhibition Hall			
Small Exhibition Hall			
Group 1 - Corporate Organisations			
Morning (8.00am - 12.30pm)	\$620.00	\$670.00	Yes
Afternoon (12.30pm - 5.00pm)	\$620.00	\$670.00	Yes
Full day rate (8.00am - 5.00pm)	\$1,033.00	\$1,091.00	Yes
Evening (5.00pm - Midnight)	\$804.00	\$849.00	Yes
Group 2 - Community Organisations			
Morning (8.00am - 12.30pm)	\$310.00	\$341.00	Yes
Afternoon (12.30pm - 5.00pm)	\$310.00	\$341.00	Yes
Evening (5.00pm - Midnight)	\$402.00	\$443.00	Yes
Group 3 - Weddings			
Evening (12.30pm - Midnight) ^	\$900.00	Remove dedicated rate	Yes
^ Fee includes Gallery			
Gallery			
Group 1 - Corporate Organisations			
Morning (8.00am - 12.30pm)	\$405.00	\$428.00	Yes
Afternoon (12.30pm - 5.00pm)	\$405.00	\$428.00	Yes
Full day rate (8.00am - 5.00pm)	\$675.00	\$713.00	Yes
Evening (5.00pm - Midnight)	\$525.00	\$554.00	Yes
Group 2 - Community Organisations			
Morning (8.00am - 12.30pm)	\$203.00	\$224.00	Yes
Afternoon (12.30pm - 5.00pm)	\$203.00	\$224.00	Yes
Evening (5.00pm - Midnight)	\$263.00	\$290.00	Yes
Group 3 - Weddings			
Evening (5.00pm - Midnight)	Removed	Remove dedicated rate	Yes
Breakout Room One			
Group 1 - Corporate Organisations			
Morning (8.00am - 12.30pm)	\$328.00	\$355.00	Yes
Afternoon (12.30pm - 5.00pm)	\$328.00	\$355.00	Yes
Full day rate (8.00am - 5.00pm)	\$548.00	\$605.00	Yes
Evening (5.00pm - Midnight)	\$425.00	\$456.00	Yes

NAPIER CONFERENCE AND EVENTS CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Group 2 - Community Organisations			
Morning (8.00am - 12.30pm)	\$164.00	\$181.00	Yes
Afternoon (12.30pm - 5.00pm)	\$164.00	\$181.00	Yes
Evening (5.00pm - Midnight)	\$212.00	\$234.00	Yes
Breakout Room Two			
Group 1 - Corporate Organisations			
Morning (8.00am - 12.30pm)	\$468.00	\$505.00	Yes
Afternoon (12.30pm - 5.00pm)	\$468.00	\$505.00	Yes
Full day rate (8.00am - 5.00pm)	\$779.00	\$850.00	Yes
Evening (5.00pm - Midnight)	\$604.00	\$655.00	Yes
Group 2 - Community Organisations			
Morning (8.00am - 12.30pm)	\$234.00	\$258.00	Yes
Afternoon (12.30pm - 5.00pm)	\$234.00	\$258.00	Yes
Evening (5.00pm - Midnight)	\$302.00	\$333.00	Yes
Boardroom			
All Users			
Morning (8.00am - 12.30pm)	\$235.00	\$255.00	Yes
Afternoon (12.30pm - 5.00pm)	\$235.00	\$255.00	Yes
Full day rate (8.00am - 5.00pm)	\$391.00	\$435.00	Yes
Evening (5.00pm - Midnight)	\$301.00	\$325.00	Yes
Large Exhibition Hall			
Group 1 - Corporate Organisations			
Morning (8.00am - 12.30pm)	\$676.00	\$735.00	Yes
Afternoon (12.30pm - 5.00pm)	\$676.00	\$735.00	Yes
Full day rate (8.00am - 5.00pm)	\$1,128.00	\$1,210.00	Yes
Evening (5.00pm - Midnight)	\$877.00	\$950.00	Yes
Group 2 - Community Organisations			
Morning (8.00am - 12.30pm)	\$338.00	\$372.00	Yes
Afternoon (12.30pm - 5.00pm)	\$338.00	\$372.00	Yes
Evening (5.00pm - Midnight)	\$438.00	\$482.00	Yes

NAPIER I-SITE VISITOR CENTRE

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Napier i-SITE Visitor Centre			
Paid Advertising Display (per annum)			
10% Hawke's Bay Operator Discount (Applies to Brochure Display Pocket rate only)			
Product Page Display	\$138.00	\$146.00	Yes
1 Pocket Display	\$460.00	\$486.00	Yes
Poster (A1) (Includes one pocket)	Rate Available on Request	Rate Available on Request	Yes
Other Advertising Features	Rate Available on Request	Rate Available on Request	Yes
Cruise - Stand & Advertising Options	Rate Available on Request	Rate Available on Request	Yes
i-SITE New Zealand Nationwide Standard Charges			
Standard travel industry commission charges of 10 to 20% on operator on bookings			
Charges for information requested and reservations made outside of Hawke's Bay as required			
Communication and Search Fee - standard	\$20.00	\$21.10	Yes
Communication and Search Fee - special event	\$20.00	\$21.10	Yes

NAPIER MUNICIPAL THEATRE

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Theatre Hire			
Professional (per day)			
Terms and conditions apply, available on application.			
Performance day hire includes the use of the stage, auditorium, foyers for entrance, dressing rooms, cleaning of public areas and use of the house sound and lighting as installed at the time of the hire. Also included is one Municipal Theatre technician for a maximum of eight hours. This technician is required to be on duty at all times whilst you are in the venue to oversee your hire and is not part of the set-up crew. All hours in excess of eight on performance days and including pack-in/out and rehearsal days are chargeable on the final invoice.			
Energy charges as per meter reading and additional staffing costs are chargeable on final invoice.			
Professional (per day) or 10% of the gross ticket sales - whatever is the greater	\$3,559.00	\$3,850.00	Yes
Setup/pack-out	\$836.00	\$910.00	Yes
Rehearsal	\$1,359.00	\$1,475.00	Yes
Deposit required *	\$1,250.00	\$1,355.00	No
Community (per day)			
Terms and conditions apply, available on application.			
Performance day hire includes the use of the stage, auditorium, foyers for entrance, dressing rooms, cleaning of public areas and use of the house sound and lighting as installed at the time of the hire. Also included is one Municipal Theatre technician for a maximum of eight hours. This technician is required to be on duty at all times whilst you are in the venue to oversee your hire and is not part of the set-up crew. All hours in excess of eight on performance days and including pack-in/out and rehearsal days are chargeable on the final invoice.			
Energy charges as per meter reading and additional staffing costs are chargeable on final invoice.			
Community (per day) or 10% of the gross ticket sales - whatever is the greater	\$2,116.00	\$2,170.00	Yes
Setup/pack-out	\$483.00	\$495.00	Yes
Rehearsal	\$836.00	\$855.00	Yes
Deposit required *	\$800.00	\$820.00	No
Public Meetings (per day)			
Terms and conditions apply, available on application.			
Includes the use of the fore-stage only, auditorium, Port of Napier foyer for entrance, house sound and lighting as installed at time of hire.			
Energy charges as per meter reading and additional staffing costs are chargeable on final invoice.			
Public Meetings (per day)	\$1,359.00	\$1,390.00	Yes
Setup/pack-out	\$483.00	\$495.00	Yes
Deposit required *	\$450.00	\$460.00	No
Individual Room Hire (per hour)			
Terms and conditions apply, available on application			
Minimum 3-hour hire of any area applies. In general bookings are accepted/confirmed only within a six-week period prior to the proposed date. All other costs (staffing, equipment, energy, catering and cleaning) are chargeable on final invoice.			
Pan Pac Foyer			
Pan Pac Foyer - Including Port of Napier Foyer	\$170.00	\$180.00	Yes
Napier Building Society Mezzanine			
Napier Building Society Mezzanine - only with other areas	\$78.40	\$82.00	Yes
Westpac Bank Function Room			
Westpac Bank Function Room	\$78.40	\$82.00	Yes
Rotary Room			
Rotary Room	\$52.20	\$55.00	Yes
Pianos			
Community and student rates are available on request			

NAPIER MUNICIPAL THEATRE CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Municipal Theatre Steinway			
Concert Hire (per performance)	\$392.00	\$414.00	Yes
Lunchtime concerts in foyer (per performance)	\$111.00	\$117.00	Yes
Non-performance hires in foyer (per hour)	\$45.70	\$48.30	Yes
Piano Tuning (per tuning)	Price On Application	Price On Application	Yes
Municipal Theatre Yamaha Upright or Challen Grand			
Piano hire (per performance)	\$111.00	\$117.00	Yes
Piano hire (non-performance)	\$45.70	\$48.30	Yes
Piano Tuning (per tuning)	Price On Application	Price On Application	Yes
Equipment Hire (per day)			
Other equipment can be sourced as required through local agencies			

NATIONAL AQUARIUM OF NEW ZEALAND

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Admissions			
General Admissions			
Adults	\$27.00	\$28.50	Yes
Adults - Hawke's Bay locals	\$25.50	\$26.90	Yes
Child (from 3 up to 14 years)	\$14.00	\$14.80	Yes
Child (from 3 up to 14 years) - Hawke's Bay locals	\$12.50	\$13.20	Yes
Children (under 3 years)		\$0.00	Yes
Student	\$25.00	\$26.40	Yes
Student - Hawke's Bay locals	\$23.50	\$24.80	Yes
Family (2 adults & up to 2 children)	\$75.00	\$79.20	Yes
Family (2 adults & up to 2 children) - Hawke's Bay locals	\$70.00	\$73.90	Yes
Senior Citizens (65 +) and Community Services Card holders	\$20.00	\$21.10	Yes
Senior Citizens (65 +) and Community Services Card holders - Hawke's Bay locals	\$19.00	\$20.10	Yes
Extra Child	\$9.00	\$9.50	Yes
Extra Child - Hawke's Bay locals	\$8.00	\$8.40	Yes
Close Encounters			
Little Penguin Close Encounter (per person) (maximum of 4)	\$145.00	\$153.00	Yes
Terrapin Close Encounter - Adult	\$60.00	\$63.40	Yes
Terrapin Close Encounter - Child	\$40.00	\$42.20	Yes
Tails & scales guided feeding tour - Adult	\$60.00	\$63.40	Yes
Tails & scales guided feeding tour - Child	\$40.00	\$42.20	Yes
Native icons guided tour - Adult	\$60.00	\$63.40	Yes
Native icons guided tour - Child	\$40.00	\$42.20	Yes
Friends of the Aquarium Membership			
Adult	\$75.00	\$79.20	Yes
Adult - Hawke's Bay locals	\$72.50	\$76.60	Yes
One Adult/One Child	\$110.00	\$116.00	Yes
One Adult/One Child - Hawke's Bay locals	\$105.00	\$111.00	Yes
Family (2 adults and up to 2 children)	\$175.00	\$185.00	Yes
- Hawke's Bay locals	\$170.00	\$180.00	Yes
Extra Child	N/A	N/A	Yes
Family (2 adults and 3 children)	\$205.00	\$216.00	Yes
Family (2 adults and 3 children) - Hawke's Bay locals	\$200.00	\$211.00	Yes
Family (2 adults and 4 children)	\$235.00	\$248.00	Yes
Family (2 adults and 4 children) - Hawke's Bay locals	\$230.00	\$243.00	Yes
Family (2 adults and 5 children)	\$265.00	\$280.00	Yes
Family (2 adults and 5 children) - Hawke's Bay locals	\$260.00	\$275.00	Yes
School Parties			
Pre-school and Special Schools	\$4.50	\$4.80	Yes
Primary	\$5.50	\$5.80	Yes
Secondary	\$7.50	\$7.90	Yes
Tertiary	\$13.00	\$13.70	Yes
Extra Adult	\$13.00	\$13.70	Yes
Group Discount (10 or more people)			
Adult	\$24.00	\$25.30	Yes
Child (from 3 up to 14 years)	\$12.00	\$12.70	Yes

NATIONAL AQUARIUM OF NEW ZEALAND CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Birthday Parties			
Conditions apply, and are available on request			
Accessibility			
Accompanying Caregivers			
Accessibility	\$15.00	\$15.80	Yes
Holiday Programme			
Per Person - Short Program			
Per Person - Full Program	\$60.00	\$63.40	Yes
Extended pickup time fee	\$10.00	\$10.60	Yes
Technical Staff			
Per Hour - Conditions apply, and are available on request			
Functions			
Aquarium Exhibition Hall			
Catering, entertainment and other equipment or services are additional charges - prices on application			
Charge Per Hour (Daytime 7.00-9.00am only)	\$250.00	\$264.00	Yes
Evening (5.00pm-12.00am)			
Corporate Rate	\$1,100.00	\$1,162.00	Yes
Charity Rate	\$850.00	\$898.00	Yes
East Coast LAB			
Charge Per Hour (Daytime)	\$140.00	\$148.00	Yes
1/2 Day (9.00-1.00pm or 1.00-5.00pm)			
Corporate Rate	\$500.00	\$528.00	Yes
Charity Rate	\$350.00	\$370.00	Yes
Full Day (9.00am-5.00pm)			
Corporate Rate	\$950.00	\$1,003.00	Yes
Charity Rate	\$650.00	\$686.00	Yes
Evening (5.00pm-12.00am)			
Corporate Rate	\$750.00	\$792.00	Yes
Charity Rate	\$525.00	\$554.00	Yes
Education Room (Half day and Full day only on weekend days)			
Charge Per Hour (Daytime)	\$95.00	\$100.30	Yes
1/2 Day (9.00-1.00pm or 1.00-5.00pm)			
Corporate Rate	\$295.00	\$312.00	Yes
Charity Rate	\$200.00	\$211.00	Yes
Full Day (9.00-5.00pm)			
Corporate Rate	\$575.00	\$607.00	Yes
Charity Rate	\$405.00	\$428.00	Yes
Evening (5.00pm-12.00am)			
Corporate Rate	\$400.00	\$422.00	Yes
Charity Rate	\$320.00	\$338.00	Yes
Availability			
Half day period - 8:00am to 12:30pm and 12:30pm to 5:00pm			
Full day period - 7:30am to 5:00pm			
Evening period - 5:00pm to 9:00pm			

PAR 2 MINIGOLF

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Par2 MiniGolf			
All green fees are for one 18-hole game per person.			
Green Fees			
Child (2 years and under accompanied by a paying adult)	No Charge	No Charge	Yes
Child (3 to 14 years of age)	\$7.80	\$8.20	Yes
Adult	\$11.20	\$11.80	Yes
Family (2 Adults and 2 children)	\$30.00	\$31.70	Yes
Family (additional child)	\$5.00	\$5.30	Yes
Return Game - Adult	\$8.30	\$8.80	Yes
Return Game - Child	\$5.30	\$5.60	Yes
Return Game - Family	\$22.40	\$23.70	Yes
Return Game - Family (additional Child)	\$4.20	\$4.40	Yes
Spectators	No Charge	No Charge	Yes
Senior Citizens (65 +) and Community Services Card holders	\$8.20	\$8.70	Yes
Groups of 10 or More			
Group Rate - Children: 10 to 29 pax	\$6.50	\$6.90	Yes
Group Rate - Secondary (15 years and over): 10 to 29 pax	\$8.40	\$8.90	Yes
Group Rate - Adults: 10 to 29 pax	\$9.50	\$10.00	Yes
Group Rate - Children: 30+ pax	\$5.70	\$6.00	Yes
Group Rate - Secondary (15 years and over): 30+ pax	\$7.80	\$8.20	Yes
Group Rate - Adults: 30+ pax	\$8.70	\$9.20	Yes
After Hours Group Rates			
Par 2 MiniGolf is available after hours for group bookings - terms and conditions apply and are available on request.			

PARKING

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Parking Fees			
Time restrictions may apply			
Metered fees (per hour)	\$1.00	\$2.00	Yes
Discounted Daily rate at specified car parks	\$5.00	\$7.00	Yes
Specific Parking fees			
Dickens Street East car park per hour (max stay 2 hours)	\$2.00	\$3.00	Yes
Lee Road car park per hour (max stay 3 hours)	\$0.60	\$1.00	Yes
Gloucester Street (max stay 2 hours)	\$1.00	\$2.00	Yes
Symons Lane - All on lane parking per hour (max stay 3 hours)	\$0.60	\$1.00	Yes
Symons Lane car park per hour (max stay 4 hours)	\$0.60	\$1.00	Yes
White Street (max stay 2 hours)	\$1.00	\$2.00	Yes
Leased Parking fees			
Dalton Street Leased car parking (per week)	\$30.00	\$48.00	Yes
Dickens Street South Leased car parking (per week)	\$25.00	\$40.00	Yes
Edwardes Street Leased car parking (per week)	\$15.00	\$24.00	Yes
Hastings Street Leased car parking (per week)	\$30.00	\$48.00	Yes
Herschell Street Leased car parking (per week)	\$25.00	\$40.00	Yes
Raffles Street Leased car parking (per week)	\$25.00	\$40.00	Yes
Station Street Leased car parking (per week)	\$25.00	\$40.00	Yes
Tiffen Park Leased car parking (per week)	\$25.00	\$40.00	Yes
Vautier Street Central Leased car parking (per week)	\$25.00	\$40.00	Yes
Vautier Street North Leased car parking (per week)	\$25.00	\$40.00	Yes
Vautier Street South Leased car parking (per week)	\$25.00	\$40.00	Yes
Supplementary Services			
Parking Permit (per day)	\$20.00	\$25.00	Yes
Skip Bin (per space per day)	\$20.00	\$25.00	Yes
Car Pound			
Storage of impounded vehicle first month	\$70.00	\$75.00	Yes
Storage of impounded vehicle per week after first month	\$40.00	\$45.00	Yes
Infringement Fees			
Any parking offence involving parking on a road in breach of a Local Authority bylaw, in excess of a period fixed by a meter or otherwise, where the excess time is one of the times stated below.			
The Land Transport (Road User) Rule 2004 specifies parking offences that incur a penalty, and the maximum fees councils can charge drivers.			
Parking Infringement Fees are not subject to GST.			
Infringement Fees			
Not more than 30 minutes (less a \$2.00 discount if paid within seven days of issue)	\$12.00	\$12.00	Yes
More than 30 minutes, but not more than one hour (less a \$2.00 discount if paid within seven days of issue)	\$15.00	\$15.00	Yes
More than one hour but not more than two hours (less a \$2.00 discount if paid within seven days of issue)	\$21.00	\$21.00	Yes
More than 2 hours but not more than 4 hours (less a \$3.00 discount if paid within seven days of issue)	\$30.00	\$30.00	Yes
More than 4 hours but not more than 6 hours (less a \$3.40 discount if paid within seven days of issue)	\$42.00	\$42.00	Yes
More than 6 hours (less a \$5.00 discount if paid within seven days of issue)	\$57.00	\$57.00	Yes

PARKING CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Street Occupation			
Licence for occupation at ground level or \$0.05/m	\$62.00	\$65.50	Yes
Charge against damage to Council property (whole frontage) per m	\$7.80	\$8.20	Yes
Removal or replacement of parking meters and signs each	\$39.00	\$41.20	Yes
Removal and reinstatement of roadmarking, per metre.	\$6.80	\$7.20	Yes
Vehicle Disposal (admin \$75 + disposal)	\$225.00	\$238.00	Yes
am	Cost plus 10%	Cost plus 10%	Yes

PARKS AND RESERVES

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Reserves			
Occupation and use of any public Park or Reserve (including the Soundshell) by either a commercial operation, circus, Gypsy Fair or entertainment group, which intend to charge a public admission or sell products for financial gain			
Rental (per day)	\$482.00	\$509.00	Yes
Bond (refundable only if grounds and amenities are left in good order)*	\$1,200.00	\$1,200.00	No
Community Events which are free to the public			
Use of grounds & amenities	No Charge	No Charge	Yes
Bond (refundable only if grounds and amenities are left in good order)*	\$1,200.00	\$1,200.00	No

PLANNING SUPPORT SERVICES

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Geographic Information Services (GIS)			
Map Requests			
A request that involves less than 15 minutes to produce			
A0 Paper Size	\$62.20	\$65.70	Yes
A1 Paper Size	\$37.50	\$39.60	Yes
A2 Paper Size	\$18.20	\$19.20	Yes
Special Map Request Charges			
Specialised maps are those which require new layers to be added, analysis work and/or specialised printing techniques. In addition to the printing charges outlined above (same as every-day map requests) there is a charge based on actual time taken plus any disbursements.			
Hourly Charge-Out Rate			
GIS Officers	\$131.00	\$138.00	Yes
Planning Administration			
Disbursements			
Plan Copying A0 (per sheet)	\$18.70	\$19.70	Yes
Plan Copying A1 (per sheet)	\$12.50	\$13.20	Yes
Plan Copying A2 (per sheet)	\$6.20	\$6.50	Yes
Photocopying A4/A3 Assisted	\$1.30	\$1.40	Yes
Full Digital property file	\$46.00	\$48.60	Yes
Digital building file only	\$35.00	\$37.00	Yes
Subsequent request following receipt of digital building file	\$18.00	\$19.00	Yes
Property Number Map Book	\$37.50	\$39.60	Yes
Certificate of Title	\$30.00	\$31.70	Yes
Hourly Rates			
Administration Staff	\$100.00	\$106.00	Yes

POLICY PLANNING

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Policy Planning			
Policy Charges			
Request to Change District Plan	\$30,000.00	\$31,680.00	Yes
Notice of Requirement (Sec 168)	\$22,000.00	\$23,232.00	Yes
Alteration of Designation (Sec 181) - Non Notified	\$1,650.00	\$1,742.00	Yes
Alteration of Designation (Sec 181) - Notified	\$16,000.00	\$16,896.00	Yes
Removal of Designation (Sec 182)	\$350.00	\$370.00	Yes
Officers' Hourly Rates - Planning (per hour)	\$200.00	\$211.00	Yes
Officers' Hourly Rates - Administration (per hour)	\$100.00	\$106.00	Yes

PUBLIC TOILETS AND SHOWERS

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Marine Parade Toilet (Soundshell)			
Toilets			
Adults & Children 5 years and over	No Charge	No Charge	Yes
Children under 5 years	No Charge	No Charge	Yes
Showers			
Shower charge	\$4.00	\$5.00	Yes
Hire of towel (includes soap)	\$3.00	\$4.00	Yes
Lockers			
Lockers will be opened after the end of the hire period and will be available for rehire			
Deposit *	\$15.00	\$15.00	No
Charge up to 4 hours	\$2.00	\$3.00	Yes
Charge over 4 hours (same day)	\$3.00	\$5.00	Yes
A daily charge for each additional day or part thereof will apply after the first day	\$3.00	\$5.00	Yes
Bike Store			
Deposit *	\$15.00	\$15.00	No
Charge up to 4 hours	\$2.00	\$5.00	Yes
Charge over 4 hours (same day)	\$3.00	\$8.00	Yes

REFUSE TRANSFER STATION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Refuse Transfer Station Charges			
Tonnages are obtained via calibrated weighbridge, minus the weight of the vehicle, in 20kg increments.			
No fixed charge for individual rubbish bags – minimum charges apply.			
Government waste levy and ETS (Emissions Trading Scheme) charges are incorporated in the rate for general refuse.			
Fridges, freezers and batteries will only be accepted after paying general waste charges. This is because of high costs to de-gas these appliances and high cost of recycling batteries.			
Discount for bulk waste account holders dumping a tonnage in excess of 500 tonnes per annum is disestablished.			
All Vehicles			
Green waste (per tonne)	\$136.00	\$144.00	Yes
General Refuse (per tonne)	\$347.00	\$366.00	Yes
Discount for separating Green waste	\$6.50	\$6.90	Yes
Waste oil, paint, fridges, freezers and batteries are weighed as part of your load and charged at general refuse rate to help cover disposal costs			
Minimum Charges			
General refuse (applies to loads under 50kg)	\$16.30	\$16.30	Yes
General refuse (applies to loads up to 100kg)	\$32.60	\$32.60	Yes
Green waste (applies to loads under 50kg)	\$11.00	\$11.00	Yes
Green waste (applies to loads up to 100kg)	\$16.30	\$16.30	Yes
Fixed Charges			
Polystyrene & Bulk packaging (per cubic metre)	\$82.00	\$86.60	Yes
Car tyres (each); Motorcycle or quad bike tyres (single or pair)	\$8.70	\$9.20	Yes
Truck or Tractor tyres not accepted			
Charge to re-issue lost inwards docket	\$0.00	\$0.00	Yes
Recycling			
Paper + cardboard, glass, cans + plastics (type 1,2) and scrap metal at the recycling station	No Charge	No Charge	Yes

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Development Charges			
The below fees are a base charge. You must include the relevant base charge with your application, to cover the application processing costs. If the actual and reasonable processing costs exceed the base charge, we may invoice you for the additional costs.			
Development Charges (Section 36 Resource Management Act)			
Land Use Controlled	\$1,300.00	\$1,500.00	Yes
Land Use Restricted Discretionary	\$2,000.00	\$2,310.00	Yes
Land Use Discretionary	\$2,500.00	\$2,900.00	Yes
Land Use Non Complying	\$3,500.00	\$4,050.00	Yes
Notified Resource Consent	\$10,979.00	\$13,500.00	Yes
Limited Notification Resource Consent	\$8,783.00	\$10,500.00	Yes
Variation of Conditions - Non Notified	Replaced	Replaced	Yes
Change/Cancel Condition (Variation) Land Use	\$1,200.00	\$1,500.00	Yes
Change/Cancel Condition (Variation) Subdivision	\$1,200.00	\$1,500.00	Yes
Variation of Conditions - Notified	\$4,000.00	\$5,000.00	Yes
Boundary Activity	\$329.00	\$380.00	Yes
Temporary/Marginal Activity	\$329.00	\$380.00	Yes
Pre-Application Advice (over and above 1 hour)	Hourly rate	Hourly rate	Yes
Resource Consent Monitoring (Land Use)	\$173.00	\$200.00	Yes
Certificate of Compliance (Sec 139)	\$659.00	\$1,000.00	Yes
Existing Use Certificate	\$659.00	\$850.00	Yes
Extension of Resource Consent Expiry Fee (Sec 125)	Replaced	Replaced	Yes
Extension of Resource Consent Expiry Fee (Sec 125) Land Use	\$1,000.00	\$1,150.00	Yes
Extension of Resource Consent Expiry Fee (Sec 125) Subdivision	\$800.00	\$925.00	Yes
Outline Plan Lodgement (Sec 176A)	\$1,200.00	\$1,400.00	Yes
Review of Decisions (Sec 357)	\$1,921.00	\$2,219.00	Yes
Overseas Investment Certificate	\$659.00	\$761.00	Yes
Resource Management Certificate for Sale and Supply of Alcohol 2012	\$100.00	\$125.00	Yes
Property File Management Fee (charged per consent)	\$90.00	\$104.00	Yes
Moveable Signs Within CBD			
CBD Sandwich Boards Signage Fee	\$162.00	\$187.00	Yes
Hourly Rates			
Consultants' and solicitors' fees associated with all work types, including the processing of a consent or certificate (including specialist technical or legal advice or where a consent involves creating legal instruments)	Cost plus disbursements	Cost plus disbursements	Yes
Regulatory Engineering	\$176.00	\$215.00	Yes
Team Leader Planning and Compliance	\$194.00	\$225.00	Yes
Senior/Principal Resource Consents Planner	\$183.00	\$215.00	Yes
Resource Consents Planner	\$173.00	\$200.00	Yes
Regulatory Administrator	\$92.00	\$108.00	Yes
Land Information Memorandum			
LIM			
Residential and Rural	\$329.00	\$380.00	Yes
Commercial and Industrial	\$491.00	\$567.00	Yes
Hearings			
In accordance with section 36 of the Resource Management Act, Council charge for the cost of an independent hearing if requested under section 100A by either an applicant or one or more submitters. A hearing deposit fee is payable prior to the hearing proceeding. Any actual costs of the hearing that exceed the deposit fee will be charged as an additional charge, e.g. costs arising from the use of a specialist consultant, independent hearing commissioner(s).			
Hearing Deposit Fee	\$3,000.00	\$3,465.00	Yes

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Hearing Fees:			
Elected member commissioner costs per hour for any hearing - Fee per hour (or part thereof)	\$210.00	\$243.00	Yes
Elected member hearing panel (chairperson, hearing commissioners) - Fee per hour per elected member as chair	\$104.00	\$120.00	Yes
Independent Commissioners	At cost	At cost	Yes
Consultant's fees (the use of consultants/peer review will be undertaken in consultation with the applicant)	At cost	At cost	Yes
Council staff hourly costs as specified above			
Disbursements costs as specified in Planning Support Services fees and charges			
Subdivision and Land Development			
The below fees are a base charge. You must include the relevant base charge with your application, to cover the application processing costs. If the actual and reasonable processing costs exceed the base charge, we may invoice you for the additional costs			
Planning			
Subdivision Controlled	\$1,800.00	\$2,100.00	Yes
Subdivision Restricted Discretionary	\$3,000.00	\$3,500.00	Yes
Subdivision Discretionary	\$4,500.00	\$5,200.00	Yes
Subdivision Non Complying	\$5,000.00	\$5,800.00	Yes
Amendments to Flats/Crosslease	\$659.00	\$765.00	Yes
Certification Fee (223 & 348)	\$500.00	\$580.00	Yes
Certificate of Compliance (224) Regulatory Engineering	\$600.00	\$700.00	Yes
Rights of Way Approval (348)	\$383.00	\$650.00	Yes
Document Sealing/Signing Fee	\$131.00	\$150.00	Yes
Site Visit Fee	\$164.00	\$190.00	Yes
Monitoring Inspection in relation to any consent, designation, or site inspection	\$340.00	\$450.00	Yes
Property File Management Fee (charged per consent)	\$86.00	\$100.00	Yes
Hourly Rates			
Regulatory Engineering	\$176.00	\$205.00	Yes
Team Leader Planning and Compliance	\$194.00	\$225.00	Yes
Senior/Principal Resource Consents Planner	\$183.00	\$215.00	Yes
Resource Consents Planner	\$173.00	\$200.00	Yes
Regulatory Administrator	\$92.00	\$108.00	Yes
Consultants' and solicitors' fees associated with all work types, including the processing of a consent or certificate (including specialist technical or legal advice or where a consent involves creating legal instruments)	Cost plus disbursements	Cost plus disbursements	
The following costs are for attendances by the City Solicitors on behalf of Council for the preparation and arrangement of legal documentation.			
Costs			
Bond (includes Caveat) *	\$668.00	\$772.00	No
Release of Bond (includes Caveat) *	\$527.00	\$609.00	No
Release of Bond and issue of replacement Bond (includes withdrawal of existing Caveat and creation of new Caveat) *	\$912.00	\$1,053.00	No
Easement (per document)	\$527.00	\$609.00	Yes
Covenant (per document)	\$527.00	\$609.00	Yes
Certificate under Building Act	\$425.00	\$491.00	Yes
Release of Certificate, Caveat	\$290.00	\$335.00	Yes
Consent	\$254.00	\$293.00	Yes
Release of Consent Notice, Fencing Covenant	\$356.00	\$411.00	Yes
Lease Renewal	\$604.00	\$698.00	Yes
Freeholding	\$604.00	\$698.00	Yes

All fees and charges are inclusive of GST (except as noted *).

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Development Charges			
The below fees are a base charge. You must include the relevant base charge with your application, to cover the application processing costs. If the actual and reasonable processing costs exceed the base charge, we may invoice you for the additional costs.			
Development Charges (Section 36 Resource Management Act)			
Land Use Controlled	\$1,300.00	\$1,500.00	Yes
Land Use Restricted Discretionary	\$2,000.00	\$2,310.00	Yes
Land Use Discretionary	\$2,500.00	\$2,900.00	Yes
Land Use Non Complying	\$3,500.00	\$4,050.00	Yes
Notified Resource Consent	\$10,979.00	\$13,500.00	Yes
Limited Notification Resource Consent	\$8,783.00	\$10,500.00	Yes
Variation of Conditions - Non Notified	Replaced	Replaced	Yes
Change/Cancel Condition (Variation) Land Use	\$1,200.00	\$1,500.00	Yes
Change/Cancel Condition (Variation) Subdivision	\$1,200.00	\$1,500.00	Yes
Variation of Conditions - Notified	\$4,000.00	\$5,000.00	Yes
Boundary Activity	\$329.00	\$380.00	Yes
Temporary/Marginal Activity	\$329.00	\$380.00	Yes
Pre-Application Advice (over and above 1 hour)	Hourly rate	Hourly rate	Yes
Resource Consent Monitoring (Land Use)	\$173.00	\$200.00	Yes
Certificate of Compliance (Sec 139)	\$659.00	\$1,000.00	Yes
Existing Use Certificate	\$659.00	\$850.00	Yes
Extension of Resource Consent Expiry Fee (Sec 125)	Replaced	Replaced	Yes
Extension of Resource Consent Expiry Fee (Sec 125) Land Use	\$1,000.00	\$1,155.00	Yes
Extension of Resource Consent Expiry Fee (Sec 125) Subdivision	\$800.00	\$925.00	Yes
Outline Plan Lodgement (Sec 176A)	\$1,200.00	\$1,400.00	Yes
Review of Decisions (Sec 357)	\$1,921.00	\$2,219.00	Yes
Overseas Investment Certificate	\$659.00	\$761.00	Yes
Resource Management Certificate for Sale and Supply of Alcohol 2012	\$100.00	\$125.00	Yes
Property File Management Fee (charged per consent)	\$90.00	\$104.00	Yes
Moveable Signs Within CBD			
CBD Sandwich Boards Signage Fee	\$162.00	\$187.00	Yes
Hourly Rates			
Consultants' and solicitors' fees associated with all work types, including the processing of a consent or certificate (including specialist technical or legal advice or where a consent involves creating legal instruments)	Cost plus disbursements	Cost plus disbursements	Yes
Regulatory Engineering	\$176.00	\$215.00	Yes
Team Leader Planning and Compliance	\$194.00	\$225.00	Yes
Senior/Principal Resource Consents Planner	\$183.00	\$215.00	Yes
Resource Consents Planner	\$173.00	\$200.00	Yes
Regulatory Administrator	\$92.00	\$108.00	Yes
Land Information Memorandum			
LIM			
Residential and Rural	\$329.00	\$380.00	Yes
Commercial and Industrial	\$491.00	\$567.00	Yes
Hearings			
In accordance with section 36 of the Resource Management Act, Council charge for the cost of an independent hearing if requested under section 100A by either an applicant or one or more submitters. A hearing deposit fee is payable prior to the hearing proceeding. Any actual costs of the hearing that exceed the deposit fee will be charged as an additional charge, e.g. costs arising from the use of a specialist consultant, independent hearing commissioner(s).			
Hearing Deposit Fee	\$3,000.00	\$3,465.00	Yes

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Hearing Fees:			
Elected member commissioner costs per hour for any hearing - Fee per hour (or part thereof)	\$210.00	\$243.00	Yes
Elected member hearing panel (chairperson, hearing commissioners) - Fee per hour per elected member as chair	\$104.00	\$120.00	Yes
Independent Commissioners	At cost	At cost	Yes
Consultant's fees (the use of consultants/peer review will be undertaken in consultation with the applicant)	At cost	At cost	Yes
Council staff hourly costs as specified above			
Disbursements costs as specified in Planning Support Services fees and charges			
Subdivision and Land Development			
The below fees are a base charge. You must include the relevant base charge with your application, to cover the application processing costs. If the actual and reasonable processing costs exceed the base charge, we may invoice you for the additional costs			
Planning			
Subdivision Controlled	\$1,800.00	\$2,100.00	Yes
Subdivision Restricted Discretionary	\$3,000.00	\$3,500.00	Yes
Subdivision Discretionary	\$4,500.00	\$5,200.00	Yes
Subdivision Non Complying	\$5,000.00	\$5,800.00	Yes
Amendments to Flats/Crosslease	\$659.00	\$765.00	Yes
Certification Fee (223 & 348)	\$500.00	\$580.00	Yes
Certificate of Compliance (224) Regulatory Engineering	\$600.00	\$700.00	Yes
Rights of Way Approval (348)	\$383.00	\$650.00	Yes
Document Sealing/Signing Fee	\$131.00	\$150.00	Yes
Site Visit Fee	\$164.00	\$190.00	Yes
Monitoring Inspection in relation to any consent, designation, or site inspection	\$340.00	\$450.00	Yes
Property File Management Fee (charged per consent)	\$86.00	\$100.00	Yes
Hourly Rates			
Regulatory Engineering	\$176.00	\$205.00	Yes
Team Leader Planning and Compliance	\$194.00	\$225.00	Yes
Senior/Principal Resource Consents Planner	\$183.00	\$215.00	Yes
Resource Consents Planner	\$173.00	\$200.00	Yes
Regulatory Administrator	\$92.00	\$108.00	Yes
Consultants' and solicitors' fees associated with all work types, including the processing of a consent or certificate (including specialist technical or legal advice or where a consent involves creating legal instruments)	Cost plus disbursements	Cost plus disbursements	
The following costs are for attendances by the City Solicitors on behalf of Council for the preparation and arrangement of legal documentation.			
Costs			
Bond (includes Caveat) *	\$668.00	\$772.00	No
Release of Bond (includes Caveat) *	\$527.00	\$609.00	No
Release of Bond and issue of replacement Bond (includes withdrawal of existing Caveat and creation of new Caveat) *	\$912.00	\$1,053.00	No
Easement (per document)	\$527.00	\$609.00	Yes
Covenant (per document)	\$527.00	\$609.00	Yes
Certificate under Building Act	\$425.00	\$491.00	Yes
Release of Certificate, Caveat	\$290.00	\$335.00	Yes
Consent	\$254.00	\$293.00	Yes
Release of Consent Notice, Fencing Covenant	\$356.00	\$411.00	Yes
Lease Renewal	\$604.00	\$698.00	Yes
Freeholding	\$604.00	\$698.00	Yes

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Engineering Approval (Assets)			
Proposed works in terms of the code of practice			
The charges apply where the proposed works are in terms of D and E of the code.			
Where the proposed works are not in terms of D and E of the code but subject to specific design then the actual cost is charged.			
Minimum charge (for up to 3 lots)	\$221.00	\$255.00	Yes
Per lot for each additional over 3	\$33.70	\$40.00	Yes
Minimum charge (staff time hourly rate) (Where there is insufficient information or amendments are required, additional charges may be made)	\$176.00	\$205.00	Yes
Bond for Completion of - As Built - Plans			
Bond for - As Built - plans are required for stand-alone projects (not part of a subdivision) that include infrastructure that is to be taken over by Council.			
Bond calculated at 5% of estimated cost of project with a minimum of \$6,987 *	\$6,076.00	\$7,018.00	No
Construction - Acceptance of Pipe Assets	\$0.00	\$0.00	Yes
Wastewater - Sewerage			
Initial inspection, water-tightness test, CCTV inspection and final inspection.			
Minimum charge	\$232.00	\$268.00	Yes
Per lot for each additional over 3	\$59.30	\$68.50	Yes
Stormwater			
Initial inspection, water-tightness test, CCTV inspection and final inspection.			
Minimum charge	\$232.00	\$268.00	Yes
Per lot for each additional over 3	\$59.30	\$68.50	Yes
Water Supply			
Initial inspection, pressure test, disinfection, residual check and flushing and final inspection			
Minimum charge	\$443.00	\$512.00	Yes
Per lot for each additional over 3	\$73.10	\$84.40	Yes
Charging by Metre Length			
Where charging by number of lots is inappropriate the following charges per metre apply			
Sewerage - Minimum charge	\$232.00	\$268.00	Yes
Sewerage - Per meter	\$2.80	\$3.20	Yes
Stormwater - Minimum charge	\$232.00	\$268.00	Yes
Stormwater - Per meter	\$2.80	\$3.20	Yes
Water Supply - Minimum charge	\$442.00	\$511.00	Yes
Water Supply - Per meter	\$2.80	\$3.20	Yes
Roading and Reserves			
Roading - Fixed Charge (initial inspections for construction of new roads)	\$614.00	\$709.00	Yes
Roading - plus a Per Lot charge of	\$29.70	\$34.30	Yes
Reserves - Minimum Charge (initial inspections for development of new reserves)	\$697.00	\$805.00	Yes
Reserves - Additional Inspection Charge	\$133.00	\$154.00	Yes
Financial Contributions			
In the District Plan (refer to Rule 65.14) the formula for the increase in Financial Contributions is based on the movement in the Statistics NZ Producers Price Index (PPI) Inputs Table E Index.			
Infill			
Urban (per lot)	\$34,173.59	\$35,383.00	Yes
Urban - Multi-Story (per dwelling unit)	\$27,541.37	\$28,516.00	Yes
Urban - Multi-Story (plus per hectare - Stormwater)	\$79,588.44	\$82,406.00	Yes
Jervoisstown: Full urban (per lot) non local off site	\$30,111.59	\$31,178.00	Yes
Jervoisstown: Full urban (plus: per lot) local off site	\$118,409.29	\$122,601.00	Yes
Ahuriri (per lot)	\$34,173.59	\$35,383.00	Yes
Ahuriri - Multi-Story (per dwelling unit)	\$27,541.37	\$28,516.00	Yes
Ahuriri - Multi-Story (plus per hectare - Stormwater)	\$79,588.44	\$82,406.00	Yes

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Greenfields			
King St / Guppy Rd (per dwelling unit)	\$28,715.33	\$29,732.00	Yes
King St / Guppy Rd (plus per hectare - Stormwater)	\$269,010.83	\$278,534.00	Yes
King St / Guppy Rd (plus per metre Guppy Road frontage - if applicable)	\$995.09	\$1,030.00	Yes
King St / Guppy Rd (less: per metre Guppy Road frontage roading structure plan credit - where applicable)	\$672.69	\$697.00	Yes
Lagoon Farm (per lot)	\$30,781.94	\$31,872.00	Yes
Mission Heights (per lot)	\$26,518.49	\$27,457.00	Yes
Park Island (per lot)	\$31,096.27	\$32,197.00	Yes
Te Awa (per lot)	\$28,508.67	\$29,518.00	Yes
Te Awa (plus: per hectare) local off site	\$681,856.71	\$705,994.00	Yes
Te Awa (plus: per meter of road frontage - where applicable)	\$4,424.96	\$4,582.00	Yes
Rural			
Poraiti (per lot)	\$23,251.87	\$24,075.00	Yes
Lifestyle Character (per lot)	\$28,715.33	\$29,732.00	Yes
Lifestyle Character: Plus for lots not connected to a stormwater system discharging above the flood detention dam in Kent Terrace	\$3,545.39	\$3,671.00	Yes
All other rural areas including subdistrict rural (per lot)	\$24,762.14	\$25,639.00	Yes
Jervois town (per lot) non local off site	\$24,359.95	\$25,222.00	Yes
Jervois town (plus: per lot - road) Applies to the area west of Jervois Road, North of Meeanee Road and South of Burness Road	\$10,230.24	\$10,592.00	Yes
Jervois town (plus: per lot - stormwater) Applies to those properties that drain to the Upper Purimu Drain	\$11,926.19	\$12,348.00	Yes
Jervois town (plus: per lot - stormwater) Applies to those properties that drain to the Jervois Drain	\$151,677.62	\$157,047.00	Yes
Capital Contributions			
Bay View Water Supply (per domestic connection)	\$3,892.46	\$4,030.00	Yes
Bay View Financial Contributions			
This schedule of charges for Financial Contributions is charged under Council's Development and Financial Contributions Policy. It is indexed on 1st July based on the movement in the Statistics NZ Producers Price Index (PPI) Inputs Table E Index.			
Bay View Water Supply (commercial)			
The Greater of:			
(1) 15mm connection, or	\$3,892.21	\$4,030.00	Yes
(2) the sum of:			
(2a) Non residential based:			
(i) Offices and Shops			
- Gross Floor area (\$ per m2)	\$15.51	\$16.10	Yes
- plus Pervious Land area (\$ per m2)	\$5.94	\$6.10	Yes
(ii) Warehouses			
- Gross Floor area (\$ per m2)	\$7.75	\$8.00	Yes
- plus Pervious Land area (\$ per m2)	\$5.94	\$6.10	Yes
(iii) Unsealed yards (\$ per m2)	\$5.94	\$6.10	Yes
(2b) Residential based			
(i) Residential Care, Travellers Accommodation and Retirement Complexes			
- Population per Head	\$565.72	\$586.00	Yes
- plus Pervious Land area (\$ per m2)	\$5.81	\$6.00	Yes
(ii) Day Care Centres and Educational Facilities			
- Population per Head	\$284.68	\$295.00	Yes
- plus Pervious Land area (\$ per m2)	\$5.81	\$6.00	Yes

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Bay View Wastewater (Commercial)			
The Greater of:			
(1) Bay View wastewater connection charge, or	See sewer connection charges	See sewer connection charges	Yes
(2) the sum of:			
(2a) Non residential based:			
(i) Offices and Shops			
- Gross Floor area (\$ per m2)	\$10.54	\$10.90	Yes
(ii) Warehouses			
- Gross Floor area (\$ per m2)	\$5.09	\$5.30	Yes
(2b) Residential based			
(i) Residential Care, Travellers Accommodation and Retirement Complexes			
- Population per Head	\$394.91	\$409.00	Yes
(ii) Day Care Centres and Educational Facilities			
- Population per Head	\$197.46	\$204.00	Yes
Napier Financial Contributions			
Transportation			
Roads and Transportation	\$16,093.09	\$16,663.00	Yes
Water Supply Contribution (Non-Residential Based)			
Offices and Shops			
- Gross floor area (\$ per m2)	\$9.69	\$10.00	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Medical Clinics/Hospitals			
- Gross floor area (\$ per m2)	\$12.11	\$12.50	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Warehouses / Factories / Network Utility Operations			
- Gross floor area (\$ per m2)	\$4.85	\$5.00	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Unsealed Yards			
- Pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Churches			
- Per Church	\$4,831.05	\$5,002.00	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Wastewater Contribution (Non-Residential Based)			
Offices and Shops			
- Gross floor area (\$ per m2)	\$6.78	\$7.00	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Medical Clinics/Hospitals			
- Gross floor area (\$ per m2)	\$8.42	\$8.70	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Warehouses / Factories / Network Utility Operations			
- Gross floor area (\$ per m2)	\$3.39	\$3.50	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Churches			
- per Church	\$3,369.68	\$3,489.00	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Stormwater Contribution (Non-Residential Based)			
Offices and Shops - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Medical Clinics/Hospitals - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Warehouses / Factories / Network Utility Operations - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Unsealed Yards - Land area (\$ per m2)	\$1.70	\$1.80	Yes
Churches - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Water Supply Contribution (Residential Based)			
Residential Care Facilities			
- Population (\$ per head)	\$363.42	\$376.00	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Travellers Accommodation			
- Population (\$ per head)	\$363.42	\$376.00	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Day Care Centres			
- Population (\$ per head)	\$182.92	\$189.00	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Educational Facilities			
- Population (\$ per head)	\$182.92	\$189.00	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Retirement Complexes			
- Population (\$ per head)	\$359.78	\$373.00	Yes
- Plus pervious land area (\$ per m2)	\$3.63	\$3.80	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Wastewater Contribution (Residential Based)			
Residential Care Facilities			
- Population (\$ per head)	\$253.06	\$262.00	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Travellers Accommodation			
- Population (\$ per head)	\$253.06	\$262.00	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Day Care Centres			
- Population (\$ per head)	\$126.59	\$131.00	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes

RESOURCE CONSENTS, LAND DEVELOPMENT AND SUBDIVISION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Educational Facilities			
- Population (\$ per head)	\$126.59	\$131.00	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Retirement Complexes			
- Population (\$ per head)	\$253.06	\$262.00	Yes
- or equivalent wastewater connection, whichever is greater	See Equivalent Connections	See Equivalent Connections	Yes
Stormwater Contribution (Residential Based)			
Residential Care Facilities - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Travellers Accommodation - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Day Care Centres - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Educational Facilities - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Retirement Complexes - Land area (\$ per m2)	\$6.66	\$6.90	Yes
Equivalent Connections			
15mm Diameter - Water Connection	\$2,471.25	\$2,559.00	Yes
15mm Diameter - Wastewater Connection	\$1,726.24	\$1,787.00	Yes
20mm Diameter - Water Connection	\$4,399.79	\$4,556.00	Yes
20mm Diameter - Wastewater Connection	\$3,080.58	\$3,190.00	Yes
25mm Diameter - Water Connection	\$6,872.25	\$7,116.00	Yes
25mm Diameter - Wastewater Connection	\$4,811.66	\$4,982.00	Yes
32mm Diameter - Water Connection	\$11,257.50	\$11,656.00	Yes
32mm Diameter - Wastewater Connection	\$7,883.76	\$8,163.00	Yes
40mm Diameter - Water Connection	\$17,573.72	\$18,196.00	Yes
40mm Diameter - Wastewater Connection	\$12,302.93	\$12,738.00	Yes
50mm Diameter - Water Connection	\$27,458.70	\$28,431.00	Yes
50mm Diameter - Wastewater Connection	\$19,221.21	\$19,902.00	Yes
80mm Diameter - Water Connection	\$70,286.38	\$72,775.00	Yes
80mm Diameter - Wastewater Connection	\$49,202.04	\$50,944.00	Yes
100mm Diameter - Water Connection	\$109,828.75	\$113,717.00	Yes
100mm Diameter - Wastewater Connection	\$76,881.22	\$79,603.00	Yes

CENTENNIAL EVENT CENTRE

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Rodney Green Centennial Event Centre			
Times of Hire: Morning is 8.00am to 1.00pm, Afternoon is 1.00pm to 6.00pm, Evening is 6.00pm to 11.00pm and Full Day is 8.00am to midnight (unless specified otherwise).			
Performance Bond: Payment of a performance bond is required to confirm a booking. This bond will be refunded after the hire date, less any unpaid hire fees and additional costs incurred by Napier City Council as a result of actions or negligence of the hirer. The performance bond will be refunded if the booking is cancelled at least 30 days before the first hire date.			
Seasonal Hire: A booking for 20 or more sessions over one year (a session is a morning, afternoon, or evening).			
Public Holidays: Additional costs incurred by Napier City Council for bookings on public holidays will be on-charged to the hirer.			
Discount for Sports Tournaments. Only applies if the tournament's principal venue is the Rodney Green Centennial Event Centre. Discount may be negotiated at the time of booking with the Manager of Sport and Recreation, based on economic benefit the tournament brings to the city.			
Local Sports Bodies - Seasonal Hire			
Performance Bond *	\$695.00	\$734.00	No
Morning or Afternoon	\$128.00	\$135.00	Yes
Evening	\$208.00	\$220.00	Yes
Full Day	\$342.00	\$361.00	Yes
Sports Bodies, Not for Profit, and Local Community Benefit			
Performance Bond *	\$695.00	\$734.00	No
Morning or Afternoon	\$300.00	\$317.00	Yes
Evening	\$451.00	\$476.00	Yes
Full Day	\$799.00	\$844.00	Yes
Commercial			
Performance Bond *	\$695.00	\$734.00	No
Morning or Afternoon	Price on Application	Price on Application	Yes
Evening to Midnight	Price on Application	Price on Application	Yes
Full Day to Midnight	Price on Application	Price on Application	Yes
Per hour after midnight	Price on Application	Price on Application	Yes
Additional Facilities			
Kitchen			
Performance Bond *	\$232.00	\$245.00	No
Morning or Afternoon	\$80.90	\$85.40	Yes
Evening	\$98.40	\$103.90	Yes
Full Day	\$196.00	\$207.00	Yes
Dining Room			
Performance Bond *	\$232.00	\$245.00	No
Morning or Afternoon	\$69.50	\$73.40	Yes
Evening	\$80.90	\$85.40	Yes
Full Day	\$151.00	\$159.00	Yes
Combined Kitchen and Dining Room			
Performance Bond *	\$232.00	\$245.00	No
Morning or Afternoon	\$104.10	\$110.00	Yes
Evening	\$133.00	\$140.00	Yes
Full Day	\$255.00	\$269.00	Yes

CENTENNIAL EVENT CENTRE CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Meeting Room			
Performance Bond *	\$232.00	\$245.00	No
Morning or Afternoon	\$69.50	\$73.40	Yes
Evening	\$80.90	\$85.40	Yes
Full Day	\$151.00	\$159.00	Yes
Changing Rooms			
Male and female per day	\$46.20	\$48.80	Yes
BasketBall Hoops			
Price estimates or quotations provided on application	Price on Application	Price on Application	Yes
Custodian			
Cleaning and other services during hire period (per hour)	\$52.10	\$55.00	Yes
Napier City Council Wardens			
Senior Floor Attendant (per hour)	\$69.50	\$73.40	Yes
Floor Protection Cover (Carpet Tiles)			
Price estimates or quotations provided on application	Price on Application	Price on Application	Yes

SOUND SHELL

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Soundshell			
Occupation and use of the Soundshell and/or Historic Skating Rink by either a commercial operation, registration event or entertainment group, which intend to charge a public admission or sell products for financial gain			
Hourly charge	\$28.90	\$30.50	Yes
Morning or Afternoon	\$79.30	\$83.70	Yes
Evening	\$118.00	\$125.00	Yes
Whole Day	\$165.00	\$174.00	Yes
Community Events which are free to the public			
Use of grounds & amenities	No Charge	No Charge	Yes
Bond (refundable only if grounds and amenities are left in good order)*	\$1,200.00	\$1,267.00	No

SPORTSGROUNDS

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Sportsgrounds			
Performance Bond: A performance bond is required to confirm a booking for a one-off event or tournament. This bond will be refunded after the hire date, less any unpaid hire fees and additional costs incurred by Napier City Council as a result of actions or negligence of the hirer. The performance bond will be refunded if the booking is cancelled at least 30 days before the hire date.			
Seasonal Hire: A booking for up to 20 competition matches on any one sports ground over one season.			
Season Definition: Winter (April to August inclusive); Summer (October to March inclusive). Out of season games will be charged at the one-off rate.			
Admission Charge: Where the hirer charges an admission fee, the hire fee is as scheduled or 20% of the gate, whichever is greater.			
Cancellation: Cancellation charges will apply when Council has incurred preparatory costs and cancellation is not due to the weather. This includes junior sports.			
Junior (Local Competition): Maximum school year 8.			
Discount for Sports Tournaments: Only applies if the tournament's principal venue is Onekawa Park (Netball), Nelson Park (Cricket) or Park Island. Discount may be negotiated at the time of booking with the Sports Facilities Manager, based on economic benefit the tournament brings to the city.			
One-off Games: Includes, but is not limited to, out-of season, friendly and trial games.			
Practice: One team only and must be booked - more than one team will be treated as a trial or friendly game and will be charged at the one-off game rate.			
Charges for Unbooked Games: A penalty rate of 150% of the one-off game rate will be charged for any game played without an approved booking.			
Public Holidays: Additional costs incurred by Napier City Council for bookings on public holidays will be on-charged to the hirer.			
Sports Tournaments - Open Ground			
Performance Bond *	Price on Application	Price on Application	No
Tournament charge	As per charges for the code	As per charges for the code	Yes
Ground remarking -Remove - NEW HEADING FOR THIS COVERING ALL CODES	\$97.00	\$102.40	Yes
Cleaning changing rooms per visit (Park Island) Weekdays	\$172.00	\$182.00	Yes
Cleaning changing rooms per visit (Park Island) Weekends and after hours	\$295.00	\$312.00	Yes
Cleaning changing rooms per visit (Park Island) Statutory Holidays	\$842.00	\$889.00	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Electricity usage	Actual usage	Actual usage	Yes
Other services required (including marking of grounds, waste disposal, install/removal of posts or goals)	Price on Application	Price on application	Yes
Non-Sporting Events: Community - Open Ground			
Performance Bond *	Price on Application	Price on Application	No
Event charge - per day, per winter playing field	\$118.00	\$125.00	Yes
Cleaning changing rooms per visit (Park Island) Weekdays	\$172.00	\$182.00	Yes
Cleaning changing rooms per visit (Park Island) Weekends and After Hours	\$295.00	\$312.00	Yes
Cleaning changing rooms per visit (Park Island) Statutory Holidays	\$842.00	\$889.00	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Electricity usage	Actual usage	Actual usage	Yes
Other services required (including marking of grounds, waste disposal, install/removal of posts or goals)	Price on Application	Price on application	Yes
Events: Commercial and / or Admission - Open Ground			
Performance Bond *	Price on Application	Price on Application	No
Event charge - per day, per winter playing field	\$563.00	\$595.00	Yes
Cleaning changing rooms per visit (Park Island) Weekdays	\$172.00	\$182.00	Yes
Cleaning changing rooms per visit (Park Island) Weekends and After Hours	\$295.00	\$312.00	Yes
Cleaning changing rooms per visit (Park Island) Statutory Holidays	\$842.00	\$889.00	Yes

All fees and charges are inclusive of GST (except as noted *).

SPORTSGROUNDS CONTINUED

	2023-24	Proposed 2024-25	incl GST
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Electricity usage	Actual usage	Actual usage	Yes
Other services required (including marking of grounds, waste disposal, install/removal of posts or goals)	Price on Application	Price on application	Yes
Rugby			
Rugby: Seasonal Sporting Competition - Open Ground			
Seasonal charge per ground (20 competition matches maximum)	\$1,163.00	\$1,228.00	Yes
One-off games	\$123.00	\$130.00	Yes
7-aside seasonal charge per ground (20 competition matches maximum)	\$579.00	\$611.00	Yes
7-aside one-off games	\$30.00	\$31.70	Yes
Junior (Local Competition)	No Charge	No Charge	Yes
Booked practice (one team only)	No Charge	No Charge	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required (including waste disposal, install/removal of posts or goals)	Price on Application	Price on Application	Yes
Touch Rugby			
Touch Rugby: Seasonal Sporting Competition - Open Ground			
Seasonal charge per ground (20 competition matches maximum)	\$579.00	\$611.00	Yes
One-off games	\$30.00	\$31.70	Yes
Booked practice (one team only)	No Charge	No Charge	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required (including waste disposal, install/removal of posts or goals)	Price on Application	Price on Application	Yes
Football (Soccer)			
Football: Seasonal Sporting Competition - Open Ground			
Seasonal charge per ground (20 competition matches maximum)	\$1,163.00	\$1,228.00	Yes
One-off games	\$123.00	\$130.00	Yes
7-aside seasonal charge per ground (20 competition matches)	\$579.00	\$611.00	Yes
7-aside one-off games	\$30.00	\$31.70	Yes
Junior (Local Competition)	No Charge	No Charge	Yes
Booked practice (one team only)	No Charge	No Charge	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required (including waste disposal, install/removal of posts or goals)	Price on Application	Price on Application	Yes
Rugby League			
Rugby League: Seasonal Sporting Competition - Open Ground			
Seasonal charge per ground (20 competition matches maximum)	\$879.00	\$928.00	Yes
One-off games	\$91.00	\$96.10	Yes
7-aside or Tag Football seasonal charge per ground (20 competition matches)	\$434.00	\$458.00	Yes
7-aside or Tag Football one-off games	\$25.00	\$26.40	Yes
Junior (Local Competition)	No Charge	No Charge	Yes
Booked practice (one team only)	No Charge	No Charge	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required (including waste disposal, install/removal of posts or goals)	Price on Application	Price on Application	Yes
Softball			
Softball: Seasonal Sporting Competition - Open Ground			
Seasonal charge per ground (20 competition matches maximum)	\$659.00	\$696.00	Yes

SPORTSGROUNDS CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
One-off games	\$97.00	\$102.40	Yes
Junior (Local Competition)	No Charge	No Charge	Yes
Booked practice (one team only)	No Charge	No Charge	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required (including waste disposal)	Price on Application	Price on Application	Yes
Cricket: Seasonal Sporting Competition - Open Ground			
Charges include morning and evening preparation only (for example, use of covers during the day is the responsibility of the hirer).			
Grass Wickets (Nelson Park)			
Seasonal charge per wicket (20 club competition matches maximum; one match per day)	\$3,355.00	\$3,543.00	Yes
Club practice (20 weeks; 2 nights per week; 2 wickets)	\$3,355.00	\$3,543.00	Yes
Representative practice (per day; 1 wicket)	\$172.00	\$182.00	Yes
One off game (except as specified below)	\$327.00	\$345.00	Yes
One off game (twilight; outfield wicket)	\$172.00	\$182.00	Yes
One off game (50 over)	\$327.00	\$345.00	Yes
One off game (twenty/20)	\$134.00	\$142.00	Yes
Two day game (consecutive days; one pitch)	\$456.00	\$482.00	Yes
Three day game (consecutive days; one pitch)	\$686.00	\$724.00	Yes
Four day game (consecutive days; one pitch)	\$907.00	\$958.00	Yes
Five day game (consecutive days; one pitch)	\$1,131.00	\$1,194.00	Yes
Women's 40 over game	\$316.00	\$334.00	Yes
Junior representative (grass at representative practice rate)	\$172.00	\$182.00	Yes
Artificial Wickets			
Seasonal charge per wicket (20 club competition matches maximum)	\$1,281.00	\$1,353.00	Yes
One off game	\$67.00	\$70.80	Yes
Junior (Local Competition)	No Charge	No Charge	Yes
Additional Charges			
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required (including remarking of grounds, waste disposal)	Price on Application	Price on application	Yes
Tennis			
Tennis Charges			
Petane Domain - 3 courts (annual charge)	\$1,849.00	\$1,953.00	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required	Price on application	Price on application	Yes
Athletics			
Athletics Charges			
Napier - per season	\$2,015.00	\$2,128.00	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required	Price on application	Price on application	Yes
Netball			
Netball Charges			
Onekawa Park - 12 courts (full year charge)	\$6,914.00	\$7,301.00	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required	Price on application	Price on application	Yes

SPORTSGROUNDS CONTINUED

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
McLean Park			
For events with two or more consecutive days of use, the minimum charge shall apply for the first day. Charges for additional days will be negotiated with the hirer.			
20% of gate clause in General Terms applies			
Rugby and Cricket - Charge Ground			
Per day minimum charge (excluding floodlights)	\$3,211.00	\$3,391.00	Yes
Floodlights hire (per hour of use)	\$1,603.00	\$1,693.00	Yes
Other services and facilities required	Price on Application	Price on Application	Yes
Other Hirers - Charge Ground			
Performance Bond *	Price on Application	Price on Application	No
Per day minimum charge	\$3,237.00	\$3,418.00	Yes
Floodlights hire (per hour of use)	\$1,592.00	\$1,681.00	Yes
Evacuation Controller and Senior Stand Attendants (per hour)	\$69.70	\$73.60	Yes
Electricians or Technicians on Standby - per hour	\$113.00	\$119.00	Yes
Video screen	\$1,812.00	\$1,913.00	Yes
Scoreboard	\$118.00	\$125.00	Yes
Video Screen Technician - per hour	\$118.00	\$125.00	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services and facilities required	Price on Application	Price on Application	Yes
Tremain Field (Park Island)			
20% of gate clause in General Terms applies.			
Rugby Union and Rugby League - Charge Ground			
Seasonal charge per ground (20 matches maximum)	\$1,227.00	\$1,296.00	Yes
One off game charge	\$129.00	\$136.00	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required (including waste disposal, install/removal of posts or goals)	Price on application	Price on application	Yes
Bluewater Stadium (Park Island)			
20% of gate clause in General Terms applies.			
Charge Ground			
Seasonal charge per ground (20 matches maximum)	\$1,316.75	\$1,390.00	Yes
One off game charge	\$138.00	\$146.00	Yes
Non football use	Price on application	Price on application	Yes
Rubbish bins (additional to standard supply)	\$32.00	\$33.80	Yes
Preparation outside normal work hours (per hour - labour, plant and materials)	Actual Cost	Actual Cost	Yes
Other services required (including waste disposal, install/removal of posts or goals)	Price on application	Price on application	Yes
McRae Field (Park Island)			
Rugby Union and Rugby League - Charge Ground			
Seasonal charge per ground (20 matches maximum)	\$1,227.00	\$1,296.00	Yes
One off game charge	\$129.00	\$136.00	Yes

STORMWATER

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Stormwater Connections			
All minimum charges are per connection			
Steel Kerb Connection 90mm Equivalent			
Steel Connection to Kerb & Channel - Deposit (up to 4m)	\$822.00	\$950.00	Yes
Double Connection to Kerb and Channel - Deposit (up to 4m)	\$1,267.00	\$1,465.00	Yes
Standard kerb connections include up to 4m of pipe - additional length charged per metre		\$220/m	Yes
100mm Connection			
Utility Location (Corridor access request/Road crossing) -work in road reserve only - Fee	\$726.00	\$839.00	Yes
150mm Connection to Stormwater Pipe or manhole - Minimum charge due on application	\$1,216.13	\$1,406.00	Yes
Plus a charge per metre of - Open ground pipelaying - Fee	\$371.30	\$429.00	Yes
Plus charge for road and footpath crossing (road reserve) connection -charges to be confirmed	Actual Cost	Actual Cost	Yes
Larger Than 150mm Connection			
For a diameter larger than 150mm or connections with road crossings (road reserve) all costs including street restoration, traffic management, service relocation etc to be provided on application. Quotations available on request.			
All minimum payments are non-refundable			
Minimum Charge for Commercial/Subdivision Pipe >150mm connections due on application - Deposit	\$858.00	\$992.00	Yes
Service Marking for Council Water, Stormwater and Sewers			
Provision of as built plans	No Charge	No Charge	Yes
Per Hour - Marking large diameter pumping and/or gravity mains	\$179.00	\$207.00	Yes
Per Hour - Marking of Stormwater, sewer and water mains	\$179.00	\$207.00	Yes
Additional items			
Connection Application Fee - Engineering services (charge per hour, non refundable)	\$93.69	\$108.30	Yes

CO-LAB TARADALE

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Meeting Room			
Group 1 - Profit-Making Organisations and Family Gatherings			
Hourly charge	\$27.90	\$29.50	Yes
Morning or Afternoon	\$79.30	\$83.70	Yes
Evening	\$118.00	\$125.00	Yes
Whole Day	\$164.00	\$173.00	Yes
Group 2 - Community, Hobby & Sports Groups			
Hourly charge	\$23.60	\$24.90	Yes
Morning or Afternoon	\$64.30	\$67.90	Yes
Evening	\$87.90	\$92.80	Yes
Whole Day	\$118.00	\$125.00	Yes

TARADALE TOWN HALL

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Town Hall			
Group 1 - Profit-Making Organisations and Family Gatherings			
Hourly charge	\$57.90	\$61.10	Yes
Morning or Afternoon	\$166.00	\$175.00	Yes
Evening	\$318.00	\$336.00	Yes
Whole Day	\$462.00	\$488.00	Yes
Group 2 - Community, Hobby & Sports Groups			
Hourly charge	\$47.20	\$49.80	Yes
Morning or Afternoon	\$116.00	\$122.00	Yes
Evening	\$167.00	\$176.00	Yes
Whole Day	\$266.00	\$281.00	Yes
Rotary Lounge			
Group 1 - Profit-Making Organisations and Family Gatherings			
Hourly charge	\$47.20	\$49.80	Yes
Morning or Afternoon	\$128.00	\$135.00	Yes
Evening	\$194.00	\$205.00	Yes
Whole Day	\$284.00	\$300.00	Yes
Group 2 - Community, Hobby & Sports Groups			
Hourly charge	\$32.20	\$34.00	Yes
Morning or Afternoon	\$93.30	\$98.50	Yes
Evening	\$140.00	\$148.00	Yes
Whole Day	\$189.00	\$200.00	Yes

THE BASE - MARAENUI

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Town Hall			
Standard			
Hourly charge (up to 2.5 hours)	\$21.40	\$22.60	Yes
Morning or Afternoon (3 - 5 hours)	\$59.00	\$62.30	Yes
Evening (6 - 7 hours)	\$84.70	\$89.40	Yes
Whole Day (8 - 15 hours)	\$121.00	\$128.00	Yes
Community			
Hourly charge (up to 2.5 hours)	\$18.20	\$19.20	Yes
Morning or Afternoon (3 - 5 hours)	\$47.20	\$49.80	Yes
Evening (6 - 7 hours)	\$63.20	\$66.70	Yes
Whole Day (8 - 15 hours)	\$83.60	\$88.30	Yes

TRANSPORTATION

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Roading			
Street Banners			
Erect and take down (one fee includes both)	\$177.00	\$187.00	Yes
Corridor and Traffic Management			
Corridor Access Requests	Replaced	Replaced	Yes
Traffic Management Plans	Replaced	Replaced	Yes
Additional Inspections (per additional inspection)	Replaced	Replaced	Yes
Up to 10 Days			
Excavation	697	\$736.00	Yes
Non-Excavation	279	\$295.00	Yes
11 days to 6 months			
Excavation	1394	\$1,472.00	Yes
Non-Excavation	557	\$588.00	Yes
6 months to 12 months			
Excavation	2787	\$2,943.00	Yes
Non-Excavation	1115	\$1,177.00	Yes
Additional Inspections	161	\$170.00	Yes
Service Marking for Council Water, Stormwater and Sewers			
Provision of as built plans	No Charge	No Charge	Yes
Marking large diameter sewer pumping mains	No Charge	No Charge	Yes
Marking large diameter trunk mains	No Charge	No Charge	Yes
Per Hour - Marking of Stormwater, sewer and water mains (applies to service authorities that charge for their services to be marked)	\$129.00	\$136.00	Yes

SEWERAGE

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Sewer Connections			
Minimum Charges are per connection and non refundable			
100mm Diameter Connection			
Utility Location (Corridor access request/Road crossing) - work in road reserve only - Fee	\$726.00	\$839.00	Yes
100mm diameter connection - Deposit (minimum charge)	\$2,025.00	\$2,341.00	Yes
Plus a charge per metre of - Open ground pipelaying - Fee	\$431.62	\$499.00	Yes
Plus charge for road and footpath crossing (road reserve) connection -charges to be confirmed	Actual Cost	Actual Cost	Yes
Larger Than 100mm Diameter Connection (industrial, Commercial, Subdivision)			
All costs including street restoration to be charged to applicant. Quotations available on request.			
Minimum Charge	\$2,025.00	\$2,341.00	Yes
Disconnection/Reuse			
Disconnection/Reuse - Fee	\$598.00	\$691.00	Yes
Video Inspection			
Video Inspection Charge (per hour) - minimum one hour	\$246.00	\$284.00	Yes
Bay View Connections (Stage 1 Village)			
All Connections to Stage 1 - Fixed fee to connect plus actual costs of connection	\$20,059.00	\$23,188.00	Yes
Service Marking for Council Water, Stormwater and Sewers			
Provision of as built plans	No Charge	No Charge	Yes
Per Hour - Marking large diameter trunk mains	\$179.00	\$207.00	Yes
Per Hour - Marking of Stormwater, sewer and water mains	\$173.00	\$200.00	Yes
Trade Waste Charges			
City Charge			
Existing Trade Waste Customers - Charge Per cubic metre	\$1.00	\$1.20	Yes
Industry to be phased into Trade waste charging system - Charge Per cubic metre	\$1.00	\$1.20	Yes
Awatoto and Pandora Charge			
Awatoto Charge Per cubic metre	\$0.30	\$0.30	Yes
Pandora Charge Per cubic metre	\$0.70	\$0.80	Yes
Tanker Discharge			
Per Load at Milliscreen Plant			
Monday to Friday 7.00am to 4.00pm & Saturday 6.30am to 10.00am (Non Statutory Days)			
Tankers (\$ per cubic metre)	\$13.00	\$15.00	Yes
After Hours - A minimum additional charge. (Additional Charges to recover overtime, days in lieu etc may apply)	\$248.00	\$287.00	Yes
Additional items			
Connection Application Fee - Engineering services (charge per hour, non refundable)	\$93.69	\$108.30	Yes
Pollution Response Section of Environmental Solutions			
Contractor charges: Cost + 10%	Price per incident	Price per incident	Yes

WATER SUPPLY

All fees and charges are inclusive of GST (except as noted *).

	2023-24	Proposed 2024-25	incl GST
Water Connections			
All ordinary supplies outside the Napier Water Supply Area are metered. Backflow preventers to be fitted in accordance with the hazard category.			
All extraordinary supplies are metered, but fire sprinkler systems that conform with the requirements of NZS4541 are not metered. Backflow preventers to be fitted in accordance with the hazard category.			
All minimum charges are per connection and are non refundable.			
Ordinary Supply (Domestic) Napier			
Connection (15mm diameter). All work located within the kerb to boundary area only - Fee	\$2,646.00	\$3,059.00	Yes
Ordinary Supply (Domestic) Bay View Urban Area			
Connection (15mm diameter). All work located within the kerb to boundary area only - Fee	\$2,646.00	\$3,059.00	Yes
Meter(s) and meter box(es) - Fee	\$860.00	\$994.00	Yes
Backflow Preventer - Fee including one-off test	\$1,289.61	\$1,491.00	Yes
Additional connection costs for road crossing			
Utility Location (Corridor access request/Road crossing) - work in road reserve only - Fee	\$726.00	\$839.00	Yes
Plus charge for connection road crossing (work beyond kerb) - charges to be confirmed	Actual cost	Actual cost	Yes
Extraordinary Supply (Non-Domestic) 15mm Diameter			
Connection - Fee	\$2,646.00	\$3,059.00	Yes
Meter and Meter box - Fee	\$860.00	\$994.00	Yes
Backflow Preventer - Fee including one-off test	\$1,087.00	\$1,257.00	Yes
Meter and Meter Box to existing 15mm diameter connection - Fee	\$1,005.00	\$1,162.00	Yes
Additional connection costs for road crossing			
Utility Location (Corridor access request/Road crossing) -work in road reserve only - Fee	\$726.00	\$839.00	Yes
Plus charge for connection road crossing (work beyond kerb) -charges to be confirmed	Actual cost	Actual cost	Yes
Extraordinary Supply (Domestic and Non-Domestic) Over 15mm Diameter			
Connection - actual cost - Minimum deposit charge due on application	\$2,646.00	\$3,059.00	Yes
Meter and Meter Box - actual cost - Minimum deposit charge due on application	\$860.00	\$994.00	Yes
Backflow Preventer - actual cost. Minimum deposit charge due on application (quotation if required)	\$1,087.00	\$1,257.00	Yes
Disconnection(s)/Reuse			
Water Disconnections (up to 50mm) - Fee	\$650.00	\$751.00	Yes
Water Disconnections (over 50mm) actual cost - Minimum deposit charge due on application	\$650.00	\$751.00	Yes
Well Sealing			
Well Sealing Fee	\$196.00	\$227.00	Yes
Testing of Backflow Preventer			
Charge for test and inspection only- Remedial work charged at actual	\$217.00	\$251.00	Yes
Pot Holing in Road for Services			
Actual Costs with a minimum deposit due on application.	\$576.00	\$666.00	Yes
Service Marking for Council Water, Stormwater and Sewers			
Provision of as built plans	No Charge	No Charge	
Per Hour - Marking large diameter trunk mains	\$179.00	\$207.00	Yes
Per Hour - Marking of Stormwater, sewer and water mains	\$179.00	\$207.00	Yes
Water take facility annual application fee (additional \$50 charged per swipe card)	\$127.00	\$147.00	Yes
Additional items			
Connection Application Fee - Engineering services (charge per hour, non refundable)	\$93.69	\$108.30	Yes



Funding Requests

Submission #	Contact Name	Organisation	Request	Amount requested	Officer comment
285	Janene Dixon-Smith	Regional Indoor Sports and Events Centre t/a Rodney Green Arenas	Increased operational and renewal support for the Rodney Green Arenas.	Increase the operational support provided to \$300,000 OPEX per annum, plus GST (figures to be inflation-adjusted annually).	We value what the Regional Indoor Sports & Events Centre delivers for our community. We acknowledge the important role it plays in sport and recreation delivery, as well as the positive economic contribution the events based activities make to our region. As a Council we operate a large range of assets and completely sympathise with your operational challenges, specifically the financial pressure on operating and maintaining these assets. Officers would like to note that there is no room available at this time to increase NCC's OPEX contribution from \$100,000 to \$300,000. If an increase is something Council would like to move forward with, they would need to direct officers to cut another budget or fund this amount through rates (which would result in an increase in rates).
551	Sir Graeme Avery	Hawke's Bay Community Fitness Centre Trust	We now seek Council support to release the second \$1m tranche of the allocated funds to enable the Trust to	\$1 million.	<p>The resolution from the 2018-28 LTP is as follows: 'Hawke's Bay Community Fitness Centre Trust: \$2m (unfunded) provision in the Long Term plan for the development of the Fitness Centre to be consulted in the next Long Term Plan'.</p> <p>At 2021-31 LTP hearings, the decision was made to grant \$1m (which was paid in 21/22) and provide no further funding.</p> <p>Thank you for your submission regarding further funding support from Napier City Council to the Hawke's Bay Community Fitness Centre. We acknowledge the positive benefits the trust is having on Hawke's Bay by enabling our</p>

			repay our debt financing in full for the original Institute build. It is not required for a new build.		communities to be active and healthy. The economic benefits it is having on the region by attracting a wide range of sport events to the region that would be unlikely to visit if we did not have this state of the art sport infrastructure in the region is another big positive. The \$2m was discussed in the deliberations for the LTP 2018-28 and has now been superseded by the 2021-31 LTP and draft TYP. Napier City Council had carried out exactly what the resolution stated and paid the HB Community Fitness Centre \$1m in 2021/22. There is no mention in the resolution that Council has committed any further funding for 2021-31 or beyond so we are unable to release any further funding.
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Submission #	Contact Name	Organisation	Request	Amount requested	Officer comment
633	John McGifford	Central Football	In the 2021-31 LTP Council generously allowed a \$500,000 contribution towards an artificial football turf. The \$500,000 has not be drawn down as yet, and due to cost increases, CF are now requesting an increase of this amount to \$750,000.	Increase from \$500,000 to \$750,000.	<p>1. The need for an Artificial Football Turf is identified in the adopted Park Island Master Plan. The Master Plan identified a site in the Southern Sports Hub behind the Bluewater Stadium Field. The plan also identified related infrastructure such as parking and changing rooms.</p> <p>2. It is proposed that the construction of the Turf is funded by Central Football and controlled and operated by them. The ongoing operating costs will be met by Central Football. The facility would be fully fenced, and Council would authorise the use of the land on which to construct the Artificial Turf through a Ground Lease of Reserve pursuant to the Reserves Act 1977.</p> <p>3. Council has currently approved budget in the 2023/24 year of \$500,000 as a contribution to the Turf. No funding is identified in Council's Draft TYP for the Southern Sports Hub development including additional carparking and changing rooms. However, it was never intended that Central Football fund the additional carparking and changing rooms.</p> <p>4. The cost of the construction of the artificial turf only (excluding parking, changing rooms, undergrounding of power lines) is not affected by the site options. 5. Site options are influenced by the 33KV overhead powerlines which run over the site identified in the Master Plan. The Draft Three-Year Plan includes \$625,000 in year 1 and \$625,000 in year 2 \$1,250,000 for the undergrounding of the 33KV overhead power lines. This assumes a 50% contribution from Unison and final agreement with Unison. The undergrounding is for</p>

					<p>the full length of the Unison transmission line through Park Island. The undergrounding is also required in order to complete the new northern development and the proposed Hockey Turf extension. The uncertainties around the undergrounding of the power lines along with carparking and changing room considerations have led Central Football to propose a different location from that identified in the Park Island Master Plan. The suggestion is to shift the proposed turf from its planned site at Bond Field to Shrimpton Field as shown in the plan below.</p> <p>Managements view is that additional changing rooms and parking whilst desirable may not be critical in the decisions relating to site approval.</p> <p>In summary, Managements view is that the decision on the exact site should not influence Council's decision on providing additional funding as requested. Further it is suggested that the site approval through a lease should be delayed pending the adoption of the Three Year Plan with regards to funding for the Undergrounding of the Power Lines and finalisation of negotiations with Unison. Unison require a commitment to funding from Council before they can progress the project. Council would then be better informed when approving a final site.</p>
764	Debbie Monahan	Biodiversity Hawke's Bay	Small financial contribution.	Amount not specified.	Biodiversity Hawkes Bay did not meet the grant fund criteria and are now requesting funding directly from Council.

Submission #	Contact Name	Organisation	Request	Amount requested	Officer comment
841	Susan Jacobs	Creative Arts Napier (CAN)	The Board of CAN requests that for the coming financial year, the Council waives the annual rent of \$16,740 it charges CAN.	Waives the annual rent of \$16,740.	<p>Service Agreements are a three-year contract with specific organisations that deliver unique services to the Napier Community. Currently we have nine active agreements, with Creative Arts Napier (CAN) being one of them.</p> <p>Officers started a funding review in 2021 and hope to have this complete and most recommendations implemented by the end of 2024 (some will take place after 1 July). It was decided to rollover the current service agreements for one year to allow staff the time to fully review our current agreements and work through the recommendations from the review.</p> <p>Officers acknowledge that CAN did not receive notification of the decision to rollover current agreements as when the letter was sent in January, it went to an individual who had left the organisation. Notification has since been delivered to CAN, and both our Community Connector and our Arts, Culture and Heritage manager will meet with CAN to discuss any potential changes to the current service agreement terms when the review is complete.</p> <p>In relation to the rent related request, CAN occupies the Council owned building at 16 Byron Street pursuant to a lease which commenced 8.12.2014.</p> <p>As per the conditions of the lease, rent is charged to CAN at 50% of market rent. The annual rent of \$16,740 therefore represents 50% of Market Rent. The discount recognises CAN as a community organisation and the community benefit obtained from their use of the building.</p> <p>Council as building owner is responsible for external</p>

					<p>maintenance and renewals, and compliance. The rent assists in offsetting these ratepayer costs.</p> <p>Managements recommendation is that the rent should continue to be charged but if extreme financial hardship is demonstrated then consideration should be given to increasing the service agreement funding. It is appreciated that there is a circularity between the rent received and the service agreement funding, however this is a more transparent method of recording the financial arrangements.</p>
513	Ben Kingsford	Napier Youth Council	We request an additional \$7000 to create a youth led events fund alongside our Youth Grants.	Additional \$7,000.	The proposed budget for grant funding has been set in the proposed Three-Year Plan. If the Council allocates an extra \$7,000 to the Youth Council then that money would have to come from another grant or from another budget in Council.

List of submissions noted as made on behalf of organisations

Submission #	Contact name	Organisation	Page # in summary of all submissions	Hearings?
107	Patrice O'connor	Te Mata School	193	N
145	Michael Sisam	Arthur Miller School	245	N
175	Andrew Mills	Tūhura Otago Museum	293	N
187	Baird Fleming	Hamilton Zoo	307	N
200	Amelia Mcqueen	EIT Hawke's Bay	323	N
201	Greg Donnison	Forest & Bird Hastings Havelock North Branch	325	N
205	John Aloï	Tamatea High School	329	N
257	Sally Chandler	Environmental Education HBRC	407	N
285	Janene Dixon-Smith	Regional Indoor Sports and Events Centre t/a Rodney Green Arenas	457	Y: Tuesday 28 May 9.00am – 10.30am Craig Waterhouse speaking on behalf
358	Ryan Hambleton	Sport Hawke's Bay	590	Y: Monday 27 May 10.00am – 11.00am
383	John Hanlon	Hawke's Bay Scenic Tours	633	N
450	Maree Goldie	Kaiangaroa Residents	756	N
451	John Lyon	Faraday Museum	757	Y: Monday 27 May 10.00am – 11.00am
476	Catherine Hawkins	Taradale Residents' Association	798	Y: selected yes but contacted to cancel attendance
508	Joseph Mcaleese	Kaiangaroa Residents Association	857	N
513	Ben Kingsford	Napier Youth Council	867	Y: Tuesday 28 May 4.00pm – 4.45pm
535	Dawn Bedingfield	Napier Housing Coalition	904	Y: Monday 27 May 5.45pm – 6.45pm
543	Tom Hosford	Ahuriri Rock Pools Development Trust	917	Y: Tuesday 28 May 9.00am – 10.30am Tom Hosford & Graham Duncan

Submission #	Contact name	Organisation	Page # in summary of all submissions	Hearings?
547	Richard Catley	Pirimai Residents Association	924	Y: Monday 27 May 2.00pm – 3.30pm
551	Sir Graeme Avery	Hawke's Bay Community Fitness Centre Trust	935	Y: Monday 27 May 11.15am – 12.45pm
558	Phil Ross	Whatever It Takes Trust Incorporated	953	Y: Tuesday 28 May 3.00pm – 3.45pm
561	Peter Grant (Pasag)	Positive Ageing Strategy Advisory Group (PASAG), Napier	963	Y: Tuesday 28 May 10.45am to 11.45am
564	Jeremy Smith	Art Deco Trust Inc.	979	N
570	Brent Sheldrake	Sport NZ	994	N
601	Anna Pierard	Prima Volta Charitable Trust & Festival Opera	1041	Y: Monday 27 May 11.15am – 12.45pm
603	Jonathan Wallace	Soho Group Limited	1044	Y: Tuesday 28 May 3.00pm – 3.45pm
624	Michael Read	The Read Family	1081	N
626	Lynne Anderson	"Save the Dotterels, Hawke's Bay" - Bayview / Westshore monitoring site	1085	Y: Tuesday 28 May 9.00am – 10.30am
627	Lynne Anderson	Forest and Bird, Napier Branch	1087	Y: Tuesday 28 May 9.00am – 10.30am
633	John McGifford	Central Football	1096	Y: Monday 27 May 4.00pm – 5.00pm
642	Warren David Jones	Ocean spa membership group	1112	N
643	Gordon Hart	Volunteers working at the Faraday Museum of Technology	1113	Y: Monday 27 May 2.00pm – 3.30pm Gordon Hart and Philip Eilenberg accompanied by most of the group we represent

Submission #	Contact name	Organisation	Page # in summary of all submissions	Hearings?
646	Sue Macdonald	Ahuriri Estuary Protection Society	1121	Y: Monday 27 May 4.00pm – 5.00pm
657	Mary Mohawk	Tu Tangata Maraenui Trust	1138	N
677	Jeremy Rimene	Triathlon Hawkes Bay	1174	N
716	Andrew Pearce	Kaiangaroa Residents Association	1247	Y: Monday 27 May 11.15am – 12.45pm Accompanied by Joe McAleese
718	Mark Cleary	Napier Pilot City Trust	1264	Y: Monday 27 May 5.45pm – 6.45pm
720	Lucy Miller	Abbeyfield Hawkes Bay	1270	Y: Tuesday 28 May 4.00pm – 4.45pm
727	Michelle Smith	Ātea a Rangi Educational Trust	1287	N
728	Oliver Boyd	Summerset Group Holdings Limited	1288	Y: selected yes but contacted to cancel attendance
730	Liz Walsh	Kaiangaroa Residents	1291	N
737	Piripi Smith	Ātea a Rangi Educational Trust	1303	Y: Tuesday 28 May 10.45am – 11.45am
753	Jonathan Wallace	Wallace Development Company Limited	1343	Y: Tuesday 28 May 3.00pm – 3.45pm
754	Alex Webb	Marine Stewardship Council	1347	N
761	Karen Mcgrail	Kaiangaroa Residents Association	1360	N
764	Debbie Monahan	Biodiversity Hawke's Bay	1365	N
767	Emma Horgan -Heke	Sustainable HB - Centre for Climate and Resilience	1369	Y: selected yes but did not confirm a booking
772	Andrew Watts	Kaimata Rd	1380	Y: Monday 27 May 2.00pm – 3.30pm

Submission #	Contact name	Organisation	Page # in summary of all submissions	Hearings?
776	Rowan Manhire -Heath	Heath New Zealand Te Whatu Ora	1390	Y: selected yes but did not confirm a booking
777	Pip Thompson	Napier City Business Inc	1396	Y: Tuesday 28 May 10.45am – 11.45am
782	Tina Haslett	Hawke's Bay Netball	1407	Y: Tuesday 28 May 9.00am – 10.30am Denise Aiolupotea speaking on behalf
797	John McGifford	Westshore Residents and Development Association Incorporated	1451	Y: Monday 27 May 4.00pm – 5.00pm
798	John Collyns	Retirement Villages Association New Zealand	1459	Y: selected yes but did not confirm a booking
804	Emily Otto	Taradale Residents' Association	1471	Y: Tuesday 28 May 10.45am – 11.45am
817	Isabel Ann Wood	Taradale Senior Citizens Assn. Inc.	1507	N
820	Bruce Carnegie	Grey Power Napier	1513	Y: Tuesday 28 May 10.45am – 11.45am
841	Susan Jacobs	Ngā Ringatoi Auaha o Ahuriri / Creative Arts Napier	1555	Y: Tuesday 28 May 1.00pm – 2.30pm

THREE-YEAR PLAN 2025-27 CONSULTATION PROCESS SUMMARY

1. Overview

The purpose of the Three-Year Plan 2025-27 consultation process was to seek feedback from the community on the key consultation topics and the general direction proposed for the next three years. The Officers Report outlines the procedural matters regarding the period the Three-Year Plan covers.

There was an opportunity for the community to provide informal feedback at the consultation sessions held with formal submissions received being the material that Council will take into consideration in their decision making.

A consultation document was released on the 25 March and submissions were received over five weeks, with the formal period closing on the 26 April. The consultation document was available via Say it Napier [Three-Year Plan 2024-27 | Consultations \(sayitnapier.nz\)](https://sayitnapier.nz). The community was asked seven questions and feedback was requested on their preferred option on the six topics as follows:

1. Future of Council housing
2. Resilience rate
3. Creation of a Council Controlled Trading organization ("CCTO")
4. Fees and charges
5. Loan funding Business and Tourism facilities
6. Council accommodation

A rates increase of 23.7% was proposed in Year 1, with 10.5% in Year 2 and 8% in Year 3, which equates to a 14.07% increase over the three years.

The Draft Finance and Infrastructure Strategy summarised information on main funding mechanisms available to Council, including loan funding and the proposed infrastructure programme. This draft strategy also outlined the key issues facing Council over the Three-Year Plan including a view to the future over 10 years.

2. Consultation approach

The consultation document was prepared in accordance with Section 93 of the Local Government Act 2002. In addition, consultation was undertaken in accordance with the High-Level Consultation Plan – Three-Year Plan 2024-27 (TYP) as adopted by Council on the 14 March 2024¹.

Environmental context

The consultation campaign was developed with the following challenges in mind:

1. Community disengagement due to:
 - Ongoing practical impacts from the cyclone for some residents and wider community
 - Feeling at the mercy of external events – cyclone, floods, pandemic
 - Concerns about high cost of living, interest rates

¹ [Agenda of Ordinary Meeting of Council - Thursday, 14 March 2024 \(infocouncil.biz\)](#)

2. Council's challenges with:
 - Financial sustainability
 - Labour / resource shortages
 - An intensive recovery programme
 - Government reform uncertainty
 - Climate change / natural hazards

The campaign acknowledged these challenges.

Strategic Outcomes

The strategic outcomes of the campaign were for Councillors is to obtain a clear picture of community's views on:

- NCC's preferred options for each consultation item
- What they consider to be a reasonable rates increase
- The degree of alignment between the community's priorities and Council's priorities

Residents understand NCC's challenges and priorities:

- The cyclone recovery work programme – being the focus of the Three-Year Plan via the change in the legislation
- The financial environment faced by entire local government sector
- External influences
- The reasons for rates increases
- The need to focus on the basics with no additional non-core services being proposed to be delivered by Council

Campaign objectives

- Inform the community on the key issues facing Napier and seek their feedback
- Provide easily understood information to empower all demographics to submit informed opinions
- Ensure the community understands the importance of making a formal submission in order to be heard
- Encourage involvement in the consultation across a broad range of demographics
- Encourage participation and awareness of local democratic processes

Campaign key messages

Key messages comprised of three components: Awareness, Education, Action. Sitting beneath this were messages on four topics. The campaign delivered these messages with multiple advertising assets that focused on a particular topic as follows:

1. Climate resilience and emergency preparedness
2. Financial Sustainability
3. Enhancing our facilities / being a great visitor destination
4. Core services

Channels

The aim of the consultation campaign was to connect with the community and encourage them to participate in and make a submission on the Three-Year Plan. To do this various communication channels were used as follows:

- Media releases
- Mayoral op-ed pieces in print media
- NCC's Proudly Napier publication
- Emails – Libraries database, Rates database
- Direct mail including the consultation summary flyer delivered to approx. 24,000 letterboxes across Napier
- Facebook and Instagram – static posts and videos
- Newspaper, radio and digital advertising
- Billboards
- Say it Napier – provided a copy of the Three-Year plan including supporting documentation. Hard copies were also available at Customer Service Centre, Libraries (Napier and Taradale) as well as the i-Site
- Accessible formats of the consultation document were provided including audio, sign language, and easy read versions

Refer Appendix 1 that illustrates the material used across the various channels.

The following provides a summary of the statistics for the consultation campaign:

- Print media published four articles
- HB App published a video interview with the Mayor and two articles
- 1,574 30-second terrestrial radio spots were broadcast, along with 9,408 deliveries via iHeart Radio
- Digital advertising resulted in 7,019 click throughs to Say it Napier
- Videos featuring elected members featured on Council social media channels resulted in 3,950 video views of 15 seconds or more, across five 30-second videos
- 15 Facebook posts across the consultation period resulted in 10,318 engagement actions
- Billboards were placed in three high traffic locations around the city
- A link to a rates calculator was provided on sayitnapier.nz, which was used 2,668 times.

The consultation campaign also promoted the consultation being undertaken out in the community, as outlined in Section 3.

3. Consultation undertaken

As outlined in Section 1, consultation was open to the public from 25 March to 26 April, for a total of five weeks. The consultation campaign promoted all facets of the Three-Year Plan including formal and informal consultation “drop-in” and “pop-up” sessions that were undertaken throughout the consultation period.

Consultation sessions

The following outlines the consultation sessions undertaken:

Session	Date	Time	Location	Attendees
Pop-up	26 March	9 – 10.30am	Taradale shops, Gloucester Street	Approx. 15 people attended
Drop-in	7 April	1 – 2.30pm	National Aquarium	Approx 10 people attended
Drop-in	13 April	8.30 – 12.30pm	Napier Urban Farmers Market	Approx 40 people attended
Public Meeting	17 April	6 – 7.30pm	Napier War Memorial Centre	Approx 100 people attended
Drop-in	20 April	10 – 11am	Taradale Library	Approx 25 people attended
Pop-up	24 April	12.30 – 1.30pm	Marewa Shops	Approx 10 people attended

All sessions were attended by staff and Councillors. At all pop-up and drop-in sessions staff and Councillors were available to answer questions from those attending. The key feedback themes raised across the consultation sessions are outlined as follows:

- Proposed rates increase affordability
- QV property revaluations released prior to Three-Year Plan and implications of increased values upon rates
- Proposed changes to stormwater rating
- How Council manages its investments and the proposed creation of a Council Controlled Trading Organisation (“CCTO”) to manage these investments in the future
- Future operating model proposed for the Business and Tourism facilities
- Future of the Faraday Centre
- Future of Council’s Housing portfolio and focus on providing retirement only housing
- Te Aka Council’s library project and the need for this in the current economic climate
- Future of Council’s office accommodation and how this is delivered
- Rates rebate scheme, how this is managed by Council on behalf of Government and eligibility criteria
- Council controlling cost escalation, with a particular focus on staff costs

Public Meeting

As outlined above, a public meeting was held on 17 April at the War Memorial Centre from 6 – 7.30pm. The format of the evening consisted of a presentation given by Mayor Wise, followed by a question-and-answer session from attendees. The session was attended by approx. 100 people.

The following outlines the additional feedback provided over and above that provided at the consultation sessions (refer above):

- Focus on staff numbers and salaries given the percentage this is contributing to the proposed rates increase
- Staff performance and is this being managed effectively
- Council focusing on controlling costs similar to Central Government
- What will the resilience rate fund in the future and how will the rate be managed
- Business and Tourism facilities being user paid, with the option to consider discounted resident charges to these for example Ocean Spa
- Parking zones looking at alternative times to charge different fees for residents only
- Council spend on consultants on an annual basis in the last financial year compared to what is proposed in Three-Year Plan
- Future of the Aquatic Centre given the historical issues associated with previous project
- Future of the Aquarium given the cost associated with maintaining the facility
- Ahuriri Regional Park joint development with Hawke's Bay Regional Council and timing of next steps
- Upgrade of Emerson Street and whether this is required
- New waste management system implemented not satisfactory
- Consideration given to further smoothing of rates via an increase in borrowing
- Erosion of Westshore and how is this being managed

Further questions were asked on how feedback will influence Council's decision-making process. The Mayor encouraging all present to make a submissions. Making a submission is the formal legislative way that community feedback can be taken into consideration when Council is deliberating on the outcomes of the Three-Year Plan consultation.

Other consultation meetings

The following list outlines the other community groups and organisations that Councillors have consulted with during the Three-Year Plan consultation period:

- Napier Youth Council
- Napier Disability Awareness Group
- Positive Ageing Strategy Advisory Group
- Pirimai Residents Association
- Westshore Residents Association
- Taradale Residents Association
- Age Concern
- Napier Toastmasters
- Historic Places Hawke's Bay
- Safer Napier
- Tu Tangata Maraenui
- Napier Pilot City Trust
- Grey Power
- Ahuriri Estuary Protection Society
- Ahuriri Business Association
- Taradale Business Association

- Napier City Business
- Hawke's Bay Local Green Party meeting guest speaker
- Biodiversity Hawke's Bay
- Community Hub for Napier Hill representatives

At these sessions attended by Councillors, they provided an overview on the Three-Year Plan, including the consultation topics and Council's preferred option for each topic. These sessions provided an opportunity for the Councillors to gain informal feedback from the audience. All attendees were encouraged to make a submission to the Three-Year Plan.

Ngā Mānukanuka o te Iwi komiti

Staff worked with Ngā Mānukanuka o te Iwi komiti during the Three-Year Plan's development including attending Wharerangi Marae hui in November 2023. Follow up workshops were facilitated in December 2023 and February 2024. At the February workshop, a particular focus was on the future of Council Housing and implications for mana whenua across Napier. An open invitation was also made via Ngā Mānukanuka o te Iwi komiti to mana whenua and tangata whenua entities to meet and discuss the Three-Year Plan.

Tenant consultation

As outlined in Section 1, a key consultation topic for the Three-Year Plan was the future of Council's housing portfolio. As Council's existing tenants are directly affected by the Three-Year Plan consultation topic, consulting with them in different ways enabled them to understand the work that had been completed to guide the preferred option that was being consulted on. This also included a dedicated approach for them to be able to be heard.

Officers started consulting with our tenants before the Three-Year Plan consultation period. This included:

- Correspondence was sent to tenants on 28 February to advise them that Council were undertaking a housing review
- Officers walked around the 12 housing villages on 4, 5, and 6 of March to talk to tenants and to answer any questions they had. Over these three days, Officers spoke to approximately 72 tenants
- Additional correspondence was sent to the tenants on 8 March to give them more information about the review
- A hard copy of the housing section of the consultation document with a hard copy submission form was delivered to all tenants on Friday 15 March. The main reason for doing this is due to a proportion of tenants would not have access to view the Three-Year Plan online or be able to submit using the online form via Say it Napier
- Four meetings were held with tenants over the 18 and 19 March. 97 tenants attended the meetings with tenants from all 11 of 12 villages at the meetings. Grey Power also attended the meetings and they offered to help the tenants with their submissions if they required assistance.

The key feedback themes provided from tenants via the various forms of consultation were:

- Concerned about being able to stay in their home
- Rents would keep increasing
- Support for Council's Housing team running tenancy management services in the villages

All tenants' submissions were included and analysed with all the submissions that were received on the Three-Year Plan.

4. **Summary**

As outlined in the Officers Report, 837 submissions were received on the Three-Year Plan. The Officers Report details the feedback provided via submissions on the consultation topics including analysis completed by SIL Research (*attachment 9 – SIL Research – TYP 2024-2027 submissions analysis report*). The Officers Report details the recommended approach based on the submissions.

APPENDIX 1

Examples of material used across various channels.

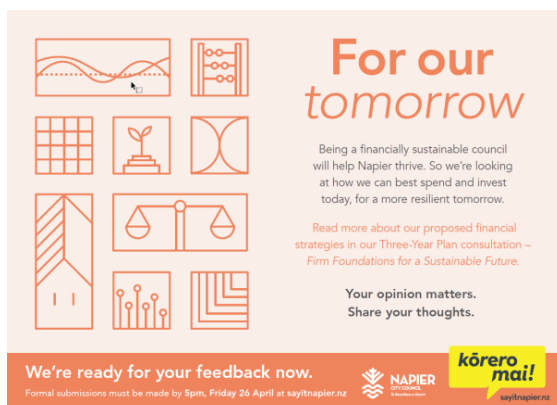
Digital advertising











Billboard



Print advertising



Social Media



Dealing with **unexpected challenges** is easier if you're prepared.

Agree?

kōrero mai!

sayitnapier.nz

Your opinion matters, so share your thoughts.

Social medial video



Letterbox Mailer

Mō te āpōpō

For our tomorrow

Napier City Council Three-Year Plan
2024-27 Consultation Summary

Our draft Three-Year Plan outlines the building blocks of Napier's resilient and thriving future.
Read our proposals inside or at sayitnapier.nz and have your say on Napier's future.

kōrero
mai!!

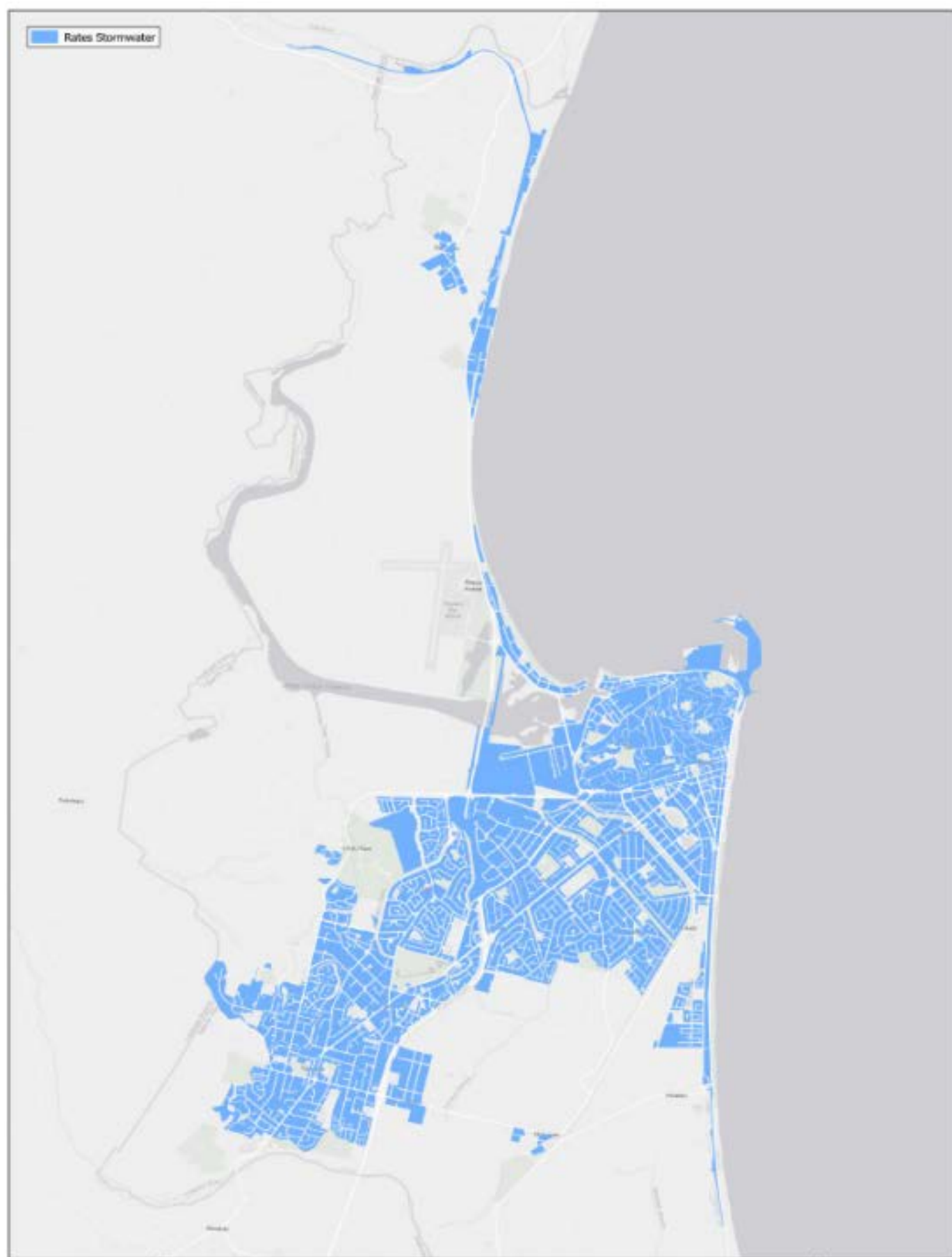
sayitnapier.nz

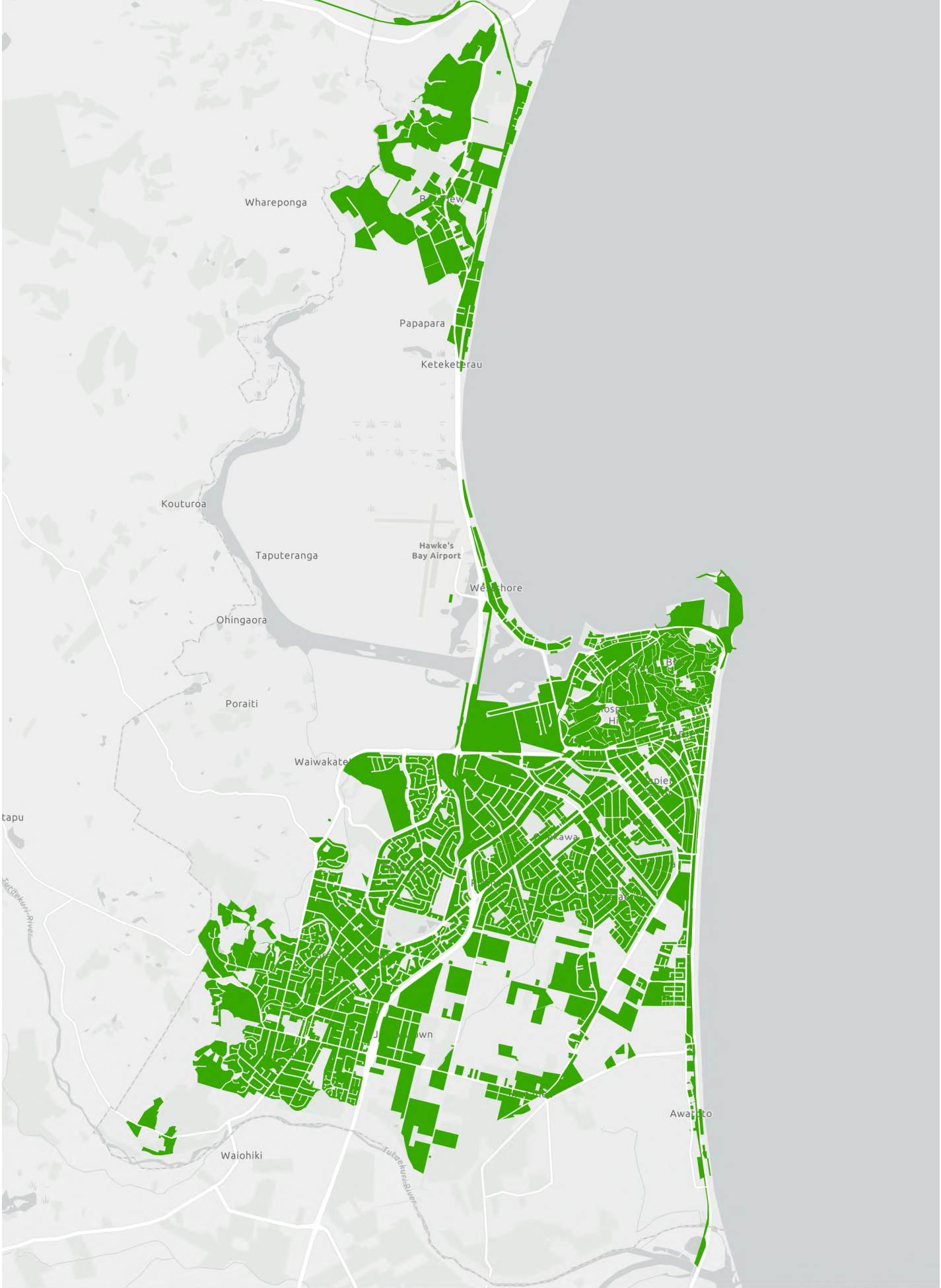
NAPIER
CITY COUNCIL
Te Kaitiaki o Haurangi

Ordinary Meeting of Council - 27 May 2024

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STORMWATER COVERAGE





Napier Stormwater Coverage, 2024

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