



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

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ORDINARY MEETING OF COUNCIL

Open Attachments (Under separate cover 1)

Submitters Speaking

Meeting Date: Monday 27 May 2024

Time: 10.00am (LTP - Day 1)

Venue: Small Exhibition Hall
War Memorial Centre
Marine Parade
Napier

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TYP
2024-27

Summary of Submissions for Monday 27 May 2024

HEARINGS DAY ONE
NAPIER CITY COUNCIL

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Session one - 10.00am to 11.00am (60 mins)

Submission: 211	Hearing: Yes	Attachment: No
Full Name: Liz Church	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
I think that it is better to pro-actively do one thing well rather than have the current housing become unaffordable and unfit for purpose. It means better outcomes for the city's older citizens, which should remain the priority.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
I think the council should maintain control of the housing stock for the sake of their citizens - for quality and price control. I also think there need to be rebuilds so that housing for the older population is fit for purpose. It is expensive to retrofit, so new housing stock needs to be built to universal design standards. I am a wheelchair user, soon to be 65yo. People may think I need something 'extra' in a house - however I just need the same things that the older population in general need...single storey housing, flat or ramped entry to minimise trips and falls, wider halls and doorways to allow for things like walkers, wheelchairs and ambulance equipment, wet floor showers to minimise falls and allow for shower chairs and higher toilets to make it easy to get on/off the loo. Its cost effective to plan and build to UD standards. It's also better to keep homes safe - otherwise you'll have hospitalised tenants with empty houses that no one can use during their recovery. Please make the housing stock fit for purpose.		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
No comments added		
Officer comments:		
Reviewing our fees and charges		
I can see how you might need to increase costs. I pay rent, not rates, so I'm not too sure how this would affect me or ratepayers.		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
I am all for building these facilities/businesses. They are high quality sites and should be thriving.		
Officer comments:		

Napier City Council office accommodation	
Whatever works best for staff	
Officer comments:	
Additional comments	
I want to reiterate my thoughts on universal design planning and building for the older population. Housing needs to meet the needs of the people living there - these are people's homes. How much better to nurture wellness in old age than have people 'make do' and struggle to be safe and comfortable in their final years.	
Additional officer comments	

Submission: 327	Hearing: Yes	Attachment: No
Full Name: Mervyn Kite	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>The NCC has developed a Rural Residential Zone which includes primarily Poraiti, Tironui Drive area, Kaimata Heights and Esk Hills area and northern Hill Road. In the Kaimata Heights and Esk Hills a stormwater rate has been applied. However this has not been applied to Poraiti, northern Hill Road, Eskdale Lane and Esk View Road, despite many of these properties being smaller than your "threshold". Could please advise why this occurs. At the time of the development of Esk Hills, NCC required that five detention dams be constructed to control stormwater runoff. These dams each have piped outlets of 300mm in diameter which restrict downstream flows and they all have substantial storage capacity. The HBRC consents that were issued, require that these be checked and maintained at the Esk Hills Residents cost and are subject to inspection by HBRC. In the next two weeks we will be undertaking maintenance work on one dam at a cost of approximately \$5,000. The detention dams work well in controlling flows of high volumes of water. Over Gabrielle there was no high flow volumes downstream of the dams, nor was there any erosion or significant flooding well downstream until those streams eventually merge with larger areas of flooding. The discharge from three of the dams, flowed independently down to SH2, and water volumes were such that the three SH2 culverts were able to handle the flows without flooding onto the road. It is difficult to comprehend, that whilst we are forced to maintain and control water flows from the wide area at our cost, we are also going to be charged a</p>		

stormwater rate that is not being applied elsewhere. As we at Esk Hills, maintain our own stormwater flows we should be exempt from the Stormwater Rate and if this is not acceptable NCC should take over the maintenance of these five detention dams. Your comments would be appreciated.

Additional officer comments

Prior to the last significant review of the Revenue & Financing Policy, stormwater was bundled into the General Rate and applied to all properties in the region. Stormwater was separated out in anticipation of the 3 Waters Reform. The primary beneficiary of stormwater assets are those properties that have a hard surface. There is a strong relationship between capital value and the hard surface area of a property. This rate recovers the cost of stormwater activity. The stormwater rate is based on the capital value of Residential, Rural Residential, and Commercial & Industrial properties within the recognised serviced area as per our Stormwater Coverage map (i.e. non-rural property as defined under the District Plan). Rural properties are exempted. A review by the Infrastructure team has resulted in updates to the original map to include new areas. This would explain the addition of stormwater rates to some properties. Areas such as Poraiti have been excluded as natural drainage carries much of the rainfall directly into the estuary. Please note that stormwater is not a "front of gate" service. For example, although Esk Hills has a private stormwater network, the area is serviced by a network running through the lowlands that protects pedestrian and vehicle access out of the region, and carries away water from the private stormwater network.

Submission: 322	Hearing: Yes	Attachment: No
Full Name: Jo Huata	Organisation:	
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?		
Leave rates alone in this current climate we don't need another library the one we have is fine we do t need to redo Emerson st...Napier city council don't need a new building move in with HBRC stop wasting money on things we don't need...ocean spa is too expensive why should only the tourists be able to benefit from it		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
No comments added		
Officer comments:		
A new approach to managing Council's investments		
Stop wasting money stop overcharging your citizens		
Officer comments:		
Reviewing our fees and charges		
Use the \$160 million dollars and don't increase anything		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
Either way we the increase is still going to impact us the ratepayers horrible idea why don't you try lowering the cost of these places and see how many people flock there		
Officer comments:		
Napier City Council office accommodation		
Move them in to HBRC building that's most effective...they're not royalty and if they lack communication skills then give them some training it's not hard		
Officer comments:		
Additional comments		
It's a waste of money Napier Cory is already pretty if tourists want to come they'll come stop trying to beautify it when it's history is enough		
Additional officer comments		

Submission: 451	Hearing: Yes	Attachment: No
Full Name: John Lyon	Organisation: Faraday Museum	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus using the current approach to delivery.
No comments added		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
My money in this fund may grow long term without being used. Do I get interest? If I move do I get it back?		
Officer comments:	The Resilience Rate will be ring fenced in a reserve, with the opening balance, income, expenditure, and closing balance reported in our Annual Report every year. There are no plans to provide interest to rate payers or refund ratepayers if they were to move.	
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
The trading organization should take minimal management fees		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Users should pay their fair share		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
The 3 stated businesses should at least break even, or preferably make a profit. It's good to support tourism but these businesses should be profitable. If I'm supporting these businesses to run at a loss through my rates, then I should have a special resident's rate when I go there. MY RATES HAVE INCREASED OVER \$2,000 ANNUALLY OVER THE PAST 2 YEARS!		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		

Faraday Museum must remain open. It is a historic building in a historic location. It contains a site-specific Fullagar engine, the best example of its type in the world. This engine provided the electricity for municipal customers and for Napier’s tram system. There are many interactive exhibits enjoyed by mostly local children, families and school groups. The Faraday Museum is able to provide a tremendous service to the community through its small group of council-paid employees, and a large pool of dedicated and skilled volunteers. I am a retired museum worker, and one of those volunteers. The idea of moving Faraday Museum to the Aquarium site holds no water.

Additional officer comments

Submission: 460	Hearing: Yes	Attachment: No
Full Name: Ron and Ngaire Swenson	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with an independent delivery approach.	
No comments added		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
No comments added		
Officer comments:		
Reviewing our fees and charges	Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
No comments added		
Officer comments:		
Napier City Council office accommodation	Sell the Library Tower to a developer and lease back the building for Council staff.	
No comments added		
Officer comments:		
Additional comments		
To the Mayor and Councillors. We are a retired couple with limited income. We cannot believe that you, the council, are proposing that our rates are to rise 140 per cent for this next year of 24/25. Not only that but further rises of 10 per cent in the following years. This equates to a huge amount of money going out in rates. How on earth are we to come up with the money for such massive increases. No where else in New Zealand have there been such rises. Are we been punished for having the foresight to buy on a hill in Bay View and in		

doing so escaped much of the damage caused by Cyclone Gabrielle. We have a 1.7 hectare lifestyle block that could be subdivided if only the council would allow. That way another property could be paying rates thus helping the council out. There is no other way of making a decent income off it. Last year our rates were \$3742.97 and you, the council, are proposing for 24/25 that our rates will be \$8979.84. This is a huge increase of \$5236.87. On top of that the Regional Council is proposing large increases also. This is beyond a joke. In fact it is devastating! What do we get for such massive increases. Nothing apart from refuse collection and kerb side recycling. Also there is now a charge for storm water. Why? We have a private road maintained by the residents. We have our own water supply and a septic tank. We would like to appear in person to present this submission. Yours Faithfully, Ngaire and Ron Swenson

Additional officer comments

The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value. Increased prices have been driven by the market sales trend of people moving out of flooded areas into the surrounding hills. If you do not believe the revaluation of your property is correct, you can object by completing QV's online application <https://www.qv.co.nz/rating-objection/>. A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase. Prior to the last significant review of the Revenue & Financing Policy, stormwater was bundled into the General Rate and applied to all properties in the region. Stormwater was separated out in anticipation of the 3 Waters Reform. The primary beneficiary of stormwater assets are those properties that have a hard surface. There is a strong relationship between capital value and the hard surface area of a property. This rate recovers the cost of stormwater activity. The stormwater rate is based on the capital value of Residential, Rural Residential, and Commercial & Industrial properties within the recognised serviced area as per our Stormwater Coverage map (i.e. non-rural property as defined under the District Plan). Rural properties are exempted. A review by the Infrastructure team has resulted in updates to the original map to include new areas. This would explain the addition of stormwater rates to some properties. Areas such as Poraiti have been excluded as natural drainage carries much of the rainfall directly into the estuary. Please note that stormwater is not a "front of gate" service. For example, although Esk Hills has a private stormwater network, the area is serviced by a network running through the lowlands that protects pedestrian and vehicle access out of the region, and carries away water from the private stormwater network.

Submission: 358	Hearing: Yes	Attachment: Yes
Full Name: Ryan Hambleton	Organisation: Sport Hawke's Bay	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		
<p>Napier City Council thanks you for your submission and truly values our relationship where we work in partnership towards a healthy & active community.</p> <p>Park Island Masterplan Steering group: The Masterplan document itself has been developed (and reviewed in 2016) with stakeholder consultation, alongside funding availability via Long Term Plans and Annual Plans. This provides the steering for development of the park. Officers are unsure what function this steering group would provide and what cost/time outlay would be required. Officers consider this operational and outside of the scope of this Three-year Plan.</p>		

Regional Spaces & Places Plan: NCC is supportive of being part of the Regional Spaces & Places plan in principal, though would need to see more detailed scoping of this document to ensure that it aligns with Councils desired outcomes and strategic priorities. Council values being a supportive and collaborative partner regionally working closely with Sport HB, Sport NZ and other regional Councils achieving a healthy and active regional community through provision of spaces and places and the appropriate recreational infrastructure to achieve these community outcomes. Specific to NCC, Council is already in the end stages of finalising our own Open Spaces Strategy (final amendments to align with Councils Spaces and Places Strategic Priorities). Only if satisfied with scoping and alignment with NCC outcomes the Parks, Reserves & Sportsfields team could commit \$17,500 towards the Regional Spaces & Places Plan.

Regional Aquatics Plan: Council Officers have discussed our position with Sport HB and since Napier Aquatic Centre (NAC) is currently undergoing \$4.4m of remediation work, officers believe it is appropriate to pause the Regional Aquatics Plan until Year 2 of the TYP where \$17,500 could be committed. 2023 Regional Sport Field Review: Support within the scope of Council owned facilities and renewal programmes/budget constraints.

Relationship management of sports codes: Operationally Council has a positive relationship with all our sports codes that engage with our sports fields and recreation facilities. Council is committed to continuing to have strong relationships and an understanding of sports codes needs that will ensure that our sports fields and recreation facilities are fully utilised and valued by our sport community.

Sport NZ Sporting facilities framework: NCC is committed to operating our Sport & Recreation facilities as efficiently as possible and catering to the needs of our community.

Onekawa Park: Proposed TYP budget for Onekawa Park includes some capital improvements specifically for netball (Year 4 of TYP) but acknowledges that a decision on the future of the Aquatic Centre has impact on capital spend for the reserve.

Anderson Park & Taradale Park: Skatepark upgrades are already identified in Anderson Park Stage 2 plans (Stage 2 project currently underway) and draft concept plans for Taradale Park (plans for renewal project 24/25 – 26/27 FY's). Taradale Park trail: Aerial maps indicate path around existing perimeter (if footpath on Puketapu Road boundary included).

NCC Play Policy: Play Strategy already in development, near complete (draft document just to be finalised to align 10 year implementation plan with TYP proposed budget, underway. It is officers understanding that Sport HB are aware of this.

Attachment:



18 April 2024

SPORT HAWKE'S BAY – NAPIER CITY COUNCIL LONG TERM PLAN SUBMISSION 2024-2027

Sport Hawke's Bay is a charitable trust that exists to enhance the health and wellbeing of Hawke's Bay by influencing, enabling, and supporting our communities to be more physically active.

Sport Hawke's Bay is committed to supporting young people; tamariki and rangatahi (aged 5-18) and less active communities; geographic or social communities where there are barriers to engaging in physical activity across the Hawke's Bay region.

We see Councils across our region playing a key role in enhancing the health and wellbeing of all residents. We also acknowledge the difficult position Councils are currently in as they face fiscal challenges due to Cyclone Gabrielle and the recovery the region will work through over the coming 4-year period.

Sport Hawke's Bay will continue to focus on lifting physical activity levels, specifically in relation to the two key areas mentioned while also ensuring there is no reduction of the activity levels of those living in Hawke's Bay. In doing this, we believe we will have the greatest possible impact on wellbeing. We achieve our outcomes by aligning our investment through partnerships and programmes to our strategic priorities set out in our four-year strategic plan.

We believe working together towards a collective goal will allow us the greatest possible impact on wellbeing for all Hawke's Bay residents.

Future of Play, Active Recreation, Sport, and Hauora

Sport Hawke's Bay acknowledges Council for their ongoing commitment to the sector. The active involvement of Council Officers in the Hawke's Bay Regional Sports Fields Review shows the value in regional strategic planning and collaboration. Sport Hawke's Bay will continue to have a strong focus on this over the coming period and we encourage Napier City Council to continue to work in collaboration with regional stakeholders on key projects and initiatives.

Working strategically is vital given the fiscal challenges we all face. We would like to see the Park Island Masterplan brought to life with the appointment of a steering group to oversee the implementation of the Plan. While the Ahuriri Regional Park project has changed since approved in the 2021-31 Longg Term Plan, we believe this space will continue to be one of the most significant assets in the district for active recreation as well as performing an important wetland role for flood mitigation and as such we encourage the proposed new works to take place and prioritised. Onekawa Park has traditionally been a vibrant sports hub, and due to the implications with the aquatic centre, decisions with the surrounding facilities cannot progress. Planning for these assets needs to be prioritised as they play a vital role within a hierarchy of facilities which will ensure the regional facility network is resilient and responsive to climate change. We would like to highlight the importance of prioritising a focus on innovative design approaches that work in keeping with environmental sustainability principles.

We acknowledge the internal challenges you face, including an ageing infrastructure and financial sustainability. Again, we would like to work alongside Council to ensure the play, active recreation, sport and hauora sector is heard and in support of decisions made for residents of Napier.

The Hawke's Bay Regional Sports Fields Review recommends that all parties support the planning principles and recommendations as laid out in this document – with specific focus on inclusive and accessible facilities that are maintained, adapted, and developed in such a way as to encourage participation for all people regardless of income, age, ethnicity, gender, and physical ability. We hope to work with Council Officers as you look to invest into new spaces for the community including the proposed 350-400 Council housing units. It is important for Sport Hawke's Bay to be involved in promoting accessible spaces and places and green spaces and to encourage use of local play opportunities.

Investment in community by Napier City Council

Sport Hawke's Bay acknowledges the long-standing partnership it has held with the Napier City Council. As a result of working alongside Councillors and Council Officers, we have been able to continue to support the play, active recreation, sport and hauora sector across all Napier communities.

Sport Hawke's Bay acknowledges the commitment made by Council to improving our community parks and reserves as well as improving access options for people who face barriers to participation, especially those living with a disability – notably the increased investment made into playgrounds such as Anderson Park, Gleeson Park, and the Westshore Beach Reserve.

Sport Hawke's Bay is committed to supporting the Council to find the best outcome for the community and look forward to working alongside Council to support less active communities, either geographic or social communities, where there are barriers to engaging in physical activity.

Sport Hawke's Bay also supports and encourages Council to work towards the outcome adopted in 2023 to ensure "he wāhi taurikura – spaces and places for all". We agree that having spaces and places that everyone has access to and wants to use will result in increased safety and city vibrancy.

Play is a vital part of children's physical and cognitive development, and we encourage Council to embed Play Principles into outcomes as detailed in the consultation document. Sport Hawke's Bay aligns its work with a set of Play Principles developed by Sport New Zealand in association with Central Government that supports Article 31 of the United Nations Convention on the 'Rights of the Child to Play'. This piece of legislation calls for local government to get rid of the things that get in the way of Play. Children are agents of change, and we encourage the integration of child-friendly thinking into all aspects of planning within Council. Children can be effective agents in the design and implementation of better environments and taking a child friendly approach can help to address issues in a more holistic and integrated manner, leading to benefits for everyone. Focusing on children's needs will help to solve other challenges leading to urban settings that are better for everyone.

Of the Play Principles, we'd like to draw attention to one in particular:

- Play is the shared responsibility of everyone. This means:
 - Clear and strong leadership from those who can enable Play. This includes adults understanding what their role is as enablers of Play.
 - Young people must have access to enriched and varied playful experiences within their local environments. This means:
 - A variety of play types
 - As an individual and with others
 - Sensory rich
 - Space and place – man-made and natural
 - Physical movement
 - A sense of escape from realism
 - A greater emphasis on playful assets and playful spaces and to broaden the thinking beyond the playground – (Play is not about more playgrounds)

Sport Hawke's Bay supports the following reviews and projects as detailed in this year's consultation document:

- A review into facilities including, Ocean Spa, Par 2 Mini Golf, McLean Park, Napier Aquatic Centre, and Bay Skate. As detailed above, by following a strategic planning process we would like to focus on an Aquatic and/or Indoor Facility Review – aligning to recently released national strategies.
- We understand the requirement to move funding tagged to the development of the Ahuriri Regional Park development and encourage Council to continue to improve planned stormwater quality improvements, which will result in better water quality for Ahuriri Estuary. This space is a key active recreation space and an area we would like to see improved for wider community use.
- Support older adults to find reliable and affordable housing solutions. Sport Hawke's Bay supports older adults through the Active 4 Life and KiwiSeniors programme and we believe providing safe, affordable housing is vital. We support option 2B as detailed in the consultation document.

Sport Hawke's Bay makes the following recommendations to Council:

- Support for two priority regional planning projects which have been raised through the Council approved Hawke's Bay Spaces and Places Regional Planning Approach. Sport New Zealand have noted they will provide up to 50% of the cost of these two regional planning projects on the understanding that the balance is met on a proportional basis between Hawke's Bay Councils. We expect this to be approximately \$35,000 for Napier City Council for both plans to be completed in the next financial year. These plans will inform Council decisions going forward. These proposed plans as mentioned in the regionally approved Hawke's Bay Spaces and Places Regional Planning Approach are:
 1. Regional Spaces and Places Plan
 2. Regional Aquatics Plan.

- Support the planning principles and recommendations of 2023 Regional Sport Field Review – with specific focus on inclusive and accessible facilities that are maintained, adapted, and developed in such a way as to encourage participation for all people regardless of income, age, ethnicity, gender, and physical ability.
- Work towards strengthening relationships with sports codes to improve consistency of participation and booking data so that an evidence-based approach can be used to inform facility planning.
- Encourage more use of the Sport New Zealand Sporting facilities framework to ensure money is spent wisely on sports and recreation facilities.
- Onekawa Park is the site for multiple sports including swimming, gymnastics, tennis, and netball. While a decision on the future of the aquatics centre is yet to be determined, Sport Hawke's Bay recommends Council prioritises the park remaining functional to serve the local community and the codes that rely on the park to deliver quality sport experiences.
- Focus on Anderson Park and Taradale park as spaces and places for Rangatahi to be active – upgrade of skateparks in both facilities.
- Prioritise Taradale Park as a local space for active recreation for families and older adults including the development of a perimeter trail and improving accessibility to park furniture.
- We recommend Council develop a new Play Policy to complete Councils commitment to community well-being. Improving levels of play will contribute to a more active community.

Sport Hawke's Bay in the Napier community

Sport Hawke's Bay is committed to continuing to partner with Napier City Council to deliver on agreed outcomes over the long-term plan period. We have continued to invest in additional resource to further support this work while we face our own financial challenges. As example of this being the Board of Sport Hawke's Bay continuing to invest into roles such as a full time Disability and Inclusion Advisor – a role no longer centrally funded by Sport New Zealand. Other roles that will continue to support Council and Council Officers include the Spaces and Places Lead, Play Lead and Insights and Evaluation Lead along with the wider support provided by the Community Sport and Management team at Sport Hawke's Bay.

With support from our stakeholders such as Sport New Zealand, Te Whatu Ora and the Ministry of Education, Sport Hawke's Bay looks forward to working alongside Council to develop a 'Play, Active Recreation and Sport Plan' for the region. This plan will help ensure that limited financial resources are applied to have the greatest possible impact on activity levels and will position the region well for national funders.

Sport Hawke's Bay would like to thank the Council officers and Councillors for prioritising the wellbeing of the community by ensuring play, active recreation, sport and hauora sectors are well represented and are a clear focus in this long-term plan. We know that there are many demands on Council resources at present.

Regards,
Ryan Hambleton **Chief Executive Sport Hawke's Bay**

Session two – 11.15am to 12.45am (90mins)

Submission: 168	Hearing: Yes	Attachment: No
Full Name: Dan Scott	Organisation:	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.
The council must continue to invest in council housing for those on low incomes and with special housing needs. These people are in council housing because Napier's stock of affordable housing is not currently sufficient, and they can't afford any housing options without the council-subsidised rent. Selling these houses will rob them of this option. The cost of maintaining these houses may seem high, but we need to invest in getting these houses up-to-scratch and, on top of that, building even more council housing supply. The cost of this will be significantly less than that of dealing with dozens of families suddenly unable to find feasible housing. This is not to mention the detrimental impacts that selling off the housing will have on market rents across the city.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus using the current approach to delivery.
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
While climate resilience measures are crucial and it is great that the Council is looking into funding for this, it is also essential that significant resources are piled into climate change mitigation. Merely funding adaptation is an "ambulance at the bottom of the cliff" approach to climate change and one that makes no sense. By no means reduce the amount going towards this rate, but add also one for measures to reduce our emissions (for example: substantially improving our infrastructure for buses and other public/active transport modes. 57% of Napier's GHG emissions are from transport and our city is structured in a terribly car-centric way, leaving no clear pathway for cutting down these emissions. Urban forest initiatives and other similar ideas would also be fantastic). Investing in mitigation measures now means the cost of adaptation measures will decrease significantly over the long run.		
Officer comments:	Officers are currently undertaking work to understand our current emissions position. This work will help us to identify and prioritise emission reduction opportunities so Council can develop and implement an emissions reduction plan. In developing an emissions reduction plan, Council will consider which options they will adopt and implement to help NCC work towards Aotearoa New Zealand's legislated 2050 emissions reduction targets. We are working on a comprehensive organisational greenhouse gas inventory to understand the impacts that result from Council operations and services. This first step will help us to set a baseline we can report and measure against. It will also help identify and prioritise emission reduction opportunities so we can develop and implement our reduction plan. Council is also looking to engage in regional emissions reduction policy development, and adopt recommended national, regional, and local guidelines to develop standards, regulations and activity plans.	
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
If this is the best option for the council's financial sustainability then it is the one that should be taken. However, I STRONGLY disagree with the Council's social obligations not being passed on to the CCTO. The investment of the Council's assets must always follow these social obligations, as it is with understanding of these obligations that people pay their rates.		

To have no guarantee that the communal property of the people of Napier won't be invested in a way detrimental to their wellbeing is ludicrous. The CCTO option should be chosen, but ONLY if there is a guarantee that the investment will be ethical and meeting social obligations (e.g. not investing in initiatives that would increase emissions, fund conflict, etc.).		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Increasing the fees and charges beyond CPI makes sense for many things. However, it must be ensured that this is done in a way that is equitable. For example, if parking fees are increased, this must only be done in places that are well-served by public and active transport. To do otherwise is blocking lower income people from participating in Napier life, due to our city's car-centric structure. We cannot disincentivise driving if we aren't providing alternatives!		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 295	Hearing: Yes	Attachment: No
Full Name: Alisha Atkenson	Organisation:	
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?	Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
I am currently living in emergency housing. I've filled out a napier council flat application for MSD. Fingers crossed I get approved...		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
No comments added		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
No comments added		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 402	Hearing: Yes	Attachment: Yes
Full Name: Maurice Field	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
Not very good options Lose Lose I feel threats of borrowing and rates increases to influence councils preferred option But retirement housing could involve rates increases and borrowing Can we get a commitment of no rates increses and or borrowing if that is the decision		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
What is "Mixed delivery" NOT CLEAR		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
Rate increses being proposed a far too high for some, ours going up 140% possibly Napier average 25%		
Officer comments:		
A new approach to managing Council's investments	Manage the investment portfolio within Council.	
No comments added		
Officer comments:		
Reviewing our fees and charges	Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
The CPI at 5.6% is high Council needs to find efficiencies like everyone else. We can increase our revenue in line with the CPI we have to SUCK IT UP!!!		
Officer comments:		
A change to how we fund some tourist facilities		
We are told council has \$160,000,000 use some of that. Aniother lose lose question		
Officer comments:		
Napier City Council office accommodation	Sell the Library Tower to a developer and lease back the building for Council staff.	
We do not have the money NOT NOW would be my answer		
Officer comments:		
Additional comments		
Rates increases proposed are ridiculous and off the planet for us in our area. I attach a submission to this topic		
Additional officer comments		

The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value. Increased prices have been driven by the market sales trend of people moving out of flooded areas into the surrounding hills. If you do not believe the revaluation of your property is correct, you can object by completing QV's online application <https://www.qv.co.nz/rating-objection/>.

A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase.

Attachment: We live in the Esk Hills subdivision with 54 other home-owners, I'm 76 in July and we built our home almost 16 years ago. We hoped to enjoy our retirement here but that now is threatened with abandonment.

We live in a semi-rural area in a 100km/hr zoned suburb with no street marking, no street lighting, no footpaths, no sewerage system, no water supply (which is supplied by HDC and metered), no mail delivery, no courier delivery, no council road sweeper, no council Parks & Recreation mower mowing our reserves and no public transport links. We have as a residents society spent tens of thousands of dollars planting native trees on reserves our residents society created that are open to anyone to walk. We continue each year to be individually levied to continue developing and planting these reserves. NCC now is trying to wrest control of these in order to make up for their lack of such natural areas.

So insult on top of insult when we are told, despite the average rate rise in Napier of 25%, ours could increase by up to 140%. Also HBRC are planning increases over 100%. We just got our contents insurance renewal has doubled to over \$6,000. We can only dread what our house Insurance will be, but given we have the word ESK in our address I hold little hope of anything affordable being decided by the Insurance companies.

It's clear that the cyclone devastated Hawkes Bay, but are we being asked to replace a disproportionate amount of the damaged infrastructure can the local councils spread the costs over future years? Are central government going to do what they did after the Christchurch earthquake and front up with significant infrastructure investment and replacement?

Council I believe has been made to buy out Esk Valley property but do the rest of Esk Valley have to foot that bill.

Is it also fair that property in Napier have rates increases of 24% and we are being asked for 140% along with massive insurance increases for home and home and contents and I'm guessing car premiums given the number pf cars destroyed or damaged in the cyclone.

Are NCC prepared to consider claiming some contribution from the logging industry given forestry slash is the main reason for the majority of the devastation. It seems they have got off Scot free, If I damage my neighbours property I am liable for the damage.

We cannot rule out a legal challenge and this council would need to consider the ballot box too.

Rebecca and Maurice Field

Submission: 214	Hearing: Yes	Attachment: No
Full Name: John Sutherland	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Status quo: continue to fund the deficits (losses) of these facilities with rates.
<p>I have been a member of Ocean Spa for several years and are very concerned with the recent increase of 50% in fees for me. I am a member so use the gym and pool facilities. Most importantly there is still no fee reduction for seniors as there is in many other facilities. A comparable gym, pool complex called Bay Wave at Mount Manganui offers a fee for seniors is \$40 per month or \$240 for 6 months as compared to Ocean Spa,s fee of \$810 for 6 months !!!!!!! They do have some attendance time restrictions for seniors however, this is inclined to increase attendance during the quiet time of the day and in their case senior patronage increased offsetting the cost to the reduced senior fees. Oddly Ocean Spa do offer a senior discount for casual attendance to the pool complex of approximately 25%. I cannot understand this when they do not offer discount for members. I believe a 25% reduction for seniors for full use and a 50% reduction for seniors with reduced hours use say 10 am to 3pm would be reasonable. This would still be considerably more expensive than many other complexes. Please do not allow the perceived need to make profit override the health of Napier's senior community. John Sutherland</p>		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 459	Hearing: Yes	Attachment: No
Full Name: GLenn Marshall	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
The preferred NCC option is discriminatory based on age. It makes no sense to treat people over 65 differently to people under 65. Additionally the majority of NCC housing stock is for over 65 currently so this option will not save much money. Social Housing is something that should be delivered by central government, which is better resourced to deliver this.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with an independent delivery approach.	
No comments added		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
A special rate is a 'red herring'. Ultimately you are still taking ratepayer money so it is a farcical to try and dress this up as a separate rate levy.		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
No comments added		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
Close down the aquarium. We have a MASSVIE debt tsunami coming and it is time for NCC to prioritise needs over wants. The aquarium is a loss making luxury item that we simply can't afford.		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
Leasing the building will cost ratepayers more money in the long run. You've already wasted millions of taxpayer dollars on lining landlord pockets.		
Officer comments:		
Additional comments		
Stop wasting our money on frivolous items like the aquarium. Also time to cut back on the number of council staff to reduce costs.		

Additional officer comments

Submission: 716	Hearing: Yes	Attachment: Yes
Full Name: Andrew Pearce		Organisation: Kaiangaroa Residents Association
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?		
I am submitting a revised version of my previous submission on rates increases		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
See above comment		
Officer comments:		
Building up our community resilience		
See above comment		
Officer comments:		
A new approach to managing Council's investments		
See above comment		
Officer comments:		
Reviewing our fees and charges		
See above comment		
Officer comments:		
A change to how we fund some tourist facilities		
See above comment		
Officer comments:		
Napier City Council office accommodation		
See above comment		
Officer comments:		
Additional comments		
<p>The attachment to this submission is a revised and updated version of the submission made by me on 22 April. Please replace that submitted document with the file attached here. I have a booking made to speak to this submission in the period 11.15 am to 12.45 pm on 27 May. I wish to retain that booking.</p>		
Additional officer comments		
<p>A lot of work has been put into the submission, and the level of consideration to finding an alternative solution is appreciated.</p> <p>In setting rates, Council determines how much it will cost to run the city (operating costs) and complete projects (capital costs) each year. Once those budgets have been set, rating policy is applied to determine how the cost will be spread across the city. Roughly defined, it is a tax on property to benefit the community of Napier.</p> <p>In determining this property tax, two factors always need to be kept in mind.</p>		

1. When creating/changing rating policy, it must always comply with the Local Government Act and Local Government (Rating) Act.
2. Any changes to rating policy (e.g. new rates or changes to how a rate is defined) need to be publicly consulted on before any final decision is made.

With regards to the proposed rates for 2024/25, a Resilience Rate is being proposed and consulted on as part of the Three-Year Plan. All other rates remain unchanged.

Future Rates Increases

The submission regularly references a 4.6 times ratio (mean value increase in rates for Kaiangaroa Place versus the mean for the city). Based on the information in the submission, this is a 4.4 times ratio (105.2/23.7). The submission assumes that increases in rates occur on a straight-line basis for the rates each year (i.e. 4.4 x 10%, then 4.4 x 8%). This is incorrect. Depending on the budget for each component of rates (e.g. water, waste, general), this will differently impact how rates are applied for each property. A proposed 10% increase in total rates doesn't automatically mean a 10% increase for each property. It also doesn't mean an increase of 10% for each rates component. Inflation, planned capital projects and other factors will determine if, and how much, each component will increase on an annual basis. It is the sum of all activities across Council that is expected to increase by 10%.

Targeted Rates versus General Rates

It is important to note that Kaiangaroa Place is part of a wider community. As part of that community you enjoy that benefit of public street lighting, roading, that allows you to move freely through your community, libraries, public toilets, and a number of other services. Like the rest of your community, you contribute to those services through rates. These amenities are not a "front of gate" service. Put another way, there is no "proximity discount" to general public services.

Where specific services (e.g. waste removal) are provided, then targeted rates are charged accordingly. The submitter should also be reminded that they live on a private road (which is clearly marked at the entrance to that private road), so rubbish collection from the property gate is not possible.

Stormwater Rate

Prior to the Revenue & Financing Policy review in 2021, stormwater was charged to all properties via the General Rate. With the prior Government introducing water reform and the transfer of water assets to a separate entity, Council needed to separate out any water-related charges to assist with the transfer. As such, storm water was removed from the General Rate and a targeted rate created based on service area (excluding Rural properties).

The storm water rate is applied to fund maintenance of the wider storm water network. Changes to storm water from 2021 are due to maps being updated to reflect the actual coverage area (including new subdivisions). Storm water is not a "front of gate" service. Kaiangaroa Place is serviced by a larger network that allows for the movement of water from private networks and the freedom of movement for residents of Kaiangaroa Place and the surrounds who may venture beyond their property. It is not a cost purely for the removal of water from a property.

Increasing the UAGC

The submitter correctly referenced Council having a 30% maximum limit (as per s.21 of the Local Government (Rating) Act). However, s.21 refers to all targeted rates set on a uniform basis (excluding water and sewerage). Were Council to increase the Uniform Annual General Charge (UAGC) to \$1,100 as proposed, NCC would be at approximately 35% as per the s.21 test. This is partly due to the Resilience Rate of \$2.16m already being proposed in 2024/25. Impact of Proposed Change to UAGC on Sample Rates Fixed rate charges benefit higher value properties. Variable charges benefit lower value properties. The General Rate is made up of two components, one being variable and one being fixed (the UAGC).

Current indicative rates

Differential Category	Land Value	Capital Value	Rates 2023-24	Rates 2024-25	Change \$	Weekly Change \$	Change %
Residential							
Average Value & Land Value	380,000	785,000	2,992	3,642	650	12.50	21.7%
Average Value - above average LV movement	450,000	785,000	3,099	4,031	931	17.91	30.0%
Low Value residential	220,000	495,000	2,210	2,819	609	11.71	27.5%
Parklands Residential	460,000	1,040,000	3,158	4,092	934	17.96	29.6%
Te Awa Residential	345,000	860,000	2,995	3,510	515	9.90	17.2%
Bay View Residential	370,000	570,000	2,920	3,523	602	11.59	20.6%
Ex Rural Residential (City fringe)	870,000	1,390,000	4,794	6,065	1,271	24.44	26.5%
Commercial / Industrial							
Other Commercial Average	1,126,000	2,155,000	13,775	17,453	3,678	70.74	26.7%
CBD Average	771,000	1,463,000	11,318	14,383	3,065	58.95	27.1%
Industrial Average	936,000	1,774,000	13,012	14,131	1,119	21.52	8.6%
Bay View Average Commercial	473,500	855,500	6,980	7,556	576	11.09	8.3%
Rural Average Commercial	457,200	1,610,600	7,031	7,446	415	7.98	5.9%
Rural							
Average Rural	1,832,800	2,320,400	7,147	7,991	844	16.24	11.8%
Rural Residential							
Bay View Average	375,400	782,700	2,801	3,008	208	4.00	7.4%
Other Rural Residential in Stormwater area	457,500	875,900	2,815	3,070	255	4.90	9.1%
Other Rural Residential outside Stormwater area	457,500	875,900	2,505	2,811	307	5.90	12.2%

Indicative rates with UAGC of \$1,100

Differential Category	Land Value	Capital Value	Rates 2023-24	Rates 2024-25	Change \$	Weekly Change \$	Change %
Residential							
Average Value & Land Value	380,000	785,000	2,992	3,795	803	15.44	26.8%
Average Value - above average LV movement	450,000	785,000	3,099	4,108	1,009	19.40	32.6%
Low Value residential	220,000	495,000	2,210	3,144	933	17.95	42.2%
Parklands Residential	460,000	1,040,000	3,158	4,159	1,001	19.25	31.7%
Te Awa Residential	345,000	860,000	2,995	3,700	705	13.56	23.5%
Bay View Residential	370,000	570,000	2,920	3,686	766	14.73	26.2%
Ex Rural Residential (City fringe)	870,000	1,390,000	4,794	5,693	898	17.27	18.7%
Commercial / Industrial							
Other Commercial Average	1,126,000	2,155,000	13,775	15,063	1,288	24.78	9.4%
CBD Average	771,000	1,463,000	11,318	12,933	1,615	31.06	14.3%
Industrial Average	936,000	1,774,000	11,074	12,193	1,119	21.52	10.1%
Bay View Average Commercial	473,500	855,500	6,980	6,796	-184	-3.53	-2.6%
Rural Average Commercial	457,200	1,610,600	7,031	6,731	-300	-5.76	-4.3%
Rural							
Average Rural	1,832,800	2,320,400	7,147	6,880	-267	-5.13	-3.7%
Rural Residential							
Bay View Average	375,400	782,700	2,801	3,207	406	7.81	14.5%
Other Rural Residential in Stormwater area	457,500	875,900	2,815	3,188	374	7.19	13.3%
Other Rural Residential outside Stormwater area	457,500	875,900	2,505	2,930	425	8.18	17.0%

If Council were able to increase the UAGC to \$1,100 per property, commercial property and properties in higher socio-economic areas would benefit at the cost of lower socio-economic areas. It is a perverse outcome. Some notable changes would include:

- Bay View Residential rates increase from 20.6% to 26.2%
- Low Value Residential rates increase from 27.5% to 42.2%
- Other Rural Residential in Stormwater Area increase from 9.1% to 13.3%
- Ex Rural Residential (City Fringe) rates decrease from 26.5% to 18.7%
- Ex Rural Residential (City Fringe) rates decrease from 26.5% to 18.7%
- CBD Average rates decrease from 27.1% to 14.3%
- Average Rural rates decrease from 11.8% to -3.7%

Capping Rates Increases

The submission proposes a cap of 33% (per property) on rates increases. On paper this is a reasonable suggestion. However, the application is more complex.

Increases in rates over 33% for some properties is due to property revaluations (as the allocation of rates is based on registered property valuations). The increase in property values is a byproduct of the desirability of premium land by the market. It means that the asset is worth more money.

Council should not provide rates relief due to short-term market movements that benefit the owner through an increase in the value of their property asset. Further, there are unintended consequences with passing the balance of rates on to other properties, as it may affect other properties that were below the 33% threshold. In this proposal, properties that have a lower revaluation change are required to fund owners who have had a higher appreciation in their assets.

The submission also suggests that "...there may need to be a very small increase in the rating factor for General rates to compensate for the proposed cap on rates increases." The General Rate is based on the amount budgeted by Council. Once the UAGC is determined, the balance is calculated across each property by a rating factor so the result should be $\text{Budget} = \text{General Rate} + \text{UAGC}$. Any change in the General Rate factor may mean that Council over-collects or under-collects on the budgeted amount. The budgeted amount required determines the rating factor, not the other way round.

Please note that where Council amends a policy that will materially impact on rates for certain property classes or groups of properties, phasing is used to smooth the effect. This occurred when a full review of the Revenue & Financing Policy and associated rating system was amended in 2021. In this instance, phasing is not appropriate, as the proposed Resilience Rate applies to all rateable property units as a fixed rate.

Decision Making

In referencing s. 82A of the Local Government Act 2002, the author declares "...that Napier City Council has not, in the consultation document, made publicly available an analysis of the reasonably practicable options for achieving its rating revenue requirements for 2024/25 and subsequent years."

Section 82A contains the following:

82A Information requirements for consultation required under this Act

- (1) This section applies if this Act requires a local authority to consult in accordance with, or using a process or a manner that gives effect to, the requirements of [section 82](#).
- (2) The local authority must, for the purposes of [section 82\(1\)\(a\) and \(c\)](#), make the following publicly available:
 - (a) the proposal and the reasons for the proposal; and
 - (b) an analysis of the reasonably practicable options, including the proposal, identified under [section 77\(1\)](#); and
 - (c) if a plan or policy or similar document is proposed to be adopted, a draft of the proposed plan, policy, or other document; and
 - (d) if a plan or policy or similar document is proposed to be amended, details of the proposed changes to the plan, policy, or other document.
- (3) In the case of consultation on an annual plan under [section 95\(2\)](#), instead of complying with subsection (2), the local authority must prepare and adopt a consultation document that complies with [section 95A](#).
- (4) Nothing in this section applies where the special consultative procedure under [section 83](#) is required to be used.
- (5) Nothing in this section limits the application of [section 82](#).

Section 82A: inserted, on 8 August 2014, by [section 24](#) of the Local Government Act 2002 Amendment Act 2014 (2014 No 55).

The submission misinterprets this legislation. The legislation is referring to the activities and the change in activities that are proposed, not the proposed change to rates charges. Rates for each property are a by-product of the proposed activities, not the other way around.

For the current consultation, the only rating matter that is proposed is the Resilience Rate. Details of the options around this rate have been included in the proposal, which satisfies section 82A.

The Three-Year Plan consultation information meets the section 82A requirements through describing the activities as proposed and the impact that these proposed activities will have on the finances of Napier City Council. A section is included that contains details on the proposed rates for the city and the impact that these rates will have on a selection of properties with average characteristics. In addition to the Three-Year Plan consultation information, a rates calculator has been provided to show the impact that the proposals may have on individual properties. With regards to s.82A(2)(b), options for each of the consultation items have been included in the consultation information, with analysis of the impacts these will have.

Final Comment

In setting rates each year, Council looks at the impact on ratepayers, such as affordability, and tests the limited levers available (within the law and current policies) to see if there is a “best fit” for the wider community. With the cost of running the city increasing significantly, all property owners need to contribute. If one property pays less, then another must pay more (and vice versa). Council cannot be subject to changes in short-term economic factors, that is, land revaluations, when developing long-term policy for the city. Although well-considered, Council would not legally be able to increase the UAGC to the amount recommended in this submission. As identified, there are also several unintended consequences in doing so and then further “smoothing” the rates.

Attachment:

SUBMISSION ON THREE-YEAR PLAN 2024-27, NAPIER CITY COUNCIL

Revised 26 April 2024

Made by Andrew Pearce, Kaiangaroa Place, Bay View

For and on behalf of:

J McAleese
D and M Goldie
K Blair
K and J McGrail
L and M Hayes
H Bell and A Olsen
R and P Bullock
A and K Pearce
J Weber
C and R Jennings
D and R Cooper

SUBMISSION ON NAPIER CITY COUNCIL PROPOSED RATES CHANGES FOR 2024/25 REGARDING 32 KAIANGAROA PLACE AND ADJACENT PROPERTIES ON KAIANGAROA PLACE.

We, as residents of Kaiangaroa Place, Bay View, broadly accept that significant rates increases are needed to generate sufficient revenue for Napier City Council to deal with the issues that are raised in the Draft Three-Year plan.

Our individual and collective concern is about the extreme, highly differential, rates increases proposed for our properties, which we believe are out of all proportion to the increases proposed elsewhere in Napier City, and will likely be financially unsustainable for some residents.

We make specific proposals about how our concerns might be remedied within the context of broadly maintaining the revenue for Napier City to achieve its proposed three-year plan.

KEY ISSUES REGARDING THE PROPOSED RATES INCREASES

- 1) The proposed 2024/25 rates increases of 114% for Kaiangaroa Place (used as a specific example in this submission), and an average increase of 105% for properties 18-36 Kaiangaroa Place, are shown in Table 1 below.

TABLE 1
Kaiangaroa Place, Bay View, Rural Residential Zone – proposed rate changes for 2024/5

		2023/24				2024/25		
	Land val \$k	Cap val \$k	Rates	Land val \$k	Cap val \$k	Rates	\$ change	% change
18	780	1,790	\$4,112	1,400	2,830	\$8,272	+\$4,153	+101%
20	455	1,140	\$2,833	910	1,910	\$5,798	+\$2,965	+105%
22	580	1,400	\$3,304	890	1,950	\$5,726	+\$2,422	+73%
24	455	940	\$2,823	910	1,750	\$5,745	+\$2,922	+104%
26	500	1,140	\$2,998	1,000	1,970	\$6,203	+\$3,205	+107%
28	500	980	\$2,989	950	1,750	\$5,916	+\$2,927	+98%
30	550	1,220	\$3,185	1,100	2,380	\$6,767	+\$3,583	+112%
32	475	1,150	\$2,905	1,000	2,000	\$6,255	+\$3,310	+114%
32A	420	420	\$2,599	950	1,800	\$5,993	+\$3,394	+130%
34	620	1,570	\$3,456	1,200	2,480	\$7,230	+\$3,744	+109%
36	660	1,300	\$3,590	1,250	2,150	\$7,332	+\$3,742	+104%
Local	average	increase						+105%
Napier	average	increase						+23%
Ratio	Local to	NCC	average	increases				X 4.6

The proposed increases in 2024/25 for our Kaiangaroa Place properties, individually and collectively, are unjustifiably large and grossly inequitable in the context of:

- an average 23% rates increase for the whole of Napier;
- average rates increases ranging from 17% to 30% for the seven categories of Residential properties as shown in the table "Examples of proposed rates..." on page 36 of the NCC Consultation Document; and
- average rates increases of 7.4% to 12.2% for the three categories of Rural Residential properties also shown in the table "Examples of proposed rates ..." on page 36.

The proposed 2024/25 rates increase for Kaiangaroa Place is 5 times the 23% average increase for Napier as a whole, and 15.5 times the 7.4% average increase for Bay View Rural Residential.

The average proposed 2024/25 rates increase for 18-36 Kaiangaroa Place is 4.6 times the average increase for Napier as a whole, and 14 times the average increase for Bay View Rural Residential.

There can be no justification for differential rates increases such as these among property owners in different parts of Napier City. Napier City Council should not, like Pontius Pilate, "wash its hands" of these inequities by adopting the position that this is simply an outcome of the recent large increase in land values, especially for rural residential land where that increased value can not be monetised either by productive activities, or by the addition of another rentable dwelling or by subdivision, both of which are prevented by Napier City's District Plan rules.

2) Forecast rates increases of 10% in 2025/26, and a further increase of 8% in 2026/27 on average for the whole of Napier, result in further grossly inequitable increases for the properties at Kaiangaroa Place.

At first read, it would appear that the 4.6 x ratio between average increases in Napier as a whole and those in Kaiangaroa Place in 2024/25 will also apply to these forecast increases for 2025/26 and 2026/27.

As shown in Table 2A below, over the three years, if that 4.6 ratio applies to later years the rates for 32 Kaiangaroa Place would more than double from 2023/24 to 2024/25, then become more than 3 x 2023/24 in 2025/26, and well over 4 x 2023/24 for 2026/27. Similar changes would apply to all of properties 18-36 Kaiangaroa Place.

These successive disproportionate increases in rates would literally “double-down”, and “double-down” again on the 2023/24 rates, exacerbating the gross inequities of the proposed rates increases for 2024/25.

TABLE 2A

32 Kaiangaroa Place, Bay View Rural Residential Zone - Forecast rates changes for 2025/26 and 2026/27 if the 2024/25 difference from the Napier average continues

Rates	forecast	2025/26	+10%	X 4.6	=> 46%	local	increase	
		2026/27	+8%	X 4.6	=> 37%	local	increase	
# 32	rates	2023/24	2024/25	change	2025/26	change	2026/27	change
		\$2,905	\$6,215	+ 114%	\$9,074	+ 46%	\$12,431	+ 37%
Versus	2023/24		+ 114%		+ 312%		+ 428%	

Mayor Wise and Councillor Browne explicitly stated at a public meeting in King George Hall, Bay View on 24 April that the forecast increases of 10% in 2025/26 and 8% in 2026/27 would apply to all properties within Napier, thus the actual percentage increases adopted in plans for those years will apply to all properties . We seek reassurance that this assertion is correct.

If that assertion is correct, the impact on rates for 32 Kaiangaroa Place, as an example, is shown in Table 2B, which shows the comparative cumulative effects on rates for 32 Kaiangaroa Place and for a typical property in Napier (average of 6 Residential groups, page 36) with similar 2023/24 rates, if the 10% and 8% increases in 2025/26 and 2026/27 applies to each.

TABLE 2B

32 Kaiangaroa Place, Bay View Residential Zone – if the Napier-wide increases apply for 2025/26 and 2026/27, compared with Napier City Average of 6 Residential Groups)

# 32	rates	2023/24	2024/25	change	2025/26	change	2026/27	change
		\$2,905	\$6,215	+ 114%	\$6,837	+ 10%	\$7,383	+ 8%
Versus	2023/24		+ 114%		+ 135%		+ 154%	

Napier	Average	\$2,880	\$3,542	+23%	\$3,897	+ 10%	\$4,208	+ 8%
Versus	2023/24		+ 23%		+ 35%		+ 46%	

The more than 3-fold difference between the cumulative increase for the Napier average and Kaiangaroa Place remains grossly inequitable, and for some residents will remain financially unsustainable.

- 3) Our properties on Kaiangaroa Place, and other Rural Residential properties in Bay View, currently receive a differential rating that reduces the General Rates rating factor by 10% . For 32 Kaiangaroa Place, with 2023/24 General rates of \$1,730 (after deduction), that differential provides a reduction in rates of less than \$200.

This level of differential rating comes nowhere close to compensating for the rates-funded services that are not provided to Kaiangaroa Place, and probably for other Rural Residential properties in Bay View.

In Kaiangaroa Place, the property owners own and maintain:

- the road surface, stormwater kerb and channel system, a sediment-detention pond for stormwater, and the verges of the private road access;
- the drinking water storage and distribution system, including the cost of pumping water to hill-top storage tanks;
- a stand-alone fire-fighting water supply in storage because we have no pressurised water supply, distribution system or hydrants for fire- fighting.

Properties 18-36 Kaiangaroa Place each pay \$1,200/year to a local residents association to fund these services which are provided for from general rates to other ratepayers.

In addition, Kaiangaroa Place has no street lighting, and neither refuse nor kerbside recycling are collected at the property gate as they are elsewhere.

This lower level of services, which is nowhere near compensated for by the \$200 (10%) general rate rating differential, makes the huge proposed rates increases even more unreasonable and inequitable. The differential rating reduction should be increased to achieve a rates reduction in the order of \$1,200/year to fairly compensate property owners for the cost of self-providing services that other properties receive from rates

- 4) The rates calculator on the Council's website shows, for 2024/25, a stormwater rate of \$565.80 for Kaiangaroa Place. Similar amounts are forecast for other Kaiangaroa Place properties. We submit that this stormwater rate is improperly applied to our properties in the rates calculator. No stormwater rate is included in the 2023/24 rates, nor for any previous year.

Properties on Kaiangaroa Place are restricted as to building coverage (c 5%) and required to comply with the stormwater neutrality requirements for Bay View of the Napier City Council Code of Practice for Subdivision and Development, as evidenced most recently by Conditions 3 and 8 of RMS 19061, approved by Council on 16 January 2020. Kerb and channel drainage of c 3600 m² of road surface is diverted to an on-site stormwater and sediment detention pond. Other road surface of c 3000m² is on flat land and drained to roadside grassy swales.

At a public meeting at King George Hall on 24 April, in response to a specific request regarding stormwater rating for Kaiangaroa Place, Mayor Wise gave an oral assurance that this rating proposal was incorrect and would be corrected. Accordingly we request that this improper rating proposal is reversed.

REMEDIES PROPOSED

We propose three reasonable and practicable means by which the gross inequities imposed on our properties in Kaiangaroa Place (and likely on some other rural Residential Properties in Bay View) could be significantly reduced:

- 1) **Increasing the Uniform Annual General Charge (UAGC) substantially, and making revenue-neutral reductions in General Rates.** This would be significantly more fair and equitable than the current proposals in the Three-Year Plan;
- 2) **Significantly increasing the differential (reduction) in the General Rate rating factor for Bay View Rural Residential properties.** This would more fairly compensate for the services that are not received but are paid for directly by residents in addition to rates; and,
- 3) **Setting a cap on the maximum rates increase in any year for any property.**

Further, we specifically seek:

- 4) **Removal of the incorrect application of stormwater rating to our properties.**

We explore each of 1) to 3) above, and the combined effect, in more detail below.

Increasing the UAGC and making revenue-neutral reductions in the proposed General rates.

In 2015/16 the UAGC was \$340, and was 34% of the General Rate for Kaiangaroa Place. At that time, and earlier, Napier City had a reasonably equitable rate-setting combination of its UAGC, General Rates, and fixed charges.

For 2024/25, the proposed UAGC is \$538 and is 12.5% of the General Rate of \$4,275 proposed for Kaiangaroa Place. We submit that the UAGC is now far too low as a proportion of both General rates and total rates, and that this unfairly imposes too much of the rate-gathering burden on General rates based on land value.

We propose that the UAGC be approximately doubled to \$1,100 to more evenly spread the burden of rates. We further propose that the rating factor for General rates be adjusted from that proposed in the draft 3-year Plan, such that the combined changes in UAGC and General rate will be broadly revenue-neutral for the proposed 3-year plan.

Below, we analyse the likely impact of our proposals on the average rates for each of the seven categories of Residential property, and for the three categories of Rural Residential properties, that are used in the table "Examples of proposed rates..." on page 36 of the Consultation document.

Table 3, below, shows: a) the average proposed Total rates increase for each category; b) the plan-proposed increase in fixed charges and UAGC; c) the average proposed increase in General rates (Total increase less plan-proposed increases in fixed charges); and, d) the revenue-neutral average change in General rates required if the UAGC was increased from \$538 to \$1,100.

TABLE 3

Effect on required General Rates (on average) if UAGC is increased to \$1100

Residential	Average Total rates change as proposed \$	Change in fixed charges and UAGC \$	General rate change (\$)	Required General Rate change (\$) if UAGC is increased to \$1,100 (+\$562)
Average value and land value change	650	195	455	-107
Average value and above average LV change	931	195	736	174
Low value residential	609	195	414	-148
Parklands residential	934	195	739	177
Te Awa residential	515	195	320	-242
Bay View residential	602	195	405	-155
Ex rural residential	1271	195	1076	514
Rural Residential				
Bay View average	208	195	13	-549
Other RR in stormwater zone	255	195	60	-502
Other RR outside stormwater zone	307	195	112	-450

In broad terms, Table 3 indicates that if the UAGC was increased to \$1,100 per property (i.e. \$582 is shifted from General rates to UAGC) the rating factor for General Rates would not need to be increased for 2024/25.

Within the limits of this “average by groups” approach (adopting what Council has used to explain proposed rates increases), four of these groups of Residential properties would be “overpaying” General rates by \$100-240 on average, and two would be “underpaying” by around \$175 on average, if the UAGC was increased to \$1,100. Depending on the number of properties in each example group, the net effect appears to be close to zero for Residential properties. The exception is the Ex-rural residential group, which is presumably small. We therefore submit that the UAGC should be increased to \$1,100/year and that the rating factor for General rates remain unchanged from that for 2023/24, as this will achieve the revenue required for the three-year plan in a significantly more equitable manner than the currently proposed General rate increases on Land value. It may be that the rating factor would need a very minor adjustment, either up or down, to achieve revenue neutrality. That would be within the intention of our submission.

Increasing the differential rating (reduction) for Rural Residential properties

Table 3 shows that if the UAGC was increased to \$1,100 as we propose, Rural Residential properties would be “overpaying” General rates on average by \$450-550. This would justify a significant increase in the differential (reduction) applied to the current rating factor for General rates for Rural Residential properties.

For Kaiangaroa Place, as an example, a 30% reduction differential in the 2024/25 General Rates of \$4,050 (assuming the rating factor for 2024/25 remains unchanged from 2023/24) would be \$1,215. This closely matches the costs that each property owner in Kaiangaroa Place pays for services that would normally be provided from rates. We therefore submit that the rating differential on the General rate for Bay View Rural Residential properties should be increased from 10% to 30%.

The effect of our proposals on rates for Kaiangaroa Place as an example

Table 4 shows the combined effect of increasing the UAGC to \$1100, holding the rating factor for General rates at 0.40504 (as in 2023/24), and the rating differential for Rural Residential is increased to 30%. i.e. to 0.28352.

Table 4

Differential rating factor	0.28352 (30% reduction of 0.4050)
General Rate on LV of \$1,000,000	\$2,835
UAGC	\$1,100
Other fixed charges	\$1,390
(less incorrect stormwater rate)	(\$ -566)
Total	\$4,759
Increase from 2023/24	\$1,854 (64%)

A differential rating for Rural Residential of 30% and removal of the stormwater rate produces a significant reduction in the total rates increase for 2024/25 from 114% to 64%. But this is still 2.1 times the highest average increases of c 30% shown in the table on page 36 of the consultation document, and 2.8 times the Napier-wide average.

Even with the changes to UAGC and rating differential that we propose, the rates increases proposed for properties in Kaiangaroa Place remain disproportionate and inequitable. Additional remedies are thus required to achieve a more equitable outcome. Below, we propose a percentage cap on annual rates increases.

Setting a cap on annual rates increases

Increasing the proportion of rates generated from UAGC relative to General rates is undoubtedly a step in the right direction of more equitable rates in general. And, as shown above in Table 3, increasing the differential rating reduction for Rural Residential properties to 30% would be justified if the UAGC is increased to \$1,100 together with revenue-neutral reductions in General rates.

But even after taking these two steps, as Table 4 shows, the rates increases that would be incurred by properties on Kaiangaroa Place (and probably others in Rural Residential zones at Bay View) remain disproportionate to the increases proposed for almost everywhere else in Napier.

We therefore propose that in addition to increasing the UAGC to \$1,100, retaining the current rating factor for General rates at (or close to) the 2023/24 level, and a 30% differential rating reduction for Bay View Rural Residential properties (all of which will provide enduring more equitable rates), there should be a Cap on annual increases in rates for all properties, of 33%, for 2024/25, at least.

A 33% capped increase for Kaiangaroa Place properties would be 1.43 times the average increase for Napier as a whole in 2024/25, and 1.1 times the highest average increase for Residential properties (30%) for 2024/25 (as shown in the table on page 36 of the consultation document

Applying that cap to Kaiangaroa Place, as an example, would give a (capped) rate increase of 33% in 2024/25, 10% in 2025/26 and 8% in 2026/27 (compared to a 114% increase in 2024/25, 10% and 8% in 2025/6 and 2026/7. The cumulative rates increase over the three-year plan would be 158%, around 8% more than the cumulative forecast increases for Napier on average (146%).

A 158% increase in rates over three years is unpalatable, but we would accept that as reasonable when compared to a 146% increase on average for the whole of Napier.

We therefore submit that, in addition to the remedies proposed earlier in this submission, a cap of 33 % increase in any one year should be set for rates increases. This would provide a reasonable degree of equity during a period of substantial increases, while still allocating a greater proportion of rates to higher-valued properties.

Depending on the number of properties with rates increases for 2024/25 that exceed 33% (this number must be modest given the average increases shown in the table of page 36 of the Consultation document), there may need to be a very small increase in the rating factor for General rates to compensate for the proposed cap on rates increases. This would be within the intent of our submission.

We estimate that there are in the order of 200 rural residential properties in Bay View. Capping the rates increases for these properties to 33% would reduce the proposed rates for 2024/25 from around \$6,000, to around \$4,000 per property. The total reduction would in the order of \$400,000 revenue. A capped rates increases might also apply to another 200 properties in other parts of the city. If the total number was 400 properties, and on average the rates were reduced by \$2,000, the revenue reduction would be in the order of \$800,000 in 2024/25. To recover that reduced revenue, spread over 27,000 rateable units (March 2024 data), rates on all other properties would need to be increased by \$30/year or \$0.57c/week. We submit that this would be a reasonable, and reasonably practicable, measure to address the undoubted inequities in the currently proposed 2024/25 rates increases for properties such as ours.

Limitations on increasing the UAGC

The Local Government Rating Act 2002, S 21 (1) and (2) (a), sets an upper bound of 30% of total rates to be obtained from a Uniform Annual General Charge.

The "grand average" of the average total rates for the seven Residential groups of properties in the table on page 36 is \$3,929 for 2024/25. A UAGC of \$1,100 is 28% of that grand average total.

The "grand average" of the average total rates for the three Rural Residential groups of properties is \$2,963. A UAGC of \$1,100 is 37% of that grand average.

The "grand, grand average" total rates for all 10 groups of residential properties is \$3,466, and a UAGC of \$1,100 is 31.7% of that figure.

The proportion of rates raised by a UAGC of \$1,100 will be much less than 30% of the total rates when Commercial and Industrial and Rural Rates are included in the total rates collected.

Decision making

S 77 (1) (a) of the Local Government Act 2002 requires that "A local authority must [our emphasis], in the course of the decision-making process, –

(a) seek to identify all reasonably practicable options for the achievement of the objective of a decision".

We submit that the proposals made in this submission of: a) increasing the UAGC to \$1,100, b) not increasing (or only minimally increasing for revenue-neutrality) the rating factor for General Rates; and c) increasing the differential rating for Bay View Rural Residential properties to 30% reduction, are all reasonably practicable options that, taken together, will achieve the objective of rate-setting to fund the Napier City Council Plan Budget for 2024/5 and the subsequent two years of the three-year plan. In addition, they will make a significant and permanent step forward in more equitable rate-setting.

We further submit that setting a cap of 33% increase in rates in 2024/25 is also a reasonably practicable option that, perhaps with a very minor increase in the rating factor for General rates, will achieve the objective of rate-setting to fund the Napier City Council Plan Budget for 2024/25. In addition, this will make a significant step in more equitable rate-setting for the 2024/25 year without significantly compromising the revenue required for 2024/25.

and

"(b) assess the options in terms of their advantages and disadvantages".

We submit that the proposals made in this submission provide the advantage of greatly reducing the gross inequities of the proposed rates increases whereby ratepayers such as ourselves face rates increases five times larger than the Napier-wide rates average increase,

We also submit that there are no disadvantages to the these proposals as the changes proposed will be nearly, or (with only minor adjustments to the rating factor for General rates) can be made, revenue-neutral for the proposed three-year plan. The proposals made here do no violence to the budget and revenue objectives of Napier City Council for the next three years.

We think it is plain that the proposed three-year plan and the annual plan for 2024/25 include significant differences from the Long Term Plan's content for the 2024/25 financial year. Accordingly, under S 95 (2), consultation on the Annual Plan must conform to the requirements of S 82A of the Local Government Act 2002, which provides that "*The Local Authority must make the following publicly available: (b) an analysis of the reasonably practicable options, including the proposal*"

We submit that Napier City Council has not, in the consultation document, made publicly available an analysis of the reasonably practicable options for achieving its rating revenue requirements for 2024/25 and subsequent years. Rather, it has presented a single proposal for very large General Rates increases with minor adjustments to the UAGC and other fixed charges, with no consideration of alternative means for achieving the same revenue requirements.

Specifically, Napier City Council has not provided an analysis of the reasonably practicable options of increasing the UAGC and adjusting General rates in a revenue-neutral manner to achieve its financial objectives. Nor has it provided any analysis of adjusting the differential rating for Rural Residential properties to take account of the large and glaring inequities that

are a consequence of the rate-increase proposals made in the consultation documents. If such analyses have been undertaken, they do not seem to have been made publicly available as part of the consultation, as required by S 82A.

We therefore submit that Napier City Council must undertake, and make publicly available, an analysis of the advantages and disadvantages of the reasonably practicable proposals that we have submitted, compared with the rates proposals set out in the Consultation document.

Setting a cap on rates increases

At a public meeting on 24 April at King George Hall, Bay View, in response to a proposal that there should be a cap on rates increases, Mayor Wise asserted that Council "..... can not set a cap on rates increases".

We find that assertion very surprising.

In the Local Government Act 2002:

S3 (b) ..*"provides a framework and powers for local authorities to decide which activities they undertake and the manner in which they will undertake them;"*

S12 (2) *" For the purposes of performing its role, a local authority has – (a) full capacity to carry on or undertake any activity or business, do any act [our emphasis], or enter into any transaction; and (b) for the purposes of paragraph (a), full rights, powers, and privileges."*

S 12 (2) *"is subject to this Act, any other enactment, and the general law"*

Accordingly, given the scope of the capacity, rights, powers and privileges set out above, for Council to not be able to set a cap on rates there must be some explicit prohibition on doing that in the Local Government Act, the Local Government Rating Act, some other legislation, or in general law.

Further, the Local Government Rating Act 2002 provides:

S 3 *"The purpose of this act is to promote the purpose of local government By*

(i) providing local authorities with flexible powers to set, assess [our emphasis] and collect rates to fund"

We can find no explicit prohibition of a cap on rates or rates increases in the Local Government Act, nor in the Local Government Rating Act. It is true that neither of these Acts explicitly provides for the setting, by a local authority, of a cap or limits on rates in any one year, or on increases in rates from year to year, But such explicit provision is surely not necessary given the full capacity and full rights, powers and privileges of local authorities empowered by s 12 (2) of the Local Government Act.

We note that Funding and financial policies, S 102 (3) (a), of the Local Government Act 2002, provides that *"A local authority may adopt either or both of the following policies: (a) a rates remission policy:"*,

Rates remission policy, S 109, of the Local Government Act 2002 provides that *"(1) A policy adopted under section 102 (3) (a) must state – (a) the objectives sought to be achieved by the remission of the rates; and (b) the conditions and criteria to be met in order for rates to be remitted"*.

We submit that a cap on rates increases could be quite simply provided via a specific additional element of Council's Rates Remissions Policy, which would meet the requirements of S 109 (1), by:

- setting out the Policy Objective in words to the effect of "To mitigate unreasonably large, disproportionate or seriously inequitable rates increases that can not adequately be mitigated by other means available to Council "; and

- the Policy Conditions and Criteria in words to the effect of "That increases in rates payable on any (residential) property in excess of 33% more than the rates payable in the immediately preceding year, will be remitted so as to limit the increase in rates payable compared to the preceding year to a maximum of 33%".

We are seeking advice on this specific matter prior to our attendance to speak to our submission at the hearings on the Three-Year Plan.

Lastly, we submit that it would be unfortunate and unhelpful if Council fails to: a) consider the reasonably practicable options made in this submission; b) assess their advantages and disadvantages in comparison to what is proposed in the consultation document; and c) make publicly available its consideration and analysis of their respective advantages and disadvantages, as required by S 82A of the Local Government Act 2002

Submission: 490	Hearing: Yes	Attachment: No
Full Name: John Ellingham	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>Object to excessive rates rise for our property.Paying for stormwater when we have our own system with 5 retention dams to restrict flow.Not getting any other benefits like city folks other than road maintenance and rubbish collection.120 per cent increase is a huge addition to household expenses.All ready have 2 jobs! Surely staggering the increase over maybe 3 years would soften the blow or lower general unit rate for our area to some relief. This increase is outrageous!</p>		
Additional officer comments		
<p>The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value.</p>		
<p>Increased prices have been driven by the market sales trend of people moving out of flooded areas into the surrounding hills. If you do not believe the revaluation of your property is correct, you can object by completing QV's online application https://www.qv.co.nz/rating-objection/.</p>		

A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase.

Prior to the last significant review of the Revenue & Financing Policy, stormwater was bundled into the General Rate and applied to all properties in the region. Stormwater was separated out in anticipation of the 3 Waters Reform. The primary beneficiary of stormwater assets are those properties that have a hard surface. There is a strong relationship between capital value and the hard surface area of a property. This rate recovers the cost of stormwater activity. The stormwater rate is based on the capital value of Residential, Rural Residential, and Commercial & Industrial properties within the recognised serviced area as per our Stormwater Coverage map (i.e. non-rural property as defined under the District Plan). Rural properties are exempted.

A review by the Infrastructure team has resulted in updates to the original map to include new areas. This would explain the addition of stormwater rates to some properties. Areas such as Poraiti have been excluded as natural drainage carries much of the rainfall directly into the estuary.

Please note that stormwater is not a "front of gate" service. For example, although Esk Hills has a private stormwater network, the area is serviced by a network running through the lowlands that protects pedestrian and vehicle access out of the region, and carries away water from the private stormwater network.

Submission: 560	Hearing: Yes	Attachment: No
Full Name: Phil Ryan	Organisation:	
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?	Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
The reason you are considering dropping social housing is because you have underinvested in these assets over many years. It is immoral to sell part of the portfolio because Council has not planned and remedied deficiencies in its housing stack. Council's were able to borrow from Central Govt at reduced interest rates to build these assets in the first place. Not maintaining them over the past 40 years is poor management. Borrow the money to fix them up and don't levy ratepayers. Use the rental income to repay the debt over 20 years.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
Rates are a blunt tool to raise money. A number of ratepayers already face rates increases because of now QV valuations. A significant group of ratepayers are on fixed incomes and renters will be lumbered with increased rents from landlords. Rent increases are inflationary.		
Officer comments:		
A new approach to managing Council's investments	Manage the investment portfolio within Council.	
Sell the non performing assets and keep the ones that make money. Council does not have to own airport shares, camping grounds, mini golf courses , Ocean Spa, museums or aquariums. If the private sector cant make money out of tourist assets then they shouldn't exist. Free up land on Marine parade for private sector development. We have a foreshore that is ripe for limited development. No city in the world has direct access to the sea without a single bar, restaurant or entertainment area taking advantage of the location. Why is Napier so determined not to allow small spaces on Marine Parade to be used for commercial development?		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
Yes agree with the user pays principal		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
Sell the assets. Council does not need to own them. Sell Kennedy park and reinvest in the ones that the commercial sector would not own (eg the aquarium).		
Officer comments:		
Napier City Council office accommodation		
Don't do either. There is no justification for redeveloping the Library Tower in today's environment. All staff are housed in leased accommodation now. Renew the leases and negotiate reduced rentals with landlords over a longer time period. Restructure the current accommodation to get better unity among staff if needed. Covid proved we don't need every one in one office and many people work remotely from their head office, particularly overseas based companies. Use technology, rent a large meeting space to bring staff together regularly but DO NOT spend \$58m on a new office.		

Officer comments:	
Additional comments	
<p>As a Council you have \$10m of debt and \$2.3bn of equity. You have the lowest levels of debt of any Council in New Zealand and we have a major issue sorting out our infrastructure. This is partly because we have not maintained or upgraded these assets since they were built so now we are faced with a huge burden to fix the under investment in previous years. We have to use our Balance Sheet to fund Cyclone Gabrielle issues and our deferred infrastructure obligations. Council has sat on its collective hands for too long. While it is admirable you are finally dealing with these issues you CANNOT lumber today's rate payers with the sins of the past. Borrow and spread the repayment obligations over 30 years. There are plenty of ways Napier could raise money for the one off impacts of Gabrielle and increased costs, including selling non core assets, getting a corporate sponsor for McLean Park, selling the commercial leases to landlords, selling non core assets etc. I am very concerned about an 11% suggested increase in labour costs. In the commercial world when faced with difficult trading times we had a NIL employment policy, staff cuts were made, no CPI increases were given to staff. We put our heads down and rode out the storm. To suggest 11% of the 23% proposed rates increase is needed for staff suggests either big pay rises for front line staff, new staff or excessive executive remuneration. None of these can be justified in the current economic climate. Napier only has 60,000 residents and a lower number of households. They are facing huge cost of living increases including many of the basics including rent, mortgage interest rates, insurance, food price inflation, petrol price rises etc etc. To impose a 23% rates increase on your ratepayers is immoral and unjustified when you have many other options to increase revenue, sell non core assets and borrow against an unencumbered Balance Sheet</p>	
Additional officer comments	

Submission: 551	Hearing: Yes	Attachment: Yes
Full Name: Sir Graeme Avery		Organisation: Hawke's Bay Community Fitness Centre Trust
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		
<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 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 2024-34 LTP. 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.</p>		

Attachment:



SUBMISSION TO NAPIER CITY COUNCIL LONG-TERM PLAN 2024-2034

SECOND \$1M GRANT TRANCHE

We, Sir Graeme Avery and Greg Howie, representing the Hawke's Bay Community Fitness Centre Trust, respectfully submit this proposal for your consideration within the Long-Term Plan 2024- 2034. Our submission is focused on securing the second \$1m tranche of the \$2m originally allocated in the Council 2018- 2028 LTP process for availability in July 2020 (tenure of Mayor Dalton). The first payment of a \$1m tranche was made in July 2021 rather than the originally indicated July 2020. We have therefore used debt finance to bridge the \$2m offered by Council for the Trust construction of the original building, now EIT Institute of Sport & Health, at the Mitre 10 Sports Park.

We now seek Council support to release the second \$1m tranche of the allocated funds to enable the Trust to repay our debt financing in full for the original Institute build. It is not required for a new build.

While payment of the second \$1m tranche as single lump sum in FY 2024/25 is preferred (in July 2024 or as soon as possible thereafter), we would accept three equal payments split over the next three fiscal years and paid in July in each of 2024, 2025, 2026.

The Hawke's Bay Community Fitness Centre Trust has evolved into a cornerstone of community health and wellbeing, sports performance development and social cohesion within the region. Our facilities, including the EIT Institute of Sport and Health, Royston Health & Fitness Centre, Te Turanga Athlete Development high-performance gym, Hawke's Bay Regional Aquatic Centre Powered by PAK'nSAVE Hastings, Sir Graeme S. Avery House, and the Mactaggart Hydrotherapy Centre. These worldclass facilities stand as testaments to our commitment to providing state- of-the-art amenities and services to all residents of Napier and the wider Hawke's Bay Region.

Above all else, the community programmes of the Trust, delivered at and from these facilities, will enhance Hawke's Bay economic future through the proven impact of regular physical activity and sport on self-confidence, productivity and motivation to work. In addition, the new facilities will enable Hawke's Bay to bid for major national and international events that it was previously unable to host, so enhancing economic value from tourism.

The programmes of the Trust meet Local Government New Zealand 'Community Wellbeing Act Four Pillars' - especially in terms of social cohesion and economic value.

The Trust facilities meet a major strategic objective of Napier City Council Three-Year Plan 2024/27 'enabling places and spaces where everybody wants to be' - while the Trust

programmes meet another major objective of Council in benefiting the wellbeing of Napier residents. Our objectives and programmes match the strategic objectives of Napier City Council refreshed Long-Term-Plan.

Facility Completion and Impact:

- **EIT Institute of Sport and Health:** This flagship project, which includes the Royston Health & Fitness Centre boasting 870 members, approximately 30% of which hail from Napier, serves as a hub for community fitness, as well as for sports and recreational activities. The PAK'nSAVE Hastings Sports Hall plays host to our Education Outside The Classroom Programmes for primary and intermediate schools and sport development programmes for secondary schools and sports groups. Additionally, the Te Turanga Athlete Development high-performance gym, in collaboration with High Performance Sport New Zealand, further enhances the training and development opportunities for young talented athletes domestically and internationally.
- **Hawke's Bay Regional Aquatic Centre Powered by PAK'nSAVE Hastings:** With its completion in August 2022, it has not only met the aquatic needs of our community, but has also served as the venue for 8 National events, including prestigious championships such as the Swimming New Zealand Open Championships and Olympic Qualifying.

Additionally, it has hosted 10 Regional Events, underscoring its significance as a premier sporting destination. This worldclass facility serves as the training base for the Napier AquaHawks and Greendale Swim Club performance squads, while also being the home base for the Heretaunga Sundevils Swim Club.

Additionally, The Hawke's Bay Community Fitness Centre Trust established the Hawke's Bay Water Polo Club, winner of NZ Water Polo 2023 Club of the Year in its first year of operation. Water Polo New Zealand and the Hawke's Bay Club have hosted a New Zealand vs Australia Junor Men Test series, as well as the New Zealand Water Polo

Master Championships. The Club has also managed several regional competitions, especially for youth grades.

The advent of the Hawke's Bay Aquatic Centre has eliminated the need for construction of a separate 50 metre pool in Napier, saving the Napier City Council up to an estimated \$50m for an upgraded Aquatic Centre if a build start is made in five years' time.

- **Sir Graeme S. Avery House:** Operational for the past 22 months, Avery House has facilitated accommodation for a diverse array of guests, both domestic and international. The hostel has welcomed visitors from various countries, including the United States of America, Australia, Papua New Guinea and beyond. Additionally, it has been a preferred choice for domestic guests from all over New Zealand. With over 14,000 bed nights provided at affordable rates, the hostel caters to the varied needs of its guests, thereby enhancing accessibility to our facilities.

The Hostel served as the residential and operations base for the Hawke's Bay Emergency Management Search and Rescue Group, along with the specialist

Recovery Group from Queensland and New Zealand Defence Force personnel for a period of some four weeks during Cyclone Gabrielle.

- **Mactaggart Hydrotherapy Centre:** This vital facility is extensively used by the Hawke's Bay District Health Board for rehabilitation purposes. Hydrotherapy offers numerous benefits, including pain relief, improved mobility, and enhanced muscle strength, making it an integral component of rehabilitation programmes in our region.

Community Engagement and Economic Impact:

- **User Numbers:** Our facilities attract approximately 500,000 user visits annually, fostering a sense of community and social cohesion among residents, including some 40% from Napier.
- **Hosting Major Events:** We have hosted numerous major aquatic swimming events, including the New Zealand Swimming National Championships and Olympic Qualifying events, as well as Regional, National and International Water Polo events. These long duration events bring in significant revenue streams and benefit local businesses and the wider economy.
- **Community Support Initiatives:** Our annual community support value of \$500,000 to subsidise programme fees includes fully funded learn-to-swim lessons and water safety programmes for school students benefiting over 4,000 students annually, with approximately 40% hailing from Napier and surrounding areas. Additionally, our

Education Outside the Classroom programmes service around 7,000 students since it first began in 2019, *including Napier schools* Maraenui, Meeanee, Taradale Primary, Marewa, Porritt, Te Kura Kaupapa Maori o Te Ara Hou, Eskdale, Napier Intermediate and Port Ahuriri providing valuable educational experiences in health, fitness and recreation, along with promotion of leadership and resilience.

- **Response to the aftermath of Cyclone Gabrielle:** EOTC and Learn to Swim and Water Safety programmes particularly to support Eskdale School. This tailored programme saw students from Eskdale School visiting our facilities three times per week for over 10 weeks. To ensure the success of these programmes, the Trust sourced funding to fully support the Learn to Swim and Water Safety Lessons for the students. Additionally, the school received heavily discounted rates for the EOTC programmes, further enhancing accessibility to valuable educational experiences in health, fitness, and recreation for the students.
- Actively engages in delivering comprehensive Sports and Performance

Development Programmes: Tailored for secondary schools within the region.

Leveraging state-of-the-art facilities such as the Te Turanga Athlete Development high- performance gym and collaboration with esteemed partners like High Performance Sport New Zealand, the Trust offers a diverse range of initiatives aimed at enhancing athletic capabilities and nurturing talent among secondary school students.

- **Home for Local Clubs:** The Aquatic Centre is the home base for Heretaunga Sundevils Swim Club and Hawke's Bay Water Polo Club. Sundevils is the largest swim club in the region with over 250 members, while the Hawke's Bay Water Polo Club with over 700 members is one of the largest clubs in the country after only 12+ months.

In addition, the Aquatic Centre is the training base for performance squads of Napier AquaHawks and Greendale Swim Clubs, along with Trojans of Clive. During repairs and maintenance of the Onekawa Aquatic Centre, members of AquaHawks will be accommodated at the HB Regional Aquatic Centre.

The Sports Hall and Sports Performance Gym at the EIT Institute is the base for the Hawke's Bay Weight Lifting Club.

We will continue to foster a vibrant local sporting community within our facilities.

Operational Details and Partnerships:

- **Staffing and Collaboration:** Despite operating with a lean team of 75 dedicated staff members, we have successfully managed and operated our facilities, consistently upholding the highest standards of service delivery. However, with programme funding grants, we could significantly expand our resources, thereby amplifying the reach and impact of our programmes. Furthermore, our collaborations with schools, National Sporting Organisations such as Swimming New Zealand and Athletics New Zealand, and High-Performance Sport New Zealand, have been instrumental in enhancing the effectiveness and scope of our initiatives.
- **Event Hosting:** The Hawke's Bay Regional Aquatic Centre Powered by PAK'nSAVE

Hastings has not only met the aquatic needs of our community but has also served as the venue for a myriad of prestigious national events. These events include the Swimming New Zealand (SNZ) National Age Group Championships, NZ Masters Swimming Championships, NZ Short Course Championships, SNZ Tri Series Competition, NZ vs Australia Junior Men Test Series in Water Polo, and NZ Water Polo Masters. Moreover, our facilities have also hosted significant events like the North Island Weightlifting Championships and NZ International Taekwondo Federation Championships in our state-of-the-art Sports Hall and Performance Gym.

In addition to these national events, our facilities have been the proud hosts of numerous regional competitions, further underscoring our commitment to fostering a vibrant sporting community. These regional events include the HBPB Long Course Swimming Championships, HBPB Short Course Swimming Championships, Hawke's Bay Secondary Schools Swimming Championships and Hawke's Bay Intermediate Schools Swimming Championships. Furthermore, our facilities have been venues for the Hawke's Bay Women's Tri Series, Primary and Secondary Schools Championships in triathlon.

Our Sports Hall and Performance Gym have accommodated events such as the Hawke's Bay Indoor Rowing Competition, WOD (Workout of the Day) in the Park - HBCFCT Fitness Competition and TUMU Wellness Open Days, showcasing our commitment to providing a diverse range of opportunities for athletic and fitness pursuits within our community. Significant Economic Value from Sports Facility Development:

- **Increased Economic Activity:** The design and construction jobs generated by our facility development projects, along with the flow-on impact to local businesses, contribute significantly to the economic vitality of the region.
 - **Increased Productivity:** Physically and mentally active individuals utilising our facilities experience increased productivity, benefiting both themselves and the wider community.
 - **Employment:** The staffing of new facilities creates employment opportunities, further enhancing economic prosperity within the region. 75 new jobs have been created at the Trust, along with over 20 new jobs at the Sport & Health Clinic and 13th Stag Café at the EIT Institute.
 - **Contribution of Volunteers:** The value of civic volunteering from new sports initiatives, such as Hawke's Bay Water Polo and other clubs, adds to the social and economic fabric of our community.
 - **Induced Visitation:** Events hosted at our facilities induce visitation, leading to additional economic benefits in sectors such as accommodation, hospitality and retail across the region.
- Health Value from Sports Facility Development:
- **Personal Health Benefits:** Participation in regular physical activity at our facilities reduces health risks and promotes overall wellbeing among users.
 - **Health System Benefits:** Improved health and wellbeing resulting from programmes at our facilities contribute to savings within the health system.
 - **Reduced Risk of Accidents:** Programmes such as learn-to-swim lessons and water safety and balance exercise initiatives contribute to the reduction of accidents, including falls in the elderly and drowning incidents.

Social Value from Sports Facility Development:

- **Human Capital Uplift:** Sport development initiatives serve as building blocks for life skills, uplifting human capital within our community.
- **Social Inclusion:** Our facilities promote social inclusion, a home base for Clubs, fostering social cohesion within the community.
- **Community Pride:** Successes of local teams and events hosted at our facilities instil a sense of community pride among residents.

PROGRAMMES ANNUAL GRANT

In addition to releasing the second \$1m tranche of capital funds allocated to the Trust, we seek a grant as a contribution to delivery and development of programmes of \$150,000 annually.

Unlike the Pettigrew Green Arena Operating Trust and the Regional Sports Park Trust, the Hawke's Bay Community Fitness Centre Trust receives no grant funding from either Napier City Council (as does PGA Trust) or Hastings District Council (as does RSP Trust). Nor does it receive funding from Sport New Zealand, as does Sport Hawke's Bay.

We have demonstrated that we can deliver significant benefits across the Hawke's Bay region from our wide-ranging programmes in community health and wellbeing, fitness, learn-to-swim and sports performance development, which involve over 500,000 user visits and rising - *some 40% or 200,000 annual user visits are from Napier citizens.*

The **socio-economic and health benefits** of these programmes are significant and have been described above. Based on similar social wellbeing programmes of the Sir Graeme Dingle Foundation as recently assessed by Infometrics, we expect to deliver up to \$4.00 or more in economic benefit for every \$1.00 invested in our **EOTC Programmes**. We plan to have this assessed by Infometrics or another equivalent organisation in the future. For every life saved from drowning, **our learn-to-swim programmes** would provide \$4.6m in life value. APR Consultants assessed that our courses would prevent an average of one drowning death every ten years (APR Report, August 2018).

The Trust has a strategic plan for **tourism development** from multi-day major National and International sports events, including collaboration with Napier City Council Events, the PGA and RSP Trusts. Such events have been assessed by our Consultants Fresh Info to provide an average annual spending increase of \$4.5m, arising from over \$100m in total additional spending in the region over 25 years (Fresh Info Report, November 2018).

*We are requesting an annual grant of \$150,000 for programme delivery and development. This support is essential in allowing us to **initiate new** community programmes that deliver vital services to more of the Napier Community year-round.*

The HBCFC Trust appreciates the real funding challenges all Councils in New Zealand face with infrastructure and other development, especially in Hawke's Bay after the recent flood events and Cyclone Gabrielle. We respectfully believe we are deserving of this programme funding support, in view of the tangible and assessed economic value of the wide-ranging programmes we deliver for Napier citizens. We are confident we can continue to aid the economic development of Napier and the Region from our community programmes and facilities.

In tough economic times, grant funding of community organisations who create added economic activity, cannot be ignored. Our objectives and programmes match the refreshed strategic objectives of Napier City Council.

We look forward to discussing this Submission further with Council at an Oral Hearing to be scheduled in late May.

THANK YOU for your serious consideration of the funding sought in this Submission.

Sir Graeme Avery, Trustee
Greg Howie, Commercial and Partnerships
Hawke's Bay Community Fitness Centre Trust

26 April 2024

APPENDIX – SOME TESTIMONIALS

SCHOOLS

Hannah Jones, Teacher at Porritt Primary School “Our tamariki are fully engaged and enjoying the structure of the EOTC programme. Resilience building was a bit of an eye opener for me, the programme has been thoroughly enjoyed by Porritt and the skills learnt have been beneficial. ”

Eskdale School Teacher, Bryony Lovatt, speaking about the Trust Learn to Swim Programme post cyclone, “Some students refused to get in the pool when we were back at school, and now they’re putting a lifejacket on and jumping off the side of a boat. “We’ve had parents give us really good feedback about the programme, about how the children look forward to the swim sessions.”

Eight-year-old favourite part was learning some survival skills: “I like to go fishing with my dad, and now I know how to swim if there’s an emergency.”

Teacher, Marewa Primary School “Kids really enjoy the EOTC programme connection - it is a real treat for them to see themselves in a leadership context, outside of school in high performance facilities”

Robin Fabish, Principal Tamatea High School “We applaud the efforts of the Trust in creating a facility (EIT Institute) that will be available to and benefit the health and well-being of our students and the wider Hawke’s Bay community. By working together, we can overcome the barriers that prevent people in our less fortunate communities from taking part in sport, recreational and cultural activities. All these activities contribute to well-being.

The partnership approach being taken by the Trust with schools is positive and the objectives of the Trust to use education to encourage healthy eating and physical activity for all is consistent with our own objectives”.

Jo Vennell, Principal of Wairoa College "The Aspiring Leaders Programme goes beyond academics; it instils confidence, resilience, and a sense of responsibility in our students. We are excited to see the growth and achievements of our students in the upcoming year."

SPORTS

“We have held four national championships at the Hawke’s Bay Regional Aquatic Centre over the past 12 months. We are grateful to have access to these facilities for hosting national events that provides the space for swimmers to perform at their best and cater for the wider swimming community. Alongside our national championships, we have worked hard to provide

opportunities to have the local community involved and grow participation in swimming as a result and continue optimising use of the Hawke's Bay Regional Aquatic Centre. We would like to continue hosting events here moving forward."

Dale Johnson

Head of Participation & Events – Swimming New Zealand "Hawke's Bay Water Polo have been a massive success story this past year, mainly due to having a wonderful new home at Hawke's Bay Regional Aquatic Centre, which is a world class facility for so many users.

Water Polo is a new sport to the region and started in an outdoor school pool with 4 teams. Just over a short time the sport has grown to over 700 players including primary, intermediate and recently High School competitions, social league for the oldies and Club Teams for Under 12, 14 and 16 girls and guys. The spin-off for parents and family using the swimming pool for health and well-being is very hard to quantify but very apparent.

Water Polo was the first team Olympic Sport and our goal is to have players from our Club representing New Zealand in Brisbane 2032. This year we were named NZ Water Polo Club of the Year. We have not finished yet and looking to grow even more giving our players an opportunity to improve aquatic awareness for safety, enjoy a new sport, be healthier and happier and keep our youth off the streets and in team sport making life-long friends, and gaining opportunities to play overseas and enjoy more success.

None of this would be possible without the use of such a wonderful facility and the wonderful staff therein."

Steve Knights

Chairman- Hawkes Bay Water Polo

"I have been coaching pole vault in Hawke's Bay for 35 years and having the exceptional indoor facility at the Hawke's Bay Community Fitness Centre has been a game changer. It is one of only two indoor pole vault facilities in New Zealand and this has made a huge difference to our athletes in Hawke's Bay.

Pole Vault is a high profile event within athletics and is one of the two targeted events by Athletics NZ. This is evidenced by having three women selected for the Paris Olympics this year. If we are to attract and retain young athletes it is essential that we have access to the Trust facility".

Murray Andersen

Pole Vault Coach

Submission: 601	Hearing: Yes	Attachment: No
Full Name: Anna Pierard	Organisation: Prima Volta Charitable Trust & Festival Opera	
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?		
Our organisation works to offer participatory music making experiences to some young people who have been supported through the current housing delivery approach. We also support young people whose families are not able to access this level of support, and are forced to ride out the challenge of not having a permanent fixed abode, trying to manage every health, educational, and social consequence without that security. We observe that the council's current housing delivery approach sends a clear signal that those who are struggling and cannot contribute to the economic health of the city, that they are not overlooked, but are central to decision making by their Council representatives.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
Support community providers to deliver focused community participation programmes that lift and maintain engagement with these groups in the community itself.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
In full agreement of this decision and it is how most households, if they had the economic wherewithall, would choose to operate in the current environment.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
Assuming the CCTO would have oversight solely over those investments which are categorised as commercial, that makes sense.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Again, the community feels the increase in cost in everyday life, this is inevitable, in my personal view.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
I am hugely in favour of a single space for Council teams. As a representative body, physical proximity is important for ensuring strategic priorities are reinforced through decision making on a day to day basis and reflected back to the community through staff interactions and council mechanisms.		
Officer comments:		

Additional comments

On behalf of our organisation, I would like to register our enthusiasm at the decision to categorise the Napier Municipal Theatre as solely community focused. Given we are an arts event and programme producing organisation, with a focus on community engagement, we are motivated to engage with the NMT and council to understand how we can partner annually to ensure that we're in support of both the Venue and overarching Council objectives. I am interested that the ongoing impacts of Covid are not referenced in the LTP (so far as I noted). With the rush to require digital skills during periods of isolation, new habits of engagement were established and in many situations, and to varying degrees, these digital engagement habits continue to replace in-person experiences. This development affects how a community engages with public spaces, exhibition offerings and general community participation. We are currently researching the different ways that international arts organisations and venues have responded to the changes in audience behaviour as a result of this complete halt to in-person engagement. We're interested to understand better how this very tangible shift also carries some interesting possibilities to engage in hybrid ways. As an organisation, we still feel the impact of Covid on our audiences and through programme engagement. I include this example excerpt from a piece of research undertaken by Liverpool City Region post-pandemic: Eight qualitative interviews were conducted to explore the changes in arts and cultural engagement since the restrictions were lifted, focusing particularly on the audience's experiences of returning to in-person arts and cultural events in the Liverpool City Region (LCR). Using framework analysis, three themes were identified from the data: The new normal: reframing pre-pandemic and pandemic experiences of arts and culture, Re-adjusting to in-person provision, and Moving forward: online and blended provision. The findings show that the pandemic altered the ways that people engage in arts and culture. The "new normal," a blend of pandemic and pre-pandemic experiences, illustrates how the pandemic has highlighted and reconfigured the importance of arts and culture, in terms of personal and cultural identity. Resuming in-person engagement after a long break, participants noted that they were able to feel more like themselves again. Arts and culture were perceived to be beneficial in rebuilding personal resilience and confidence. Engaging in arts and culture, following the isolating experience of the pandemic, has also helped participants feel reconnected to others through their shared experiences. Finally, the findings suggest that online provision remains vital for many, ensuring wider inclusivity, particularly for vulnerable audiences. At the same time, it is important to acknowledge the barriers to online inclusion and the possibility of this resulting in a growing digital divide. Anisimovich, A., Chapple, M., Worsley, J., Watkins, M., Billington, J., & Balabanova, E. (2022). Back to live: returning to in-person engagement with arts and culture in the liverpool city region. *Frontiers in Psychology*, 13. <https://doi.org/10.3389/fpsyg.2022.1011766> Of particular interest is the finding that 'engaging in arts and culture, following the isolating experience of the pandemic, has also helped participants feel reconnect to others through their shared experiences'. We have also seen these outcomes through our programmes. Additionally, it's our view that connecting communities is effective in reducing anti-social behaviour - such as that experienced at Ocean Spa. This is an issue that cannot be easily addressed through conventional investment because it reflects a lack of concern or prioritisation of the experience of others through one's behaviour. The only way to address this issue effectively is to build that sense of connection and care. Of course, given we deliver participatory community programmes that enhance participants' feelings of connection to others from diverse backgrounds, we strongly advocate for supporting an approach that we see as being effective. And so here is a pain point with a potential solution, with the connector being a defined, agreed partnership. Just as in a marriage, partnership reflects the agreement of a shared vision, bringing together different perspectives, strengths and approaches to achieving that vision. There can be significant economic benefit in addressing anti-social behaviour through engagement programmes to improve social cohesion. Sometimes the most impactful investment is not a cost line in the CapEx or Opex of the facility itself, but in another sector and organisation altogether. As much as it is important to ensure that a community's infrastructure, assets and environment are managed to reflect strategic objectives, the community values reflected back by programme providers are also a measure of a cohesive community that develops citizens to support and provide for each other. Ideally, as part of the LTP, Council would commit to partnering with community-focused organisations who are aligned to these values and objectives, providing the necessary means to support those shared goals. There is reference throughout the Council Facilities Review Report of the term 'economic multiplier'. Integrating the living standards framework with the concept of 'economic multiplier' could mean more meaningful council investment that aims to improve education, healthcare and engagement outcomes and can have a multiplier effect on the economy, leading to increased employment, income, and overall well-being.

Additional officer comments

Session three – 2.00pm to 3.30pm (90mins)

Submission: 547	Hearing: Yes	Attachment: Yes
Full Name: Richard Catley	Organisation: Pirimai Residents Association	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		
<p>The most recent update on this matter was provided by officers to Council in March 2024 as per the below:</p> <p>We have investigated the proposed bridge across the drain at Harold Holt Ave. We have received some initial feedback from our waters team based on a concept design indicating that the design of the structure will require a higher level of technicality. The implication is that we expect the total cost to be significantly greater than the funding currently available. Please note that at the time officers had we advised of a \$30k contribution from BUPA and the community.</p>		

Upon review, considering the absence of existing pathways on the other side of the drain, stringent requirements from the water team, and identified project complexities—such as flood level considerations, hydraulic modelling, minimising piers, structural requirements and obtaining resource consent—the project exceeds the current budget and available capabilities.

Given these factors and our responsibility to allocate resources efficiently, officers do not recommend proceeding with the Harold Holt Bridge project at this time.

Attachment:

Pirimai Residents' Association Submission to Napier City Council

ANNUAL PLAN **26th April 2024**

Purpose:

To make a submission for the funding and construction of an access bridge across the Te Awa drain or (Cross country drain) between Ulyatt Road and McNaughton place, to extend the scope of walking and cycling activities for the dozens of daily uses.

What are we asking Council for:

The PRA would like to work with Council to find a solution to construct a bridge crossing to further enhance the public access to the south side of the drain to grow our recreation space and enable further planting (and subsequent maintenance works) to occur in a safe manner. This ultimately provides our community with a reserve that is rich in biodiversity with multiple environmental and social benefits.

Introduction:

My name is Richard Catley and I'm making a submission of behalf of the Pirimai Residents' Association of which I chair.

The Pirimai Residents' Association (PRA) was founded in 2000, to provide a community voice for the Southern Pirimai area. We are a group representing residents, businesses, government and non- government organisations in the area and we meet monthly to look at issues affecting our suburb.

Thank you for the opportunity to speak face to face with you - We know our Ward Councillors and many NCC staff members well, as they regularly attend our meetings to listen to us and give us better understanding of Council services and initiatives and to strengthen a shared teamwork approach to community matters.

Cross Country Drain Current Status

As you will be aware, in 2018, the Pirimai Residents Association presented the proposal to enhance the cross-country drain. This was to introduce a cycle path to link to other existing paths and provide a designated route from our suburb to the sea. We also aimed to introduce native planting to beautify and create a section of avian path from the sea to the Taradale Hills.

We have been successful in both these items with the path being constructed with the use of the COVID shovel ready project funding.

We then followed with an annual community planting day (with 3 community planting days achieved and more being planned for 2024 and beyond). So far, we have planted over 10000 native plants which are now flourishing and already host to many species of birds. This was all done with the assistance from the community and environmental groups with backing from Bupa and has allowed us to progress without the need to constantly request money from the council.

We have been successful in gaining funding to install 3 seats along the path, with the intention to apply to complete more. Council have also kindly provided information signage and supplied endless truckloads of mulch as well as general support ensuring this project is a success. It is also very clear that the area is now well utilised by the public enjoying the access from Taradale to the Sea every day.

The next stage....

The Pirimai Residents Association have been careful to ensure that while we have big ideas, we are breaking the overall vision for this space into small achievable bites. This is to ensure that we don't end up with half-finished projects which will only lose confidence in our support and dissatisfaction within our community. In doing so we are now seeing the various stages successfully completed, well maintained by our team of volunteers and a real community satisfaction with a drive to keep going, and with the new Bupa Retirement Village open for business, the drive to keep going is stronger than ever.

From our experience at a planting day in 2023 we organised for a temporary bridge be constructed for access for the 130 plus volunteers. This proved its worth and from this, the example the pedestrian bridge evolved.

The proposed bridge installation would be approximately 500m east of Ulyatt Road. We consider this is a natural progression to open the space on the south side of the drain to further plant the areas as we head east, as well as provide easy access for Bupa Residents wanting to do a "loop" back to their village.

As a future development a path can be added down the south side. It could also be a good area to allow Dogs to run "off lead" leaving the existing path as a Dog "On lead" area. While this idea seems to be favoured by all parties, funding is the hurdle.

We are mindful that a bridge is a large cost, which is why we are looking at ways of partially funding thru the community. We understand, as part of their resource consent requirements, Bupa is to contribute \$30,000.00 to a community project. Discussions to date are that this is the perfect project to contribute to as it will directly benefit their residents and the immediate Pirimai community.

We will also consider the Council Project Fund as it seems this project fits the criteria well and will enable a good path forward with a workable solution.

Community Interest and Proposed options:

We have begun gauging interest from the business community to see if there would be support for making contributions.

There are 2 options for consideration:

Boardwalk style crossing. This would be a lower cost option (Likely able to be funded with the Bupa contribution). While not our preferred option, it would achieve what we are after for access, but would mean in times of flood, the crossing would be submerged and out of public action. As the drain is neither a creek, stream or flowing river but a holding confinement for storm water, there is minimal flow, even when the Te Awa pumps are working.

From our observations of a low level crossing there is, concrete slab mower crossing further 500m down the drain that creates the same problem with limited impact

Full Span walking bridge: This is communities and users preferred option. Unfortunately, the cost is higher, but would create a visually pleasing and more practical solution. We are proposing a similar bridge to those in the park island area which are asimple concrete abutment with laminated timber spanning beams and timber planking and handrails. Could existing designs be utilised to save cost? We understand that current thoughts from council is that it requires a higher engineered approach.

Conclusion:

We look forward to continuing working constructively and collaboratively with the council to bring this community based project to fruition. It has the potential to leverage investments already made by the people of Napier and council to further enhance the wellbeing of the community socially, environmentally and physically while continuing to enhance a key piece of the city's water infrastructure.

Thank you for considering our submission and look forward to hearing back from you.

Richard Catley

On behalf of the Pirimai Residents' Association



Figure 2 Possible location of the bridge circled in red above



Figure 1 2021 Planting now flourishing along Harold Holt Avenue



Figure 5 2022 Planting along the south side of the drain



Figure 4 2023 Planting between Ulyatt Road and the expressway.

Submission: 643	Hearing: Yes	Attachment: Yes
Full Name: Gordon Hart	Organisation: Volunteers working at the Faraday Museum of Technology	
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?		
This is a group submission for volunteers at the Faraday Museum of Technology. We do not have a group consensus on this matter		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
This is a group submission for volunteers at the Faraday Museum of Technology. We do not have a group consensus on this matter		
Officer comments:		
Building up our community resilience		
This is a group submission for volunteers at the Faraday Museum of Technology. We do not have a group consensus on this matter		
Officer comments:		
A new approach to managing Council's investments		
This is a group submission for volunteers at the Faraday Museum of Technology. We do not have a group consensus on this matter		
Officer comments:		
Reviewing our fees and charges		
This is a group submission for volunteers at the Faraday Museum of Technology. We do not have a group consensus on this matter		
Officer comments:		
A change to how we fund some tourist facilities		
This is a group submission for volunteers at the Faraday Museum of Technology. We do not have a group consensus on this matter		
Officer comments:		
Napier City Council office accommodation		
This is a group submission for volunteers at the Faraday Museum of Technology. We do not have a group consensus on this matter		
Officer comments:		
Additional comments		
<p>Yes The attached PDF file contains our submission from the volunteers working at the Faraday Museum of Technology It was submitted by email from Philip Eilenberg on Wednesday 24th April, and he also delivered by hand a copy to the service desk We understand that the submission must be made through this web page in order to be received It is imperative that we (as a group) be given the opportunity to talk to the submission We will be attending the hearings as a group with nominated speakers.</p>		
Additional officer comments		
<p>We acknowledge that the way that the Faraday Museum of Technology is mentioned in the Council's Three-Year Plan 2024-27 Consultation Document is ambiguous with regard to its future. We want to assure the supporters of Faraday that no decisions have been made and options for this facility are yet to be considered and when they are, over the coming months, there will be opportunities for the Faraday team and the community to provide input to the decision-making process.</p> <p>The re-imagining of the Faraday Museum of Technology currently being proposed by the Council is an opportunity to both review the original idea of buying the building and place this option alongside others so that the merits of more than one option can be considered and weighed up against other circumstances impacting on the Council's priorities.</p>		

Attachment:

This group submission on the 2024_27 Three Year Plan is made by Gordon Hart and Philip Eilenberg.

On behalf of:

The 24 volunteers working at the Faraday Museum of Technology

Their signatures are included on the form at the back of the submission.

We are making this submission on behalf of a group.

We do not wish to submit on the topics that Council is seeking an indication of preference. There is no group consensus on these. Our submission fits under the heading "Do you have any other additional comments you would like to make about Napier's Three-Year Plan:"

We wish to speak to the submission.

We will need a slideshow projector available for this.

Please ensure that both Gordon Hart and Philip Eilenberg are included in any communication relating to this submission.

Napier City Council

2024-27 Three-year Plan Consultation Faraday Museum of Technology

Group submission from the Museum volunteers.

Preamble

This group submission concerns the 2024-27 Three-Year Plan Consultation for the Faraday Museum of Technology ("Museum"). It originates from a group of 24 volunteers actively collaborating with the Council to support the museum's ongoing operations. These volunteers, primarily Napier residents and ratepayers, are deeply invested in maintaining the museum as a vital community resource. They bring extensive firsthand knowledge of the museum's functions, collection conservation needs, and essential sustainability aspects as a technology-focused institution. Given their intimate involvement, they serve as the closest representatives of the community with regards to understanding the museum's operations and requirements

Current imperative

The volunteers acknowledge the Council's pressing need to minimize costs and overheads to mitigate an inevitable rate hike. We approach our evaluation of the three-year plan with realism, understanding that some austerity measures may be necessary. However, our priority safeguarding the Museum's long-term

sustainability and cultural heritage. Our aim to prevent short – term cuts from endangering our heritage for future generations.

We are concerned that decisions currently being made may compromise both short-term needs and long-term sustainability.

The essence of our submission

Our submission is focussed on elements of the 2024-27 Three-year Plan impacting the facilities sustainable operation until further decisions are made. We have avoided including arguments for retaining specific functions and artifacts and trust that our involvement in developing the subsequent business plan will ensure these considerations are addressed:

1. A robust Business Case for the revitalisation of the Museum was submitted for the 2021-31 Long Term Plan.
2. After hearing submissions on this Long-Term Plan at its ordinary meeting on 8th June 2021, Council adopted the following resolution:
"Faraday Centre: keep the Faraday Centre open and provide additional funding to better support its operations, until the recommendations of the detailed business case can be considered by the Council in the future."
3. In her opening statement on the finalised 2021-31 Long Term Plan ("LTP"), the Mayor said that "The overwhelming support for our interactive museum, the Faraday Centre, was also clear". The LTP does not tell the community that Council is considering future involvement with the Museum which is the opening gambit in the 2024-27 Three-year-Plan. The outcome of the LTP was that recommendations in the current business plan that had been submitted need to be considered by Council.

That is still the case. This is important mainly because the current intent is to keep the Museum open. The imperative is to understand what activities and artifacts are crucial to maintaining sustainably the Museum and reconsider options in the current business plan that will achieve this.

This is a somewhat different position to the statements made in the 2024-27 Three- Year-Plan and this under the heading "Changes to Earlier Plans".

4. Pursuant to this, Council made an allocation in 2023-24 capital budget of \$818K comprising \$271K for seismic strengthening, \$541K for building upgrades with the remainder allocated for minor capital items. These funds are currently untouched, so therefore still available in the current budget.
 The allocations are the minimum required to keep the building safe and operational until Council has determined what the future operational model for the Museum might look like, and following a consultation process adopts a plan aligned with this.
5. The 2024-27 Three-year Plan wording explicitly states that after thorough evaluation, **we decided** not to pursue this option (purchasing and upgrading the museum building). However, it is unclear who exactly comprises this "we" as there is no documentation within Council records e.g. meeting minutes that confirms this decision.

6. **We submit that** nothing has changed in relation to this resolution that was agreed to in the 2021-31 LTP to keep the museum open, and the subsequent 2023-24 budget, so it is not clear why the Museum sits in the 2024-27 Three-year Plan in the section "Changes to Earlier Plans". Funding for essential maintenance remains imperative for short-term safety. It appears the Council aims to alter the criteria for future options.
7. The decision to keep the Museum open and provide funding to support its operation until decisions have been made on the business case is a decision that has already been made in response to submissions on the 2021-31 LTP. The Mayor has indicated that she is not looking to relitigate decisions of the past and neither is it necessary because funding has already been allocated in the 2023-24 budget as indicated above.

However, we are concerned that the wording in the three-year-plan may imply a lack of commitment to improving the Museum building, including the minimal capital allocation needed for safety and operational upkeep until further decisions are made. So, in the same way that money is being set aside for repairs and basic maintenance to keep the Aquarium building safe and operational until 2027, similar provision is necessary for the Museum.

8. **We submit that** the 2024-27 Three-year Plan must include provision to keep the building safe and operational until at least 2027. This should include seismic strengthening, access for all and safe fire egress. The \$818K allocation in the 2023- 24 budget must be carried forward to the 2024-27 budget and will be sufficient to achieve this. It is really disappointing that Council has not completed the \$818K of capital work included in the 2023-24 budget as the work is essential to ensure safe operation of the facility. This needs to be started with haste.

It is not clear what additional work has been added to the scope to arrive at the Council's conclusion that the facility requires a "significant upgrade" since there has been no consultation on this. Any additional work may be desirable and can be looked at in future years without putting the Museum at risk.

We find it unacceptable for wheelchair users to be carried upstairs, limited restroom access, and seismic risks to persist for staff, volunteers, and visitors. This concern is exacerbated if subsequent planning maintains the status quo, prolonging these challenges for another three years. The need for a "significant upgrade" lacks clarity due to the absence of consultation on additional scope. Any further work can be considered in future years without compromising the safety of the Museum.

9. The 2024-27 Three-year Plan uses the word "reimagining" to describe the process that will be used to determine future options for the Museum. But it is not clear what a reimagination process is. We are really concerned about adopting the 2024-27 Three-year Plan leaving the future of key community assets dependent on an undefined reimagination process that could significantly affect their viability and sustainability. **We would prefer that** Council pursued the Investment Logic Mapping (ILM) approach which is part of the Treasury best practice Better Business Case process. This would ensure transparency; we see no transparency in using an undefined process particularly because we cannot understand why this is proposed rather than using well-established and proven Treasury best practice.

10. The 2021 Business Case is robust and presents well the five cases that the Treasury would expect to see in their Better Business Case model. It is disappointing that the plan indicates that Council is already preparing a new business case. There has been no consultation on the inputs for this and we do not understand why we are not simply reviewing and updating the current business case against any new factors that Council would like to see included.
11. We expected a robust process to start by identifying critical factors for the Museum's sustainability, assessing risks and aligning options with Council priorities. The ILM process, inclusive of stakeholder and community input, informs the development of five cases for the business plan.
12. We are surprised that in the absence of this, a thorough evaluation has already been completed without any of these inputs, and a decision made that will affect the short- term safe operation of the facility. To put that in context, the purchase of the building will cost the Council \$1.00, and there is currently no immediate plan to carry out anything but the essential maintenance to bring the facility up to seismic, access and fire egress standards that Council would require of any public building. A blanket decision not to proceed with improving the building would inhibit this. A blanket decision not to proceed with purchasing and improving the Museum building:
 - Could result in loss of tenure before an informed decision about the future of the Museum is made.
 - Conflicts with the stated intent to include the status quo in considering options; and
 - Will affect the ability to implement essential upgrade requirements and affect the Museums ability to operate safely until any other arrangements are available.

Indications have been given that there is a preference that the Museum would be reimagined to exist within the present National Aquarium. A business plan may not support that preference. These points leave an impression that there is another agenda.

13. **We submit that** as currently worded the decision to not proceed with purchase and improvement of the Museum is premature, and the remaining wording of the section on page 33 of the 2024-27 Three-year Plan relating to the Museum is unclear on what Council's intent really is.
14. In referring to page 30 (facilities to be reimagined) in the discussion on page 33 relating the Museum, is it the intent of the Council that any changes to the status quo, including closure, would involve further business cases, Council decisions, and staff and community consultation?
15. As community representatives, Museum volunteers aim to engage in the early stages of future business plans through the ILM process. Mere notification

of plan outcomes and subsequent feedback requests do not constitute genuine consultation. Inclusion of Tangata whenua, acknowledged for their expertise in heritage preservation, is crucial. The Council's recognition of this importance in the te takutai moana strategic priority emphasizes their significance.

16. We submit that the plan should specifically note that the Museum volunteer representatives be involved at the input stage of the process for updating the current business plan. We have concerns about approaching this through an undefined reimagination process rather than using the Treasury best practice Investment Logic Mapping process/

17. We are concerned that the three-year plan presented without a long-term (10-year or 30-year) vision could result in permanent loss of artifacts and functions that are crucial to preserving culture and heritage for the benefit of future generations.

We therefore submit that our preference is that in finalising the 2024-27 Three-year Plan, Council commits to ensuring that no short-term expediencies will be enacted that will affect the long-term preservation of culture or heritage assets, or adversely affect the financial and economic plans necessary to support these longer-term plans. For example, The Council should not publicly declare that the building is not being purchased, as this may result in it being sold to other parties and even demolished. We urge the Council to recognize the building and its artifacts' significance, potentially warranting heritage listing by Heritage New Zealand Pouhere Taonga. The building's Art Nouveau architecture holds substantial heritage value, as does the Fullagar Engine. Careful decisions aligning with Pouhere Taonga interests are crucial. While most concerns stem from the plan's presentation, we trust the Council aims for the Museum's safe and sustainable operation until further decisions. Community input is vital for ensuring sound decisions, and early involvement would align submissions better. Despite time constraints, we hope to finalise inputs for forthcoming decisions at the input stage.
See following page for signatures.

Submission: 619	Hearing: Yes	Attachment: No
Full Name: Ian McPherson	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments	Manage the investment portfolio within Council.	
No comments added		
Officer comments:		
Reviewing our fees and charges	Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
<p>Three year plan submission by Ian McPherson I am a volunteer at the Faraday Museum of Technology (Museum). I wish to make a submission 2024 -27 about a topic under the heading "Other updates in our three-year plan consultation" in the main consultation document. Recently Council Management, responsible for the operation of the Museum, attended a meeting of staff and volunteers at the museum and in the course of their discussions with us it was revealed that the Museum's operations were under review due to financial restraints. Options ranging from the status quo to operating the museum from a different location or changing its activities or operating mode were being considered. It was my understanding that a business plan was in place and funding had been approved and in the current budget for remedial work at the Museum. It came as some surprise to hear that there was a possibility of the Museums operations being "re imagined" and that this included the possible transfer of the artefacts and machinery to another location, an option being the aquarium building on the city foreshore. This would possibly involve the employment of specialist consultants to advise the council. This alone would be at some cost. It became obvious to me that an item such as the rare Fullagar Diesel Engine would almost certainly be beyond the current Council's resources to disassemble, relocate and reassemble in another building. If the current lease were to be abandoned on the existing Historical Museum building it is doubtful that the Fullagar engine would be saved by any new leaseholder or owner and it could very well be sold off for scrap. Some three years ago I was made aware of the need for volunteers at the Museum and as I am a retired mechanical engineer, I was immediately enthusiastic with the idea of helping maintain not only other exhibits but also to preserve the very rare example of a large diesel engine which was unique in its design and early production year of 1923. Gone are the days when you could freely visit a wharf and perhaps be shown around a ship's engine room due to the safety and</p>		

health regulations now in place. Similarly with the loss of the two large meat works in Hawkes Bay, school children can no longer visit large engine rooms such as the one at the Tomoana Freezing Works where I was employed is an engineering supervisor. The Fullagar Engine provides one of the only examples of a large engine accessible for young people to view rotating and showing the inner workings. Who knows how many may be inspired to become Engineers as I was when I visited ships as a youngster. During my time talking with Museum visitors I came to realise a goodly number of overseas visitors have made a point of visiting the museum principally to see the Fullagar engine. Many other interested people have discussed the Engine in Internet Forums. In February 2011 a Mr. Edwin Fullagar, a Development Engineer in Diesel Engines in Switzerland, travelled to Napier specifically to view this rare engine. This visit was recorded in The Hawkes Bay Today. I made contact with him and, as a consequence, he has asked me to submit this letter to the Council on his behalf expressing his dismay at any possible loss of access to this unique display of international importance. I request that the status quo remains in place and the money allocated be used to upgrade the present building to protect this Engineering Tohanga. Talwiesenstrasse 17 8404 Winterthur SWITZERLAND Ph. 41 76 376 2701 Email: e_fullagar@hotmail.com 21.04.2024 Napier City Council 215 Hasting Street Napier South, Napier 4110 NEW ZEALAND Re: Faraday Centre Amalgamation &/or closure Dear council member, I am writing to you to express my disappointment to hear that the Faraday Centre in your beautiful city is at risk of amalgamation or closure. Furthermore, I read this would likely result in the loss of the Fullagar stationary engine proudly displayed at the Faraday Centre. While I do not subscribe to keeping and maintaining all kinds of old cars and other machinery, I feel strongly that the loss of this engine would be a loss not just for the people of Napier but the world in general. The engine is named after its inventor, Hugh Francis Fullagar, and was used both as a prime mover in ships and as a stationary power generator, as was the case for the example in Napier. While not particularly successful (as a ship engine it could be described as a failure), it employed an unusual cylinder configuration unlike any before or since. More importantly, it was chosen by the legendary shipyard "Cammell-Laird" in Birkenhead, UK, to power the world's first all-welded ship. Such was Cammell-Laird's optimism in both these new technologies that they named the ship FULLAGAR after the engine. And so it stands, that Napier presents the world's only viewable example of an engine that gave its name to a ship that spearheaded modern shipbuilding and design. It is significant. The ship itself sank in 1937 after a collision, but not before thoroughly convincing all parties of its durability, just in time for a world war during which ship welding became war winning. Like the ship, your Fullagar engine dutifully did its job, entering Napier's DNA during rebuilding after the 1931 earthquake. I am Australian, 50 years old and have regrettably only been to New Zealand once. At that time I made a point to spend a day to fly from Auckland to Napier for the sole reason to see this engine at the Faraday Centre. It was a wonderful experience, a true credit to your townsfolk and the dedicated volunteers at the Faraday Centre. I am an engineer, employed by WinGD in Switzerland where we design the latest 2-stroke marine diesel & gas engines for ships. Please don't let this piece of our collective history disappear. Sincerely, Edwin Fullagar

Officer comments:	
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added	
Officer comments:	
Additional comments	
No comments added	
Additional officer comments	

Submission: 733	Hearing: Yes	Attachment: No
Full Name: John Porter	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>At the Wednesday, 17th April public meeting I asked Mayor Wise this question - "What does the 23.7% increase in rates deliver in terms of extra revenue?" She advised the extra revenue would amount to approximately \$20m. Given that "Labour Costs" are accounting for 48.8% of the 23.7% total rates increase, that equates to approximately \$9.76m allocated to "Labour Costs"! Even more staggering was the mayor's acknowledgement that the bulk of that \$9.76m is earmarked for wage increases! With Full Time Equivalent staff numbers of 764 for the rating year '24-'25, I am at a loss to comprehend how, in a year where the whole community is under extreme financial pressure, an average remuneration increase, of a fraction under \$13000 per staff member, can be justified let alone proposed. Of course, every staff member will not get \$13000. But from information, subsequently, supplied to me by the mayor shows that staff earning < \$100k will receive a 7% increase. At \$90k PA that would be \$6,300. But those earning > \$180k, receive an 8% increase or a minimum of \$14400!!! I asked the 10 councillors at that meeting if they were happy with nearly \$10m of ratepayer's money being allocated to a wage increase. Not one replied in the negative! I find that amazing. Are there simply inconsistencies in the mayors and council's delivery of rationalisations for the huge \$9.76m increase in labour costs or could there be obfuscation or disguising of an overly generous use of ratepayers funds? I ask that because – A) At the public meeting the mayor categorically stated the bulk of the \$9.76m was for wage</p>		

increases, B) In an insert in the Napier Courier the mayor then says – “The main driver is not salary increases. It is largely due to Ocean Spa now becoming a Council facility.” That totally contradicts her meeting statement! Why was that clarification not made at the meeting? Were ratepayers advised back in late 2022 that this action was going impose enormous additional expenditure to rates? C) The mayor states “NCC has paid lower salaries and wages compared to similar sized councils.” If our city CEO is earning around \$400k, her salary would increase by \$32,000! Makes you wonder what CEO’s of similar sized councils earn? At the very least, transparency and consistency needs to be applied to communications and more importantly, prudence needs to be applied by council in what is a very challenging year for ratepayers. I note the council are not specifically inviting submissions on this most critical matter in the first year of your 3-year plan. Part of me can, to a certain extent, understand the reasoning behind that. But given the enormity of the rates increase, given the whole community is currently under extreme financial pressure I am at a loss to be able to comprehend why the council would approve a proposal, presumably from the city CEO, that the bulk of the \$9.76m is earmarked, mainly, for wage increases and some new staff! After all, New Zealand’s inflation rate for the December ‘23 quarter was 4.7% and the quarter to March 2024 is only 4%. I challenge the council to go back to the CEO and invite her to submit a new proposal for staff remuneration changes.

Submission from: John Porter.

Additional officer comments

Figures on the labour increase attributable to pay rises to current staff/roles compared to new roles was not available for the public meeting. After the public meeting, analysis was completed and provided to elected members and requesters, which shows 42% of the increase is pay rises to current staff, 6% is increases due to significant role changes, and 52% is new staff. To clarify, the pay rise percentages provided are averages and include rises due to role changes/grade changes, minimum wage rises, changes due to union agreements etc. These are not blanket increases to all staff.

Submission: 746	Hearing: Yes	Attachment: Yes
Full Name: Nicholas Aiken	Organisation:	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.
It is important that social housing is operated and maintained by a landlord present in our City and with our quality of life in mind, not an absentee landlord from another district, a 'slumlord' or an entity that is able to remove itself by distance and ignore the bad behaviour of tenants to the detriment of other Napier ratepayers.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
It is vital that this includes a focus on building local resilience for ALL residents, not only some neighbourhoods or centred heavily only on Marae. In addition to marae hubs should be located at schools and community halls. Social infrastructure (including local leaders and role holders) should be a focus to enable local residents to better respond during and after an event, with a clear understanding of roles and awareness of how to communicate with other similar people and Civil Defence. There should also be a focus on getting to know others (neighbours) in local neighbourhoods, using entities such as local street security groups and also promoting people to get out and enjoy our open spaces (including streets) to increase social interactions. The events during and after Cyclone Gabrielle were a disorganised disgrace, that left thousand of our residents without essential services and no communications, and many living in fear of violence and home invasions. Any rate must not simply focus on delivering hard infrastructure, it must also deliver soft infrastructure and focus on people, not just pipes and stopbanks. Cities and communities are people, they are not roads, power lines, pipes and pumps, those things support communities, not the other way around.		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
CCTOs were tried in the 90's and often failed and were reabsorbed. Entities such as wellington Water and Watercare are not know to be low cost. I do not support distancing accountability from our elected members and democratic processes, and the City does not need to pay more high salaries.		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
Accessibility to services should be as good as possible, increasing beyond CPI decreases accessibility and equity. This is not acceptable.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).

Avoid paying rental profits from our rates.	
Officer comments:	
Additional comments	
<p>I strongly object to the massive, unjust and unfair rise on the rates of my property (owned by me and my wifes Trust). In particular I strongly object to the unjust General Rate differential that does not reflect the greatly reduced access to services that I have living in a rural area at Esk Hills, and I also object to be charged for a stormwater rate when my stormwater is dealt with by a privately owned stormwater system with significant detention dams controlling discharge, into Hastings District. I also request that Napier City Council develop and implement a project to restore the old lighthouses in the former Ahururi Lagoon between the airport and Bay View (with owners consent), and also the restoration and protection of the pillbox/bunkers on the seafront. These are significant cultural and historical features of our city, the improvements should include info boards describing the purpose and operation of the features, and so on. Lastly please move the 'welcome to art deco Napier' sign from the southern side of Bay View to the northern side of Bay View to recognise that Napier includes Bay View, it does not start to the south of it. Alternately erect a new sing in the same format to the north of Bay View celebrating its art deco and earthquake heritage. See also attached.</p>	
Additional officer comments	
<p>Council works hard to ensure that a reasonable level of equity and fairness is applied when setting rates. There are limitations to what Council is able to do within the confines of the law. By applying rates fairly (i.e. without showing favouritism to any one particular group) outliers do occur due to reasons outside of Council's control. In this instance a material appreciation in the value of your asset has resulted in a material increase in rates. As rates are a property tax, appreciation in property value above the city average will result in an above average increase in rates. If Council caps or reduces rates due to property value increases and passes those additional rates onto property owners who have not had as large an increase in their property values, then that would be an example of treating certain groups unfairly. The storm water rate is applied to fund maintenance of the wider storm water network, not private networks. Changes to storm water are due to maps being updated to reflect the actual coverage area. Storm water is not a "front of gate" service. Esk Hills operates a storm water network, but is still serviced by a larger network that allows for the movement of water from private networks and the freedom of movement for residents of Esk Hills and the surrounds who may venture beyond their property. Please note that services such as water and wastewater are a targeted service and only charged to those properties that use, or are able to reasonably use, the service. Regarding differentials, the values in place prior to 2021 were no longer legally valid. Council was required to perform a full review of differentials (completed as part of the Revenue & Financing Policy review that ended in 2021). The process requires Council to start the process from scratch rather than just basing it on what is already in place. The areas you mention are part of the broader Napier community. As such, you have the same access to the services provided to any other resident of Napier. Whether you decide to use these services or not, they are a community good, and are funded on a community basis through General Rates. Any targeted services not provided to properties are not charged the associated Targeted Rate.</p> <p>We agree with the point you have made about the position of the 'Welcome to Art Deco Napier' sign. However, it is on an NZTA corridor, so while we can discuss relocation with them, it is not something we can confirm.</p>	

Attachment:

Submission of Nick Aiken (Huacachina Trust) Napier, to 2024- 2027 Three Year Plan
26 April 2024

Introduction

Napier City Council must ensure that all rates are fair and equitable. My rates are increasing by almost 130%. My new annual rates will be 227% of what they were previously. My rate increase is almost 130% while the average rate increase is 23.7%. My income has not increased.

Perceptions that resident in my area can simply absorb such increases are ridiculous. I used to live in Coverdale Street, Laurent Place, and Auckland Road. I still do the same job. It is naïve to assume that people living in certain areas necessarily have significant disposable wealth. At a Council meeting earlier this week an elderly man broke into tears saying he would now be forced to sell. Others have claimed that similar concern have been met with little or no empathy or interest when expressed. I also may be forced to sell with these rates, but who would to buy a property so encumbered.

The situation is clearly unfair and inequitable. I gain no additional services beyond those received in the urban residential areas, in fact I receive a far lower level of service, and also appear to be expected to subsidise capital expenditure for projects such as 3-Waters that I cannot access at all.

I must pay for my own wastewater, am rated by Hastings for my Potable water, and also have to pay for my stormwater. None of these are provided by Napier City Council, and all cost me additional rates and expenses on top of what Napier City Council wish to charge.

There are no footpaths in my street. There are no streetlights in my street. Nor do I want these facilities.

There are no footpaths that I or my family can use to get to local services and facilities, again nor are there streetlights. Instead we have to navigate an unsafe high speed rural road, Hill Road, and our own 100km/hr speed limit road. One we arrive in Bay View we have to navigate the very poor and largely unmaintained cycle paths there until reaching the beach front.

The projected significant increases in years two and three are even more unsustainable on top of the proposed increases for 2024-25.

The proposed rates are not just and they are not fair, nor are they equitable.

Rates

I Strongly Object to the proposed Rates on the basis of:

An unfair rating differential that does not accurately reflect the respective levels of service available to residents in Rural and Rural Lifestyle/Residential areas, including properties in Esk Hills, Kaimata Heights, Hill Road, and Kaingaroa Place;

A stormwater rate that does not recognise the private provision and maintenance of significant stormwater infrastructure, and where property lies outside the Napier City Council stormwater service area identified in the 2021 Rating Policy (or later);

The inclusion of capital expenditure costs associated with Council projects that my property will have no or very limited access to or benefits from, such as those associated with stormwater, potable water, and waste water, and the failure to recognise the significant costs already incurred from the installation, replacement and operation of private infrastructure for these services where they are not provided to my property by Napier City Council, also including where I am rated by Hastings District Council for that service;

The Councils Revenue and Financing Policy 2023 recognises the significance and need, when determining rating General Rate differentials, to consider the intensity of development. Property size is identified as a common differential, and differentials are set by property type recognising that residential and rural properties should have differentials applied. Properties at properties in Esk Hills, Kaimata Heights, Hill Road, and Kaingaroa Place are developed to a very significantly lower level of development than Residential/Other, and the ability to more intensively develop is heavily restricted by the Council through its District Plan, and by topographical and servicing constraints, and other factors. The 2021 Policy recognised the need to recognise the relative benefits received when considering the General rate differential. Napier City Council should review its General Rate rating differentials for Rural (including Rural residential) zoned properties in the Bay View Area, including properties in Esk Hills, Kaimata Heights, Hill Road, and Kaingaroa Place, including my property at 28 Esk View Road. The retention of the current General Rate differential will result in residents in rural areas paying significantly more in rates while receiving a significantly lower level of service. It is possible that this outcome would mean that property owners in Rural zones and areas are in effect subsidising the higher levels of service received by other ratepayers in Residential/Other areas. This would raise significant questions about fair and equitable outcomes, and that Rural residents in these areas are being disproportionately taxed, possibly to the extent that some property owners will need to sell their homes.

I draw your attention to the intent of the Councils Revenue and Financing Policy 2023 to recognise the importance of the General Rate differential. I further draw your attention to the Napier City Council Rating Policy of 2021 when the General Rate differentials for Rural and Rural Lifestyle/Residential properties were very significantly changed, to the great disadvantage of those properties, with changes that appear to be between 12 and 27% to the detriment of those properties. The recent revaluation by QV, while outside of Napier City Councils control, has resulted in an outcome where those 2021 changes are now very significant.

While the Council may not be able to change the QV valuations it can review its rating differential. I submit that the Council return to the differentials (or equivalent) that were in place up to 2021. For 'Rural', which I submit should include all of the Esk Hills, Kaimata Heights, Hill Road, and Kaingaroa Place, Esk View Road, Heipi Drive, Heipipi Lane and Kaimata Road, Hill Road, and Kaingaroa Place including my property at 28 Esk View Road, the General rate differential should be returned to 63.74% of the Residential/Other rate. There has been no appreciable increase in level of service or benefits received by property owners and residents of these areas when compared against the property owners and residents within Residential/Other since 2021, and therefore no justification to retain either such a limited differential as 90%, and certainly not 100%.

Historic Features

Lighthouses

I submit that the Napier City Council develop and implement a programme of repair of the historic lighthouses between the Hawkes Bay Airport and Bay View. These are in a disgraceful state and have likely become hazards. These are an important part of our local history and heritage that should be respected and understood. They are related to our 1931 earthquake history and thus also part of our tourism offer. Infoboards with details and descriptions of their past use should also be developed and installed.

Pillboxes

I submit that the Napier City Council develop and implement a programme of repair of the WW2 era pillboxes along and to the south of Marine Parade and between Westshore and Bay View.

They are in a poor state. These are an important part of our local history and heritage that should be respected and understood. They are related to history, are unique in New Zealand and thus are also part of our tourism offer. Infoboards with details and descriptions of their past use should also be developed and installed.

Bay View Cycleways and Shared Pathways

These have fallen into a very poor state alongside SH5. While these are NZTA assets they were designed and developed with the Councils. The removal of the grass areas has encouraged people to park cars and trucks across the pathway, frequently fully across it resulting in a hazard. I have witness young children on foot/bikes, parents with strollers, and people with wheelchairs having to navigate around these obstacles and at time having to go onto the carriageway and even the live northbound vehicle lane. Our residents do better. I request a project be developed to install a mixture of kerb and challenge with small planted/grassed areas (raised) and vehicle parking insets to provide both a buffer and to encourage people to park appropriately and safely. I do not believe this design would be particularly challenging and am qualified to make that claim.

Additionally, the crossing point near the motor camp at the southern end of Bay View is not a safe location and should be shifted north of Onehunga Road, with a connection across the railway line there. Motorists approaching the 100km/hr sign at the southern end of Bay View and almost always doing well in excess of 70km/hr and this location is unsafe. The frequent damage to the very small refuge clearly attests to this.

Public Realm

Please develop a project to give the streetlights a repaint and the cobbles/pavement and footpaths some maintenance and cleaning. These have been neglected for many years and doesn't indicate a city that has a great deal of civic pride. Similar could be said for Mārewa, once a nice local centre and now extremely shabby. This does these communities a dis-service.

Community Resilience

Please develop and implement social infrastructure based resilience projects centred on local communities and facilities (schools, community halls, marae) and protect community halls recognising their resilience value.

Nicholas Aiken

Submission: 762	Hearing: Yes	Attachment: No
Full Name: Pene Johnstone	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
I believe Council should adopt Option 2 - Retirement Only for their Housing Strategy. To sell the 3 social housing villages. Just the 3 as shown in the information packages - Nelson Place, Wellesley Place, and Carlyle Place - no more. The funds received from the sales should be used ONLY for the improvements of existing villages and for the building of more retirement houses. To be transparent with rate payers the housing should be run through a separate business model so we can see at any time how the funds are being spent.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
I don't believe other Housing Providers would be able to manage the tenancies or look after maintaining the houses efficiently. There will be over 300 houses to manage. Just too many to add to their existing portfolios. They need to be managed by a team that is solely dedicated to the Council Houses who are part of the separate business model within Council as mentioned above. I believe the "Housing Business" should be able to be financially sustainable without having to be supported by the ratepayer if managed and run efficiently. The rental portfolio income has not been ringfenced until 2019, so to say there is a "reserve deficit" from housing is misleading. The houses have well paid for themselves over the years. Ratepayers should be able to examine and judge the performance of the "housing business" by being given accurate figures annually. So far we have never seen this.		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
A good idea but now is not the right time. The rates increase for 2024/25 is just too high to justify you taking money off us to invest for another time. Leave this until there is no Cost of Living Crisis.		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
Creating a Council Controlled Organisation is not necessary. It has been tried in the past and failed. It will just add unnecessary costs for no extra return. It's a cop out. Let Council staff do the job they were hired to do.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Status quo: continue to fund the deficits (losses) of these facilities with rates.
I fail to understand why these facilities can't be run separately but within Council. The same as what I have suggested for the "Housing Business". Surely with a decent computer system these can be run in house with different income and expense centers. Transferring them to a commercial owned business should not be necessary if they are run efficiently by council staff. Are your existing staff not good enough to do the job?		
Officer comments:		

Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).
Unfortunately a previous CEO didn't like the look of the Council buildings at the time so deemed them "earthquake prone". Sadly one building has been demolished and you are planning to spend \$58m on a new library building and Council Chambers. I believe the Library Tower should be strengthened and redeveloped to house the new library, council chambers, and council staff. It is big enough and it will save you spending \$58m on a fancy library that is not needed in these hard times. We can not afford it either now or in the future when you borrow the money to pay for it. You should be able to give us a library that is sufficient for our needs by redeveloping the old library.	
Officer comments:	
Additional comments	
You tell us that 11.57% of our 23.7% rates increase is for "extra labour costs". This is unacceptable. In these tough times cuts should be being made, not increasing staff numbers and salaries. I get the feeling that our elected council members are just accepting advise from council staff that these increases are needed instead of them going to the staff and telling them what is needed. The rate payers of Napier just cannot afford the increase in rates as submitted. Some on fixed income will just not be able to pay them. I ask that our elected council members take seriously the submissions made on the 3 year plan, and instruct council staff to go back and find the savings needed to reduce the unnecessary increase in our rates.	
Additional officer comments	

Submission: 772	Hearing: Yes	Attachment: Yes
Full Name: Andrew Watts	Organisation: Kaimata Rd	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
No comments added		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
No comments added		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

For ease of reference, please see the response to the submission for Andrew Pearce (Submission Number 716) as the submitter supports the material presented by Andrew Pearce. Although the submission by Mr Watts calls for a 30% cap, the impact is similar enough to refer back to the response for the submission by Andrew Pearce.

It is important to note that Kaimata Road is part of a wider community. There is no restriction on Rural Residential properties from accessing the services that every other property in Napier can similarly access. Where targeted rates relate to a specific service, those rates are not charged where the service is not provided. As part of the community you enjoy that benefit of street lighting, roading, a storm water network that allows you to move freely through your community, libraries, public toilets, and a number of other services. Like the rest of your community, you contribute to those services through rates.

Rates are primarily based on property valuations. The general rate (the largest component of your rates invoice) is based on Land Value. The significant increase in your rates is reflective of the significant increase in the value of your property in the last 3 years – this is in contrast to the 24% average for the wider city. Recent property sales are reflective of the desirability of premium land by buyers. This desirability of properties such as yours, backed up by the prices being paid to live in such areas, appears at odds with statements made about the lack of services; this should drive down the price of properties (and the rates it attracts) if it is true.

Regarding borrowing, current budget estimates are for up to \$391m in 2030/31. Regarding points made around Examples of proposed rates” (page 36), not all Rural Residential properties had a significant increase in property values. The submitter will recall that a number of Rural Residential properties were badly damaged by Cyclone Gabrielle – this has been reflected in significant drops in property value and further reflected in the rates based on those properties. The decrease in rates for those properties has come at a significant personal cost. Further, for the Bay View area, not everyone was fortunate enough to see their property values increase as much as certain pockets within their area.

Attachment:

Napier City Mayor & Councillors,

I have been driven to submit on your 3yr plan by your proposal to increase rates so substantially on properties in Bay View that are classed as Rural Residential.

One should expect to be treated equitably, this is clearly not the case.

We have an unfair differential that does not accurately reflect the levels of service available to Rural / Lifestyle /Residential properties of Esk Hills or Kaimata Road.

The retention of the current general rate differential will result in rural areas paying significantly more in rates while receiving a considerably lower level of service

As a past Local Govt representative I am aware of the statutes under which you must work and acknowledge Councils aspirations but there has to be a way to level this playing field.

I, on behalf of those on Kaimata endorse Andy Pearce's suggestions to rebalance things.

This percentage increase is not only inequitable it's insane even bordering on immoral. Up 140 % for some!!!

This is to be exacerbated by planned further increases of 10% and 7% over the following two years .

A CAP of say of 30% on rate increases must be explored to bring some sanity and assurance to ratepayers of their future.

My understanding from others who have examined the Local Govt Act is that there is no reason why this can not be brought in.

If you were trying to increase rates to the same extent over the whole City, you would be facing a rebellion and the Council ultimately would be run by commissioners.

Council is hiding behind QV valuations and not looking at other options that would make things equitable for a small section of ratepayers,who have so few services.

Quoting From the Council Brochure.

LOOKING FOR FUNDING

Our budget for this 3yr plan is tight.

We like to be able to support GREAT IDEAS and PROJECTS for our city.

You have flagged here a substantial part of the reason for these huge rate increases.

MUST do infrastructure is not Councils FOCUS is it ?

Great ideas and Projects is what it seems to be all about nice to have's, not must have's.

From that same glossy brochure, all be it buried on close to the last page, I see the City presently has modest borrowings of \$10million.

UNBELIEVABLY I see this Council has proposed to increase those borrowings to \$500million dollars plus over the next 10yrs!! In order to fund capital projects of \$1.1 billion, a 5,000% increase !!

Please tell me what ramifications that borrowing will have on future rate increases, as there is no doubt these costs will almost certainly blow out.

This is a recipe for ongoing rate increases and many ratepayers being forced to sell up, a complete disaster for this community!!

Things are out of control, Council looks to be about to load itself up with debt using ratepayers homes and businesses as the collateral.

One can only surmise that borrowing on that scale will bring financial ruin for some.

From that glossy brochure yet again.

A FINANCIALLY SUSTAINABLE COUNCIL

Quoting :Council has an operating model and financial strategy that is AFFORDABLE for ratepayers and enables us to achieve our objectives.

Is this for REAL based on the above or are you kidding me ?

The Mayor at one public meeting admitted that looking back, rates should probably have been raised more progressively.

Ironically six present councillors have been representing this community for 87yrs collectively!!

The next election could be interesting for some of you.

Why on page 36 of the Brochure did you hide the true facts around the examples of proposed rates changes for 2024/25??

It lists Rural Residential outside stormwater area Bay View at an average of 12.2% change.

This is disingenuous and not informing truthfully.

Picking on that small number of ratepayers not flagged in your brochure has rightly raised the hackles, making for some very disgruntled ratepayers.

These Rural Residential ratepayers rightly perceive they receive few of the taken for granted Council services everybody living closer to the City has of right.

Here is a rundown of the inequities,

NO footpaths,

NO pressured water for firefighting (one recent fire used a swimming pool for water) ,

NO street lights,
 NO surveillance,
 NO potable water
 NO waste water facilities
 NO berm mowing

NO maintenance and cleaning of curb/channel or the street surface to their homes!

Most are presently charged for storm water which is handled themselves or has NO input from Council. In our case all roof water is stored for home use and excess storm water runs across the main highway into Transits water table and out to sea. No piping involved.

I have hope that after conceding to this stormwater inequity at a meeting in Bay View the Mayor will honour her commitment and apply this rate reduction to us all.

We personally have the bulk of our property planted in native trees and in a QE11 Covenant.

Further plantings of natives by our neighbours, on their hills and in the valleys has increased native bird life exponentially, this benefits the whole city, enhancing the bird corridor from Cape Kidnappers around to Tongio.

In effect private citizens at their own cost are developing green spaces of future benefit to the city,

In some cases ratepayers allow public access on the tracks through their properties built at their own expense.

To my knowledge No help with weed control or trapping of pests has ever been offered.

No acknowledgement of these amenities is ever given, just a rate contribution to Parks & Reserves in the general rate.

Then to add salt to the wound, Council staff have come snooping around looking for SNA,s. (Significant NATURAL areas) Enhanced bird life in planted native trees sees the possibility of capture within the SNA legislation.

NCC according to my research has over 500 staff!

We have a \$58m set aside for staff / library complex consulted on and in motion.

Question, how many of these 500 staff work from home at present?

Has Council looked at what the future might be of staff going to the office every day?

I wish to speak to my submission in person.

Regards,

Andrew Watts

Submission: 781	Hearing: Yes	Attachment: No
Full Name: Georgie Robertson	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
I don't believe it is the role of Council to provide housing for anyone. If housing is still to be kept, then only for retirees.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
Market rents may be unaffordable for pensioners. BUT cap it at 25% less than market rent.		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
I don't believe that Council should be operating commercial ventures at all. If it must, then it needs to be commercially operated and not at the mercy of Council bail outs for losses.		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
No issue with an increase in fees BUT make sure staff are accountable for their time. If you want to pay staff market rates, then they need to perform as if they were working in the market, rather than as a civil servant.		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
Then get rid of them.		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
No comments added		
Officer comments:		
Additional comments		

Object to the proposed rates on the basis of:

- An unfair rating differential that does not accurately reflect the respective levels of service available to residents in Rural and Rural Lifestyle/Residential areas, including properties in Esk Hills, Kaimata Heights, and Kaimanawa Heights;
- A stormwater rate that does not recognise the private provision and maintenance of significant stormwater infrastructure, and where property lies outside the Napier City Council stormwater service area identified in the 2021 Rating Policy (or later);
- The inclusion of capital expenditure costs associated with Council projects that my property will have no or very limited access to or benefits from, such as those associated with stormwater, potable water, and waste water, and the failure to recognise the significant costs already incurred from the installation, replacement and operation of private infrastructure for these services where they are not provided to my property by Napier City Council, also including where I am rated by Hastings District Council for that service;
- The Councils Revenue and Financing Policy 2023 recognises the significance and need, when determining rating General Rate differentials, to consider the intensity of development. Property size is identified as a common differential, and differentials are set by property type recognising that residential and rural properties should have differentials applied. Properties at properties in Esk Hills, Kaimata Heights, and Kaimanawa Heights are developed to a very significantly lower level of development than Residential/Other, and the ability to more intensively develop is heavily restricted by the Council through its District Plan, and by topographical and servicing constraints, and other factors. The 2021 Policy recognised the need to recognise the relative benefits received when considering the General rate differential. Napier City Council should review its General Rate rating differentials for Rural (including Rural residential) zoned properties in the Bay View Area, including properties in Esk Hills, Kaimata Heights, and Kaimanawa Heights, including my property at 10 Heipipi Drive. The retention of the current General Rate differential will result in residents in rural areas paying significantly more in rates while receiving a significantly lower level of service. It is possible that this outcome would mean that property owners in Rural zones and areas are in effect subsidising the higher levels of service received by other ratepayers in Residential/Other areas. This would raise significant questions about fair and equitable outcomes, and that Rural residents in these areas are being disproportionately taxed, possibly to the extent that some property owners will need to sell their homes.
- I draw your attention to the intent of the Councils Revenue and Financing Policy 2023 to recognise the importance of the General Rate differential. I further draw your attention to the Napier City Council Rating Policy of 2021 when the General Rate differentials for Rural and Rural Lifestyle/Residential properties were very significantly changed, to the great disadvantage of those properties, with changes that appear to be between 12 and 27% to the detriment of those properties. The recent revaluation by QV, while outside of Napier City Councils control, has resulted in an outcome where those 2021 changes are now very significant.

The Councils Revenue and Financing Policy 2023 recognises the significance and need, when determining rating General Rate differentials, to consider the intensity of development. Property size is identified as a common differential, and differentials are set by property type recognising that residential and rural properties should have differentials applied. Properties at properties in Esk Hills, Kaimata Heights, and Kaimanawa Heights are developed to a very significantly lower level of development than Residential/Other, and the ability to more intensively develop is heavily restricted by the Council through its District Plan, and by topographical and servicing constraints, and other factors. The 2021 Policy recognised the need to recognise the relative benefits received when considering the General rate differential. Napier City Council should review its General Rate rating differentials for Rural (including Rural residential) zoned properties in the Bay View Area, including properties in Esk Hills, Kaimata Heights, and Kaimanawa Heights, including my property at 10 Heipipi Drive. The retention of the current General Rate differential will result in residents in rural areas paying significantly more in rates while receiving a significantly lower level of service. It is possible that this outcome would mean that property owners in Rural zones and areas are in effect subsidising the higher levels of service received by other ratepayers in Residential/Other areas. This would raise significant questions about fair and equitable outcomes, and that Rural residents in these areas are being disproportionately taxed, possibly to the extent that some property owners will need to sell their homes.

I draw your attention to the intent of the Councils Revenue and Financing Policy 2023 to recognise the importance of the General Rate differential. I further draw your attention to the Napier City Council Rating Policy of 2021 when the General Rate differentials for Rural and Rural Lifestyle/Residential properties were very significantly changed, to the great disadvantage of those properties, with changes that appear to be between 12 and 27% to the detriment of those properties. The recent revaluation by QV, while outside of Napier City Councils control, has resulted in an outcome where those 2021 changes are now very significant.

While the Council may not be able to change the QV valuations it can review its rating differential. I submit that the Council return to the differentials (or equivalent) that were in place up to 2021. For 'Rural', which I submit should include all of the Esk Hills, Kaimata Heights and Kaimanawa Heights areas on Hill Road, Esk View Road, Heipi Drive, Heipipi Lane and Kaimata Road including my property at 10 Heipipi Drive, the General rate differential should be returned to 63.74% of the Residential/Other rate. There has been no appreciable increase in level of service or benefits received by property owners and residents of these areas when compared against the property owners and residents within Residential/Other since 2021, and therefore no justification to retain either such a limited differential as 90%, and certainly not 100%.

Additional officer comments

Council works hard to ensure that a reasonable level of equity and fairness is applied when setting rates. There are limitations to what Council is able to do within the confines of the law. By applying rates fairly (i.e. without showing favouritism to any one particular group) outliers do occur due to reasons outside of Council's control. In this instance a material appreciation in the value of your asset has resulted in a material increase in rates. As rates are a property tax, appreciation in property value above the city average will result in an above average increase in rates. If Council caps or reduces rates due to property value increases and passes those additional rates onto property owners who have not had as large an increase in their property values, then that would be an example of treating certain groups unfairly. The storm water rate is applied to fund maintenance of the wider storm water network, not private networks. Changes to storm water are due to maps being updated to reflect the actual coverage area. Storm water is not a "front of gate" service. Esk Hills operates a storm water network, but is still serviced by a larger network that allows for the movement of water from private networks and the freedom of movement for residents of Esk Hills and the surrounds who may venture beyond their property. Please note that services such as water and wastewater are a targeted service and only charged to those properties that use, or are able to reasonably use, the service. Regarding differentials, the values in place prior to 2021 were no longer legally valid. Council was required to perform a full review of differentials (completed as part of the Revenue & Financing Policy review that ended in 2021). The process requires Council to start the process from scratch rather than just basing it on what is already in place.

The areas you mention are part of the broader Napier community. As such, you have the same access to the services provided to any other resident of Napier. Whether you decide to use these services or not, they are a community good, and are funded on a community basis through General Rates. Any targeted services not provided to properties are not charged the associated Targeted Rate.

Submission: 823	Hearing: Yes	Attachment: Yes
Full Name: Mark Brown-Thomas	Organisation:	
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?	Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
Every individual/family/organisation requires a 'liquid' reserve. This includes cash in the event of a prolonged power out.		
Officer comments:		
A new approach to managing Council's investments	Status Quo: Council investment assets continue to be managed without prioritising financial performance and asset growth.	
Remember local authority trading enterprises (lates) which did not seem to be successful. \$1.5 m over three years to manage investments seems excessive. HBRIC is a case study of how not to run and investment company.		
Officer comments:		
Reviewing our fees and charges	Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
All of us (including council) have to accept the pain of current cost of living expenses.		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
Council's preferred option		
Officer comments:		
Napier City Council office accommodation	Sell the Library Tower to a developer and lease back the building for Council staff.	
Budget for renovation is now public knowledge. Option - sell to developer with fixed buy back price. Developer does what he/she does best. Anything less than public budget is a saving.		
Officer comments:		
Additional comments		

As a city we are entering a phase of considerable upheaval. We need a special kind of patience - the one to look beyond the present. Hopefully, Council has not advanced commercial negotiations to the point where expenditure decisions incur cancellation costs. The need to prioritise is evident. More work on what can be deferred, delayed or discarded is needed. Must have: infrastructure as per page 378 of the large document but not necessarily a new library. Nice to have: the rest including a new library. Studies show that revitalisation does not occur when new structures are built and only occupied 40 hours a week. Revitalisation happens when people work and live there 168 hours per week.

Additional officer comments

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. The Council wants to be able to provide housing that is affordable for our tenants and our ratepayers. The Council is committed to ensuring that all current tenants have a house and they are looking to maintain or increase our retirement housing. Option 2 is the Council's preferred option, with this option funds from selling the three social villages would be put back into the housing portfolio. If the Council did not sell the social villages and transferred the villages to an independent provider, the Council may need to provide a cash injection as the villages need maintenance. This is why the preferred option is to sell the social villages so we can reinvest in the portfolio. The Future Direction for Napier City Council's housing portfolio report which was published during the consultation period for the Three-Year Plan outlines costs associated with 5 options including transferring the houses to an independent provider and continuing to run the houses themselves.

Attachment:

“Whatever you do, you’re going to get some of it wrong”

- Vicki Buck (1955-)

“In the eye of the beholder – what is perceived is real”

- Blackmore

Napier City Council
275 Hastings Street
NAPIER 4110

SUBMISSION TO THE NAPIER CITY COUNCIL (NCC) ON COMMUNITY HOUSING (CH) 2024

KEY FINDINGS:

There is insufficient information for NCC to make an informed decision. The papers (PWC Report 2022) and this one in 2024 only talk of projected deficits if assets are retained. There is no information on the costs and loss of future value if the assets are disposed of.

We know NCC can’t be A CHP. Efforts by Local Government New Zealand to change this remain unsuccessful. (The efforts of NCC “leading the charge” in this matter is acknowledged and appreciated).

There are no CHP providers currently available in the Hawkes Bay with the resources available to ensure a smooth transfer of CH.

Housing and Communities (Kainga Ora) have their own issues and will probably not be interested in the short term (2 years) to medium term (5 years).

Case Studies (Nelson and Tauranga) show the loss of value to ratepayers if the assets are sold. Please see Annex C.

There is a formula. III=PDO: Insufficient Information In = Poor Decision Outcomes

Submitter:

Mark Brown-Thomas, a fifth generation New Zealander ideologically opposed to public assets sales – assets already paid for.

Preferred Option:

Full Retention until a suitable alternative can be found.

The Public Discussion Papers 2022 And 2024:

The public information provided shows a lot of estimated deficits in the next decade - a "tsunami of red" it seems.

What I don't see are estimated costings associated with change and divestment of the assets, including but not limited to:

the internal and external costs accrued to date in undertaking this study, (and I get the feeling that nobody will probably don't want to see that figure!) quantified;

estimated costs associated with adopting any other option;

any estimated loss of value upon the sale of any asset because of Council's public undertaking to ensure tenants are not dis-advantaged;

any estimates of retentions that are required to cover the costs of subsidising tenants for their lifetime in a new ownership model; and

any estimates of retentions required for the new owner to satisfy legislative requirements;

What if these monetary costs of change are more than retention?

Mental And Physical Wellbeing of Those Affected:

In addition to the \$ value the impact upon the most vulnerable of our city should also be acknowledged.

This is now the third time in six years that the subject has been raised, with its associated concerns about one of the most basic of human needs – shelter.

Rumours and mis-information travel much faster than facts. The angst that this matter has caused cannot either be measured or understated. Suspicion and distrust abound.

Any option chosen other than full retention until a suitable alternative is found – will generate a myriad of questions: I.E. you will have 72 tenancies (not 72 tenants) wanting answers. I have no doubt it will be a repeat of the elderly lady at the War Memorial Conference Centre meeting asking the question "should I start packing now?"

These answers will be needed immediately upon any decision being made public – so considerable staff action will be required prior to any public announcement to allay tenant's concerns, with a detailed implementation plan already in place.

Concerns About Recommended Option:

Of the 5 options presented – Option 3 is the preferred option recommended to Council, but still involves the sale of part of the portfolio.

I have named it – “The 4M Solution”. In my view it is;

the Most Complicated of the five;

causing the Most Disruption to the tenants; and

probably being the Most Divisive option for all participants (who decides where a tenant will live based on what criteria?).

The net result will be the Most Heartache for all concerned.

Acceptable Alternative:

If “Whole Of Life” data for CH was available and I was a Committee of 1 authorised to make the decision - then this would be a “no brainer”. I firmly believe that CH has been and will continue to be an asset – not a liability.

Short Term Deficits are a fact of life – which - with prudent risk management – can be navigated.

The mountain of information that screams “short term losses” (are consultants paid by the pages produced nowadays?) leads me to conclude that trying to prove CH within NCC should be retained - is akin to trying to push water back up the Huka Falls.

The transfer of assets (NOT SALE) to a Community Themed Group with Social Objectives, registered on the CHP List as promulgated by Central Government is recommended.

i.e.: Option 4 Transfer (NOT SALE).

This can be achieved through the following process:

Initially - Retaining Community Housing as a Separate Model. Please see Annex A.

This will assist in more accurately “capturing costs” whilst identifying a CHP partner. Please see Annex B.

Yours faithfully



ANNEX A

STAGE 1 – A SEPARATE BUSINESS MODEL

Separate Community Housing into a separate business model.

Portfolio to be ring fenced.

Independent Operation, including accounting services.

Provide Immediate Cash Injection: Source

- Pensioner Housing Upgrade Reserve - \$353,000 (Long Term Plan (LTP) Vol 2 page 26);
- Henry Hodge Estate - \$177,00 LTP Vol 2 page 28.

Can be used as a staging point for Option B.

Employ Change Management Specialists (who could well be retired or semi-retired persons with experience in these matters – rather than “consultants”)

ANNEX B

STAGE 2 – COMMUNITY
HOUSING PROVIDER

NCC to partner with a Charitable Trust – either existing or to be created.

Partnership to become a CHP. i.e. Tenants can access the IRRS.

CHP to lease at peppercorn rental.

Many practical examples of CHP's exist. Most documented one is the Christchurch example – the Otautahi Community Housing Trust. Website www.ocht.org.nz

ANNEX C

CASE STUDIES – SALE OF HOUSING NELSON & TAURANGA

Nelson:

Late 2020 Nelson City Council agreed to sell its CH to Kainga Ora.

Value of Assets \$20M.

Sale Price \$19.8M

Net to Nelson City Council - \$12M (60.60 percent)

Please see Annex "C1".

Tauranga:

Please see Annex "C2"

Council sells community housing for \$20m | Nelson Weekly

09/04/2024, 1:05 PM



"C1"

The agreement will put \$12m from the sale into a 'housing reserve' to support affordable and social housing projects in Nelson. Photo: File

Council sells community housing for \$20m

By Nelson Weekly - November 12, 2020

Nelson City Council has sold its 142 community housing units to the Government for \$19.8 million.

The council says the sale to Kāinga Ora is a mutually beneficial agreement that will increase investment in housing in Nelson, while retaining access to community housing for existing tenants.

The agreement will also put \$12m from the sale into a 'housing reserve' to support affordable and social housing projects in Nelson.

The remainder of the money will be held back for up to 15 years for any share of the costs required for units that may undergo retrofitting and renewal, consents for expanding the housing and rent top-ups, should any be necessary, for tenants who do not qualify for the government rent subsidy.

Nelson Mayor Rachel Reese says the sale follows a consultation last year that asked Nelsonians their thoughts on divesting the properties to a new provider.

Having heard and considered 79 submissions, council approved divestment in June 2019.

"The new housing reserve is excellent news for the community, and a resounding investment from Kāinga in our Smart Little City. What's more, this is an agreement that continues to prioritise the welfare of our existing community housing tenants.

"There will now be a handover period where our tenants will be supported as their tenancies switch to Kāinga Ora."


Tauranga City Council's \$17.2m sale of \$41.65m elder housing an 'absolute rort' - NZ Herald

14/05/22, 5:24 PM

PREMIUM

80¢ OR PLenty TIMES

Tauranga City Council's \$17.2m sale of \$41.65m elder housing an 'absolute rort'



Tauranga City Council sold seven of its elder housing villages to Kāinga Ora for \$17.2m. Photo / Tauranga City Council

By Kiri Gillespie
Multimedia Journalist

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Session four – 4.00pm to 5.00pm (60mins)

Submission: 711	Hearing: Yes	Attachment: No
Full Name: Andrew Torrens	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
This should be strongly considered as a more targeted option to minimise general rate increases.		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
This facilities should be managed as businesses. If they are making an operating loss Council should strongly consider selling them.		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
Council need to take the lowest cost option in completing the strengthening. The current scope and costs are unsustainable in the light of the rates increases required to fund them.		
Officer comments:		
Additional comments		
Council need to revisit the zoning for targeted stormwater rates, as this currently appears to be a cash grab. Council need to consider a maximum rate increase, rather than the current inequitable increases being faced by many. NCC are showing through their plan that they are working above the minimum on many projects that are not targeted simply providing fit for purpose assets, and driving unsustainable rates increases for the general public.		
Additional officer comments		

Submission: 714	Hearing: Yes	Attachment: No
Full Name: Jaclyn Hankin	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
Council need to consider all options for minimising rate increases for all.		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
Council need to be maximising return on all investments they make to ease burden on the rate payer. Creating a new subsidiary will increase administration costs without a change in outcome.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Council need to strongly consider this as a more targeted way of revenue than excessive general rates increases.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
These investments need to be run as businesses. Sustained operating losses should not be allowed. If the businesses can not be profitable Council should sell them.		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
Council should return to their owned buildings to minimise operating costs, however Council should be minimising the scope of the project in order to reduce the proposed rates increases.		
Officer comments:		
Additional comments		
Council need to reconsider zoning of the targeted stormwater rate. Council need to consider capping rate increases to make it more sustainable for the general public to fund these.		
Rating of rural residential properties should be reconsidered in the light of the limited services provided to these properties.		
Additional officer comments		

Submission: 734		Hearing: Yes	Attachment: No
Full Name: Karl Goodchild		Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added			
Officer comments:			
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added			
Officer comments:			
Building up our community resilience		Continue with a rate to build resilience (Preferred).	
How would the fund be invested?			
Officer comments:			
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
How would this fund be invested? Who would elect the board and how much would they be paid?			
Officer comments:	The CCTO will be funded from general rates. Many of the assets Council holds have been managed as an activity (providing a service) with less emphasis on commercial returns. The intention of the 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 that Council currently earns a dollar. The CCTO may cost 50 cents, but provides Council the opportunity to make 2 dollars. Sure there is a cost, but the net benefit is higher. It isn't an immediate gain though (it will take time) and the project is a big one designed to provide the community with increasing benefit over many years.		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
No comments added			
Officer comments:			
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
These facilities must turn a profit for the rate payer.			
Officer comments:			
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).	
The library 58M project needs to be put on hold. Once it's known what is happening with Aquarium this building could be utilized for the new library incorporating some of the tanks into the new library making this a very unique space allowing people to visit and enjoy reading books with an ocean view outside and in inside the building. The top floor could be			

utilized as a cafe and a restaurant and leased out with magnificent ocean views which would have the best in views in Napier and would be sort after by any potential lease holder and charged accordingly returning a profit to the rate payer or at the very least paying for the library expenses to run. Consolidating council staff in one building is a must do so they can interact seamlessly creating more efficiency and not have to pay lease fees saving money for the rate payer.

Officer comments:

Additional comments

The 58M library project needs to be put on hold it is a stand-alone building and not part of bringing council together in one building. Once it's known what is happening with Aquarium this building could be utilized for the new library incorporating some of the tanks into the new library making this a very unique space allowing people to visit and enjoy reading books with an ocean view outside and inside the building. The top floor could be utilized as a cafe and a restaurant and leased out with magnificent ocean views which would have the best in views in Napier and would be sort after by any potential lease holder and charged accordingly returning a profit to the rate payer or at the very least paying for the library expenses to run. Then the land where the new stand-alone library is being proposed could be lease or sold giving a return to the rate payer. Consolidating council staff in one building is a must do so they can interact seamlessly creating more efficiency and not have to pay lease fees saving money for the rate payer. It seems silly that council is saying we need to spend 58m for the community on a library, as if we spent less than half of that money the Wellesley Rd Medical Center it could be bought guaranteeing hospital services to Napier for generations to come, which I would have thought was far more beneficial for our community and with the HDHB leasing this it would make great returns to the rate payer. I wish to address 11.57% of the current rate rise of 23.70% (nearly half) is for labour cost. It was stated at the War Memorial center meeting that this was due to staff shortages and pay rate rises. After sourcing information via an information request these documents supplied by NCC showed that: In 2013, 487 staff were employed by NCC. 379 earning 60k or less, 92 staff in the 60k to 100k, 12 staff 100k to 180k, 4 staff in the 180k to 280k. In the 23/24 NCC staff employed is now 764, 570 staff 100k or less, 178 staff 100k to 180k, 16 staff 180k to 380k So, this means there has been more than an 50% increase in NCC staff in 10 years, with 212 staff of the 277 new employees coming on since 2018. Reasons given for this rise of 277 staff was Three Waters, Ocean Spa and the Faraday Center which seems like a lot considering how many staff you see in these places. Pay rates as you can see from those figures have also steadily increased over the last ten years that would make any person in the private sector jealous. You are now proposing another 9% rise for people earning 180K or less and 7% for staff 180K to 380K this is well above pay rises in other sectors. These numbers seem to the rate payer to well over the top especially due to the current financial climate and with more than a 50% increase to staff levels even tho it was stated at the meeting there are staff shortages. That statement does not seem to be consistent with the numbers. In coming two years the labour cost on rates will go up again by another 3.59% making a total increase over three years of 15.16%. Everyone in the community is struggling and having to tighten their belts so we would expect council to do the same. So, with all this taken into consideration I would be against any increases to labour cost in the current and future rate rises. It was stated that we are losing staff to other councils and corporates due to pay rates. As councilors you are not paid anywhere near the rates of some staffers, and you take that on, due to your commitment to public service and a love for our wonderful city so I would suggest if those people leaving due to remuneration, that they are not the correct people for those roles. We need to employ qualified people who have a love and passion for our city not just financial gain. I now wish to talk about the proposed debt to be taken on, page 37 of the consultation document states our current external debt is 10million (wonderful and I commend council for keeping this at a very manageable level) and a projected debt by 2034 of 500 million which is a massive increase. I fully understand that a lot of this will go on the new water infrastructure (old 3 waters plan) but not all of it. With the figures I received from council shows that 165 million will be spent on Community and Visitor Experience and another 104 million on Property and assets. This seems like (270 million) an awful lot of money being spent on tourism and property projects, once again at a time when the rate payer can least afford it especially with the new water system being put in place which should be the council priority and having some extra money set aside for the unforeseen should be the priority here not tourism. So, I would encourage councilors to investigate this and see if all of this borrowing is actually a necessity or are there projects there that can be culled for now and reinstated at a future date when NCC is in a better position to do them. I would be sure that rate payers would thank you for being more prudent with their money. If you look back at council projects around Napier in the last decade not one has run on budget most have blown out by significant amounts, we cannot let this continue into the future we must start making Napier a profitable place for the rate payer and that should be our number one priority and if it means we have to put things off until they can be afforded or downsizing of projects and staffing levels so be it.

Additional officer comments

To clarify, the 9% rise for people earning \$180k or less and 7% rise for staff earning \$180k + are averages and include rises due to role changes/grade changes, minimum wage rises, changes due to union agreements etc. These are not blanket increases to all staff. There are a lot of reasons for staff numbers increasing which have been provided elsewhere. A draft borrowing programme was provided to the submitter to give insight to the split of the borrowing at the end of the 10 years.

Submission: 566	Hearing: Yes	Attachment: No
Full Name: Stuart McMillan	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
Move more to user pays.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
I attended. the same NCC meeting several years ago with my concerns with storm water coming off Simla, Havelock and Delhi Rd on Napier hill. Stormwater is still being discharged in 13 Northe st. Also the walkway pipe and drain, going from Northe st to Simla ,is in a poor state of repair .Its under size are per reports NCC have already hold, and will be made worst in the coming year as the south side of Simla is required to discharge there storm water to the street, and not over bank to 13 Northe st. The base of Northe steet has a undersize pipe going under the highway.This leads to flooding blocking the street.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
No comments added		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
When Barbara Anott, was the Major. NCC had approx 230 staff. Now it is sitting at approx 550. The population has not increased to that extent. Is there room to down size staff numbers ??		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
Lack of leadership over the last 10 years, has led to a lest a doubling of building costs ,which in turn has wasted rate payers' funds.		
Officer comments:		

Additional comments
No comments added
Additional officer comments

Submission: 633	Hearing: Yes	Attachment: Yes
Full Name: John McGifford		Organisation: Central Football
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
Thank you for the opportunity to submit to the Three-Year Plan. Please refer the uploaded document for Central Football's submission.		
Additional officer comments		
<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>		

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 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. Managements view is that additional changing rooms and parking whilst desirable may not be critical in the decisions relating to site approval. In summary, Management's 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.

Attachment:

SUBMISSION TO NAPIER CITY COUNCIL THREE YEAR PLAN 2024 to 2027



Submitter: No. 4 District Federation of New Zealand Football T/A Central Football Incorporated
Author: Darren Mason – Chief Executive Officer
Date: 25 April 2024

Submitter Introduction

Central Football is one of six Federations across New Zealand vested with developing football across their boundaries, which for the Central Federation is Tairāwhiti, Hawke's Bay, Manawatu, Whanganui and Taranaki. Central Football has a membership of around 14,000 with circa 4,000 players in Hawke's Bay of which around half are seniors/youth and half juniors, with a 68% male and 32% female gender split. Central Football's main administration office is at Park Island, in a building leased from Napier City Council, with sub offices in the other four regions.

Submission Background

Napier City Council's Park Island Master Plan was formally adopted in 2013 with a staged approach to the development of the facility. The Plan was reviewed in 2016 and changes adopted in 2017 and continues to identify provision for football, both training and playing, to better cater for current use and allow for future growth. This provision is allowed for in the Southern Hub Development which is scheduled for 2020 to 2037. As part of this development is an artificial football turf, which in the 2021 to 2024 Three Year Plan Council generously allowed a \$500,000 contribution towards. The \$500,000 has not been drawn down as yet, for reasons as detailed under "Current Position" below.

Current Position

There have been significant deliberations as to the best site for the turf. In the Park Island Master Plan, the turf is to be located on Bond Field behind Bluewater Stadium, which is situated within the enclosed ground occupied by Napier City Rovers FC. This site presents some challenges given a) the power lines that currently run directly through the proposed site and b) there are no changing rooms or car park parking, and to our understanding neither are currently planned or budgeted for. Due to these challenges, Central Football has proposed that to avoid significant expense in undergrounding the lines and building the required infrastructure the turf be built on Shrimpton Field, which already has car parking and changing room (albeit rooms that will need a refurbish). We have been advised by Council Officers that a decision on site will be made mid-year 2024. Central Football does have a fundraising plan ready for activation but clearly that cannot be undertaken until we are aware of full costs which could change depending on site.

This Submission

The last sentence of the above paragraph leads nicely into the reason for this submission. The last time the turf was priced, being turf, fencing, paving and lighting (as well as some other low-cost requirements) was in 2020 when the cost was \$1.8 million (round figures). When seeking an update of costs given four years have since passed, we have been told to expect a 50% increase, taking it up to circa \$2.7 million. We have readjusted our budgets to recognise an extra \$1 million dollars (rounded) is required and do believe funding this is achievable. As part of that we have factored into our budget a 50% increase from Council therefore are requesting through this submission that Council's contribution increase from \$500,000 to \$750,000. Accompanying this submission are Central Football's cost estimates, funding plan and timeline accompanies this submission, which you will note includes funding contingencies. These documents have previously been supplied to Council Officers. Please also note our cost estimates does not allow for additional expense that may be required if the site chosen is the one behind Bluewater Stadium on Bond Field, as per the current Park Island Master Plan.

Closing

In closing I thank Napier City Council for their receipt and consideration of this submission to the Three Year Plan 2024 to 2027 and look forward to presenting to it at the upcoming hearings.

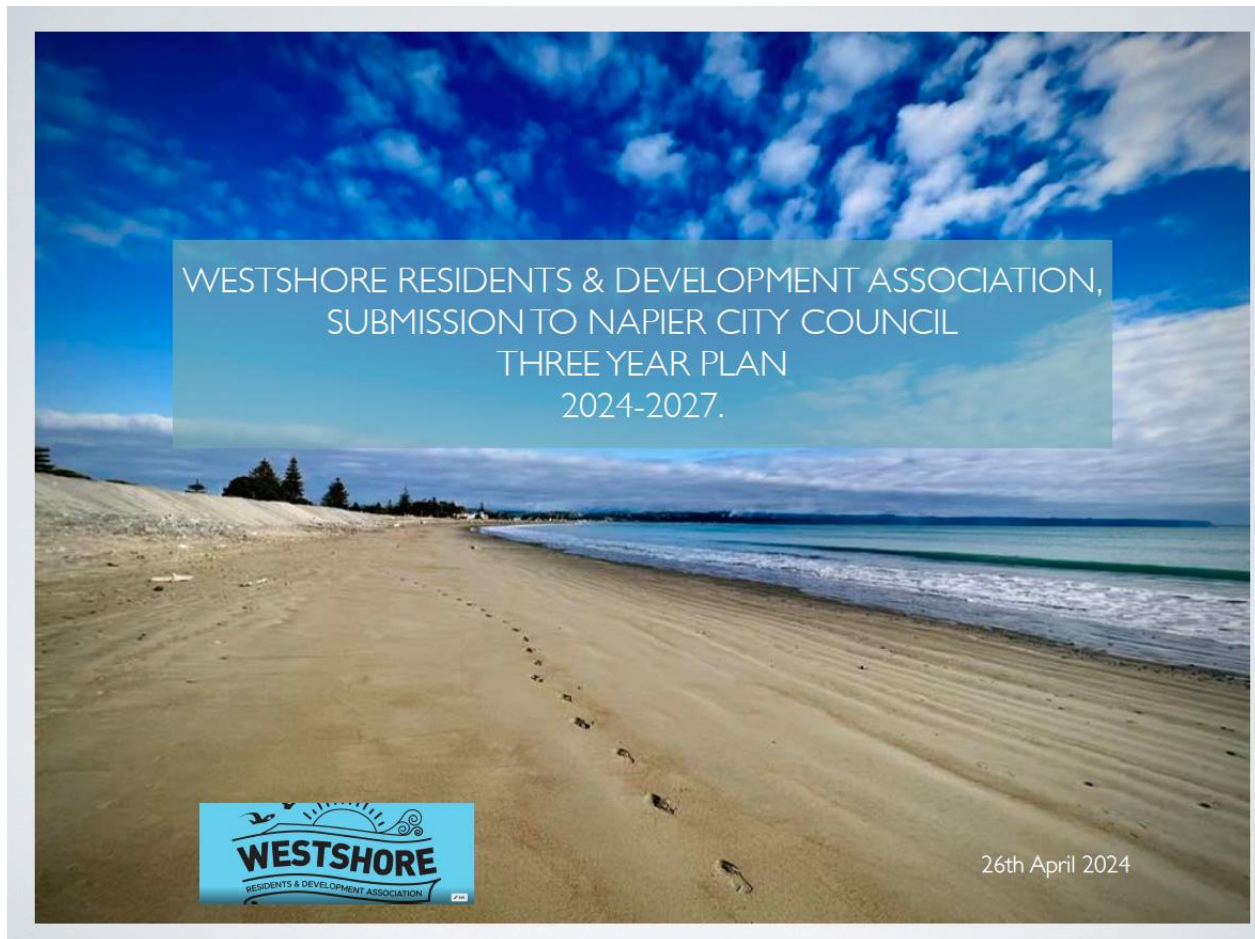
Yours sincerely

Darren Mason
Chief Executive Officer

Submission: 797	Hearing: Yes	Attachment: Yes
Full Name: John McGifford	Organisation: Westshore Residents and Development Association Incorporated	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
Thank you for considering the Westshore Residents and Development Association Incorporated's submission to the Three-Year Plan (2024 to 2027), as uploaded.		
Additional officer comments		
<p>Closing of the laneway exit – This has not been identified within the Three-Year Plan, however this matter could be considered at design stage for the playground car park space (Yr1 and Yr2) Public toilet (The Esplanade) – This has been a project the team has tried to resolve over the last two years. There is budget allocated to Yr1 of the 3YP for this, however before a decision is made on the toilet facility location, engagement with local residents needs to occur. Previously the Westshore Residents & Development Association confirmed they would undertake this themselves however they since rescinded this offer and pushed it back to Council. Footpaths and traffic calming – The draft TYP includes programmes to supplement footpath renewals to enable grass berms and street trees to be installed. The wide footpaths have long presented a challenge to Council as re-sealing such widths represents poor value for the investment made and changing to standard width footpaths with berms and street trees requires capital investment. That is now provided for in the</p>		

draft programme. Consultation will be undertaken with residents on a street-by street basis to ensure that any provision is consistent with residents' desires for their immediate public environs. Environmental enhancement – Ongoing foreshore planting has been budgeted for from Yr1 to Yr13 and will align with the draft Westshore Enhancement Plan. The timing of when and where still needs to be worked through and the images provided in the submission were taken from this plan, so they have been accounted for. General maintenance – Any maintenance of existing car parks on all our reserves will be part of the Forward Works Program with Downers. Other urgent remediation works that need addressing will be dealt with as business as usual. The Westshore Master Plan the Association wants to develop over the next 3 years may conflict with the Foreshore Reserve Management Plan we have planned (in the next 5 years). Further discussion with the Association will need to be had on this matter.

Attachment:



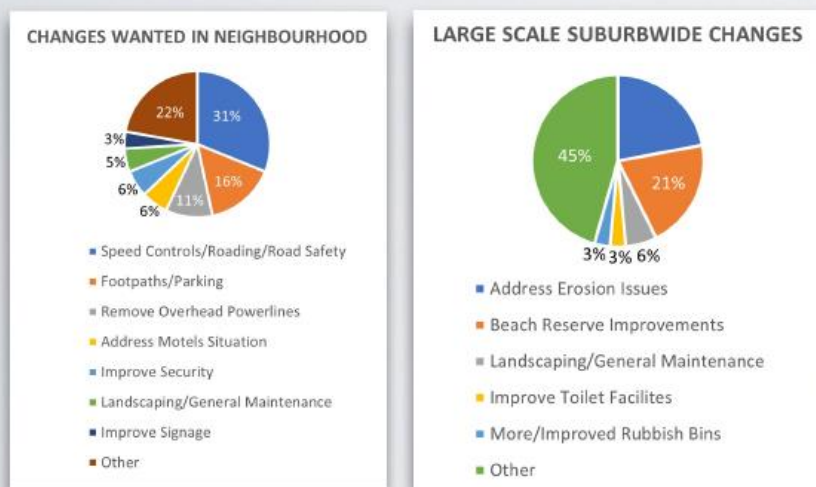
A. Submitter Introduction

The Westshore Residents and Development Association Incorporated (WRDA) was formed in 1968 and was incorporated in 1996. Its primary objectives are:

- a) To promote the welfare and interests of the residents of Westshore and foster the development of public amenities, facilities and services, and:
- b) To maintain an ongoing liaison with Council and other relevant bodies in all matters relating to (a) above.

B. Submission Background

In January 2021 the Association sought feedback from the circa 580 households in the community as to concerns they may have and where they felt improvement is needed. The summary of that feedback is depicted here:



A submission was made to the 2021 to 2024 Three-Year Plan, which was also presented to a hearing on the plans. In making such submission the WRDA were cognisant that was a large scale project which would take some time to work through. The submission created the opportunity to work with Council Officers in relation to the above concerns. Subsequently this has led to the development of the Westshore Enhancement Plan Feb 2024, a collaboration between Council Officers, Sage Planning and WRDA. The Plan, a 48 page document contains wide ranging long term initiatives within Westshore and together, WRDA and Council Officers have chosen a number of priority projects to carry forward into this LTP that we believe are in line with proposed Council Budgets in these areas.

We have also sought and achieved the support of the Westshore Community for these projects as detailed here-in.



Submission to NCC 3 Year Plan 2024-2027

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C. This Submission

This submission requests Council support of the projects we have been working on alongside Sage Planning and NCC Officers.

The emphasis here is on:

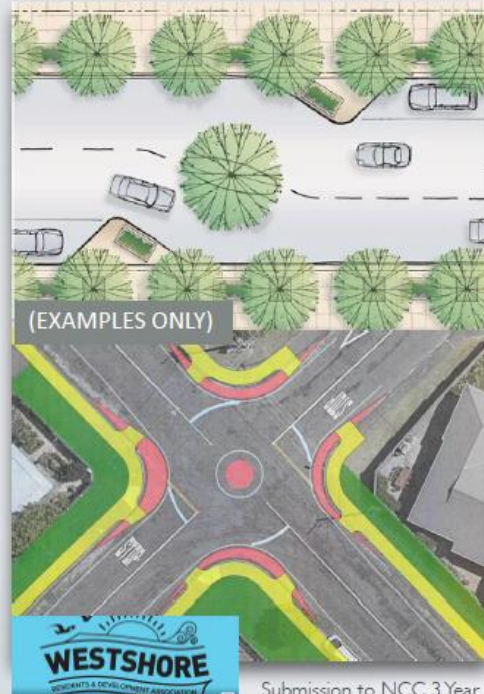
Starting and completing those projects that can reasonably be done in the period 2024-2027

Starting those projects that have a longer horizon due to financial and resource implications.

The six projects that have been identified, with a brief commentary around each, are as follows.

1. Traffic Calming

Fast erratic driving on Westshore's wide flat roads, and car access to the Westshore Reserve, makes this a real concern to residents hence our request for traffic calming measures to be introduced along The Esplanade and Charles Street, both of which are busy circa 1km stretches of straight road.



Submission to NCC 3 Year Plan 2024-2027

2. Closing of the Laneway Exit

this is a narrow road which runs parallel with Ferguson Avenue and The Esplanade from the Surf Lifesaving Club to the old Freedom Camping site. The proposal is to seal off the road halfway with turnaround bays, which means it can still be accessed from the current exit and egress points but there is no thoroughfare. This will prevent "hoon" drivers using the road but will keep it open for genuine users accessing the beach and/or beach reserve.



3. Footpaths

Commence a footpath renewal programme, narrowing the current 5 metre wide footpaths, which are in very poor repair, and planting berms or low level gardens. This will prevent cars parking on, and even worse driving along, the footpaths which is no doubt one of the major causes of the footpaths poor condition. A parking strip will be painted roadside for cars to park in, thus narrowing the road which will have the effect of reducing speeding.



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C. This Submission (cont'd)

4. Public Toilets

Demolishing the old toilet block on The Esplanade, which is a haven for bad behaviour and drug dealing, and if necessary replace it in an area where it is better suited – and lockable.



5. Environmental Enhancement

Commence a targeted planting/landscaping programme in areas that are well frequented, such as the beach reserve and The Esplanade, and other areas that are reformed (refer footpaths above).



Submission to NCC 3 Year Plan 2024-2027

6. General Maintenance

Remove debris that is lying around the suburb, particularly on or around the beach area, fix broken infrastructure, maintain plantings to a reasonable standard, fill in potholes in parking areas etc. Develop and implement a robust ongoing maintenance plan for Westshore.



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D. Partnership

The WRDA sees our work with Council very much as a partnership. We have continued to engage with Council on needs, and over the years have partnered Council (physically and financially) on some and have undertaken some on our own. An example of this has been our recent Camera Project where the community has funded surveillance cameras at a cost of circa \$30,000, which are monitored voluntarily. To date this has seen circa 18 cars removed from the road and numerous crimes reported to the police. All this makes for a safer and better community, not only for the suburb but for the city. The WRDA are proud to be working with Council on achieving that outcome for our Napier's residents and visitors.

E. Moving Forward

The WRDA wishes to continue to work with Council on the development of the community and the suburb in Westshore. Over the next three years we would like to develop a Westshore Master Plan, similar to the Ahuriri Master Plan (2018 to 2028), which would be delivered over the next three planning cycles (i.e. nine years) in the 2027 to 2037 Long Term Plan. The WRDA very much look forward to working with our Ward Councillors and Council Officers on such plan.

F. Closing

In closing the WRDA thank Council for their receipt of this submission, which as identified is being made on behalf of the Westshore community. These recommendations will help raise the environmental standard of Westshore and whilst we believe Westshore has fallen behind here, it will also have wider implications for Napier and the region given the strategic importance of Westshore to national and international visitors.

For these reasons we have identified the above projects for 2024 to 2027, with an ongoing view ongoing to subsequent planning cycles to continue to provide a safe and pleasurable environment for the many people who frequent this beachside suburb. In doing so this will continue to enhance the attractiveness and progressive reputation of our beautiful City.

Thank you for considering the Westshore Residents and Development Associations submission to Napier City Council's Three-Year Plan and we look forward to presenting at the hearing.

Andy Walker

President – Westshore Residents and Development Association Incorporated.

John McGifford

Secretary/Treasurer - Westshore Residents and Development Association Incorporated.

26 April 2024



Submission to NCC 3 Year Plan 2024-2027

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App 1. Supporters

Westshore residents who have registered their support of this submission to Napier City Council's Three-Year Plan (2024 to 2027) and the projects detailed therein:

Joanne Adams
Kim Ellison
Gail Kelly
Mary Rowlands
Marie Adams
Kat Elmsly
Caroline Lawrence
Craig Russell
Sandy Adams
Katherine Evans
Janet Liesebach
Kyle Shutt
John Armstrong
Paul Evans
Jens Liesebach
Geoff Simcock
Jeremy Ballantyne
Barry Finlayson
Christine Lilley
Wendy Simcock
Pam Ballantyne
June Finlayson
Errol Lille

Vicki Skepetaris
Antony Barclay
Jeff Farnworth
Margaret Lindegern
Richard Smith
Andrew Barnard
Tracey Forman
Virginia MacEwan
Roz Snijders
Linda Barnard
Christine Gallagher
Anna Maake
Marie Spiers
Viv Blackmore
Paul Gallagher
John McGifford
Clint Thomsen
Michael Bould
Allyson Gannon
Sue McGifford
Shelley Thomsen
Margaret Bould
Ross Gannon
Cathy MacGregor
Brian Underwood
Ailne Bradley
Marilyn Goldfinch
Allan Monk
Christine Underwood
Steve Brine
Steve Goldfinch

Brad Moorhead
Simon Wakeman
Anna Byers
Max Goodall
Raewyn Nelson
Toni Wakeman
Denis Cadwallader
Raewyn Goodall
Jenny Nightingale
Andy Walker
Denise Cadwallader
Brent Hannah
Gayl Pearce
Rome Walker
Irene Cahill
Chris Hart
Philip Pearce
Murray Webb
Shona Christie
Alan Harvey
Graham Pedlar
Andrew Wienand
Shane Cockerill
Janet Hill
Wendy Pedlar
Heike Wijsnma
Donnette Daly
Julie Holden
Brent Pere
Pieter Wijsnma
Janet Davidson

Dan Hunter
Penny Pere
Allan Willis
Margaret Dine
Sophie Hunter
Michelle Popplestone
Karen Willis
Gemma Drury
Greg Johansson
Jarrod Popplestone
Pene Wisdom
Steve Drury
Dave Johnson
Marg Pyne
Mary Wise
Joanna Ebbett
Faye Johnson
Tony Pyne
Becky Woods
Sue Eckhold
Bea Rockel
Denise Greer
Stephanie Sullivan
Gerry Sullivan
Darren Diack
Simon Tremain
Chris Tremain
Angela Tremain
Graham Woods
Joe Ellingham
Gunner Kaschka

Jody White
Andrew White
Neville Smith
Diane Smith
Rick Kirkland
Di Kirkland
Bob Hawley
Anna Hawley
Paula Richardson
Stephen Greer
Tim Murphy
Catherine Howell
Denise Greer
Gerry Sullivan
Darren Diack
Simon Tremain
Chris Tremain
Angela Tremain.

Note: To our knowledge there has been NO dissenters to the content of this submission.



Submission to NCC 3 Year Plan 2024-2027

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Submission: 646	Hearing: Yes	Attachment: No
Full Name: Sue Macdonald		Organisation: Ahuriri Estuary Protection Society
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
<p>Ahuriri Estuary Protection Society supports efforts to improve the city's resilience. Estuaries are an important part of resilience, and need to be seen in this light. In line with this: 1. the city's stormwater infrastructure needs on-going capacity improvements to prevent the need to send contaminated overflow into the estuary as happens at times of heavy or extended rainfall currently. 2. the city's stormwater infrastructure needs on-going capacity improvements to cope with all the new housing development. 3. The planting of native trees is important for resilience, as they were shown to cope better with flooding.</p>		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>We support continued efforts to improve water quality for Ahuriri Estuary/Te Whanganui a Orotu. We need to have more details on the 'planned stormwater quality improvements', to understand how they will improve the estuary's water quality, and to know how what is planned will meet the city's flooding protection needs and planned housing developments infrastructure needs. We note that the funding for Ahuriri Regional Park is proposed to be removed for more pressing issues. Our understanding is that ARP is part of flooding resilience and water quality improvement intentions. For that reason we are disappointed it is not proceeding at this point. We would like NCC to ensure the preparatory planning for ARP, an immense job, continues until the funding is available again, hopefully in the timeframe you mention. We strongly advise continued consultation with AEPS on ideas that relate to ARP and Airport development. We are committed to solutions for: - improved water quality - protection and enhancement of biodiversity both flora and fauna -</p>		

improved water flow in Upper Estuary - restoration/nourishment of degraded areas of the estuary The survival of the wildlife, particularly the migratory birds and fish (all under threat), depends on us paying attention to and protecting their habitat. We wish to collaborate with close neighbours - the ARP, the airport, Mana Ahuriri Trust developments, and any other developments we don't yet know about, for all of us to understand the bigger picture and remember how we need to protect and enhance the estuary for the well-being of its inhabitants and Napier's people. This includes development on the estuary doorstep - ARP, the airport, and any other.

Additional officer comments

Session five – 5.45pm to 6.45pm (60mins)

Submission: 223	Hearing: Yes	Attachment: No
Full Name: John Leckner	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
Give the government all the housing council to admiderster only for the government. Rate payers can not afford this cost of ownership is very high its only going to get worse. Look after the people who pay you .		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with an independent delivery approach.	
No comments added		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
Make positive decisions a private company would sell them .once again rate payers are over it sell them .		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
Look at it this way socialism is wonderful until the money runs out .		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
I		
Officer comments:		
Napier City Council office accommodation	Sell the Library Tower to a developer and lease back the building for Council staff.	
No comments added		
Officer comments:		
Additional comments		

In business large clients don't complain they move on and never come back .if rate payers could do that they would have left years ago you treat them like a cash cow .get rid of all housing the cost is to high give to government .make good decisions for the future

Additional officer comments

Submission: 303	Hearing: Yes	Attachment: Yes
Full Name: Fred Koenders	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
No comments added		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
No comments added		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Status quo: continue to fund the deficits (losses) of these facilities with rates.
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		
<p>We appreciate the detail and time you have put into your submission. We also acknowledge your queries to date through the LGOIMA process and the Mayors response, and your points will be considered in our future business planning for Ocean Spa. We acknowledge the passion you have towards Ocean Spa and its community, and we take your points seriously. Moving Ocean Spa into a commercial operation is assisting our community in the way of it being a sustainable operation and one that does not need any rates support over time.</p>		

Attachment:

To: Napier City Councillors

From: Fred Koenders

Date: 14 April 2024

Subject: Long Term Plan submission - Ocean Spa

1. Introduction and summary

I am submitting about 'how Council funds some tourist facilities' in your long-term plan proposal. I have voted for option 2 'continue to fund deficits with rates' and below I elaborate on why.

However, I also submit on how to minimise the inevitable deficits, as I agree with you that Ocean Spa (like some other Council facilities) should as best impose a minimal burden on the ratepayer. However, I offer you an alternative strategy.

2. Alternative strategy on how to minimise the deficit

I have studied Ocean Spa to the best of my ability with the financial and performance information that was able to be provided through requests, LGOIMAs and observation. (By way of background I also have had vast years of experience as a senior manager operating in a mixed revenue environment of partial public funding support that needed to be supplemented by user contributions and I have been chair of several sports organisations including chair of Sport Hawke's Bay for nine years). I acknowledge a limitation about my suggestions below is the constrained financial and performance data that was made accessible. However, I urge you to consider the strategy I now outline.

In my view your current strategy has several limitations that will not get you as close to financial breakeven over the next three years as you think.

One is that as you raise prices as you have and propose to continue to do, customer demand for Ocean Spa services will ease, dramatically. It is a natural economic phenomenon especially when there is competition in the market and when pricing changes are dramatic rather than gradual.

Secondly, you are setting your price point erroneously. Benchmarking with the wrong organisations. The organisations you are benchmarking with are not similar to Ocean Spa in service or design and are in the wrong part of the country.

Thirdly and this relates to the point above, I don't believe you know your target market sufficiently. This consultation is under the banner of 'tourist facilities'. From the enquiries I've made and from direct observation you don't seem to even know what proportion of your customers are tourists. I would hesitate to suggest that it is a minor proportion. I have seen nothing in your strategy about how you are going to shift that proportion. The recent proposal by Hawke's Bay Regional Council to reduce Hawke's Bay Tourism funding will make your

task even more difficult. Cruise ship passengers by way of example have better pool and spa facilities on their ships. Domestic and international tourists that visit the facility can't access your 'full-service offerings' as they can't access a class or do a weights workout. Your main target market, I suggest are locals and regulars (i.e members). How can you build that market up? I have some suggestions below. That is not to say you should attempt to maximise visitor visits. I also have some suggestions below.

Lastly the facility, while nice, doesn't have the 'wow factor' where punters may say, "yes I'm prepared to pay \$1,400 a year to be a member or \$20.00 a visit to swim and soak". It would take some considerable capital investment and clever redesign to achieve a 'wow factor' and I suggest it is not worth it.

In my view the alternative strategy is to **maximise volume**. The Officers paper presented to Council on 14 December 2023 said that advice was that 1,200 members was about right. I don't see that. As a regular user, occupancy levels can still grow a long way before customers got irritated.

How can you do this? What follows are some ideas. The alternative strategy for you to consider is to maximise capacity, with the right price points with an associated highly 'customer-focussed' approach.

There is spare real estate upstairs in the gym. The classes could be maximised with additional new and 'customer friendly' offerings. That floor space should be as fully occupied as possible from 5.30am to 9.30pm.

Partnerships. With tourism organisations, hotels, corporates, educational providers, etc. Domestic tourists who purposely visit Hawke's Bay to experience the cycle tracks for instance. Partner with bike providers that if they hire a bike, they can get a discounted entry to have a soak and sauna after their ride (and before their dinner). Other mutually beneficial partnerships could be established with other in common organisations like accommodation and perhaps conference providers.

Market segmentation. For example, children's parties, kohanga reo, pensioners, schools, etc. Special deals can be trialled and if successful, established for all of them and more. Some of the visits can be scheduled at the slow times of the day.

The lap pool is grossly underutilised but so is the class space. Offer swim only, class only and gym only prices or combinations thereof. I will mention below how you can overcome the perceived barrier of access to changing facilities.

Entrepreneurial leadership. To have a customer focused strategy with strong commercial performance indicators it needs to be lead with people who have experience in this space and has been proven to be successful operating in that commercial environment. The employment package needs to be appropriate with perhaps a significant portion of remuneration at risk and options for bonuses for successful performance. The leadership needs to have 'skin in the game'. (Note – I have no knowledge whether the current leadership does nor does not have that experience and incentive framework. I make no judgement on that).

Regular customer focus groups and feedback loops. I don't believe any of this is occurring presently. Certainly I have not experienced it. An organisation can't be entrepreneurial and innovative if it is not listening to its customers and their ever-changing needs. Structured and regular focus groups, easy to use feedback mechanisms, manager walkabouts and welcomes, etc are all tools to get into the heads of customers and their satisfaction or otherwise and continually tailor the product and services.

The green shoots of a customer focused strategy are there already, but it requires a significant shift. If Ocean Spa gets to the point where occupancy is so full that customers get irritated, that is a good problem to have. Imagine having to create a wait list to become a member of the gym!

The second part of the strategy to succeed is **cost reduction**.

From the data supplied, while not in-depth data has been supplied, on the surface there seems to be considerable scope for cost reduction against your current budget.

Energy costs are always going to be a killer and is possibly why the facility will always require some ratepayer support. I understand only local authority pool complexes that have the benefit of geothermal energy can break even or enjoy a contribution to central funds.

There seems an opportunity for significant savings in staffing. The lifeguard level is operating way, way over the Sport New Zealand and Pool Safe guidelines of fifty patrons to one lifeguard. I haven't access to reported health and safety incidents so can't comment on the need to have more lifeguards than the guidelines suggest. But everyone has walkie talkies for quick emergency responses from all staff in the facility should additional human power be needed urgently. And if line of sight is important, consider constructing a central lifeguard tower.

As submitted previously and elaborated below, the leadership structure, seems grossly generous.

Double staffing on reception and in the gym would not happen, I suggest if this were a commercial private sector facility.

Charging a quarter of a million dollars of central overheads places an unfair burden on the facility's financial performance. Have IT, HR and Finance costs gone up that much since the Council took over the operation of the facility? I'm believe corporate service costs could be purchased for less than \$100,000.00.

The facility does need to be maintained but charging one and half FTE and probably half of a vehicle seems excessive. Again, maintenance could be purchased for less than that staffing cost if this were a private sector business.

I have not seen the security guard on duty for some time? Perhaps the security budget has already been cut?

The recent Qualmark accreditation was probably not worth the cost (and if there is ongoing cost) as I suspect that the facility is not and never will be a predominant tourist facility.

In summary, the facility could be run a lot leaner and if being close to customers (mentioned above) staffing needs to increase in the future because of increased volume, then judgement calls can be made at that time.

The above is a suggested alternative strategy to the one Council is proposing in the long-term plan. Below are my objections to your current proposal.

3. Key objection issues

By way of strategic background, I note in the Council's Aquatic Strategy Framework begins with vision of a vibrant sustainable city for all that contains the following:

Strategic Goals that:

"Our services and facilities provide for the social cultural and recreational needs of our community".

"Our community's wellbeing and city vibrancy will be enhanced through our encouragement of sport..."

"We will be customer service focussed".

"We will actively listen, engage and communicate with our community."

A purpose of:

"Improving wellbeing"

Critical success factors of:

"Social cohesion – Improve social cohesion and inclusivity to ensue everyone benefits from our aquatic facilities"

"Aquatic facilities are shaped by our community."

3.1 Positioning and strategy and strategy alignment

Currently Ocean Spa is directly contributing to Council's vision as quoted above, but the repositioning and the way Officers have engaged with the community (see below) has Council's moving away from its own vision and strategy. An aquatic strategy that every Council is obligated to provide in my view.

Councillors should know that Ocean Spa is by no means a premium product. It is 21 years old; has not been regularly maintained. Members have several complaints about the facility.

The gym has no air conditioning; has aging and rusty equipment; only one of each piece of equipment, and attendees at classes suffer sunstroke. The gym is an inferior facility compared to many in the private sector. But it is sufficient at the right price.

The pool is slimy on the sides and has no area to place gear during rainy weather. The pool cannot compete with the newer pool at the Regional Sports Park. Council's own commissioned Deloitte Daylight report says that *'The Hawke's Bay Aquatic Centre at Mitre 10 Park is now the preeminent structured aquatic sports facility in the region.'* But it is nice to swim outside in all weather conditions.

A premium aquatic facility would have something unique and unusual like a wave pool and/or a fancy designed hydro slide to make it stand out and possibly justify premium prices. In my view and those of members, this is a nice outdoor pool complex, but nothing special. Just because the facility's name has 'spa' in it don't be fooled that prices can be sustained as if attendees were at some high-end relaxation resort and spa.

The facility is located at a nice location and has a nice outlook.

While Council approved the January price increases as part of its regular (annual?) review of prices and charges, it seems that Council made that decision ahead of gaining approval for the new positioning of Ocean Spa which it seeks to do in this Long-Term Plan (LTP) consultation. It has been clearly communicated that the proposed repositioning of the complex as premium outdoor facility with a fully user pays focus is the reasoning for the dramatic shift in prices, and yet Council is now consulting about this proposed repositioning in the this LTP consultation process and as yet has not formally adopted this positioning as part of the LTP.

Napier City has a relatively high deprivation index. Median personal income is \$54,300 (2019). Napier is not a strong domestic and international tourism destination as are other parts of the country, so the viability of Ocean Spa will be dependent on regular and repeat customers. There is little evidence to demonstrate that domestic and international visitors are

significant revenue contributors to the facility, though I am open to contradictory data on this point. (information shared with me indicates you don't gather data on this point). My assumption is that is the regulars, the members, that contribute the larger share of revenue, (but am happy to be proved wrong) but without requested financial data I cannot be sure of this assumption. However, if the assumption holds, prudent governance and operational management would point towards looking after and retaining your regular customers. It is much easier to retain a customer than generate a new one.

Most Council run swimming pools in New Zealand are subsidised by the rate payer and it is unavoidable that Ocean Spa will need to continue to do so. While attempting to position the complex as fully self-sustainable this is just not possible. The gym component may be able to compete but with the high energy cost and the current staffing costs of the pools, it will always require ratepayer support, as it has the last 21 years.

While the Council is somehow attempting to shift the facility to a high-end purely commercial facility the facility is being used by Council as a community facility still as exemplified recently when it was shut for a community purpose (i.e. Art Deco Weekend) and was not available to members. A purely commercial facility would put members first.

I have no information that Council has consulted with the many original donors who contributed financially to the construction of the facility and what they would think of the attempt to shift the purpose and function away from being a community facility. This is potentially a governance risk if those stakeholders' views are not taken into account as happened with ignoring stakeholders views with the War Memorial Centre. It is possibly safe to assume that donors donated to replicate and re-instate a community pool on Marine Parade as has been the case for decades.

My view is that Deloitte describing the facility is unique and can be reimaged is flawed and contains no strategies to achieve that goal. That it will have wide appeal to Hawke's Bay residents and domestic and international tourists is way off the mark. That it will be popular appeal year-round is wrong – the pools are weather dependent. Additionally, there seems to be no strategic, operational or business plans about how to implement this strategic shift that would give confidence to governance that a reimage is even possible (given the rationale provided above) is even possible.

Council has an obligation to provide sport and recreation facilities to its ratepayers at a reasonable price. It is bemusing why Council is premium pricing this recreation facility when it is not doing the same with sportsgrounds, for instance.

The irony has not been lost that Council seemingly is encouraging triathlon in Napier by contributing to securing the Triathlon World Cup event to Napier for three years and is simultaneously making it impossible for triathletes to swim train in the open water year around.

3.2 Ocean Springs Management Limited Contracts (OSML)

These are referred to as legacy members in the management paper of 14 December 2023. (The contracts are with Ocean Springs Management Ltd, but Councillors may know the operator to be H2O Management Ltd).

In the management paper to Council on 4 May 2023 titled 'Fees and Charges – Ocean Spa' no mention was made to Council of these OSML contracts. However, I assume management recognised the legitimacy of the OSML contracts because prices were not raised for those contract holders, as a result of Council approval, on 4 May 2023, but whereas they were for NCC contract holders.

Again, in management's 14 December 2023 paper to you there was no reference to OSML contract holders, and the impact the proposed price increases would have on those customers.

After receiving our complaint management sought legal advice and Thunes Cloetes advised us by email on 3 February that NCC:

"..it is not bound by the legacy contract" and

"..it is reasonable for Ocean Spa to make reasonable changes"

Informal legal opinion I have obtained is that Council may be legally bound for a period but our key message to you is that instead of becoming litigious I ask Council to follow its own legal advice and make 'reasonable' changes to prices only and back date those prices. I understand that prices for OSML contract holders, and possibly NCC contract holders, need to move and are prepared to accept 'reasonable' changes to prices. I realise that prices need to move despite previous Council communications to members (see below) on the matter. I have asked Officers what they consider a 'reasonable price increase may be, in line with their own legal advice, but as yet they have not answered that question. I have also asked Officers why they did not engage in 'good faith bargaining' with legacy contract holders and have yet to hear a response.

To move forward positively and constructively, I propose reasonable price changes below. See section 4, Counter Proposals.

3.3 Poor customer management and communications mismanagement

There have been several communications mishaps by officers that have concerned members.

There was no consultation with members about the January price increase being so significant. An argument being that managements paper to Council was presented in an open meeting that members could attend. That argument is feeble as there would have been no prior consultation and members had no idea that officers were going to discuss Ocean Spa with Council. This action does not align with Council's own Aquatic Strategy Framework (above – that Council will actively engage and communicate with its community). With excellent customer management and NCC being a public sector organisation one would have expected consultation to occur prior. It is possible that you have policies and procedures that guide you when you should consult prior to making a decision. Naturally, I am not privy to your own policies and procedures.

There was a mass communication to all members less than eleven months (2 February 2023) prior to the 19 January 2024 price increase announcement that *".. all terms and conditions of the previous contracts would be honoured. And membership charges would remain the same as now."* Imagine members surprise about the 19 January 2024 price change announcement. Customer expectation management by Officers, in my view, has been less than desirable. The Mayor has since said that Council is not obligated to keep historical fees and charges in perpetuity, it would seem reasonable to increase them to market rates over three years rather than in one jump. The Mayor also said that if OSML raised prices by CPI that the current weekly fee would be \$22.00. The counter argument to that is that it is an inherited problem for Council that should have been identified through due diligence and again a graduated increase over three years would be reasonable. Also \$22.00/week is close to the market price point not \$29.00/week.

The price increase email announcement of 19 January 2024 said there would be a *" modest increase in fees."* An average increase of 46.5% with some members fees increasing 93% is not 'modest'. Council staff has since admitted that this was an unfortunate choice of words.

Council's own website quoted that prices would hold until 30 June 2024 with no indication that that could change if elected members chose to increase prices earlier. The Mayor has since said that Council can change prices at any time and then update its website.

Since NCC took over operation of the facility there has been no engagement with OSML contract holders, in fact no engagement with members at all which in my view is a strategy weakness.

Officers' 14 December 2023 paper to Council said 10% of current members were paying the equivalent weekly fee of single visit price. The current single visit price is \$11.50 and we are aware of weekly fees as low as \$15.00. That is a \$3.50 difference or 30.4% difference. I acknowledge that I am not aware of contract holders whose weekly fee may be lower than \$15.00. The statement to Councillors, in my view, is misleading.

All this against a background often spoken by the Mayor that she wishes Napier City Council to be open and transparent.

Given this mis-management, in my view, it provides further legitimacy to Council reviewing and revoking its decision on 14 December 2023 and engaging in an appropriate process.

3.4 Cost of living crisis

Increasing fees by a rough average of 46% during a cost-of-living crisis seems risky governance behaviour and not at all justifiable when according to Statistics New Zealand the consumer price index increased by 4.7% in the 12 months to December 2023 and 5.6% in the 12 months to September 2023.

And now Council proposes further fee increases in 2024/25. Ocean Spa is not bigger and better than anything else. Tourists are not flocking to the facility and there seems no strategy to engage with them. Ratepayers are likely the predominant customers and are likely to remain that way and they should be fostered.

Most members accept that a price increase in 2023-24 is justifiable but not at the level that Council approved in this cost of living crisis we are all suffering. Further price increases are not justifiable and probably will be a strategy mistake.

3.5 Operating Cost increase

Officer's paper to Council on 14 December 2023 noted a \$1.0m increase in staffing costs as part of the rationale for the price increase. This seems extraordinary. It equates to approximately 17 FTEs. I observed from the live stream on 14 December 2023 that no Councillor queried this significant cost increase although you may have been previously briefed. When this was queried by the Mayor in Grant Hogan and my complaint of 30 January, the response was just the provision of the FTE increase. Not comment on whether it was justifiable. I have been advised that Council is attempting to raise its salary and wages for recruitment and retention purposes, and I support this. But that is only be a minor contributor to the significant increase is salary costs.

The central overhead cost of \$250,000 now being charged against Ocean Spa is excessive. What it is doing is passing on to Ocean Spa customers a cost that was never there when the facility was leased and most probably not fair.

I note an operating lease is being used for the recent equipment replacement instead of the use of capital. Regardless this should not put pressure on expenditure as operating leases generally have a similar impact on the Statement of Financial Performance as depreciation and shouldn't be used as a justification because it is not true.

What members do see is that operating costs have ballooned out to \$3.5m (information provided by Officers) since Council took over the operation and the impact is unfairly impacting on those members.

The Service Delivery Review – Marine Parade Pools (January 2018) notes that even when the complex operation was contracted out that the Council used ratepayer funding to contribute to repairs and maintenance. Our understanding that few if any Council owned pools around the country are sustainable solely from user revenue and rate payers have to bridge the difference.

When I asked for a detailed breakdown of the \$1.0m staffing cost increase and that information has not been forthcoming. However, I am aware that Ocean Spa possibly has a:

- Manager
- Team Leader for reception
- Team Leader for fitness (shared with Napier Aquatic Centre)
- Team Leader for Aquatics
- Café Team Leader
- Maintenance Team Leader (shared with Napier Aquatic Centre)
- Full time maintenance person
- Security contract cost circa \$160k pa

In my view, the staffing structures that Officers have put in place is excessive and a commercial business would not do that. The leadership structure seems top heavy with some leaders have a very narrow span of control. Officers' paper to Council of 14 December 2023 says that the gang problem that was present when Council took over has since been resolved. I agree. The security contract can be vastly reduced if not cancelled (It may have been already cancelled). One and half FTE undertaking maintenance, seems extreme. Double staffing on reception and in the gym also seems excessive. Eight lifeguards on duty on a peak summers day when only 10 swimmers were across the four pools implies poor HR management, though I recognise managing ebbs and flows of customers can be a tricky exercise.

With respect, I suggest Council take a leaf out of Central Government and request the CEO to find a quantified amount of savings. On the surface significant savings are available which could lower the gap between revenue and costs and allow for prices to be pulled back to a reasonable level.

I observe that Council does not pay income tax or have ground/building lease costs as private sector operators do, which leads into my next argument.

3.5 Competitor pricing

I note no competitor prices were presented to Council on 14 December 2023 (nor on 4 May 2023). A reference was made to benchmarking and that benchmarking data has now been provided. The so-called benchmarks are all out of town. They are not competitors. Ocean Spa does not match the facilities and services of many of the benchmarks, so it is foolish to use them to set price points. A sample of local competitor's prices are provided in Appendix One. Councillors will note that the approved Ocean Spa prices far exceeds competitors' prices. Councillors are also reminded that locals are the ones likely to predominantly use the facility and are reminded again about Napier's deprivation index and medium income levels.

Ocean Spa is far from being a premium product and competitor pricing in Hawke's Bay is relevant. Demand for Ocean Spa services is elastic and will respond to changes in price. Anecdotally, I have been told that the February price increases have had no dampening effect on revenue or memberships.

It is very pertinent to have a breakdown of those new members by:

- The \$999 annual prepaid price that expired on 5 February 2024
- The 6 monthly pay weekly fee
- The 12 monthly pay weekly fee

The 3 months pre-paid fee (\$420)

The 6 months pre-paid fee (\$810)

The 12-month pre-paid fee (\$1,400)

How many of these new members are transfers from legacy contracts or transfers from concession card holders?

How many \$999 deals were sold after the 19 January announcement?

Since the 19 January announcement what is the number of members who have ceased membership.

This data must be available even though it is not being provided. This information should be offset against the information that members and revenue has not dropped yet.

I have asked for data on members use of all four key fitness facilities (i.e. gym, classes, pool, and sauna) and unfortunately that information has not been made available presently but is directly relevant as my hunch that the number of members that use all four fitness facilities are in the minority. Officers have said that the gym not having a separate cloak room (as members would have to pass through to the pool side to change and shower) is a barrier to discrete pricing. Officers have said building separate cloak rooms would (naturally) come at a capital cost. Officers say that this barrier precludes separate service pricing options.

I don't believe this is a barrier to discrete pricing at all it is only a perceived barrier and requires some innovative thinking. Reception staff now know who the regular gym and class members are. I observe very few regular gym and class members use the changing facilities but understand Council may be obligated to provide changing facilities. But also, maybe not. However, a brainstorming session with staff will produce solutions that don't require capital spending, I am certain. I already have practical suggestions to overcome this perceived barrier to discrete pricing. It is possible some leakage of gym and class only users occasionally using the pool facility but would be minimal (as there possibly is now between The Bach Café and pool) but could easily be monitored and controlled by staff.

In my view Council should implement discrete pricing for the facility and that be part of the growth strategy. Increasing volume is a method to increase revenue and discrete pricing is another method to do this. Certainly, the lap pool is never at capacity and wait times for equipment use in gym is rare, but either facility could be capped if they got too busy.

I don't support the proposal for 'off-peak' membership alone. I suspect that few members will join or shift to this offering because of its terms and conditions.

4. Counter proposal

As mentioned above I request that Council revoke the price increases it approved on 14 December 2023 and not increase prices as proposed in the long-term plan

Instead, I propose:

1. That in this cost-of-living crisis, that Council then approve a reasonable base price increase, (as per Council's own legal advice), as a reasonable price increase is justifiable in my view. My suggestions are that those price increases could go as high as average of 20% matching the proposed increase in rates. (Although I separately note Council's proposed price increase press release solely puts the proposed rates increase down to infrastructure demands, a matter not directly related to Ocean Spa).
2. That Council recognise the validity of members who are OSML contract holders and introduce a graduated price increase over a three-year period. According to some Councillors I have spoken to there is precedent for graduated price increases due to historical or inherited inconsistencies.

3. As few members use all four fitness options, that Council introduces component service pricing for each of the gym, classes and pool and combinations thereof. See Appendix Two. The proposed pricing strategy weights pool and pool combination prices higher because of the higher operating costs of running a pool. Gym and gym combination prices are slightly lower to competitors because it is smaller and inferior facility.
4. Like other Council run recreation facilities in Hawke's Bay that Council introduces a concession price for seniors, students and those under 25 years at a 40% discount to standard entry, without entry restrictions. I note that seniors have a concession price for single entry, but a membership concession is not available. This also seems inconsistent. See Appendix Two for a table of prices (some rounding still needs to occur).
5. That Council shift from a pricing strategy to cost reduction accompanied by a customer focus strategy to come close to breakeven. This is essentially a growth strategy. There is plenty of space for growth. Because of the expensive capital investment and expensive operating costs, occupancy needs to be maximised throughout the day and year. It may take some doing, but it is achievable.

Appendix One: Competitor pricing

Ocean Spa Competitor Price comparisons														
	Ocean Spa			Regional Aquatic Centre						N'finite	PGA (gym and classes)		City Fitness	
	Prior to 19 Jan 24	Post 19 Jan 24	% increase	Gym and Pool	Gym and Pool Concession *	Gym Only	Gym Only Concession *	Pool Only	Pool Only Concession *	Gym and classes		Students and seniors	Basic (Gym only 24/7)	Gym/classes/natio nwide access
Plan/Term														
Corporate Pay Weekly	\$ 15.00	\$ 29.00	93%											
Corporate Pay Weekly	\$ 17.50	\$ 29.00	66%	\$1,006.20										
Corporate Annual Prepaid	\$ 910.00	\$1,508.00	66%	\$ 906.00										
6 months pay weekly	\$ 25.00	\$ 32.00	28%											
12 months pay weekly	\$ 22.50	\$ 29.00	29%	\$ 27.00	\$ 19.35	\$ 19.00	\$ 14.00	\$ 18.00	\$ 12.00	\$ 18.00	\$ 16.00	\$ 13.00	\$ 6.99	\$ 13.99
Annual cost		\$1,508.00		\$1,404.00	\$ 1,006.20	\$988.00	\$ 728.00	\$936.00	\$ 624.00	\$936.00	\$ 832.00	\$676.00	\$363.48	\$727.48
3 months prepaid	\$ 350.00	\$ 420.00	20%											
6 months prepaid	\$ 550.00	\$ 810.00	47%											
12 months prepaid	\$ 999.00	\$1,400.00	40%	\$1,264.00	\$ 906.00	\$889.00	\$ 655.00	\$842.00	\$ 561.00					
* Seniors, students and under 25 years														

Appendix Two Proposed pricing

Ocean Spa Proposed Pricing										
Ocean Spa										
	Prior to 19 Jan 24	Post 19 Jan 24	% increase	Concession *	Post Jan 25	% increase	Concession *	Post Jan 26	% increase	Concession *
Plan/Term										
All services										
Corporate Pay Weekly	\$ 15.00	\$ 19.00	27%	\$ 12.00	\$ 23.00	21%	\$ 14.00	\$ 27.00	17%	\$ 20.00
Corporate Pay Weekly	\$ 17.50	\$ 20.00	14%	\$ 12.00	\$ 24.00	20%	\$ 14.00	\$ 27.00	13%	\$ 20.00
Corporate Annual Prepaid	\$ 910.00									
6 months pay weekly	\$ 25.00	\$ 30.00	20%	\$ 22.00						
12 months pay weekly	\$ 22.50	\$ 27.00	20%	\$ 21.00						
Annual cost		\$1,404.00								
3 months prepaid	\$ 350.00	\$ 420.00	20%	\$ 250.00						
6 months prepaid	\$ 550.00	\$ 650.00	18%	\$ 450.00						
12 months prepaid	\$ 999.00	\$1,200.00	20%	\$ 800.00						
Pool only		(Per week)	Pre-paid	(Per week)	Pre-paid					
6 months pay weekly	\$ 11.00		\$ 8.00							
12 months pay weekly	\$ 19.00		\$ 13.00							
3 months prepaid		\$ 286.00		\$ 156.00						
6 months prepaid		\$ 468.00		\$ 260.00						
12 months prepaid		\$ 832.00		\$ 520.00						
Gym only		(Per week)	Pre-paid	(Per week)	Pre-paid					
6 months pay weekly	\$ 10.00		\$ 7.00							
12 months pay weekly	\$ 18.00		\$ 14.00							
3 months prepaid		\$ 156.00		\$ 130.00						
6 months prepaid		\$ 416.00		\$ 234.00						
12 months prepaid		\$ 780.00		\$ 468.00						
Classes Only		(Per week)	Pre-paid	(Per week)	Pre-paid					
6 months pay weekly	\$ 7.00		\$ 4.50							
12 months pay weekly	\$ 12.00		\$ 8.00							
3 months prepaid		\$ 208.00		\$ 114.40						
6 months prepaid		\$ 312.00		\$ 171.60						
12 months prepaid		\$ 572.00		\$ 312.00						
Pool and Gym		(Per week)	Pre-paid	(Per week)	Pre-paid					
6 months pay weekly	\$ 11.50		\$ 6.50							
12 months pay weekly	\$ 22.00		\$ 13.00							
3 months prepaid		\$ 312.00		\$ 234.00						
6 months prepaid		\$ 572.00		\$ 312.00						
12 months prepaid		\$1,092.00		\$ 676.00						
Pool and Classes		(Per week)	Pre-paid	(Per week)	Pre-paid					
6 months pay weekly	\$ 10.50		\$ 7.00							
12 months pay weekly	\$ 21.00		\$ 13.00							
3 months prepaid		\$ 260.00		\$ 182.00						
6 months prepaid		\$ 546.00		\$ 338.00						
12 months prepaid		\$1,040.00		\$ 624.00						
Gym and Classes		(Per week)	Pre-paid	(Per week)	Pre-paid					
6 months pay weekly	\$ 9.50		\$ 6.50							
12 months pay weekly	\$ 19.00		\$ 12.50							
3 months prepaid		\$ 312.00		\$ 156.00						
6 months prepaid		\$ 520.00		\$ 312.00						
12 months prepaid		\$ 936.00		\$ 572.00						
				* Seniors, students and under 25 years						

Submission: 686	Hearing: Yes	Attachment: Yes
Full Name: Dennis Hall	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
No comments added		
Officer comments:		
Reviewing our fees and charges	Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
No comments added		
Officer comments:		
Napier City Council office accommodation	Sell the Library Tower to a developer and lease back the building for Council staff.	
No comments added		
Officer comments:		
Additional comments		
I do not support the redevelopment of Emerson Street or spending \$58 million on a new library with this Three-Year Plan timeframe. These projects can be build into the Ten-Year Plan for a time when we can better afford them. NB - This submission replaces the submission I made on 18 April 2024 as more information became available at a meeting held with		

the Mayor and Councilor's Price and Brown at the King George Hall. I have been allocated a time and date to read my submission to the hearings committee on 27 May 2024 between 5:45pm and 6:45pm and I will be reading this submission.

Additional officer comments

Regarding the increase in rates, it should be noted that rates are linked to registered valuations that Napier must complete every 3 years. General rates (the largest component of your rates) are based on Land Value. It should be noted that your Land Value has increased significantly since the last valuation – this is in contrast to the 24% average for the wider city. Recent property sales are reflective of the desirability of premium land by buyers. Rating systems across New Zealand are based on property values (Land or Capital Value) – this is due to the Local Government (Rating) Act. Council does not intentionally discriminate against any ratepayer (wealthy or otherwise), but applies rates according to a measure of best fit. It is an imperfect system that will always have outliers. Napier, as a community, contributes to the costs of running the city. By reducing the cost for one property or one group, another needs to pick up the cost. It should also be noted that the 23.7% increase is an average for the entire city, not a flat rate to be applied to each property. As already mentioned, a material increase in the value of properties in Esk Hills has driven much of the rates increase. Rates are a form of property tax. Areas that experience the largest gains in their property wealth will experience the largest percentage increases in their rates obligations. Unfunded reform driven by Government (Three Waters being a good example), inflation, and weather-driven events have all contributed to significant increases for the city. This is a common issue for councils across the country. Regarding comments made on the Local Government (Rating) Act: -Section 3 sets out the purpose of the Act, not specific mechanisms to be employed. The “flexible powers” noted in s.3(a) are not without limitation. Council policy and the rating methodology used by Napier City Council is reflective of those flexible powers. -Section 13(2)(b) does not permit capped rating. This section allows council to differentiate between properties based on characteristics determined by council. For Napier there are 3 differentials (Residential/Other, Commercial & Industrial, and Rural). A fourth one (Rural Residential) was introduced at the request of Council during the 2021 Revenue & Financing Policy review – to discount select properties such as yours. - Council already follows Section 14 and the categories listed in Schedule 2 to define rateable land. This is reflected within the Funding Impact Statement. Regarding questions around “Examples of proposed rates” (page 36), not all Rural Residential properties had a significant increase in property values. The submitter will recall that a number of Rural Residential properties were badly damaged by Cyclone Gabrielle – this has been reflected in significant drops in property value and further reflected in the rates based on those properties. The decrease in rates for those properties has come at a significant personal cost. Further, for the Bay View area, not everyone was fortunate enough to see their property values increase as much as certain pockets within their area.

Attachment:

To the Mayor and Councilors’

N.B. I WOULD LIKE TO WITHDRAW MY PREVIOUS SUBMISSION AND REPLACE IT WITH THIS SUBMISSION.

My wife and I have lived in Hawke’s Bay since 1981 when we relocated from the Manawatu. We have always enjoyed living in the Bay. The facilities and the lifestyle afforded residents of this region are second to none nationally.

My wife and I are ratepayers of NCC and have owned land in the Esk Hills Subdivision since 2007. We have resided in the Esk Hills Subdivision since 2012 upon completion of our build project.

You may not be aware but the Esk Hills Rural Residential Subdivision is a 100km/hr zoned suburb with no street marking, no street lighting, no footpaths, no sewerage system, no water supply (which is supplied by HDC and metered), no mail delivery, no courier delivery, no council road sweeper, no council Parks & Recreation mower mowing our reserves and no public transport links.

On our section we also collect all of our rainwater and stormwater to tanks situated on our property. There is adequate permeable area as NCC dictated that no more than 10% of our total land area could be non-permeable surface.

We also, as residents of the Esk Hills Residents Society, pay levies that contribute to the upkeep of reserves and walking tracks and a tennis court in the subdivision that are available to all visitors to our little slice of heaven.

Please find below my submission in respect to the draft Three-Year Plan of the Napier City Council (NCC) for the period 2024 – 2027.

Looking at our Rates History on the NCC website the rates paid in 2013/2014 were \$2,067.80 per annum. In subsequent years rates have increased by 0.09%, 11.1%, 4.3%, 4.3%, 0.05%, 6.9%, 2.5%, 3.0%, 28.3% in 2022/23 and 12.8% in 2023/24. The 2022/23 increase of 28.3% and the 2023/24 increase of 12.8% were significant and unprecedented in respect to the previous 9 years escalation.

The rates in 2013/14 were expensive but affordable and many residents would have expected only modest increases to this level of rating and therefore would have factored that in as part of their cash flow requirements for the longer term.

And now you propose to increase our rates from the current level of \$4,087.71 per annum to \$7,767.00 per annum. This is an increase of approximately \$3,680.00 or 90.0% in one year!!!

The rates in 2021/22 were \$2,825.00 so if you just look at the last 3 years (including this proposed increase) this is a rates increase of \$4,942.00 or 175% from 2021/22 levels.

You are also, as I understand the document, proposing an increase of 10.5% in year 2 and 8.0% in year 3. These percentage increases on large rating values are large dollar values. These percentage increases on lower rating values are not as significant.

You have got to be joking? This ill-considered cost increase is unaffordable and viewed as obscene to most residents in our subdivision as they are or are near to retirement with limited disposable incomes and what is being proposed will only drive hard-working people out of their homes. This is a form of wealth discrimination – “if they have a nice home in a nice suburb, they can afford it.” Ratepayers are already bearing an approximate increase of 50% - 100% for insurance premiums post Cyclone Gabrielle and for revised geographic risk for seismic activity. In addition, we have just found out that the HBRC are proposing an increase in our rates of 190% - unbelievable!!!

Your rhetoric and catch phrase for this Draft Three-Year Plan is “Firm foundations for a sustainable future”. There are always two sides to any transaction and what you are proposing is not sustainable to some of the ratepayers of your city especially those that reside in Esk Hills.

When I look at many other suburbs of Napier the rate increases are modest and therefore affordable. Rates in some of the more desirable suburbs such as the Hill have moved by about the average proposed of 23% whereas increases are a little higher in Poraiti (Parklands) being about 30 – 35%. However, you have chosen to penalise a subdivision of some 50 households at Esk Hills with an unfair and inequitable burden of the total average NCC rates increase of 23.7%.

The original discussions on increases were a movement of some 20 - 25% for ratepayers. Although this would be significant, I think all ratepayers understood the enormity of

damage to infrastructure caused by Cyclone Gabrielle and would reluctantly accept a one-off adjustment.

How any fair-minded council could propose an increase of 90% is mindboggling. If the increase had been capped to say 25% per household, it would have seen an increase in our rates of about \$1,020 per annum.

I understand that NCC does not set Land Value or Capital Value – that is the domain of QV. NCC simply uses those values to set the rates. I also understand that rates are to be considered by NCC by following the provisions of the Local Government (Rating) Act 2002.



As I read this legislation as a non-lawyer, I believe it provides adequate opportunity within the Act to allow NCC to apply a differential rating system or indeed to cap rates.

If my bush lawyer logic follows the train of the Act then:

1. Section 3 Purpose. This section requires the NCC to adhere to S3(a)(i-iii). I emphasise the word flexible in S3(a)(i).
2. Section 13 – General Rate. I point you to S13(2)(b) as this permits NCC to consider differential or capped rating.
3. Section 14 – Categories ...etc. I point you to S14(b) which refers us to Schedule 2.
4. Schedule 2. I point you to clause 5 as I believe this is a good reason why NCC can apply differential or capped rates to EHRS residents for the reasons mentioned in my opening remarks regarding the lack of services. Please see extracts below:

Please see extracts below:

Local Government (Rating) Act 2002

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3 Purpose

The purpose of this Act is to—

- promote the purpose of local government set out in the [Local Government Act 2002](#) by—
 - providing local authorities with flexible powers to set, assess, and collect rates to fund local government activities;
 - ensuring that rates are set in accordance with decisions that are made in a transparent and consultative manner;
 - providing for processes and information to enable ratepayers to identify and understand their liability for rates; and
- facilitate the administration of rates in a manner that supports the principles set out in the Preamble to [Te Ture Whenua Māori Act 1993](#).

Section 3: replaced, on 13 April 2021, by [section 4](#) of the [Local Government \(Rating of Whenua Māori\) Amendment Act 2021](#) (2021 No 12).

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What kinds of rates may be set?

13 General rate

- A local authority may set a general rate for all rateable land within its district.
- A general rate may be set—
 - at a uniform rate in the dollar of rateable value for all rateable land; or
 - at different rates in the dollar of rateable value for different categories of rateable land under [section 14](#).
- For the purposes of this section, the **rateable value** of the land—
 - must be—
 - the annual value of the land; or
 - the capital value of the land; or
 - the land value of the land; and
 - must be identified in the local authority's funding impact statement as the value for setting a general rate.

Compare: 1988 No 97 ss 12–15, 33, 43, 48
Section 13(3)(b): amended, on 1 July 2003, by [section 262](#) of the [Local Government Act 2002](#) (2002 No 84).

Local Government (Rating) Act 2002

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14 Categories of rateable land for setting general rate differentially

For the purposes of [section 13\(2\)\(b\)](#), categories of rateable land are categories that—

- are identified in the local authority's funding impact statement as categories for setting the general rate differentially; and
- are defined in terms of 1 or more of the matters listed in [Schedule 2](#).

Compare: 1988 No 97 Part 5
Section 14(a): amended, on 1 July 2003, by [section 262](#) of the [Local Government Act 2002](#) (2002 No 84).

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Schedule 2

Matters that may be used to define categories of rateable land

ss 14, 17

- The use to which the land is put.
- The activities that are permitted, controlled, or discretionary for the area in which the land is situated, and the rules to which the land is subject under an operative district plan or regional plan under the [Resource Management Act 1991](#).
- The activities that are proposed to be permitted, controlled, or discretionary activities, and the proposed rules for the area in which the land is situated under a proposed district plan or proposed regional plan under the [Resource Management Act 1991](#), but only if—
 - no submissions in opposition have been made under [clause 6](#) of Schedule 1 of that Act on those proposed activities or rules, and the time for making submissions has expired; or
 - all submissions in opposition, and any appeals, have been determined, withdrawn, or dismissed.
- The area of land within each rating unit.
- The provision or availability to the land of a service provided by, or on behalf of, the local authority.
- Where the land is situated.
- The annual value of the land.
- The capital value of the land.
- The land value of the land.

Schedule 2 item 2: replaced, on 23 December 2023, by [section 6](#) of the [Resource Management \(Natural and Built Environment and Spatial Planning Repeal and Interim Fast-track Consenting\) Act 2023](#) (2023 No 68).
Schedule 2 item 3: replaced, on 23 December 2023, by [section 6](#) of the [Resource Management \(Natural and Built Environment and Spatial Planning Repeal and Interim Fast-track Consenting\) Act 2023](#) (2023 No 68).

If we look at this simplistically for the maths to illustrate the inequity and by example only:

Let's say 50 EHRS households pay an additional \$3,680 p.a (our 90% increase) \$184,000 If this was capped at \$1,020 p.a (capped at 25%) \$ 51,000 Additional rates to be recovered from all NCC households \$ 133,000

According to page 36 of your consultation document there are 26,161 rateable households in Napier therefore:

\$133,000 ÷ 26,161 households would mean an additional \$5.08 per annum per rateable household – not a huge cost impost. Or could suck this up and find a way to save \$133,000 from your projected \$20 million increase in the rates take (according to your CFO at the Public Meeting held at the War Memorial Centre).

What is also very disturbing is that 11.57% of this 23.7% average rate increase is going into Salaries and Wages. This is about \$9,800,000 (11.57/23.7x\$20,000,000). The Mayor said you have inherited 35 staff from Ocean Spa. On average I would think these staff would earn \$60,000 p.a. This accounts for \$2,100,000 leaving \$7,700,000 to pay increases to existing staff and new entrants into vacant positions. I cannot find the total number of staff employed by NCC in the consultation document.

However, in the Mayors message published today 24 April 2024 she states "...NCC has paid lower salaries and wages compared to similar sized councils. We have paid the price for this in losing good people to other organisations...."

Does this mean that as NCC has lost good people are we left with some good, some mediocre and some poor performing employees that we are going to pay more to retain to do the same good, mediocre or poor performance? I know this is simplistic when you are needing to fill vacancies with high achievers however the question needs to be asked. By the way how many vacancies NEED OR MUST be filled by NCC – has this been critically reviewed?

Speaking of your glossy Consultation Document you have done an admirable job of window dressing the impact of rates increases on the Esk Hills subdivision to the general populace of Napier. On Page 36 you provide "Examples of proposed rates for 2024/25".

You reference Rural Residential classes in the table of nearby "Bay View Average" with a 7.4% change, "Other Rural Residential in Stormwater Area" with a change of 9.1% and "Other Rural Residential outside Stormwater Area" with a change of 12.2%.

What category of Rural Residential is Esk Hills in that proposes a change of 90% to 140%.

Perhaps the Mayor and Councilors' could all voluntarily match the maximum increase being proposed for their ratepayers – after all it is only for example an additional \$3,680 per year.

If the proposed increase was reasonable and equitable then your ratepayers would be more understanding of the need to increase their rates.

I would be happy to present my submission in person to the Committee. Yours faithfully

Dennis Hall

Submission: 360	Hearing: Yes	Attachment: No
Full Name: David Chambers	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
If you Raise rates it will cost lives through suicide		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
If rates rise people will suffer. Rates need to go down or else.		
Officer comments:		
A new approach to managing Council's investments		
Sell assets. Your options are untenable. We need more choice.		
Officer comments:		
Reviewing our fees and charges		
Cut costs across all fields. Lay off excess staff. I shouldn't have to pay to own a dog.		
Officer comments:		
A change to how we fund some tourist facilities		
I have zero faith in the council running business. The council should sell all businesses.		
Officer comments:		
Napier City Council office accommodation		
You should have minimal office space and staff should work from home whenever possible.		
Officer comments:		
Additional comments		
The whole thing should be scrapped. If that's the best you can come up with you are thoroughly off the mark with what the people want. Completely out of touch. Large amounts off residents have signed on to boycott rates untill incompetent councilors step down. You collect my rates with threat of violence. YOU NEED TO DO BETTER. ESPECIALLY GREG. If you keep pushing people we will no choice but to react. Ignore at your own peril.		
Additional officer comments		

Submission: 535	Hearing: Yes	Attachment: No
Full Name: Dawn Bedingfield	Organisation: Napier Housing Coalition	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.
<p>These homes had they been ring fenced originally would no doubt be making a profit which they would have historically done however up to 2019 ring fencing did not happen and therefore rents /profits apparently have helped to fund other projects rather than strictly maintenance work on the properties. To sell them to fund perhaps the library and other projects is defeating the purpose these homes were intended for and is using funding that was provided originally for the purpose of homes for the elderly and vulnerable to help council out of a stick situation, this is not ethical or morally right. The tenants have been through horrific stress and confusion only two years ago , to place them in this situation again is inhumane. We are deeply concerned that the council have put their tenants through this once again. Rather than sell these homes to pay for projects that can and should be deferred due to the flooding last year council have decided to threaten the most vulnerable once again. We strongly object to the selling off of either pensioner or the social housing and will take action to prevent this should it be considered. A great number of the tenants in the social housing are among the most vulnerable in our society and it seems that council either have forgotten this or have deemed it their duty to not consider them.</p>		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
not sure why this question is loaded as to just the pensioner housing which makes us consider that council have already made their decision to sell off the social housing and are now just going through the motions of asking for submissions. However to comment on this why does council want to even consider extra cost to manage the homes surely if they have employed the right people to do the job within council this would be enough		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
No comments added		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
No comments added		

Officer comments:	
Additional comments	
No comments added	
Additional officer comments	

Submission: 719	Hearing: Yes	Attachment: No
Full Name: Michael Hayes	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.
No comments added		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
For the resilience of erosion the rate Payers should not be paying to protect a very small portion of housing owned by some of the wealthiest property available in Hawke's Bay. They chose to live there. It is the responsibility to protect their homes. Otherwise I need a new retaining wall I want done on council rates		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
The Napier city council is already over staffed in many areas of the organisation. Train staff with the council to manage this properly instead of again adding to the council as you do with the I don't know the answer so hire some one		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
I have to pay to use all things if I don't want To pay I just don't use. Rate payers should not be paying to subsidise others "wanting" to use. There is no "Need" to use		
Officer comments:		
A change to how we fund some tourist facilities		
If a business is failing, in the real world they co out of business. Why do the Napier City Council continue to fund failing businesses		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
Again. Some times in life things do not go as planed. My wife and I planned on adding a second story to our house. This plan has been in the works for 5 years. Even though money has been spent and is not recoverable due to high cost of living this is put on the back burner and that is what being a responsible family of three is all about. Sometimes you lose, you don't just move forward I I know my daughters children are going to have to pay the price. That is what make us a successful house hold. Follow suit.		
Officer comments:		
Additional comments		
Rates increases of 11% due to as Mayor Wise puts it is because of Ocean Spa. How much are you paying them to equal 11%. Napier City Coincil was also one of the only if not the only council how not only refused to take 80%pay during COVID but then gave your self raises. I work for a very large organization and our raise were near nothing even though my		

organisation was profitable. Raises are earned not a right and until the Napier City council earns the raise there should a be wage freeze. I did not vote for any of this much like I did not vote for Marae wards but even though the majority of the population voted against it they went ahead anyway. The last large increase you said we had no consultation of was because this was required to fix our storm water and sewer however that is not fixed. My duaughter and her children should not inherit our debt donto lack of responsibility of this council. A library brings no money to the city therefore it should not be a priority. The Mayor has said it will have spent lots of money already. Did the council not spend lots of money on a new pool which has gone to the way side. It may get done but will be done in the future. As a citizen of Napier and having watched what the council does when it come to the "consultation" process that they will fo what ever they want regardless as to what the community wants as it serves there agenda not what is best for the Napier community as they have so many times in the past. Stop waiting my money out money, this is not the councils money to do with as they please it is there responsibility of the council to actually listen to the people and do what is best for all not the Minority to be able to name something afterlemslves or hold a legacy for their family. Enough is enough. Admit you were wrong and move on. This is how respect is earned however you have no respect as you push through with Pet projects because you can even though there is no "Need" to complete them.

Additional officer comments

Submission: 718	Hearing: Yes	Attachment: Yes
Full Name: Mark Cleary	Organisation: Napier Pilot City Trust	
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?	Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
No comments added		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
No comments added		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
No comments added		
Officer comments:		
Additional comments		
See Submission		
Additional officer comments		

We are working to implement the recommendations in the Homelessness in Napier Report 2022 and we are working with other agencies in the region to help provide support to homelessness including Orange Sky Aotearoa who will soon be providing laundry services to our region. We are also working with WITT and other agencies on an outreach centre for our whānau pounamu.

Attachment:

Napier Pilot City Trust submission on Homeless/Houseless people in Napier

Background:

Homelessness is on the rise in Napier, and our submission is to ask the Napier City Council to take a more proactive role in helping this extremely vulnerable group find shelter, food, and support.

Napier has a proud history of leading social innovation and developing targeted programmes, leading to its designation as a Pilot City by the government in the 1980s. We believe that a pilot project that seeks to address the issues that face our homeless community fits neatly within the current government’s social investment model. It is clear there is a strong willingness to find both long- and short-term solutions, but there is a lack of coordination. This void needs to be filled,

Current Situation:

As stated by staff at the People and Places committee meeting, 28 March 2024, “Homelessness in Napier continues to increase, including those living without permanent shelter.

“During January 2023, Napier Assist counted a total of 99 individuals. 75 were living along the Napier foreshore in Awatoto and Marine Parade, of these 65 were in 42 vehicles, seven in shelters or tents and three were sleeping rough with no shelter.

“Napier Assist also report homelessness interactions have increased, from 130 during 2022-2023 to 422 over the same period during 2023-2024. “

More specific figures presented at this meeting showed the following numbers: October 23 in cars beach front 27 sleeping in/around the CBD

Total 50

December	32	""	30	Total 62
January	69	""	30	Total 99
February	75	""	30	Total 105

March 71 "" 40 Total 111

While the Three Year Plan does not directly address the issues around the homeless it is clearly implicated in the comments around Te Aka/Library development: *"developing this whole (te Aka library) precinct will help to reduce antisocial behaviour in that area"* as well as in the Emerson Street Revitalisation Research and Engagement Solutions, *"The presence of a houseless population, perceived to be growing, often affected people's feelings of safety."*

Participants stressed the need for collaborative effort between NCC and support services to address these issues comprehensively." (p 14)

NPCT agrees that the increasing number of homeless people, especially in the CBD, around Clive Square and other areas detracts from the vibrancy and safety of the city. A collaborative effort is needed to make things better, for the homeless and for others in these areas.

Our submission provides suggestions for solutions to this growing social concern, in keeping with your Community Outcomes "Nurturing authentic relations" and "Spaces and Places for all."

Homelessness In Napier Report, commissioned by NCC in May 2022The purpose of this report (<https://www.napier.govt.nz/assets/Links/NCC-Homelessness-Report.pdf>) was to provide an up-to-date overview of homelessness in Napier City. The scope of the research was to:

- Understand the characteristics, needs, and causes of homelessness in Napier.
- Complete a stocktake of service providers in Napier City.
- Understand the New Zealand/Aotearoa Homelessness Action Plan 2020-23 and how this aligns with a local response to homelessness.

The report said that Council staff and providers report up to 20 whānau pounamu sleeping rough in the CBD, however numbers of those living in cars is estimated to be more than 40.

A range of recommendations were made, but what was particularly interesting was that "the research scope did not include the participation of homeless people; however, it was acknowledged that future research will need to include the voice of lived experience to better understand the root causes, system failures and identify solutions."

The report recommended the need to: **"Conduct research** with whānau pounamu and their whānau to identify their needs and perspectives to inform policy and implementation at the local level. To which NCC officers responded: *"Any further development of solutions to address homelessness will include engagement with whānau pounamu to ensure their preference for participations is supported."*

What do the homeless say? NPCT spoke to three homeless people and asked them what is needed in Napier to improve the plight of the whanau pounamu. Their suggestions were:

- We need access to free showers.

- Laundry
- Food
- Shelter
- Blankets, warm clothing
- Help with getting housing and benefits.
- Removal of key agitators smoking 'synnies' and influencing others

Solutions:

The Napier Pilot City Trust is keen to participate in the scoping of the needs of our homeless both in the short and long term. This should include an exploration of actions that interested parties can take to reduce homelessness while supporting those who find themselves without shelter.

Short term We need to cater for the immediate needs of our whānau pounamu. They need access to showers, a secure place to leave their few worldly possessions, laundry facilities, safe places to rough sleep and support to access available social services.

We have had several informal meetings with stakeholders such as WITT, staff and volunteers at the Outreach Centre in Clive Square, Te Kupenga Hauora and Kaianga Ora but there are no immediate solutions available. It is essential that we address their plight with urgency, we cannot leave them out in the open for winter.

Long Term: Until there is sufficient affordable housing, where no-one needs to be houseless, a dedicated accessible Outreach Centre is needed. It needs to food, provide showers, laundry facilities, navigators, and 'wet' accommodation for the most vulnerable of this minority. If we are to be a kind and fair city, we cannot ignore our whānau pounamu.

TYP
2024-27

Summary of Submissions for Tuesday 28 May 2024

HEARINGS DAY TWO
NAPIER CITY COUNCIL

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Tuesday 28 May

Session one – 9.00am to 10.30am (90mins)

Submission: 739	Hearing: Yes	Attachment: Yes
Full Name: Ani Tylee	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
My big concern with this is what happens to the current residents who are not at retirement age. It is vital they have continuity of accommodation that is affordable and stress-free. These people will have existing vulnerabilities which must be taken into account. The last thing they need is to be driven to less than adequate accommodation or homelessness. It is vital the Council honour this statement, "It is not certain if social housing and supported living tenants, who occupy the villages to be sold, would need to be moved to alternative non-council accommodation. If this situation were to come about, we would work with these tenants to ensure a smooth transition."		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
Building resilience is a must for the Council. This includes redeveloping our concrete city to being more spongy and absorbent to mitigate against flood events.		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
I would always prefer charges are kept as low as possible and that the Council look to ways to save money. One suggestion is to review mowing regimes and look to reducing how frequently mowing occurs, through to planning to rewild some parts of the city environment.		
Officer comments:		
A change to how we fund some tourist facilities		
The problem with working towards a sustainable commercial model is that the prices rise so much that patronage drops off and they lose money and are not sustainable! I am particularly thinking of Ocean Spa which needs to remain affordable.		
Officer comments:		

Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Attachment:

I would like to support the Napier City Council looking at introducing rewilding some green areas of Napier city. Managed well this could have the effect of: Reduced costs – less mowing, less maintenance, wages and fuel, Reduced carbon emissions, Increased biodiversity, Increased community cohesion and resilience, with community-led rewilding projects, Improved soil quality, improved absorption in heavy rain events. Rewilding where it has been adopted in some cities around the world has been a mixed success, and Napier can learn from their experience to make it beneficial for nature and for the residents. Communication is the key with people needing to be taken along right from the outset, to explain, inform and illuminate the benefits. It must not be a top-down approach, as imposed decisions tend to alienate communities. Change is necessary, but it needs to be carefully managed. Rewilding can be seen as an excuse for neglect.

Submission: 707	Hearing: Yes	Attachment: Yes
Full Name: Peter Goss	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
I favour the Council's preferred option.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
Independent delivery.		
Officer comments:		
Building up our community resilience		
Continue.		
Officer comments:		
A new approach to managing Council's investments		
Agree with CCTO.		
Officer comments:		
Reviewing our fees and charges		
Preferred approach - should be looking for full cost recovery at a minimum.		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
See the attachment - severe apparent shortcomings with the Council's approach to setting targeted rates which means ratepayers, including in Esk Hills, who do not benefit from the services are nonetheless bearing a material portion of the cost.		
Additional officer comments		
The submitter is correct in the targeted rate not fully funding the capital expenditure related to certain activities. A combination of internal and external financing may be used to offset any shortfall in funding from targeted rates. This funding may come indirectly from general rates and remains as a liability (attracting interest) against that activity/cost centre to be repaid against that common pool. It is important to acknowledge the impact of such funding on the balance sheet.		

Aside from stormwater not being a "front of gate" service, and one that benefits the residents of Esk Hills outside of their own network, much of the increase in rates has come from a material appreciation in the value of assets held by residents in Esk Hills - their property. Not correcting/updating the map will see other residents continue to subsidise the residents of Esk Hills.

Attachment:

Submission on Napier City Council Three Year Plan 2024-27

I am a property owner and ratepayer in the Esk Hills subdivision, where I have resided since 2018. As with other ratepayers in the subdivision, the Council is proposing an increase in my rates for 2024/25 in excess of 100 percent, with a breakdown of movements in individual components set out in the table below.

	2023/24	2024/25	% change
Land value	710,000	1,220,000	71.8%
Improvements	1,140,000	1,480,000	29.8%
Capital Value	1,850,000	2,700,000	45.9%
General rate	2,588.23	5215.38	101.5%
UAGC	454.00	537.8	18.5%
Stormwater	0	763.8	
Refuse, recycling, and disaster recovery	383.00	434.9	13.6%
Total	3,425.23	6,951.88	103.0%
Total adjusted for removal of stormwater charge	3,425.23	6,188.08	80.7%

My submission focuses on shortcomings in the application of the Council’s rating policy with respect to targeted rates for Council-provided services which Esk Hills residents do not benefit from, and which have contributed to the extreme increases proposed for Esk Hills residents. I believe the Council must redress these shortcomings to be compliant with its Rates Policy. I do not comment on the proposed stormwater charge, given the Mayor’s undertaking at a meeting at the King George Hall in Bay View on Wednesday 24 April that the Council will not be proceeding with this charge on the basis that Esk Hills does not impose any material load on the Council’s stormwater assets.

I am making this submission in my personal capacity as a resident and ratepayer, but note that my professional experience is directly relevant to its contents. I am a corporate finance partner in professional services firm EY, in which capacity I assist clients who own infrastructure and infrastructure-type assets understand the value generated by their pricing decisions, and represent clients with regulated assets in their dealings with the Commerce Commission, broadly speaking in the context of understanding whether their businesses are generating returns sufficient to warrant investing in and replacing their assets. This experience is relevant to an assessment of the Council’s approach to setting targeted rates for the relevant services not provided to Esk Hills, the most significant of which are water (which we separately pay

Hastings District Council for), wastewater (which we separately pay for through the installation and maintenance of septic systems), and stormwater (which we have separately paid for through the installation of significant infrastructure on the subdivision).

I understand the Council accepts it should not be asking Esk Hills residents for any contribution to the cost of providing these services, but that the Councils believes it is achieving this outcome by not charging us the targeted rates set for these services. This belief would be correct if, and only if, the targeted rates recover the full costs, comprising operating expenditure, capital expenditure and funding costs (including the opportunity cost of non-debt funding), consistent with the Council's Rates Policy which explains that "Targeted Rates are charged to fund both operating **and capital expenditure**" (emphasis added).¹

However, the Council's financial information shows the targeted rates do little more than cover operating expenditure, leaving capital expenditure largely funded from general rates (and / or debt, repayment of which will ultimately also be funded from general rates, absent a specific mechanism to achieve a different outcome). Consequently, Esk Hills residents are being asked to fund a significant portion of the Council's capital costs for services not provided us by Napier City.

The Attachment sets out excerpts from the Council's Annual report for 2022/23, showing the sources of funding and expenditure for stormwater, wastewater and water, with key totals summarised in the table overleaf. In summary:

- Total operating funding exceeded operating expenditure by \$3.6m, with \$2.3m of this surplus attributable to wastewater. The Council also collected \$4.3m from parties other than existing ratepayers, providing \$7.9m in total to cover capital expenditure.
- However, total capital expenditure was \$16.9m, with \$15.2m relating to the replacement of existing assets and improvement of the level of service, all of which was for the benefit of ratepayers, leaving a shortfall of \$9m to be funded from sources other than targeted rates.
- Revenue from general rates, uniform annual charges and rates penalties totalled \$50.3m in 2022/23. I cannot see a breakdown of this into its component parts, but I understand revenue from the uniform annual charge was in the vicinity of \$10m, leaving revenue from general rates of ~\$40m. If the shortfall in targeted rates revenue relative to capex was funded by an increase in targeted rates, consistent with policy, the average general rates charge would have been $9/40 = 23$ percent lower. Alternatively, if we were to use depreciation as a proxy for an appropriate annual contribution to capital costs, the shortfall in targeted rates would have been 6.6m, or 16 percent of general rates revenue.²

¹ <https://www.sayitnapier.nz/assets/Uploads/Rates-Policy.pdf> pp.3-4.

² The prospective financial information (PFI) made available alongside the Three Year Plan (at <https://www.sayitnapier.nz/assets/Uploads/Financial-Information.pdf>) show the Council is budgeting to fully recover its depreciation expense in 2024/25). Total projected targeted rates revenue in 2024/25 is \$36.4m and projected depreciation on the relevant assets is \$18.6m. The PFI does not contain sufficient information to be able to determine whether the Council is budgeting for the targeted rates revenue (and other non-ratepayer provided funding) to fully recover operating costs and depreciation (and a funding allowance on depreciated asset values), but some simple analysis suggests this is implausible: targeted rates revenue is ~\$10m higher than in 2022/23 and depreciation is ~\$4.2m higher, leaving an additional \$6m in revenue to fund what was a \$6.6m shortfall in depreciation recovery in 2022/23 and the (non-disclosed) increase in operating expenditure over the intervening period. It follows that there must still be a significant shortfall in the 2024/25 budget, and that the Council is necessarily budgeting to recover this shortfall through the general rates charge.

This analysis is indicative, based solely on the 2022/23 accounts, and there is a range of alternative ways of reasonably recovering capital costs over time. I note, however, that projected annual capital expenditure on water, wastewater, and stormwater over the next 10 years totals a little over \$400m, ranging from \$23 – \$51m per annum. Even if there were a considerable reduction from 2034 on, it is clear the Council needs to recover in excess of \$20m per annum in the targeted rates to come anywhere near to fully recovering annualised capital costs.³

Table 1: Wastewater, water and sewerage, 2022/23

	2022/23
Total operating funding	20,727.00
Operating expenditure	17,167.00
Net operating surplus	3,560.00
Subsidies and development / financial contributions	4,328.00
Funds available to fund capital expenditure	7,888.00
Total capital expenditure	16,860.00
Total depreciation	14,461.00
Shortfall relative to capex	8,972.00
Shortfall relative to depreciation	6,573.00

Left unaddressed, Esk Hills residents, together with other ratepayers not provided with water, wastewater or stormwater services by Napier City Council, will be paying the Council for a significant portion of the cost of services we do not receive. The Council has at least two options available to redress this situation:

1. Revisit the approach to setting the targeted rates to ensure the assessed rates comply with the Council's Rates Policy, by fully recovering the annualised cost of capital expenditure.
2. Adjust the rating differential for residents who do not receive one or more of the targeted services to fully offset the amount currently recovered through the general rate. The analysis presented above suggests the required differential is a discount of at least 15 – 20 percent, prior to any further adjustment for other services not provided to Esk Hills and similarly positioned ratepayers, including streetlights, footpaths and verge mowing.

I wish to present this submission in person.

Thank you.Peter Goss

³ As noted in passing above, the Council should also be recovering a capital charge on the relevant assets to fully cover its costs, with there being a plethora of information available (for example) on the Treasury's website which explains why this is required even for non-profit entities.

Submission: 816	Hearing: Yes	Attachment: No
Full Name: Chris Francis	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>From Chris Francis, on the Homeless in Napier The homeless in Napier need your support, because we can help you (as Mayor Wise said you would) "change the way you do things to benefit the well being of everyone in Napier" Our numbers including children are growing by the day and while WITT and the Outreach centre provide minimal support, we feed we are being judged as outcasts of society by the Napier community. We are individuals who deserve to be listened to. What we would like council to do the following:</p> <ul style="list-style-type: none"> • Have more toilets open 24/7 • Free heated showers • Food -WIT can only feed us 3 days a week, hence people beg and steal food. • We need to keep the Outreach open as we have nowhere else to get support in town • There needs to be a safe place for the homeless to sleep at night (I have some ideas about this that I will share with you) • Come and visit us at the Outreach, so you get to meet us, we are Napier residents and part of your community! Most of the homeless whanau have drug and alcohol addictions and if we had a safe place, they can indulge out of sight of the public so the eyesore of addicted homeless will be removed. The whanau will look after each other if they are together, as they know and care about each other. Other support that we would like is: • Nurses to come and check up on us, on our physical and mental health • Some of us are illiterate, it would be good to have volunteers come and help us learn to read and write at the Outreach. Many of the people we meet are compassionate and caring. However, 		

<p>we are feeling that Council see us as a problem. We want to be listened to, as we believe we have the solution to what you consider the "problem" of homelessness in Napier.</p> <p>You will only be able to improve this if you give us a voice in finding a solution. We look forward to further conversations with you.</p>
<p>Additional officer comments</p> <p>We are working to implement the recommendations in the Homelessness in Napier Report 2022 and we are working with other agencies in the region to help provide support to homelessness including Orange Sky Aotearoa who will soon be providing laundry services to our region. We are also working with WITT and other agencies on an outreach centre for our whānau pounamu.</p>

Submission: 795	Hearing: Yes	Attachment: Yes (Napier Hill Digital Storytelling Project Proposal)
Full Name: Chris Hay	Organisation: Locales	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>We are proposing a new tourism experience for Napier that involves a digital storytelling tour, initially on Napier Hill. Working with the community, mana whenua and Heritage Services (Elizabeth Pishief) we propose creating a Storymapp (physical map plus mobile digital storytelling) that will encourage new visitors to Napier and keep them here longer utilising the views and walks on the hill. The digital storytelling tour is self-sustaining once completed. We have attached a proposal that outlines the potential locations, technology and approach. We have extensive experience delivering world-class digital storytelling experiences throughout New Zealand and Australia.</p>		
Additional officer comments		
<p>Officers thank Locales for this exciting proposal. It is recommended that a meeting between the relevant officers and Locales is set up to discuss the proposal in detail before Council makes a decision in relation to this.</p>		

Submission: 626	Hearing: Yes	Attachment: Yes
Full Name: Lynne Anderson	Organisation: "Save the Dotterels, Hawke's Bay" - Bayview / Westshore monitoring site.	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		
<p>When the animal control bylaw is due for review this can be a consideration and you will be able to provide feedback and be involved in the process. In relation to vehicles on beaches, under part 9 of the Parks and Reserves Bylaw 2021, vehicles (including motorcycles, cart etc.) are generally prohibited within any reserve including waterways within reserves. Where a complaint is received, Council will take the necessary action to address this. Regarding fires on beaches, Council prohibits the lighting of fires on beaches, parks and reserves and will respond to complaints accordingly. In some cases, a permit maybe issued for a fire within a park. Your feedback has been noted and put aside for when the Fire Control bylaw is reviewed in 2026. We are currently working on a Plan Variation to introduce SNAs into the District Plan.</p>		

Attachment:



Submission on the Napier City Council 3 Year Plan

To: Napier City Council, email: info@napier.govt.nz April, 2024

From: "Save the Dotterels, Hawke's Bay" – Bayview / Westshore and Awatoto Beach monitoring sites.

'Save the Dotterels' welcomes the opportunity to provide a submission on the NCC 3 year plan.

Introduction:

'Save the Dotterels, Hawke's Bay' is an independent voluntary group dedicated to preventing the banded dotterel / Pohowera becoming extinct from Napier's Beaches.

- Cat Management within the Animal Control Bylaw: Save the Dotterels, Hawke's Bay would like to see a Bylaw that includes cat management within Napier: i.e. compulsory microchipping and therefore registration, compulsory de-sexing, limited number of cats per household, cat breeders to be registered and encouragement to keep cats inside at night. Trail cameras showed that cats were responsible for predation of some dotterel nests. Domestic cats have been known to wander considerable distances at night. Several Councils throughout New Zealand have already adopted such Bylaws which are also widespread in many parts of Australia. This would be better for the cats and ultimately help reduce the out-of-control number of feral cats devastating our wildlife in Aotearoa New Zealand.
- Vehicles on Beaches: We'd like to see a Bylaw banning vehicles (including quad and trail bikes) on beaches in certain areas and at certain times of the year (nesting season August – February). Napier City Council has little protection in place to protect vulnerable species from vehicles on beaches compared with other local Councils. A lot of vehicle use on beaches is joy-riding.
- Fires on Beaches: We'd like to see some specific reference in the Fire Control Bylaw regarding restriction of fires on beaches – especially during nesting season.
- Significant Natural Areas: We would like to see the continuation of 'Significant Natural Areas' – and suggest that some of Napier's coastline be designated as an SNA.
- We have a special interest in the protection of Ahuriri Estuary Te Whanganui-a-Orotū and the proposed Ahuriri Regional Park.

Thank you for the opportunity to submit.

Lynne Anderson – on behalf of: "Save the Dotterel's, Hawke's Bay"

Submission: 627	Hearing: Yes	Attachment: Yes
Full Name: Lynne Anderson	Organisation: Forest and Bird, Napier Branch	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		
<p>We are currently working on a Plan Variation to introduce SNAs into the District Plan. Landscapes are already proposed to be protected under the Proposed District Plan. We welcome ecologist evidence to support the SNA status of Sturm's Gully. The Ahuriri Regional Park masterplan is currently under development and Forrest and Bird will be engaged through the process as a key stakeholder. The Proposed District Plan already enables solar panels and requires water tanks for water detention. When the animal control bylaw is due for review this can be a consideration and you will be able to provide feedback and be involved in the process. Regarding fires on beaches, Council prohibits the lighting of fires on beaches, parks and reserves and will respond to complaints accordingly. In some cases, a permit maybe issued for a fire within a park. Your feedback has been noted and put aside for when the Fire Control bylaw is reviewed in 2026. In relation to vehicles on beaches, under part 9 of the Parks and Reserves Bylaw 2021, vehicles (including motorcycles, cart etc.) are generally prohibited within any reserve including waterways within reserves. Where a complaint is received, Council will take the necessary action to address this.</p>		

Attachment:



Napier Branch,
Royal Forest and Bird Protection
Society of New Zealand Inc.
www.forestandbird.org.nz

Submission on the Napier City Council 3 Year Plan

To: Napier City Council By email: info@napier.govt.nz

From: Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)
Napier Branch napier.branch@forestandbird.org.nz

Forest & Bird welcomes the opportunity to provide a submission on the Napier 3-year plan.

Introduction:

The Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) is Aotearoa New Zealand's largest environmental non-government organisation. Forest & Bird's mission is to protect New Zealand's unique flora and fauna, and its habitat.

The Napier Branch members take an active interest in conservation advocacy for nature protection, and pest plant and animal control in the Napier District.

Areas of Interest:

Climate Change and the Environment:

- Napier Branch fully supports NCC plan to reduce your own carbon footprint across all areas of the Council's work and the development of an emissions reduction plan.
- The Society strongly supports seeking to build climate resilience through improved water quality and building robust biodiversity.
- We strongly advocate a nature-based solutions approach.

Post Cyclone and Resilience:

- We strongly advocate investing in nature-based solutions and not just putting things back as they were.
- We are supporters of managed retreat in the same way that South Dunedin is.
- We do not support building walls on the coast that protect few houses and are expensive to rate payers.
- We would like to see the establishment of urban wetlands and coastal saltmarsh – and make sure there is no further urban encroachment into any more low-lying areas.

Three Waters:

- We see water quality as an absolute priority and ask Council to prioritise the protection of fresh water drinking sources to ensure the city has safe drinking water.
- We support investing in infrastructure such as upgrading Wastewater and Stormwater treatment (this would be a better investment than trying to have chlorine-free water)
- We support NCC pushing HBRC to have strong rules that protect freshwater at its source – in streams, rivers, and wetlands, and groundwater – and supporting initiatives like reforesting hillsides and restoring wetlands.

Special Character Landscapes and Significant Natural Areas:

- We would like to see the continuation of 'Significant Natural Areas' – and suggest that some of Napier's coastline be designated as an SNA.
- 'Sturm's Gully' on Napier Hill could also be afforded an SNA designation.
- We have a special interest in the protection of Ahuriri Estuary Te Whanganui-a-Orotū and the proposed Ahuriri Regional Park.

Housing:

- We urge Council to move towards requiring (and exemplifying through existing housing) things like water sensitive design, provision of solar panels, on-site water tanks to store rainwater, and planting of shrubs and flax instead of grass for lawns.

Greening of Napier:

- Napier Branch fully supports appropriate planting of some of Napier's grassed areas and would be willing to assist with such a project.
- It would save money if lawns were not mowed so often and not so close to steams – less mowing enhances biodiversity and reduces greenhouse gas emissions from mowing and of course reduces cost. This has been successfully trialled in Hamilton and Christchurch.
- We have observed in some areas that glasswort and reeds are mowed.

Cat Management within the Animal Control Bylaw:

- Napier Branch would like to see a Bylaw that includes cat management within Napier: i.e. compulsory microchipping and therefore registration, compulsory de-sexing, limited number of cats per household and encouragement to keep cats inside at night. Several Councils throughout New Zealand have already adopted such Bylaws which are also widespread in many parts of Australia. This would be better for the cats and ultimately help reduce the out-of-control number of feral cats devastating our wildlife in Aotearoa New Zealand.

Fires on Beaches:

- We'd like to see some specific reference in the Fire Control Bylaw regarding restriction of fires on beaches – clearly stating where and when fires are or are not permitted.

Vehicles on Beaches:

- We'd like to see a Bylaw banning vehicles (including quad and trail bikes) on beaches (especially in certain areas and at certain times of the year) unless permitted. Napier City Council has little protection in place to protect vulnerable species from vehicles compared with other local Councils.

Thank you for the opportunity to submit.

Lynne Anderson, Secretary, On behalf of the Napier Branch of Forest and Bird April, 2024

Submission: 782	Hearing: Yes	Attachment: Yes
Full Name: Tina Haslett		Organisation: Hawke's Bay Netball
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
Yes, we are submitting in relation to Onekawa Park and Napier Aquatic Centre		
Additional officer comments		
<p>Brief background - HB Netball have occupied the Onekawa Courts (via annual booking fee) and the Pavillion Building (via a Ground Lease) for a number of years. The 1996 Ground Lease expired in 2010 but pursuant to the Property Law Act 2007 has been rolling over on a month by month basis. A new lease had been drafted in 2015, but was not signed by Council due to the possible Onekawa Swimming pool redevelopment in this location. The current Pavilion requires some remedial work and HB Netball maintain the building asset belongs to council and council need to be rebuilding/upgrading the asset. We have legal opinion to differ and our understanding is that this building, like most clubs on reserve, is under the ownership of the HB Netball Centre, and we merely lease the land to them.</p> <p>Point 1 – Aquatic Centre (currently no decision on this)</p>		

Point 2 - Immediate term request: The 1996 Lease still applies whilst HB Netball are occupying the Pavilion and thus HB Netball are responsible for maintenance and remedial works. The pavilion building has a current Building Warrant of Fitness in terms of Fire Life Safety requirements. A report in July 2023 commissioned by the Insurance Loss Adjusters highlights visible cracking in certain areas. However, the comments in the preliminary observations state 'The cracking is not an immediate concern but remedial works should be undertaken as soon as practical'. 'The smaller external cracks to the joinery corners are negligible and we believe these are superficial shrinkage cracks. We don't believe this cracking poses an immediate risk to life or property.' Management's view is that the HB Netball Centre is responsible to further investigate the cracking and undertake required remedial works. It is suggested that before remedial works are carried out a full Detailed Seismic Assessment is carried out. This would provide knowledge of any other structural issues and provide a basis for further building condition assessments. This is important knowledge to assist with strategic decision making relating to the Pavilion. In this regard, Council as part of the deliberations on this submission may decide to provide financial assistance and fund a Detailed Seismic Assessment. Whilst any long term lease is dependent on Council making a decision on the future of the swimming pool complex, as an interim measure a Ground Lease of say 3 to 5 years for the Pavillion could be entered into. This would clarify for the interim period the responsibilities of each party, however this would still be on the basis that HB Netball is responsible for the Pavilion Building. A proposed new interim Lease could be brought to a Council meeting for approval. Engagement on each scenario options should occur once a decision on the future of the swimming pool complex is made (not before).

Points 3 to 7: o Budget is earmarked to undertaken redevelopment and improvements based on Council making a decision on the future of the swimming pool complex, so is pushed out to Yr4 of 3YP o Main expenditure would be needed to improve and renew the netball courts and facilities. This budget may be brought forward to install two courts with improved surfaces and maybe a temporary changing facility, however HB Netball would need to contribute towards the total costs. Further engagement with HB Netball will be needed on this. o The renewal budget for the courts does not include the proposed rubberising and covering of the courts. The focus is to maintain the existing courts, however this could be considered if HB netball contributes the bulk of the funding for this.

Attachment:

Submission to: NAPIER CITY COUNCIL LONG TERM PLAN

To: Napier City Council

From: Hawke's Bay Netball Centre Incorporated ("HBN")

Date: 26 April 2024

Details of Submitter

Hawke's Bay Netball (HBN) exists to connect and inspire Hawke's Bay communities through Netball. The organization was formed in 2010 through an amalgamation of Hastings Netball, Napier Netball, Central Netball and latterly Wairoa Netball.

We currently operate from four venues – one in Hastings, two in Napier and one in Central Hawke's Bay - and are home to around 7,000 members who participate in a wide variety of competitive and social competitions, development programs, player coach and official pathways.

We focus on:

Delivering exceptional netball experiences
 Providing fun safe welcoming environments
 Being local, affordable, and accessible
 Growing opportunities for involvement in Netball for all people
 Successful partnerships that strengthen all aspects of the game.

The Sport NZ insights tool shows that 7.3% of the active female population in Hawke's Bay participates in Netball and this is 2.2% higher than the national average. Of the four territorial areas in Hawke's Bay, the highest proportion of the active population participating in netball is in Napier City. Netball is the highest secondary school participation sport in Hawke's Bay.

In 2022 the HBN Board secured funding from the Lotteries Commission to undertake a study to address the provision of netball facilities, one which supports the current facility network and meets the future demand for the sport.

The outcome of the study is a comprehensive plan that supports HBN's vision for connecting and inspiring Hawke's Bay communities through Netball. The HBN Board has worked hard to ensure the recommendations in the strategy are realistic, and sustainable. In making this submission HBN wants to work with Napier City Council to improve and progress Netball facilities in Napier – specifically Onekawa Park, and to collaborate on solutions with other potential organizations who use and enjoy Onekawa Park.

Introduction

HBN engaged Visitor Solutions to develop a Facility Strategy in response to various challenges that are impacting the ability to deliver quality and sustainable netball opportunities in Hawke's Bay and specifically in Napier at Onekawa Park.

With around 7,000 players (primarily young females), the Hawke's Bay Netball Centre is one of the largest in the country and covers an extensive geographic area.

HBN is at a point when the current network of netball facilities needs to be addressed to ensure community wellbeing outcomes at a local level can be achieved.

Netball facilities are one of the most important components of our game as without them no-one can play. But, just as important is that we have facilities which are of the right standard.

Spaces and Places for people to be physically active are acknowledged by Sport New Zealand as critically important components of a successful sport and active recreation system.

Insights obtained from the netball community confirmed that facilities are one of the most important components in determining the quality of the overall playing experience are critical for attracting player interest and retaining players throughout the different age groups.

Overall, the number of courts is sufficient to meet current and future demand. But the key issues identified a high level of concern with the quality of the courts, access to the courts and the supporting ancillary amenities that contribute to the quality of the experience.

The player profile of HBN is youthful with 76% of players aged between 5-12yrs, and there is also a notably older cohort aged 31 – 50yrs. This demonstrates HBN accommodates a wide age range.

Players' needs are changing and it's critical that HBN can respond. Current, and future facilities (courts and ancillaries) need to be age and stage appropriate and meet player needs i.e.: the impact that different court surfaces can have on players.

Over recent years several challenges have accumulated at the netball venue in Napier which is significantly impacting on the ability for HBN to deliver quality and sustainable netball opportunities from its netball facilities in Napier.

Specifically, there is in-decision and uncertainty regarding Onekawa Park due to potential aquatic center development. This is significantly impacting ongoing decisions around the deteriorating state of the current netball and tennis courts. Additionally, information has come to light regarding the safety of the sport pavilion and needs to be addressed immediately.

HBN has made every endeavor to be proactive in undertaking a facility strategy which focuses on a scenario approach so that it can work in partnership with Napier City Council, enabling the Council to be agile in meeting the needs of the netball community as and when decisions around the Aquatic center are made. HBN wishes to be heard in support of this submission.

Onekawa Park Sport Facility

Background

In 1996 a lease agreement was signed between Napier City Council and Onekawa Sports Centre to lease a portion of land at Onekawa Park with an existing 1970's building on site.

Onekawa Sports Centre included two organisations – Napier Netball Association and Hawke's Bay Tennis Association.

The lease was for a term of fourteen (14) years. There was no right of renewal.

The 1996 lease states the existing building was to be used as a clubroom/pavilion for Onekawa Sport Centre members.

In 1996 the Council carried out extensive work on the existing building and it was substantially altered with a large two (2) story extension.

The design specifications for the building extension are on file at Napier City Council. The documents confirm it was Napier City Council design engineers who developed the design specifications for the extension. The work was subsequently carried out and signed off by Council.

The Onekawa Sport Centre members - Napier Netball Centre and Hawke's Bay Tennis Association both applied for grant funding towards the costs of the development.

Hawke's Bay Tennis association dissolved circa 2009.

The lease expired in 2010. The Onekawa Sports Association dissolved.

Napier Netball Centre amalgamated with HBN in 2010. HBN could not have continued under the conditions of the old lease of the Onekawa Sports Association. It was communicated to HBN that a new lease would be forthcoming,

A new lease was not forthcoming. This was a considerable concern to HBN, but little they could do about it. HBN made payments for the court usage accordingly but continued to pursue a new lease because the organization needed security of tenure to apply to funding stakeholders for venue fees.

The Challenges

Lease implications

Between 2010 and 2015 there was no lease in place.

HBN had little choice but to continue to offer the community Netball and make payments for the use of the courts and pavilion which they assumed based on what had been paid in the past.

In 2015 NCC provided a lease to HBN drawn up by WTR&SH (NCC legal firm).

The proposed 2015 lease included the land for the building, and two (2) courts located between the Pavilion and the Aquatic Centre Carpark.

It also included a license to occupy the adjoining ten (10) netball courts situated north-west of the pavilion.

HBN signed this lease however, Napier City Council did not sign the lease due to the continued uncertainty around the future of the Onekawa reserve and the aquatic centre development.

Since 2010, HBN has continued to pay an annual fee to the council for Onekawa Park, despite no signed lease in place.

Aquatic Centre implications

Consultation with Napier City Council confirmed that the preferred location for the Napier Aquatic Centre has not been determined and that two options on the table are:

Staying at Onekawa Park, or

A Greenfield development.

It was further advised that should the Aquatic Centre remain at Onekawa Park, there are two further options. These are:

Option 1: The Napier Aquatic Centre remains at its current location within Onekawa Park.

Option 2: The Napier Aquatic Centre is relocated to where the current netball courts are within the park.

It was further confirmed that Option 2 appears most preferable for two reasons:

Onekawa Park is an old refuse site and the current netball courts are located on the most stable ground.

Community aquatic provision would be able to continue in the existing facility whilst a new one is being built.

Should Onekawa Park be favored over a greenfield site, it seems the current netball court

site provides more suitable ground for development of the Aquatic Centre – thus displacing the netball courts to another site in the park.

Napier City Council further confirmed to Hawkes Bay Netball that the upcoming investment in the existing Aquatic Centre is going to extend its use in its current location for another eight (8) years of operation.

This has a significant impact on Netball for the immediate, medium, and long-term.

Sports Pavilion implications:

In 2023 HBN noticed visible cracking on the internal walls at the junction between the original 1970's building and the extension added by Council in 1996. HBN consequently engaged structural engineers, Sylvester Clarke, to provide an assessment report on the pavilion.

Sylvester Clarke's review of the 1996 design specifications and plans for the extension confirm that the cracking is due to the weight of the upper floor creating a pressure point between the old building and the extension.

The report states that the cracking at the junction of the new and the old building would have started when the extension was constructed with the junction being a natural location for the cracking to occur.

Further to this, concrete scanning of the external wall of the extension shows un-reinforced,

unfilled blockwork where the new and the old buildings meet. Sylvester Clark advised this is unusual for a building of this age.

This cracking has widened over time and is now at the point where remedial work is essential.

Remedial work. Preliminary quotes for the remedial work have been obtained and at this point the work is estimated at \$15,000 - \$18,000.

Funding the remedial work. Funding stakeholders are not supportive of any applications for any facility upgrade or maintenance due to the uncertainty of the Aquatics Centre.

Insurance. HBN has enquired with Crombie Lockwood about insurance for the Sports Pavilion and been advised the building will not meet insurance requirements unless remedial works to address the cracking are completed.

Building Warrant of Fitness

On 20 September 2023, Chubb NZ conducted their annual IQP inspection. Several major defects were identified with the lift which need to be fixed before the annual BWoF will be issued. It is understood the defects with the lift are attributed to the building cracking.
In January 2024, NCC attended to the BWOF which has now been issued.

Court implications

The netball / tennis courts are in poor condition with cracking, weeds growing through and a build-up of organic material on the court surface which becomes engrained into the surface – creating slipping issues.

Netball participation

Insights were gathered from netball participants via an online survey in winter 2022. 513 responses were received from throughout the region.

The survey results show that 32% of respondents regard the facilities at Onekawa Park as a deterrent to participation.

The survey also confirmed that desired improvements include improved court surface, improved spectator facilities, improved toilet facilities and shelter.

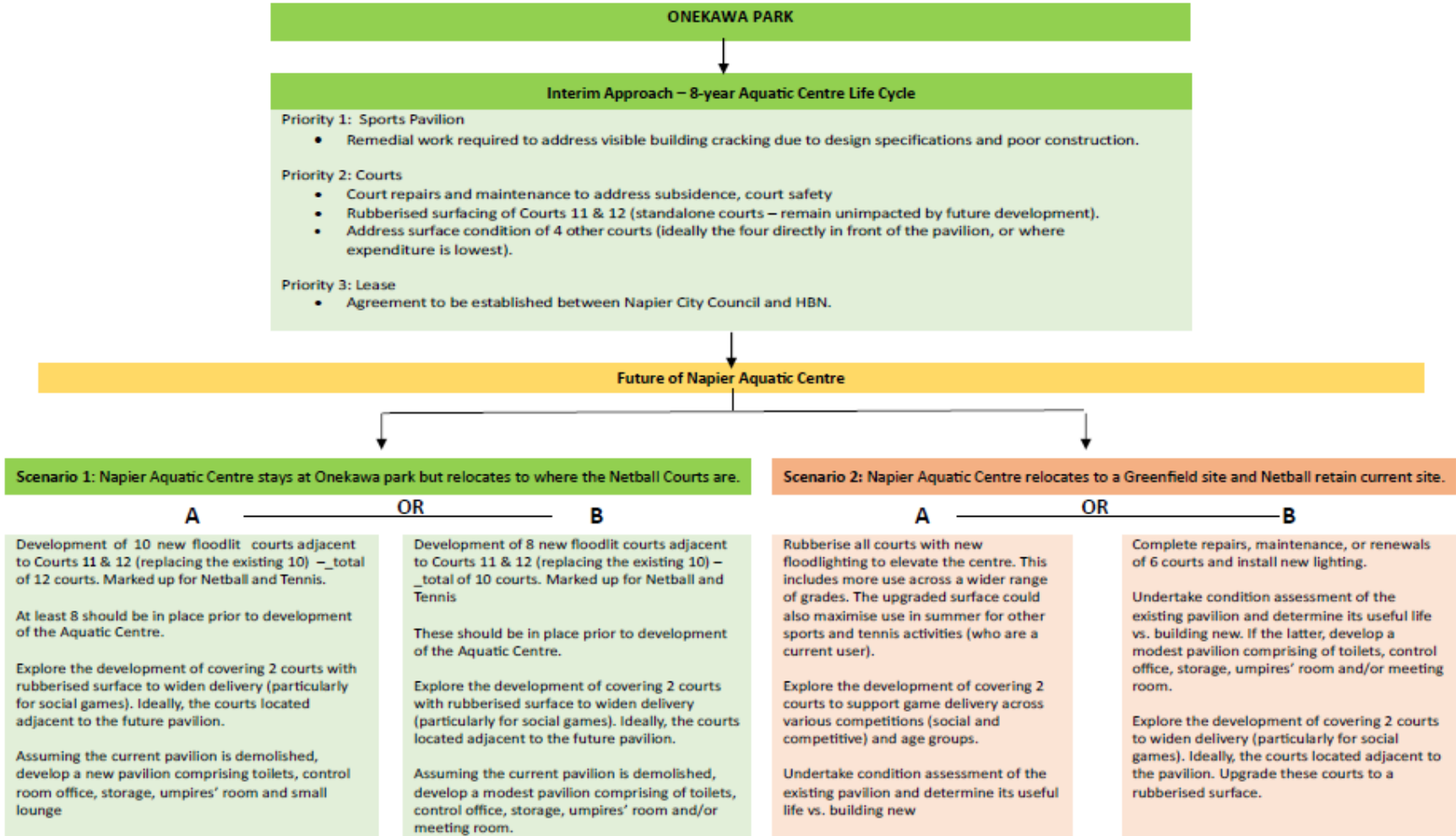
The way forward

Although a decision on the future site of the Aquatic Centre remains uncertain, HBN has developed a set of scenarios to assist Napier City Council to ensure the park remains functional to serve the local community and the sports codes to deliver quality sport experiences at Onekawa Park.

The scenario approach is outlined on Pages 6 – 8 of this document and the provide a solution for a way forward which would support netball requirements (and tennis) whilst factoring in the various decision-making options NCC has on its' plate.

Please note that consideration has been given to the best allocation of potential funds to meet overall project outcomes

SCENARIO APPROACH FOR ONEKAWA PARK SPORT FACILITIES AND AQUATIC CENTRE



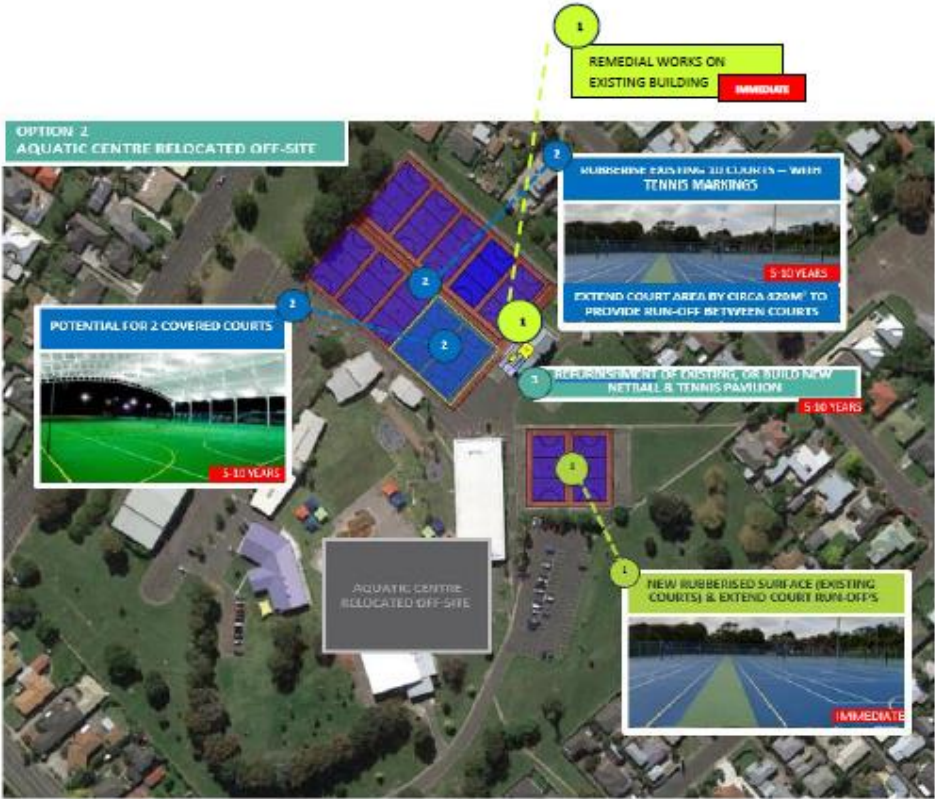
Scenario 1: If Aquatic Centre remains on Onekawa Park

The way forward for Onekawa Park	
Immediate term	<div><div></div><div>Remedial works on existing Pavilion</div></div> <div><div></div><div>Address lease</div></div> <div><div></div><div>Engage on scenario options</div></div>
18 months	<div><div></div><div>Extend court run-off and resurface courts 11 and 12</div></div> <div><div></div><div>Address court conditions of front 4 courts</div></div> <div><div></div><div></div></div>
5 – 10 years	<div><div></div><div>Develop an additional 7 new courts with Tennis Markings</div></div> <div><div></div><div>Cover 2 courts</div></div> <div><div></div><div>New Netball (and potentially Tennis) Pavilion</div></div>



Scenario 2: If Aquatic Centre is relocated Off-Site.

The way forward for Onekawa Park:	
Immediate term	<div><div>-</div>Remedial works on existing Sports Pavilion</div> <div><div>-</div>Address lease</div>
18 months	<div><div>-</div>Extend court run-off and resurface courts 11 and 12</div>
5 – 10 years	<div><div>-</div>Rubberize courts 1 – 10. Netball and Tennis Markings (extend court area by circa 420m2 to provide run-off between courts)</div> <div><div>-</div>Potential for 2 covered courts</div> <div><div>-</div>Refurbishment and upgrade of existing sports pavilion, OR build new for use by multiple codes and create shared sports hub.</div>



Our submission

On behalf of the netball community in Hawke's Bay, HBN makes the following specific requests to Napier City Council for Onekawa Park.

That a scenario approach for the future of the Aquatic Centre at Onekawa Park be adopted, and that this is done in partnership with the other Sports codes who deliver physical activity programs for the Napier Community at Onekawa Park.

Since 2010, the implications with the Napier Aquatic Centre have prevented Council decision making with respect to the other facilities at the Park. During this time, leases have remained unsigned, and funding and investment decisions for the Netball and Tennis courts and the sports pavilion have not taken place.

It's understood that the upcoming investment into the Napier Aquatic Centre will support the Aquatic facility for a further 8 years of operation. However, there is also urgent investment required in the other sports and recreation facilities at the Park which needs to be taken into account.

While a decision on the future site of the Aquatic Centre is yet to be determined, HBN has developed a scenario approach to help inform Napier City Council on netball's requirements which factor in the various decision- making options. (Tennis is also included).

In developing this approach, consideration has been given to the best allocation of potential funds to meet overall project outcomes. This is to ensure the Council and/or other funders do not sink investment into avoidable disposable capital works (where this is possible).

Our recommendation is for Council to work with HBN to – secure the future of netball at Onekaway park to continue to provide localised provision. This includes addressing the sports pavilion, a 2-court upgrade with a rubberised surface and court maintenance while the future of the Aquatic Centre is determined.

Immediate term – within the next 6 months

Sports Pavilion

That Napier City Council attend to the remedial work required immediately on the Sports Pavilion. This is on the basis that an engineer's report confirms the building cracking at the junction of the new and the old building started when the extension was constructed by Council in 1996. The weight of the upper floor created a pressure point between the old building and the extension. The resulting damage at the junction of the new and the old building is a result of poor design specifications which were drawn up and approved by the Council in 1996 and poor building practice during construction.

Estimations for the remedial work obtained in 2023 are between \$15,000 and \$18,000.

We recommend Council undertake a seismic strengthening report prior to the remedial work being undertaken.

Lease

That Council offer HBN a new lease for an interim period until a decision is made on the future of the Napier Aquatic Centre.

If a secure lease was in place, funding for the following work (points 4,5,6,7 below) could be considered in partnership with HBN.

Immediate term – within the next 12 months

Council undertakes a Partner approach to address an interim 8 year solution to keep Onekawa Park functional.

We would like Council to call a stakeholder meeting with the sports codes who have invested interest in Onekawa Park delivering localized opportunities for the community to be active with a view to engaging on working out a scenario approach whereby all codes could benefit (outlined on pages 6 – 8 of this document).

Short term – within the next 2 years.

2 Court upgrade

That the run-off for courts No 11 and No 12 are extended to comply with Netball NZ requirements and that the surface of these courts be rubberized.

The cost of this project is estimated to be in the vicinity of \$470,000 - \$500,000.

That the surface condition of an additional 4(four) courts be addressed – preferably the courts directly in front of the existing Sports Pavilion, and that these be for Netball and Tennis.

If a secure lease was in place, funding for this work could be considered in partnership with HBN.

Medium term – three - four years

Napier City Council engages with HBN and potentially Tennis Eastern and Pickleball to:

Either:

Prepare for a new site for courts on Onekawa Park prior to the Napier Aquatic Centre being developed. This would enable the existing aquatic centre to keep operating whilst the new one was being developed.

Or:

Advance with court surfacing upgrades, extend to allow for standard run-offs and floodlighting on the existing netball court site, and

Assess options for the future location of the Sports Pavilion based on the scenarios outlined under Options 1 and 2 on pages 6 – 8 of this document.

Medium term - four – eight years

Napier City Council continue to work with Onekawa Park stakeholders/user groups on concept plans for Onekawa Park. Include investigation into 2 covered courts.

Within next nine – ten years

Implement the appropriate scenario / concept.

HBN would like to thank NCC for receiving this submission.

We would like to speak to this submission and to include an opportunity to present the Hawke's Bay netball facility strategy on behalf of the Hawke's Bay Netball Community.

Persons making this submission: Denise Aiolutepoa

General manager

Tina Haslett Chairperson

Please note: Tina Haslett is also an employee of Sport Hawke's Bay

Submission: 667	Hearing: Yes	Attachment: No
Full Name: Guy Panckhurst	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
The model needs to shift to being more cost neutral, or at least to minimise the cost to rate payers if possible.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
Consideration should be given to Council establishing a Community Housing Trust, and change the delivery model. Selling villages may resolve the financial deficit in the short/medium term, but this is not a long term enduring solution. Maybe these villages should be retained as a Council asset, but change the way they are owned and managed.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
I am happy to pay a resilience rate, but I need to know how this money will be managed and what it will be spent on. The fund needs to be ring-fenced and there needs to be clear guidelines/strategy as to how the money will be spent.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
We need to maximise the return from Council investments assets. However, there needs to be clear and transparent direction from Council as to what investments to prioritise and accountability from the CCTO board. Having a Statement of Intent is fine, but that doesn't necessarily mean that the CCTO will follow the mandate. I also need to be confident that investments are suitable and based on ethical guidelines.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Increases in fees for parking and the three identified activities seem appropriate. Fees for resource consent s127 variations are set at a fixed \$1200, which is often inappropriate when the amount of Council work to process is minimal. This fee should be on an hourly rate charge. Similarly, the fees for s223 & s224c certifications are set at \$1100, when there is also often minimal work involved. These should also be on an hourly rate basis.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
Loan funding also impacts rates, but not in the current cycle. It simply defers the cost to later years. Rate payers are facing significant rate increases for other reasons, so it seems appropriate to loan fund the losses. But this needs to be only for a maximum of 3 years.		
Officer comments:		

Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
It makes sense to retain control of the building, providing the costs of strengthening do not have the potential to spiral out of control.		
Officer comments:		
Additional comments		
No		
Additional officer comments		

Submission: 285	Hearing: Yes	Attachment: Yes
Full Name: Janene Dixon-Smith	Organisation: Regional Indoor Sports and Events Centre t/a Rodney Green Arenas	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
No comments added		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
No comments added		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
The Regional Indoor Sports and Events Centre should be considered as a council asset, run as a commercial business by the Regional Indoor Sports and Events Trust, and as such should qualify for the additional support requested. This is exactly the model NCC is proposing for the other facilities.		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
It is difficult to make a choice of the two provided without financial information.		
Officer comments:		
Additional comments		

I realise this isn't the ideal platform to upload a submission to the LTP from the RISEC Trust, however it seems to be the only available platform. Ideally we would like our submission to be considered as part of this three year plan and adopted as the new agreement for the future, as inflationary increases will mitigate the need for us to keep submitting requests. Thank you for your consideration.

Additional officer comments

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).

Attachment:

Date: 11 April 2024

Submission to the Napier Council Long Term Plan.

Subject: Operational and Renewal support for The Regional Indoor Sports and Events Centre Trust from Hastings District Council.

The submission to the Hastings District Council's long-term plan highlights the need for increased operational and renewal support for the Rodney Green Arenas, a premier sports facility. The council has supported the arena for over a decade with \$55,000 p/a plus GST for operational expenses (OPEX) and \$35,000 p/a plus GST for capital expenses (CAPEX) renewals each year. However, these figures have not been adjusted for inflation, leading to a loss in buying power.

Despite an increase in OPEX to \$85,000 after the completion of the new Rodney Green Arena, the funds are insufficient to cover rising costs due to inflation. The primary objectives of the arena include providing public sports and recreational facilities for physical development, fun, and well-being in the region and offering educational resources for EIT students in various disciplines. Encouragement of sport plays a significant role in the wellbeing of our community, helping our youth to reach their full potential through positive pathways and enabling our elderly to live independently and healthy for longer. The council aims to provide spaces and places, and the arenas enhance vibrancy.

The Trust's objectives focus on optimizing facility utilization, aligning revenue activity with expenses, accommodating significant events for the region, attracting visitors to the region to support economic wellbeing, aligning strategies with HDC, and meeting the growing demand for high-quality indoor recreational facilities. The Trust is committed to innovation, efficiency, cost reduction, superior customer service, and health and safety standards.

In recent years, the Regional Indoor Sports and Events Centre Trust has experienced significant growth, thanks to investments from HDC's \$4.1M donation and central government and charitable organizations like Lottery Grants. We completed a \$19.5 million expansion, adding 6 new indoor courts to meet increasing demand and

host national and international sports events, demonstrating our dedication to serving the community. The submission calls for increased financial support to ensure the facility's continued success and service to the community.

Considering the critical role that the Regional Indoor Sports and Events Centre plays in fostering the well-being and development of our community, we respectfully request the following decisions from the Napier City Council:

1. Operational Support: We kindly ask the Napier City Council to increase the operational support provided to \$300,000 OPEX per annum, plus GST, to help cover Rodney Green Arena's growing operational expenses. Expenses have increased significantly, and we highlighted the financial hurdles our organization faces in a recent meeting with the Napier City Council Executive team. One primary concern is the massive spike in our insurance premiums. From a manageable \$70,000 in 2020, it's shot up to \$390,000 by 2024. This sharp increase is putting immense strain on our financial sustainability and the future of Rodney Green Arenas hangs in the balance.

2. Renewal Support: Additionally, we seek an increase in the renewal support from the HD council to \$150,000 CAPEX per annum, plus GST, to ensure that essential capital improvements and maintenance are adequately funded.

3. Annual Inflation Adjustment: Most importantly, we request that these new proposed operational and renewal support figures be inflation-adjusted annually. This measure is crucial to future-proof this invaluable community asset, guaranteeing that the quality of the experience our community members have when they participate in the arena remains exceptional.

By making these adjustments, the Napier City Council will continue to play a pivotal role in supporting our people's physical and educational development while contributing to the overall well-being of our community. We appreciate your consideration of this proposal and look forward to your support in ensuring the ongoing success and excellence of the Regional Indoor Sports and Events Centre Trust.

Yours sincerely,

Janene Dixon-Smith
General Manager

Submission: 543	Hearing: Yes	Attachment: Yes
Full Name: Tom Hosford	Organisation: Ahuriri Rock Pools Development Trust	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
The Ahuriri Rock Pools Trust does not wish to submit on the above themes (eg elderly housing, fees/charges, the council office accommodation). Our submission (attached letter), relates to the future aquatic centre project set down for four years' time.		
Additional officer comments		

Attachment:

23rd April 2024

The Mayor and Councillors Napier City Council.
Private Bag 6010.
Napier 4142.

Dear Mayor Kirsten

Re: AHURIRI ROCK POOLS DEVELOPMENT TRUST - Three Year Plan Submission.

Kia ora Kirsten and Councillors

The Trustees wish to bring the Council up to date on the progress that has been made on the submission of the 'Feasibility Study ' to the Council, in relation to the 'Three Year Planning Round'.

The Trust has been working closely with the project team that supported the highly successfully He Puna Taimoana hot pools team at New Brighton, Christchurch to understand the key project development costs and suitable operating models that would be applicable to our project at Ahuriri. These details are being embedded into our draft feasibility study which are looking to present to Council within the next four to six weeks.

The Trust supports Council's dedication of \$75 million in four years' time (outside of the current 3-Year Plan) to develop a new aquatic centre. Given the efforts the Trust has made to further refine the Rock Pools proposal at Ahuriri, we would like to be considered as part of the long term 'Aquatic Solution' to Ahuriri, Napier.

Funding Strategy:

The Trust has established an extensive confidential directory of funding prospects. The approval of the 'Feasibility Study' by the Napier City Council will be the 'key' to unlock the wide and varied range of funding resources under consideration. It must also be noted, that many contributions of discounted or gifted construction materials, plus machinery and me will be directed to the construction of the pools. These generous contributions are to be quantified. Funding applications are currently being reviewed with the Perpetual Guardian Group.

Whilst we were not anticipating requesting significant further funding from the Napier City Council this stage, we request that you keep this letter on file as a reminder that the outcomes of the Trust are still live. Please feel free to contact us if you have any further questions regarding this letter.

Please note: - This letter is presented to the Council on behalf of the Trustees and Consultancy Team and Peter Twigg the Trust Legal Adviser.

Nga mihi
Graham Duncan

Paul Bailey
Trust Chairman

Session two – 10.45am to 11.45am (60mins)

Submission: 777	Hearing: Yes	Attachment: Yes
Full Name: Pip Thompson	Organisation: Napier City Business Inc	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
Napier City Business Inc would like to make a submission to the revitalisation of Emerson Street.		
Additional officer comments		
The streetscape upgrade will be designed to be flexible allowing for all day vehicle access, as well as temporary or long-term closures as required. The Project Control Group require further clarification from our 3-Waters Team regarding the planned budget and timing of the wastewater renewal in Emerson St. Both Project Teams are working collaboratively on this. We acknowledge NCBI's support for the project and will continue to collaborate with NCBI and provide regular updates throughout the design process.		

Attachment:

Napier City Business Inc.

Three-Year Plan Submission April 2024



Re: Three-Year Plan Submission in Support of the Revitalising Emerson Street Project

We are writing to express our support for the inclusion of the Revitalising Emerson Street project in the Three Year Plan 2024-27.

As the representative body for 450 businesses in Napier's CBD, comprising a diverse range of industries and stakeholders, including landlords, retail, business services, hospitality, health and beauty, activities, accommodation, community organisations, and inner-city living, employing over 2,500 staff, we believe that the proposed project holds immense potential to enhance our city's vibrancy, economic viability, and cultural identity.

Our support of the Revitalising Emerson Street project is rooted in the recognition of several key factors:

- Emerson Street's existing streetscape hasn't been upgraded for over 30 years.
- Sewer pipes on Emerson St (East & West blocks only) are 91 years old, nearing their maximum design life of 100 years.
- \$1.15 million allocated in the Three Year Plan (Years 0-3) for sewer replacement.
- Emerson Street staging coincides with staged sewer replacement in Years 2 & 3.
- Emerson Street is currently underperforming for both residents and visitors.
- The street lacks intuitive accessibility and suffers from underutilised space due to small kerbs, posing trip hazards for pedestrians.

Based on feedback from our members, Napier City Business Inc and its members support the revitalisation of Emerson Street with the following inclusions:

- Vehicle access to Emerson Street remains during trading hours, i.e. loading in and out for vehicles, couriers and rubbish/recycling collections.
- A revitalised mixed-use streetscape that encourages people to spend more time on Emerson and improve vibrancy, thereby increasing 'public life' in the street and supporting economic viability.
- Improved retail area amenities fostering social interaction, employing consistent materials, and adhering to urban design best practices.

- Establishment of a strong inner-city identity reflecting Napier's heritage and architecture, with room for innovation and contemporary design elements.
- Emerson Street to have a distinct identity, extending its length and dovetailing into the future piazza at the eastern end and Clive and Memorial Squares to the west.
- Creating inviting spaces for all, prioritising pedestrians without sacrificing vehicle access
- Development of a vibrant city centre with a unique identity, fostering a sense of safety and security, including more inner-city living opportunities.
- Addition of more shade, shelter, green spaces, and flexible urban areas for events and activations.
- Integration of more planting and green infrastructure to connect with the coastal edge.
- Additional seating and one-way traffic flow from the Foreshore to Clive Square west
- Improved lighting and night-time appeal
- Installation of retractable bollards at both ends of Emerson Street and Dalton Street with swipe card access for business owners, residents and emergency services to support closing the street for large scale events, after five entertainment and street & business security.

In alignment with our support for the project, we stress the importance of Council's commitment to specific conditions outlined by our membership. We advocate for a collaborative approach wherein the Council agrees to:

- Provide NCBI and the already established steering committee of Napier CBD business owners, building owners, real estate agents and local authorities a comprehensive work schedule that we share with the entire membership.
- Ensures regular updates on progress to the steering committee will be informed of progress, maintaining consistent communication throughout the duration of the project.

Furthermore, it is critical that business operations and trade is maintained throughout the duration of the project. We require assurance of minimal disruption to businesses at every stage. A suggested bonus payment to the contracted workers to be offered for work completed earlier than expected.

Lastly, we want to stress the importance of the potential disruption this work may cause to local businesses and building owners. Especially after a tough few years with Covid, cyclone Gabrielle disruptions and the increased cost of living to business and trading. We want to be assured that the community will still have easy access to the CBD and be able to support local businesses.

Thank you for the opportunity to submit your Three-Year Plan for 2024-27. We stand ready to collaborate with Napier City Council in realising the vision for a revitalised Emerson Street that serves as a vibrant, accessible, and inclusive hub for our community.

Thank you for your consideration. Sincerely,

On behalf of the Napier City Businesses, building owners and residents.

Submission: 804	Hearing: Yes	Attachment: Yes
Full Name: Emily Otto	Organisation: Taradale Residents' Association	
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?		
Submitted separately on this		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
Submitted separately on this		
Officer comments:		
Building up our community resilience		
Submitted separately on this		
Officer comments:		
A new approach to managing Council's investments		
Submitted separately on this		
Officer comments:		
Reviewing our fees and charges		
Submitted separately on this		
Officer comments:		
A change to how we fund some tourist facilities		
Submitted separately on this		
Officer comments:		
Napier City Council office accommodation		
Submitted separately on this		
Officer comments:		
Additional comments		
<p>Yes, please see attachment for additional information. As per our initial submission, "Ratepayers are under huge stress and want to see some big changes in the way council spends. We support retention/reimagining the Aquarium and Faraday Centre in a cost effective manner (could these be merged?). Adding fencing to the dog park at Park Island would also be of value to the community. See attached. As this is a 3 year plan we would hope to see quick and effective outcomes in the difficult decisions facing both council and community." Our per our organisation's initial submission, we believe a fenced dog exercise area at Park Island would be an asset to the community We would also like to take this opportunity to lodge a request for the current dog exercise area at Riverside Park to be widened. We had received this request/feedback from multiple dog park users over the past year but this request/information was accidentally omitted from the 'Additional Comments' section of our original submission to this 3 Year Plan. We are hereby including it now. The Riverside Park fenced dog agility and exercise area is a great facility and is well used by dog owners and their dogs. Having a similar set up at Park Island would be much appreciated and a definite bonus for the city's dogs and their owners. The agility equipment is already in place with carparking nearby. The current fencing is inadequate (too low and with gaps). Fencing/gates as at Riverside Park is what is being requested, if possible, for the Park Island dog agility and exercise area. Thank you.</p>		

Additional officer comments

Any works undertaken in Park Island needs to align with the Park Island Masterplan 2012, of which the fencing of the existing dog exercise area was not considered therefore the current open exercise area is deemed appropriate. There is no budget available for extending Riverside Park with works on the new exercise area only being completed in the previous financial year.

Attachment:

Taradale Residents' Association

Submission to NCC 3 Year Plan

Topic: Fenced Dog Agility & Exercise Areas

In order to receive some more feedback from the community, the following was posted on our organisation's Facebook page on 20th April:

TRA Post from 20/4/2024

"We invite your feedback/comments on one day having (funds permitting) a fenced dog exercise area at Park Island similar to the one with agility obstacles at Riverside Park in Taradale, behind the PGA (photo attached). One of our committee members has been out and about over the past year asking dog owners what they think. Feedback to date supports the idea with people commenting on the lack of suitably fenced, safe areas where dogs can have a good run around without ending up on the road, carpark, sports fields, or being surprised by bikes, joggers and scooters - not all dogs have great recall. Also, many dog owners aren't aware of which areas in Napier are 'on leash only', 'off leash okay' or 'dogs not allowed at all'. Check out the maps on the NCC's website. Please comment below on the idea of including a fenced dog exercise area at Park Island. Many thanks 😊"

PHOTO (Dog park at Riverside Park)



This sort of safe and secure fencing is what is being requested at the current dog agility park at Park Island, Napier, if possible.

After a few days the post had reached around 15,000 people with the majority of comments/feedback being very positive and supportive of the idea for a fenced dog exercise area at Park Island, Napier. We have printed a selection of these below.

While the vast majority of respondents to the question support the idea, a handful of people were wondering who would pay for it, if the cost would take away from funding for other important projects, if it would increase our rates even more and whether there was a need for one since there was a good one in Pakowhai and at Riverside Park.

(For privacy reasons we have deleted the names of the people who posted the comments):

- Yes we need this
- My little girl is scared of everything and still learning everything ok
But big dogs who just want to play scare her and she runs off with no decent recall
Would be nice to have something that she could just use to keep happy exercised and safe
- Yes please! We're working on recall so it's not 100% yet and so it'd be great to have another space to run without stressing about our pup disappearing!
- Excellent idea (dog trainer speaking here)! It would be especially helpful for young dogs who are working on recall or dogs who are a bit anxious or unsure in a busy dog park. We love the one behind Pettigrew Arena! Post COVID and Cyclone we have many young dogs working on building up confidence and socialising with other dogs or people. There are very few off leash areas these days so having somewhere safe for them to have a bit of freedom while working on training or having fun with their humans / known dogs does them the world of good! I have a fully fenced paddock at my place for dog training and off leash freedom, and everyone who comes here says they wish there were more of them.
- I think these areas are great for dogs in training / limited recall 🐶 - I also think having a friendly / not friendly sign on the gate owners can change themselves so if an owner has a dog selective or reactive dog it gives other people a heads up instead of heading on in - all pups deserve a safe space to sniff & play of all social levels - fenced areas are great when used well!
- Omg yes please, the enclosure over the busy road, the fence isn't high enough and no shade or facilities in there...fantastic idea....
- There already is a fenced exercise area across the road at the base of the old cemetery it has been there for many years and has parking available we do not need to waste money providing another one in the area
- i agree, we used to take our dog there until he was old enough to go over to the off leash area at Park Island
- Absolutely brilliant idea. Houdini is named Houdini for a reason
- Is this the step first to making Park Island dog restricted ?

- To continue, This is just absolutely so silly, and so is the person who came up with such an idea. Given the dog free area at park island , one of the best areas available, this suggestion rates as one the most absurd i've heard. Noone I've met has been asked. this is just absolute
- A great idea
- If it looked like the one in the picture I think it's a great idea and I'd use it when there weren't other dogs in there as I'm fed up with people letting their dogs run up to my leashed dogs.
- This would be amazing!!
- don't need it, unless you are paying for it
- Yes great idea 👍
- There is already a water station and agility equipment there in front of the car park, all it requires is a fence. Gee how much is a fence going to cost??
- The one in Taradale is often empty. A second is a waste of money.
- there is already one in [Taradale](#)
- This would be amazing for good dog owner to have a safe fenced area for dogs to run and play
- I love the idea of this and the safe area
- Why there's already one at Riverside park
- Waste of money
- Not a good idea at all. Dogs don't want to be fenced in . We have excellent facilities already. Put this silly idea in the shredder.
- The idea of a fenced area where dogs can run/play off lead would be a good asset. Yes XXXX they "should be under control" but, how many are under complete control? As a runner of a bygone era the amount of dog droppings that I saw on the path through the trees was a great indication of the number of people who let their dogs off lead and then walked away as if they did not own them, and it still happens. I have had dogs for most of my life and was taught by my father that owning a dog also means that you have obligations to care for it's needs and to dispose of any droppings.
- It would be a great area for dogs under training. Gets a tick for me.
- If you can drive to Park Island you can drive to Riverside Park
- The activity area at Park Island is sufficient . Dogs should be under control enough to stay there or come on command back to their owners. Do we really need another \$100,000.00 spent on something that will only be used by a few?
- Another % increase to our rates??
- that's just taking revenue away or shifting it from another source

- That's a very naive comment. There is a finite pool of money raised by dog registration fees, and from what I gather, there is never an excess, after paying for the dog pound, patrolling for stray dogs etc.
- Agreed. I've had dogs for over 40 years. Never had a complaint. Never had one escape or spend time in the pound etc. I'd quite like something from dog registration revenue other than a small plastic tag.
- yes, crazy ,and an unnecessary waste of money imho.
- Seems like a waste of money to me. There are areas of Park Island where dogs can run free. I am there about 300 days a year at approx 8am, and dogs run free. There is minimal danger, esp once you are away from the carpark area.
- I offer you to come walk my petrified girl
- Some dogs need a safe space
- And also maybe pups who are young can have safe interaction but still play
- will be 100 percent safe, as dogs can be unpredictable. It sounds as if you want an area with no hazards. I believe that would be impossible.
- no I'm saying an enclosed area for puppies / nervous dogs would be great
- its perfect to teach recall without the worry of the dog or pup completely running off
- second this! Recall is something my girl isn't always great at, but she's super social and loves to run around in this fenced off area with other dogs 🐶
- you can do that in your own back yard, surely. Treats def help.
- google search sniffspot- hawkes bay. There is a fully fenced dog area out eskdale where you can book privately for (vaccinated) dogs for an hour. There is a fee but it puts me at ease knowing that my reactive/anxious dogs wont have randoms dogs come up to them and they have free roam 🐶 guess you've only ever owned 1 type of dog. Congratulations.
- No, I have had dogs for over 50 years, have had foxies, border collies, a boxer, huntaway cross, Dalmatian. Quite a variety. Not sure why you would make your assumption.?
- your disregard to other dog owners and why these are or may be useful for some.
- You seem to expect anyone has the knowledge or capabilities to train a dog without a safe secure area outside their home where they can be let off lead with not having to stress.
- I trained my dogs in my back yard. Is that a huge problem for other people? My section is only 600m2. I think if people have smaller sections, surely they could have friends that have something adequate. Seems bizarre that people without dogs should subsidise dog owners, of which I am one.
- unfortunately not all dog owners train to the same level you do (for many reasons, no judgment here), which is why the fenced area would help for the reasons many people on this post have suggested!
- I think that maybe your logic is flawed..why would people train their dog better if a fenced in area was provided, when they had the other 23 hours a day to do that , at home.? Seems quite bizarre.
- I'm saying people in off lead areas often don't train their dogs enough to recall them when they need to (which is fine because we're all human) hence why I want a fenced area for a more controlled area. Even when I go to on lead areas, there are still off lead dogs that approach and often attack my dog. Hence why I'd like a fenced area, people also don't have 23 hours in the day to train if they sleep, work, do hobbies ect. I have no issue with your objection to the suggestion and you don't have to use it, but I also am going to express my support for it 🐶

definitely worth it for the people with young, nervous or new dogs who haven't got recall 100% or their dogs feel safer in an enclosed space, I think it's a great idea 😊

-
- the area where the archery targets are is fine for practising recall etc. There are not fences, but it is like a natural amphitheater, enclosed, due to the hills on each side, creek/fence over to the eastern side
-
- I've watched dogs run from that area and go around the car park area which isn't super safe, so def still a big supporter of a fenced area, I've also had experience where people's off leash dogs have run up to my on lead dog, so a fenced area where dog interaction can be more controlled is a big plus!
-
- if your dog does not like off lead dogs running up to it, then walk it, on lead around the footpaths if Napier. I am sure there are at least 30 km or more available.
-
- I do all the time and the same thing happens but thank you for the advice 😊 a fenced area would benefit us because regardless of where we go, off lead dogs approach us (and often are aggressive) so a fenced area would still benefit!
-
- take my dog there when able to, great to see dogs running free, those with poor recall can always be on the long pull-out leads, also have not seen any dogs that would need fenced in area, whenever I've been there. Great park for dogs
-
- one can never have too many dog parks for running free & socializing with there own, variety is the spice of life, dogs also get bored running/walking the same track, I like to vary daily exercise for my two, it may life interesting for both parties 😊
-
- even if it was a side by side enclosure that could be utilised by many. Instead of being one large one, perhaps it could have partitions to allow multiple spaces if needed.
-
- There is pakowhai dog park for dogs to be free
- but how many dogs have gone missing there. The one proposed is Fenced, so safe from road, walkways, etc.
- why have they gone missing ,no recall taught?
- maybe so. Or frightened by being rushed by a bigger, boisterous dog (yes, with no recall taught) whatever the reason, someone is suggesting a fenced area, to ensure safety. Just the point I was making
-
- Definately a good idea
- Who pays for it?
- Another % increase to our rates??
-
- Why don't you just do some renovation to the area across the road from Park Island (Prebensen drive), where the turn off to the ?other cemetery area is.
- There is already a fenced off area (presumably for exercising dogs) there. It's a nice big space and if people want a fenced area then it's very suitable. Under-utilised currently. Car parking not great if there were lots of people but can easily walk across from Park Island carpark.
-

- is that the one with the path going through the middle? I believe that is actually private property still. The owner years ago gave permission for the path to be put in but I'm not sure if he still owns it or not
-
- unfortunately that area is so wet in winter it's not usable.
- Good idea maybe make it on the beach with a doggy water park
- If your dog can't be controlled why should us as rate payers pay for that!
-
- totally agree. Also if you can't recall your dog it should be on a lead whenever away from home
-
- go to the dog park , it's set up for exactly that !
- Good idea, theres one I visited near Chch and was brilliant, they had an area for small dogs and one for large. It also was serviced with a toilet block
-
- lol, I have been there, and it was bizarre. We don't want that nonsense
-
- lots of places around the country like that! Love the idea
- Yes please
- Brilliant! Good for little dogs to be able to run around safely, as well as for reactive dogs/those without solid recall to be off leash for a bit. The people saying it's a waste of time have clearly never owned a reactive dog. Why should they miss out...
-
- Train you dog to walk to heel and or come on recall, or, go to the Taradale facility.
- Leave Park Island alone.
- well said. I can't imagine anything more depressing than a fenced "dog area". They have them at boarding kennels, and they are not at all good. 😞
-
- Right now, I believe there is a long list of far more important issuesthat Need addressing. Like, clean drinking Water, Adequate Safe Stormwater /Sewerage disposal. Hugely Unaffordable Rates Increases with an added in Disaster Recovery Levi that's Guranteed Never to Come Off!
- In considering "wish lists anyone could be forgiven
- for thinking NCC wasn't Up to its Neck in Debt! And some people's in Napier weren't already on hard times NCC??
-
- well said, we don't need anymore unnecessary expenses to go on the rates bill there's already a fenced off area over the road use it...
-
- This would be great for dogs that want to interact safely and away from people who are unsure around big dogs.
- My dog always wants to play with other dogs but because of his size other owners aren't happy with the idea.
- Giving dogs a place to interact and owners a place where they can relax knowing thier dogs are safe is a good idea.
- agree
- couldn't agree more! My dog isn't big but because of his breed I always have those unsure people looking at me with a cringe all because he's running upto there dogs trying to play with them.

- last time I let my boy Jax try and play with a dog littler than him the corgi bit him and the owner did nothing. So having a place where dogs can really interact and the owners can relax would be amazing
- This strikes a balance with vanity projects...dont forget the community..x
- Park island is perfectly safe how it is. There is no need for a caged area there. Leave it as it is.
-
- Don't mind but let the dog owners fund it
- Side note: It seems some people don't realise that funds are allocated and simply not spending money on projects like this.. doesn't mean it will get spent on other pressing concerns mentioned such as drinking water etc.
- We need more safe fenced areas for dogs but also people who respect them
- all we actually need is people with fenced homes, that can teach their dogs recall, and other than that, just pick up your dog excrement, and don't expect other rate payers to pay for stupid fenced in dog exercise areas.
- Great idea
- Needs to be much bigger than one at Taradale
- Yes great idea. If enough room I would suggest making more than one area so that more than 1 can use it at a time if their dogs aren't very socialized. They can be the same area but with a fence through the middle.
- Great idea ..
- I think enclosed exercise spaces are fantastic and suit some dogs and owners very well. If you don't want to use a space like that, great
- if you can't control your dog why put it in an enclosed space with other dogs? 🤔😬
- as already stated, some dogs require a safe space to be with other dogs. It is less about control and more about helping nervous dogs to be braver
- Yea well I'm not prepared to pay for 'nervous dog' having a safe space when there's damn good park for all dogs at pakowhai
- Is this paid from our considerable dog registration fees?
- Great idea'

Park Island has a dog agility area next to a carpark but the current fence is very low with gaps in it. Several respondents commented that it would make sense to just fence this existing area but make it bigger than the one at Riverside Park. Others also commented that the surrounding grassy area which dogs, with good recall currently use, can get very soggy/boggy in very wet weather so that would be something to keep in mind.

Pakowhai Dog Park is a very large park which is very open with a natural water feature running through it and an agility area. It is fenced but it is a very large, sprawling park where one can very easily and quickly lose sight of their dog if it takes off, for whatever reason. There are also gaps in the fencing.

Dog Parks Outside Napier:

Cog Park Dog Park in Wellington is well used and loved by dog owners and their dogs, however, the fencing at this park is not high enough along the road side for some dogs.

Mount Albert Dog Park Wellington is a 'newish', sprawling off leash dog park with high fences and multiple entry points. It connects with walking tracks.

Ian Galloway Dog Park Karori, Wellington has high fencing along the road side which is good and it appears to be in the process of being upgraded.



Above: Park Island dog agility and exercise area at Park Island. Below: Pakowhai dog park.



Very open dog park, no bikes, no scooters. The fence line is not noticeable within the park.

Cog Park, Wellington:



Ian Galloway Dog Park located next to a bike park and main road in Karori, below:



Thank you for considering our request.

Submission: 820	Hearing: Yes	Attachment: No
Full Name: Bruce Carnegie		Organisation: Grey Power Napier
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?		
As you know Napier is an ageing city with an explosion of retirement villages which benefit those who own their own homes and can afford to move to them but does not address the growing number of renters entering retirement without owning their house. It is the welfare of these seniors who are living solely on their pensions which we are concerned about as they will need subsidised rental housing. We agree that Council needs to sell their social villages in order to pay for the deficit in keeping the retirement villages		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
We support the referred option and believe it is very important to have funds in reserve in case there is a future emergency. However maybe this rate could be lowered to better reflect the stresses that the ratepayers are under at the present time.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
We agree that this is a sensible move to maximise Council investment assets.		
Officer comments:		
Reviewing our fees and charges		
We understand the need to increase fees and charges for Council services and facilities and thank you for offering discounts for seniors and community service card holders. We would like you to extend the same discount for superannuants and community services card holders to dog registrations as many people depend on dogs for company and exercise.		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
Although we appreciate the need for the redevelopment of the Library Tower, we feel this is not urgently needed and is a "nice to have" rather than a "must have". We are asking council to budget for this in future plans.		
Officer comments:		
Additional comments		
Greetings to Mayor Wise and Councillors Thank you for the opportunity to provide feedback and comment on the Three - Year Plan 2024-2027 Grey Power Napier and Districts is a local advocacy group for seniors, currently with 1200 members. We are part of a regional network of independent Grey Power associations throughout New Zealand. One of our aims		

and objectives is to support and advocate to protect the welfare and wellbeing of older people. At present, there are 16,000 Napier citizens over the age of 65, and another 10,000 between the ages of 50 and 65, so they make up a significant and growing proportion of the population. We keep our members informed about the council through communicating in various ways which includes the contributions by Mayor Wise and Council to our quarterly newsletters as well as having our mayor as a guest speaker at one of our monthly meetings and having Councillor Boag on our committee who keeps us well informed with updates on matters of interest. Locally we meet regularly with DHB executive managers, HB Positive Ageing Trust, and are actively involved in Napier's Positive Ageing Strategy Advisory Group and committed to supporting being an Age Friendly City. Proposed Rate Increase of 23.7% In the 2022 Government Statistics it says that 60% of retirees have no other or very little extra income besides the NZ Superannuation and 80% are homeowners and sadly with the high cost of living many don't know how they are going to be able to pay the high cost of the rates let alone the proposed increase along with increases in insurance, power, petrol and food. I have had tearful conversations with members who cannot see a way to pay their increased rates and the costs will be exacerbated by the recent property revaluations in Napier. These increases are untenable and must be lowered for the sake of the citizens of Napier. The Rates rebate scheme of \$750 a year for low-income homeowners sounds helpful but most superannuant couples do not qualify as their income exceeds the threshold. For owners and renters, the high cost of living, including the rates (NCC and HBRC) are affecting their financial, physical and mental wellbeing particularly so for our elderly. Because of this, we have looked at your Plan to see if there are items, we consider essential, "must have" or if they are instead "nice to have". Our own members have contacted us to express concern asking us to advocate for less council spending as they are feeling desperate. Council Housing As you know Napier is an ageing city with an explosion of retirement villages which benefit those who own their own homes and can afford to move to them but does not address the growing number of renters entering retirement without owning their house. It is the welfare of these seniors who are living solely on their pensions which we are concerned about as they will need subsidised rental housing. We agree that Council needs to sell their social villages in order to pay for the deficit in keeping the retirement villages. We appreciate all efforts you have made to receive the Income Related rent subsidy for council housing, but there seems little hope of this occurring. Building up community resilience We support the referred option and believe it is very important to have funds in reserve in case there is a future emergency. However maybe this rate could be lowered to better reflect the stresses that the ratepayers are under at the present time. Creating a Council Controlled trading Organisation We agree that this is a sensible move to maximise Council investment assets. Reviewing fees and charges We understand the need to increase fees and charges for Council services and facilities and thank you for offering discounts for seniors and community service card holders. We would like you to extend the same discount for superannuants and community services card holders to dog registrations as many people depend on dogs for company and exercise. NCC's office accommodation Although we appreciate the need for the redevelopment of the Library Tower, we feel this is not urgently needed and is a "nice to have" rather than a "must have". We are asking council to budget for this in future plans. Napier footpaths We are concerned about the state of some of our footpaths with the increasing use by mobility scooters, walkers and people with disabilities. We would like to know what plans you have to upgrade footpaths and make them age or disability-friendly? Parking fees With the proposed increase in parking fees, we see this as a deterrent which could have the effect of discouraging our seniors from shopping within the city. This is not what our business wants and we would like to suggest that the Council staff have a look at what the Palmerston North council do (on their website "Parking permits and exemptions") for their seniors when parking. They have a Super Gold card parking permit service offering free parking between 9 am and 3 pm. I have been told when this was introduced it has made a big difference for businesses. Mobility car parking With the anticipated demand due to the ageing population growing, we would like to see an increase with on-road mobility car parks strategically placed within city streets. Marewa Shops/Kennedy Road safety improvements We would appreciate measures to be taken to improve the safety of this area for people particularly the elderly and those with disabilities. It is extremely dangerous at the moment to cross Kennedy Road on foot. Emerson Street Improvements Several of our members have voiced concern that this is a "nice to have" investment rather than a "must have", particularly in light of your huge rates increases. Emerson Street is nicely arranged and does not need any upgrading. If it is necessary, then we recommend you put this on the back burner until the cost of living is lower. Again, just a reminder that 60% of our seniors because of the high costs of living will find it very hard to pay their rates and I look forward to hearing from you a date and time for us to talk about our submission.

Additional officer comments

The draft TYP includes two programmes intended to improve the pedestrian networks and accessibility; one to implement the NCC Disability Strategy and the other to upgrade footpaths in high-use areas such as neighbourhood centres, near medical facilities, schools, retirement villages etc. The Government's Draft Government Policy Statement on Land Transport 2024 does not provide much funding for active transport mode improvements, which these programmes would generally be funded under, so these proposed

programmes are unlikely to receive NLTF funding support. Council may choose to fund these programmes without subsidy at proposed or reduced levels. Council is committed to making improvements to Mobility Parking where practical. This process will take time and will be an ongoing programme of work, based on criticality and prioritisation. Safety Improvements at Marewa Shopping Centre are included as a project in the draft TYP Programme (\$1m, Yr2). The design will be developed when both NCC and NZTA funding have been confirmed, but will incorporate the most effective and appropriate elements required to address the safety problems identified.

Submission: 447	Hearing: Yes	Attachment: Yes
Full Name: Peter Grant	Organisation:	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.
See attached submission. I put the case for keeping our housing but suggest that we review the way Christchurch has set up the Otautahi Community Housing organisation, which I assume manages the Christchurch City Council's Housing at arms length as a CHP. This then makes their housing eligible for the IRRS which makes the housing affordable.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.
As above. Whatever housing we retain should be managed by a CHP as outlined above. Study Otautahi CHP solution and implement in Napier.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
We should have a Resilience Fund, but build it at a lower rate than provided for in year 1 of the current draft of the Three Year Plan. The planned rate has a substantial negative impact on the rates which will contribute to difficulties for many householders. This HAS to be reduced so Council needs to re-prioritize. This is a 'nice to have' at the rate suggested, accepting that we need to start it and maybe increase it when priorities allow.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
This seems like a very good idea. Maybe this is also part of the organisation managing our CHP based on the Otautahi CHP. But maybe the two don't fit together. But worth looking at.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Maybe this can be better managed by resetting priorities for expenditure and works. But given the impact on rates changes above the CPI need to be justified to the community, and where possible we should minimize the impact on rates.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
It may be that for locals particularly we minimize any increases. Perhaps we should also consider and apply reduced costs for some age groups, and for frequent users, who are permanent residents to try and increase usage of these facilities throughout the year.		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).

We need the Council staff back in the Council's buildings. The current spread is not good for 'team building' and leasing will undoubtedly eventually cost a lot more than owning the facilities. We need to bite the bullet on this one despite the impact on rates.

Officer comments:

Additional comments

My submission attached contains a number of other points which I strongly believe in. In particular I believe Council has missed out the most important outcome which is undoubtedly 'A GREAT PLACE TO LIVE'. All other outcomes and Council decisions MUST contribute to this outcome, because if Napier is not a good place to live, people will sell up and leave. And I am very aware that the suggested rates increase already has some considering doing so. It makes Aussie look like an even better option.

Additional officer comments

From 2 October to 25 October 2023, pre-consultation engagement was undertaken in the lead up to the development of the proposed Three-Year Plan 2024-27. This process provided Council with the opportunity to involve our community in the development of the Three-Year Plan before any decisions were made, and provided a gage for how the views of our community align with Council's Strategic Priorities. Through the engagement process, NCC wanted to gain an understanding of:

- The community's views on Council's new Strategic Priorities and community alignment with them.
- The community's views on what Council should focus on in the Three-Year Plan.

Officers took a report to Council on 15 December 2023 that can be accessed on our website here (Agenda of Ordinary Meeting of Council - Thursday, 14 December 2023 (infocouncil.biz). The report includes an analysis of the pre-consultation engagement results which is an accumulation of the community feedback on Council's Strategic Priorities that was received through the process. These results were considered by Council in the decision-making process that took place in the development of the draft Three-Year Plan.

Attachment:

SUBMISSION ON NAPIER THREE YEAR PLAN

I am making a personal submission on the Napier Three Year Plan. I would highlight that I have also been party to a submission by the Positive Aging Strategy Action Group (PASAG) of which I am a Co-Chair. However, in addition, I feel the need to make my own personal submission outside of the other input from the members of PASAG.

I wish to focus on a couple of areas being:

Our Community Outcomes. The 3 Year Plan outlines the Council's Community Objectives which are 5 in total. The 5 that are there are all valid and important. But in my very humble opinion the most important Outcome that the Council should be aiming to achieve should be aimed at those paying the rates. That is that Napier is **'A Great Place To Live'**.

While it may be argued that the 5 outcomes listed would each contribute to my suggested additional outcome, they do not cover every aspect of what should be the most important aspiration and responsibility of our Council. For me this is extremely important as in trying to achieve the other 5 outcomes without that key objective we may include objectives in the other 5 outcomes that work against our city being a 'Great Place To Live'.

So, I would consider that any goal set in the other 5 outcomes MUST pass the test of making Napier a Great Place To Live, and not be something that detracts from Council, or those living here, achieving that key outcome. A reality is that if people do perceive that Napier is not a great place to live they will leave, or if they can't they will become reluctant stayers (captive), which would be worse.

So, I suggest that to address this weakness in the Three Year Plan the Council reconsider, and perhaps even seek input from the community on the validity of, and priority of, the Outcomes that we wish the Council to focus on, and that the Community then signs up to achieve.

Presentation and Explanation. The first thing of any note that the reader sees to take any real notice of is on Page 5, and without any prior explanation, discussion or justification they see they are in for a 23% rates rise for 2024/25. Anyone who reads this, and survives the heart attack, immediately adopts a VERY negative mindset that frankly nothing in the document can then change. The natural response is to say 'there is no way I can afford that and then to extension is 'it may be time to move to Australia.'

Then you look to where these increases come from almost half of them are from increases in 'Labour Costs'. And this is a 'bald' statement with no explanation that I have so far found in the Consultation Document. Again this reinforces the negative views some may already have of Council staff being 'fat cats' with a questionable work ethic and most definitely (in their view with no real knowledge) overpaid. (I might add as an ex Council employee I know these stereotypes not to true, but try and tell the 'average' citizen that !!! Good Luck)

The real issue is perception and also the fact that there will be very few, if any, who will be getting this sort of pay increase to help them in paying their rates. And certainly those of us on pensions won't be. So people, and particularly those most at risk (our elderly and social casualties) will see that they will no longer be able to afford the basics while in their view others are 'creaming it' at their cost.

So, this 11.57% increase in wages needs to be explained. Is it more staff being employed? Is it ALL staff getting an 11.57% pay increase? Is it some staff (ie senior managers) getting a substantive increase and others getting less or even nothing? What is going to be the 11.57% increase in Council outputs, outcomes and achievements that will make Napier a great place to live and so justify the ratepayers having to pick up an extra 11.57% cost in their rates ??? It would be seen as ironic if there is room to even suggest that the wage increase for Council staff was aimed at helping them pay for their increase in rates !!!!! Many will see it as this.

The way this info is presented puts the reader in an aggressive and angry frame of mind and if they do continue reading they will be looking for things to criticise, not applaud.

A 23% Rate Rise. Put very simply a 23% rate rise would have a large number of those living in Napier re-evaluating whether or not Napier was 'A Great Place To Live'. None of us have 23% of our income surplus to our needs and if we were to go to our employer, or finance provider, and ask for an increase in our pay, pension or income we would be laughed at, or be made redundant, or be told to go back and re-evaluate the need and priorities and come back with a realistic and manageable request.

The people of Napier will undoubtedly go back to Council and tell you that while all you are trying to do, and all the needs, are understandable the 23% rise in rates is unacceptable and in reality unachievable for many households. So, Council needs to go back and re-evaluate the need and re-prioritize. Like the employee asking for a pay-rise, Council needs to first look at what percentage increase in rates is reasonable and acceptable. That then will give Council the size of the cake they have to cut and deal with the highest priorities first. Some examples:

- **Resilience Planning.** For sure resilience planning and funding is essential as Gabrielle has again highlighted. But not to the point where it makes residents reassess why they live here. So perhaps we start building our resilience more slowly and at a lower level until some of the higher priority needs are dealt with.

So, while Option 1 is preferred, we adopt option 2, or even a new option in some cases, for the short term and then move towards option 1 when higher priorities needing urgent attention are dealt with. That would reduce the rates increase by 2%.for 2024/25.

- **Council Housing.** Since the review of Council housing several years ago we have learnt more about how Council owned housing is best managed. I believe that our city, to be a great place to live, does need to have a social conscience and that we must collectively look after those who struggle to look after themselves. And housing is one of life's essentials that not all can afford.

The government has responsibilities as well in this area, but has clearly shown that it will not support Council's provision of housing by distinguishing between 'Social' and 'Community' housing, which we (and they) all know houses the same group of people. However, they will only fund the IRRS for 'Community' housing, and even this is to be reviewed by government in 2025.

Clearly, the government is telling Councils that they need to look for other options. As a result several other Councils around NZ have already reviewed their housing portfolio and have implemented alternative arrangements through which they are able to access the IRRS and provide this housing without impacting the ratepayers.

Clearly Christchurch has achieved this with the Otautahi Community Housing Trust and I strongly suggest that Napier should investigate and replicate the model they have put in place. This would maintain housing for the vulnerable people that Napier City is currently providing and at minimal cost to the ratepayers, thereby again reducing the rates increases.

- **Council Works.** Again, with a view to reducing rates increases, like every householder, Council needs to have a works plan that ensures the **essential** repairs, replacements and developments are prioritized. Many would argue that while all the speed bumps, mini roundabouts, raised crossings, etc being developed are 'nice to have' we have managed our community safety without them for many years and the money (even if not much) would be better spent on other more essential upgrades and replacements.

I would suggest that Council go back and review their works priorities, based on what we as a city can afford on our budget (just as we all have to do as householders), and do only what we can afford, pushing the less urgent work out to the longer term.

The 'Size of the Cake'.

With more time to investigate there are other comments I could make and areas that might be reviewed. However, these essentially all come back to the 'size of the cake' we are prepared, as a community, to fund.

And Council in looking to increase the size of that 'cake' substantially in one year will NOT be acceptable to those 'consuming' it. They will most likely find it completely unpalatable and will either vote with their feet and leave Napier, or 'remove the cook' at the first opportunity. Neither of these options is in the best interests of our wonderful city

Solution.

Council needs to go back and relook at what cake size is palatable to the rate-payers, all of who I am sure will agree that a rates increase of some sort is inevitable. Then Council needs to apply a 'needs assessment' to every item on that list and where the cake runs out the list stops. This may in effect mean that some items seen as essential are in fact left out, or pushed out to future years. This may include things like providing for a Resilience Fund, but at a much lower level of intake than is desirable. And as the more immediate items are dealt with then the 'resilience fund' might get more of that intake.

Conclusion

I fully appreciate that the Council has an 'impossible' problem to deal with in setting the city budget, just as I do in finding the funding I need for making the improvements in my own life that I would like to achieve for my whanau. But my main responsibility to them is to ensure that they are happy first and have the essentials in life needed to survive. The rest HAS to wait.

The Council has a much bigger whanau to support and look after, but the same rules have to be applied in ensuring that the whanau are happy and have the essentials they need to live.

And a 23% increase in rates in 2024/25 will, without any doubt at all, have the exact opposite effect.

I am happy to discuss this submission with Council at any time.

Nga Mihi Nui

Peter Grant

Submission: 561	Hearing: Yes	Attachment: Yes
Full Name: Peter Grant (PASAG)	Organisation: Positive Ageing Strategy Advisory Group (PASAG), Napier	
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?		
Neither option - please refer full submission attached.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
None of these options - please refer full submission attached.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
With some proviso's - please refer full submission attached.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
Please refer full submission attached.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
With some proviso's - please refer full submission attached.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
Please refer full submission attached.		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
Please refer full submission attached.		
Officer comments:		
Additional comments		
Yes - please refer full submission attached.		
Additional officer comments		

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. The Council wants to be able to provide housing that is affordable for our tenants and our ratepayers. The Council is committed to ensuring that all current tenants have a house and they are looking to maintain or increase our retirement housing.

Option 2 is the Council's preferred option, with this option funds from selling the three social villages would be put back into the housing portfolio. If the Council did not sell the social villages and transferred the villages to an independent provider, the Council may need to provide a cash injection as the villages need maintenance. This is why the preferred option is to sell the social villages so we can reinvest in the portfolio. The Future Direction for Napier City Council's housing portfolio report which was published during the consultation period for the Three-Year Plan outlines costs associated with 5 options including transferring the houses to an independent provider and continuing to run the houses themselves. All alternative proposals that were submitted as part of the consultation period were fully considered by Council in relation to the future direction of travel for housing. Please note, dog registration fees for the 2024/25 financial year were adopted by Council at the 18 April 2024 meeting.

In relation to the comments raised around footpaths and pathways, the draft TYP includes 2 programmes intended to improve the pedestrian networks and accessibility; one to implement the NCC Disability Strategy and the other to upgrade footpaths in high-use areas such as neighbourhood centres, near medical facilities, schools, retirement villages etc.. The Government's Draft Government Policy Statement on Land Transport 2024 does not provide much funding for active transport mode improvements, which these programmes would generally be funded under, so these proposed programmes are unlikely to receive NLTF funding support. Council may choose to fund these programmes without subsidy at proposed or reduced levels.

Attachment:

Submission on NCC's Three-Year Plan 2024-2027

From the Positive Ageing Strategy Advisory Group

24 April 2024

Tēnā koe Napier City Council

Thank you for the opportunity to provide feedback and comment on your Three-Year Plan 2024-2027.

Older people are often characterised as a homogenous group that experiences better living outcomes than the rest of the population. We know from a recent large, in-depth study that this is simply not the case.¹ While just over half of older New Zealanders (54%) are healthy, have liveable housing, are financially secure and have good social connections and access, the remainder experience vulnerability and hardship in one or more aspects of their life.

Attached is our submission. Our points are made in consideration of Napier City Council's commitment to being an Age Friendly City through confirmation of its membership to the World Health Organization's global network of age friendly cities and communities. We would like to see this commitment clearly articulated in Council documents and translated into action in Council's Three-Year Plan for the city to achieve positive outcomes for all older people living in our City.

We look forward to hearing from you about the hearing date and time so that we can talk to our submission.

Yours sincerely

Peter Grant

PASAG Co-Chairperson

Our Submission

Submission topic	Our preferred option (where applicable)	Comments
CONSULTATION TOPICS		
Future of Council housing	Neither option preferred	<p>We support the concept of Council being in the business of providing affordable rental housing for retired low income tenants.</p> <p>We support Council's proposal to sell three housing villages that are currently used for social housing purposes (Nelson Place, Wellesley Place and Carlyle Street).</p> <p>And we support the proceeds from this sale being set aside to fund the remaining retirement housing villages and seek assurance from Council that this will be the case, rather than proceeds entering the general budget pool. We would also expect to see an increase in housing provision for this group, given the number of older people living in Napier is projected to almost double by 2038.</p> <p>However, we request Council considers an alternative approach to the retirement housing villages which will have no impact on rates and will see an opportunity for redevelopment of the old and tired existing housing. Such an alternative was presented as an option during the 2022 Housing Review and was supported by housing developers who submitted at that time. The submission from Soho Group (https://www.shgl.co.nz/) highlighted an alternative approach to utilising the village sites which involved Council retaining ownership of the land and to the sites being managed by a Community Housing Provider, thereby opening access for new tenants to the Income-Related Rent Subsidy.</p>

		<p>We note that other Councils around NZ have also reviewed their housing portfolio and have implemented alternative arrangements through which they are able to access the IRRS and provide this housing without impacting the ratepayers.</p> <p>Regardless of the model adopted, we ask that any future development or redevelopment ensures units are built using Universal Design principles and consider a range of housing options appropriate for older people (these may include designs different from the existing housing stock).</p> <p>In addition, we expect Council to influence all future housing development in the City so that these include housing options for older people to ensure they are provided a better quality of life, promoting autonomy, dignity and wellbeing for our ageing communities.</p>
Building up community resilience	Option 1 – Continue with a rate to build resilience	<p>We support Council's preferred option to have a flat Resilience Rate.</p> <p>We also encourage Council and partners to work together to encourage increased emergency preparedness in older people and ensure frequent reminder messaging about this. We support the Council's statement that the Resilience Rate provides opportunities to increase community preparedness for emergencies.</p> <p>We are aware that the proposed uniform annual general charge of \$85.90 per taking unit will have considerable impact on older, low and fixed income ratepayers. We also note in the consultation document that this general charge constitutes a reasonably large portion of the average rates increase being proposed for the 2024/25 year, and even more so in the out-years.</p> <p>We therefore ask Council to:</p> <ol style="list-style-type: none"> i. Either, introduce an increased level of rate for those rating units that are likely to be able to more afford this – specifically commercial and industrial properties - and a corresponding reduced rate for residential properties

		<p>ii. Or, reduce the level of this rate in the short-term and focus investment on the office tower accommodation build, and thereafter increase the Resilience Rate near to or following completion of the build.</p> <p>We would like to see Council prioritising areas of expenditure that will save ratepayers in the medium to long term, including the \$1m that is currently spent on three city office tenancies per annum.</p>
A new approach to managing Council's investments	Option 1 – Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio	<p>We support Council's preferred option to create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio.</p> <p>We recognise that CCTOs exist for the purpose of making a profit. However, we encourage Council to require the CCTO (if established) to utilise an ethical investment approach. This should be confirmed in the CCTO's statement of corporate intent, agreed by Council.</p> <p>Responsible investing involves ensuring assets don't thrive at the expense of environmental, social, and corporate governance issues. This may mean supporting sustainability investments, impact investing by targeting a specific social or environmental issue of concern, and/or excluding certain industries from the investment portfolio (eg, tobacco, alcohol, gambling).</p>
Reviewing fees and charges	Option 1 – Increase some fees and charges beyond the CPI increase of 5.6%	<p>In general, we understand the need to increase some fees and charges for Council services and facilities.</p> <p>We are pleased to see the Faraday Centre, Ocean Spa (noted this is for cash admission only), MTG Century Theatre, Napier Aquatic Centre, National Aquarium, and Par2 Minigolf all offer Senior Citizens and Community Service Card holders reduced admission fees. However, we are concerned that these are all proposed to increase and in some cases by quite some amount (eg, Ocean Spa fees for Senior Citizens and Community Service Card holders are proposed to increase by 75%).</p>

		<p>We realise in some instances that Council is setting up a platform for some facilities to operate as financially self-sufficient commercial entities (eg, Ocean Spa), but request that you revisit your financial modelling to look at ways in which those people who are able to, pay slightly more at these facilities, so that the fees for those older Napier residents holding a Community Services Card can be more moderately (rather than excessively) increased. This discounted rate could be made available also to older Hastings residents who hold a Community Services Card, if Hastings District Council were able to offer a reciprocal saving in their facilities.</p> <p>We also ask Council to offer a reduced dog registration fees for older Napier residents who hold a Community Services Card (including reduced responsible dog owner fees). Many studies demonstrate a strong relationship between pet ownership and reduced social isolation and loneliness (eg, https://aging.com/best-online-therapy/the-benefits-of-pets-for-older-adults/) and many depend on them for company and exercise. We suggest that a portion of dog registration fees be ringfenced to support the Dog Share Collective – a programme that enhances lives through sharing the company of dogs.²</p>
Funding of tourist facilities	Option 1 – Loan fund the deficits (losses) of the three facilities that will become financially self-sufficient commercial businesses	<p>We understand the rationale for creating financially self-sufficient commercial operations for Napier Conferences and Events (at the Napier War Memorial Centre), Ocean Spa, and Kennedy Park Resort so that the losses from these operations are not funded through rates.</p> <p>The alternative, relatively large, cost to ratepayers as presented in Option 2 for this consultation topic, is not sustainable going forward.</p> <p>However, as indicated earlier, we have grave concerns about the proposed cash admission fee for Ocean Spa increasing from \$8 for Senior Citizens and Community Service Card holders to \$14 and that there is no discount offered to low income older Napier residents for concession cards, off peak or</p>

² The Dog Share Collective is a social enterprise that provides opportunities for dog sharing relationships. <https://www.thedogsharecollective.com/>

		<p>premium membership. Ocean Spa risks becoming a facility for use by only the wealthy – wealthy tourists and wealthy locals, excluding those from our community who are on low and fixed incomes, including our own older residents.</p> <p>We have heard talk from Council about the need for Ocean Spa to operate commercially. We have no problem with that concept. We believe however that an entity can be BOTH commercially viable AND ALSO look after low income Napier residents (easily identified as those holding a Community Services Card). If the financial modelling is executed correctly, the admission fees can be set as such to ensure the operation is viable.</p> <p>Commercial, privately owned and operated tourist offerings in Rotorua and other tourism towns, offer local rates and manage to do this while still operating as commercial entities (eg, Polynesian Spa https://www.polynesianspa.co.nz/rotorua-locals/, Paradise Valley Lion Park https://www.paradisev.co.nz/rotorua-locals/, Zorb Rotorua https://zorb.com/rotorualocals/).</p> <p>We also note (pg 30 of the Consultation Document) that Par2 Minigolf is earmarked to be a commercially operating facility within two to three years. Again, we would not want to see this facility to be outside of reach by low income locals.</p>
NCC's office accommodation	Option 1 – Council strengthens and redevelops the Library Tower for its staff	<p>We support Council strengthening and redeveloping the Library Tower so that Council staff can be largely based within one building to ensure synergies, efficiencies, and effective communication. We have the Tower asset sitting there and it makes sense to use it and to gain rent through tenancies once redeveloped.</p> <p>We would expect Council to prioritise areas of expenditure that will save ratepayers in the medium to long term, including the \$1m that is currently spent on three city office tenancies per annum.</p>

		<p>We expect the design concepts to reflect Universal Design principles.</p> <p>We also support the need to have a central space for the Napier community – somewhere to gather, to learn, and to be heard. This will also provide an opportunity to revitalise the southern end of the Hastings and Dalton Street precinct.</p>
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OTHER SUBMISSION POINTS	
Proposed rates increases	<p>We have concerns about the extraordinary high proposed increase in rates for the 2024/25 financial year. Many older people rely on the NZ Superannuation as their main source of income (40% rely on it solely, and a further 20% have only a small additional income).³ The other factor to consider is the high percentage of this age group who own their own home (over 70%). This means the proposed rates increases, along with increases in insurance premiums, are going to have an added impact on the older population, especially those with no alternative source of income.</p> <p>We ask the Council to relook at priorities across the three years of the plan and to focus on those items that are going to make more immediate savings in the medium term, such as the savings in rent through developing the old Library Tower for officer accommodation. This may mean, and we would recommend as much, that other components contributing to the rate increase (eg, the Resilience Rate) be moved out to beyond Year Three.</p>
Transport – footpaths, pathways, active transport	<p>We receive a great deal of continued comment and feedback from the community about the variable state of Napier's footpaths, and about the use of footpaths, shared pathways, and the road, by mobility scooters (growing in number) and e-scooters among other users. We respectfully request that a nominated PASAG member with lived experience of older</p>

³ New Zealand Retirement Commission. <https://retirement.govt.nz/news/latest-news/new-research-highlights-how-reliant-older-new-zealanders-are-on-nz-super/#:~:text=Nowadays%2C%2040%25%20of%20people%20aged,they%20continue%20working%20past%2065.>

people, is given an opportunity to join the Napier Active Transport Group being led by the Transportation Team. This would provide us with an opportunity to directly influence design and developments across the city using an older person lens.

We also propose that all Councillors, frontline and Transportation Team staff undertake ageing and disability education and simulation activities. These simulation experiences are effective for raising awareness of age and disability-related needs, as these sensory activities put people in the shoes of both older and disabled people, to feel interactions with age and disability related difficulties, thereby enhancing empathy.

Age is one of the first things we notice about other people, and the World Health Organization's 2021 Global Report on Ageism (<https://www.who.int/teams/social-determinants-of-health/demographic-change-and-healthy-ageing/combating-ageism/global-report-on-ageism>), identifies globally that 1 in 2 people are ageist towards older people.

We note reference on page 24 of the Three-Year Plan consultation document of the proposed considerable increase in parking fees across the city. We also note the comment that "any surplus [from the proposed increased parking fees] would potentially be used for projects related to redeveloping or improving city streetscapes". We request that any parking surplus is ring-fenced to *only* be used for improving city streetscapes, including improving the state of our footpaths and other pathways. We need routes to safely accommodate all users so they are not putting themselves in unsafe situations (eg, mobility scooter drivers who ride on the road). There is much to be done to upgrade our footpaths and budgets need to be specifically ear-marked for this purpose.

Council's own resident satisfaction surveys show an overall declining level of satisfaction with the state of the city's footpaths – decreasing from an 87% satisfaction rating in 2010 to 60% in 2023.

<https://www.napier.govt.nz/assets/Document-Library/Reports/Annual-Resident-Satisfaction-Survey/2023-Annual-Resident-Satisfaction-Survey.pdf>

Given the higher proportion of older people in our population, there's a huge opportunity here for Council to improve peoples' living circumstances by increasing investment in footpath repairs and maintenance.

	<p>We also request Council considers the provision of more passenger transfer (loading) zones around the city. These would provide short, time-limited accessible parking, located close to key amenities to support those with limited mobility (including people with walkers, walking sticks, wheelchair users) and people with pushchairs, so they have more accessible drop off/pick up areas.</p>
Transport – mobility parking	<p>We recall Council's 2023 review of mobility car parking and the review's recommendation that in order to meet anticipated increased demand for mobility parking permits (linked to our ageing population among other factors), Council should plan to increase on-road mobility car parks by 50% (approx. 32) by 2030. https://www.napier.govt.nz/assets/Uploads/2023-03-Final-Mobility-Parking-Summary.pdf</p> <p>The Emerson Street revitalisation project provides an ideal opportunity to plan for an increased provision of mobility car parks in the city centre. We have previously understood that Council is looking at 'blocks' of multiple mobility parks in central city locations (including for example, 3-4 parks close to the Dalton Street/Emerson Street intersection). Introducing blocks of mobility car parks would help reduce the 'churn' of people driving in loops around the city centre to find an available mobility car park amongst the scattered parks.</p> <p>We also learnt at an earlier PASAG meeting that the mobility parking review identified a series of unsuitable (red rated) and marginal (orange rated) mobility parks. While it appears upgrades to the unsuitable parks have largely been undertaken, we request Council now urgently invests in upgrading the marginal parks so that these too are fit for purpose.</p>
Rates rebate and income abatement threshold	<p>We request NCC strongly advocates to central government for continued annual increases to the maximum rates rebate, and to reassess the income abatement threshold so that it more realistically reflects the situation for many older people on a fixed income who are particularly impacted by the cost of living crisis.</p> <p>We note that in mid-2023 the maximum rebate increased from \$700 to \$750 and the income abatement threshold from \$28,080 to \$30,100 to match the rise of inflation in the 2022 calendar year.</p>

Community Halls	<p>We note on page 33 of the Three-Year Plan consultation document that a wider review of all community halls will commence in 2025/26. A review of community halls presents an opportunity to assess the relative affordability and accessibility of the halls for programmes of benefit to the community, particularly our older residents.</p> <p>Community halls connect and support strong communities. They are a part of our history and contribute to local identity. They are places where people can enjoy activities together in a safe, welcoming, and accessible facility. They play a particularly important role for older people.</p> <p>Social networks are important for psychological wellbeing in later life. The recent vulnerability study found that around one in four older people experience social connection vulnerability and this increases significantly with age.⁴ Providing opportunity for connection through affordable hireage of your halls for community programmes is an important way for Council to contribute to improving community wellbeing.</p> <p>We therefore propose Council introduces a further discounted rate (in addition to the current “community, hobby & sports groups” rate) for hall hireage. We recommend this further discounted rate is applied to hirers who are offering programmes and activities that have a social connection and wellbeing focus for older people. Council support in this would also demonstrate your commitment to being an Age Friendly City through membership to the World Health Organization’s global network of age friendly cities and communities. Our desire is to see the community halls used to full capacity.</p>
Age Friendly City awareness	<p>We request that Council ensures staff across the organisation are made aware of the commitment you have made to becoming an Age Friendly City, through being accepted as a member of the World Health Organization’s global network of age friendly cities and communities.</p> <p>We are aware that not all staff are cognisant of this commitment, and in particular what it means for them in the organisation’s work plans, and in their day-to-day work.</p>

⁴ Social Wellbeing Agency. <https://swa.govt.nz/publications/Older-people-experiencing-vulnerability-and-multiple-disadvantage-in-New-Zealand>

Age Friendly City promotions	<p>Napier City Council has made a commitment to being an Age Friendly City through applying to, and being accepted as a member of, the World Health Organization's global network of age friendly cities and communities.</p> <p>We request Council, including the iSite, actively works with Tourism Hawke's Bay and other tourism sector leaders to promote Napier as an Age Friendly City destination, as an opportunity to attract the older tourism market (particularly during the shoulder and off peak, non-cruise ship seasons).</p> <p>'Senior (or silver) tourism', older travellers with disposable income, is a market that is only going to grow as the population ages. Older travellers are able to spend more time on travel and leisure, are likely to have identified travel as a lifestyle priority, are more flexible about travel times, and are more likely to be prepared to pay for travel on a regular basis. Research into the New Zealand market of older travellers, found that the majority of trips taken by Kiwi seniors are within New Zealand (https://www.nzherald.co.nz/travel/710-kiwi-seniors-willing-to-spend-kids-inheritance-on-travel-grey-nomads-survey/YC4ZCZ53CNG5BMTQV3AIJOUAWY/ and https://www.nzherald.co.nz/nz/senior-citizens-can-boost-nz-tourism/MMSS623BWC5Q3MHRCBH5U5CAME/).</p> <p>Promoting Napier and the region to older travellers domestically and internationally makes sense, and we have the added advantage of leveraging off our international Age Friendly membership to do this.</p>
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Submission: 661	Hearing: Yes	Attachment: No
Full Name: Trevor Adsett	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
I think you should go further and sell all council housing incl retirement housing		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.
I agree with this proposal and think council needs to get out of ALL housing incl pensioners housing. Council should not be landlords. Removing that service will reduce rates. I also do not agree with the high increase in NCC labour costs – an increase of \$10.2m (\$9m paid by rates) to \$62.7m, vs current \$52.4m! That's \$1.2m/week on salaries and wages and I presume excludes independent contractors. Of the increased \$9m rate payers are expected to pay, 52% or \$5m is for new employees with an AVERAGE of \$90k/year. The numbers of staff paid <\$100k have increased by 100 in last 3 years (462 to 570), another 100 in the \$100k to \$180k bracket (78 to 178) and you are proposing to hire ANOTHER 8 (doubling the number to 16) paid over \$180k – each! That bracket alone is an extra \$1.44m! I really find this hard to accept – that you need all those new people to provide the council services to a population of approximately 67,000. Do you even need all the current 600 staff to serve a population of 67,000? Perhaps have a full Council Staff roles & responsibilities review with the idea of a major reorganisation and reduction in headcount? If staff are expecting to be paid more, perhaps they need to have more responsibility and work harder, with KPI's to evaluate their performance and measure the outcomes they are responsible for. Not employ more people! I would like to see a freeze on employing new staff. That \$5m will reduce the rates increase by (roughly) 6% to 17.7% - still high but better than a 23.7% increase. Lastly, will you be reducing the labour costs down once Ocean Spa, Kennedy Park and the Napier Events centre become financially self-sufficient – within 3 years? Perhaps increase the loans you are proposing to support these three businesses over the next 3 year to cover the wage bill as well?		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
I agree with this proposal however do not agree with the high increase in labour costs – an increase of \$10.2m (\$9m paid by rates) to \$62.7m, vs current \$52.4m! That's \$1.2m/week on salaries and wages and I presume excludes independent contractors. Of the increased \$9m rate payers are expected to pay, 52% or \$5m is for new employees with an AVERAGE of \$90k/year. The numbers of staff paid <\$100k have increased by 100 in last 3 years (462 to 570), another 100 in the \$100k to \$180k bracket (78 to 178) and you are proposing to hire ANOTHER 8 (doubling the number to 16) paid over \$180k – each! That bracket alone is an extra \$1.44m! I really find this hard to accept – that you need all those new people to provide the council services to a population of approximately 67,000. Do you even need all the current 600 staff to serve a population of 67,000? Perhaps have a full Council Staff roles & responsibilities review with the idea of a major reorganisation and reduction in headcount? If staff are expecting to be paid more, perhaps they need to have more responsibility and work harder, with KPI's to evaluate their performance and measure the outcomes they are responsible for. Not employ more people! I would like to see a freeze on employing new staff. That \$5m will reduce the rates increase by (roughly) 6% to 17.7% - still high but better than a 23.7% increase. Lastly, will you be reducing the labour costs down once Ocean Spa, Kennedy Park and the Napier Events centre become financially self-sufficient – within 3 years? Perhaps increase the loans you are proposing to support these three businesses over the next 3 year to cover the wage bill as well?		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
I think NCC should manage the investment portfolio themselves and not employ new staff to do this. I do not agree with the high increase in labour costs – an increase of \$10.2m (\$9m paid by rates) to \$62.7m, vs current \$52.4m! That's \$1.2m/week on salaries and wages and I presume excludes independent contractors. Of the increased \$9m rate payers are		

expected to pay, 52% or \$5m is for new employees with an AVERAGE of \$90k/year. The numbers of staff paid <\$100k have increased by 100 in last 3 years (462 to 570), another 100 in the \$100k to \$180k bracket (78 to 178) and you are proposing to hire ANOTHER 8 (doubling the number to 16) paid over \$180k – each! That bracket alone is an extra \$1.44m! I really find this hard to accept – that you need all those new people to provide the council services to a population of approximately 67,000. Do you even need all the current 600 staff to serve a population of 67,000? Perhaps have a full Council Staff roles & responsibilities review with the idea of a major reorganisation and reduction in headcount? If staff are expecting to be paid more, perhaps they need to have more responsibility and work harder, with KPI's to evaluate their performance and measure the outcomes they are responsible for. Not employ more people! I would like to see a freeze on employing new staff. That \$5m will reduce the rates increase by (roughly) 6% to 17.7% - still high but better than a 23.7% increase. Lastly, will you be reducing the labour costs down once Ocean Spa, Kennedy Park and the Napier Events centre become financially self-sufficient – within 3 years? Perhaps increase the loans you are proposing to support these three businesses over the next 3 year to cover the wage bill as well?

Officer comments:

Reviewing our fees and charges

Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).

I agree with this proposal however do not agree with the high increase in labour costs – an increase of \$10.2m (\$9m paid by rates) to \$62.7m, vs current \$52.4m! That's \$1.2m/week on salaries and wages and I presume excludes independent contractors. Of the increased \$9m rate payers are expected to pay, 52% or \$5m is for new employees with an AVERAGE of \$90k/year. The numbers of staff paid <\$100k have increased by 100 in last 3 years (462 to 570), another 100 in the \$100k to \$180k bracket (78 to 178) and you are proposing to hire ANOTHER 8 (doubling the number to 16) paid over \$180k – each! That bracket alone is an extra \$1.44m! I really find this hard to accept – that you need all those new people to provide the council services to a population of approximately 67,000. Do you even need all the current 600 staff to serve a population of 67,000? Perhaps have a full Council Staff roles & responsibilities review with the idea of a major reorganisation and reduction in headcount? If staff are expecting to be paid more, perhaps they need to have more responsibility and work harder, with KPI's to evaluate their performance and measure the outcomes they are responsible for. Not employ more people! I would like to see a freeze on employing new staff. That \$5m will reduce the rates increase by (roughly) 6% to 17.7% - still high but better than a 23.7% increase. Lastly, will you be reducing the labour costs down once Ocean Spa, Kennedy Park and the Napier Events centre become financially self-sufficient – within 3 years? Perhaps increase the loans you are proposing to support these three businesses over the next 3 year to cover the wage bill as well?

Officer comments:

A change to how we fund some tourist facilities

Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).

I agree with this proposal however think you need to extend the loans to include the high wage cost associated with eg Ocean Spa. No doubt the other two facilities also have high wage costs and so do not agree with the high increase in labour costs – an increase of \$10.2m (\$9m paid by rates) to \$62.7m, vs current \$52.4m! That's \$1.2m/week on salaries and wages and I presume excludes independent contractors. Will we get a decrease in rates once these 3 facilities are self funding? Of the increased \$9m rate payers are expected to pay, 52% or \$5m is for new employees with an AVERAGE of \$90k/year. The numbers of staff paid <\$100k have increased by 100 in last 3 years (462 to 570), another 100 in the \$100k to \$180k bracket (78 to 178) and you are proposing to hire ANOTHER 8 (doubling the number to 16) paid over \$180k – each! That bracket alone is an extra \$1.44m! I really find this hard to accept – that you need all those new people to provide the council services to a population of approximately 67,000. Do you even need all the current 600 staff to serve a population of 67,000? Perhaps have a full Council Staff roles & responsibilities review with the idea of a major reorganisation and reduction in headcount? If staff are expecting to be paid more, perhaps they need to have more responsibility and work harder, with KPI's to evaluate their performance and measure the outcomes they are responsible for. Not employ more people! I would like to see a freeze on employing new staff. That \$5m will reduce the rates increase by (roughly) 6% to 17.7% - still high but better than a 23.7% increase. Lastly, will you be reducing the labour costs down once Ocean Spa, Kennedy Park and the Napier Events centre become financially self-sufficient – within 3 years? Perhaps increase the loans you are proposing to support these three businesses over the next 3 year to cover the wage bill as well?

Officer comments:

Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).
<p>I agree with this proposal however I do not agree with the high increase in labour costs – an increase of \$10.2m (\$9m paid by rates) to \$62.7m, vs current \$52.4m! That's \$1.2m/week on salaries and wages and I presume excludes independent contractors. Perhaps fill the new offices with a more efficient team that deliver outcomes base on their KPI's. Of the increased \$9m rate payers are expected to pay, 52% or \$5m is for new employees with an AVERAGE of \$90k/year. The numbers of staff paid <\$100k have increased by 100 in last 3 years (462 to 570), another 100 in the \$100k to \$180k bracket (78 to 178) and you are proposing to hire ANOTHER 8 (doubling the number to 16) paid over \$180k – each! That bracket alone is an extra \$1.44m! I really find this hard to accept – that you need all those new people to provide the council services to a population of approximately 67,000. Do you even need all the current 600 staff to serve a population of 67,000? Perhaps have a full Council Staff roles & responsibilities review with the idea of a major reorganisation and reduction in headcount? If staff are expecting to be paid more, perhaps they need to have more responsibility and work harder, with KPI's to evaluate their performance and measure the outcomes they are responsible for. Not employ more people! I would like to see a freeze on employing new staff. That \$5m will reduce the rates increase by (roughly) 6% to 17.7% - still high but better than a 23.7% increase. Lastly, will you be reducing the labour costs down once Ocean Spa, Kennedy Park and the Napier Events centre become financially self-sufficient – within 3 years? Perhaps increase the loans you are proposing to support these three businesses over the next 3 year to cover the wage bill as well?</p>	
Officer comments:	
Additional comments	
No	
Additional officer comments	

Submission: 737	Hearing: Yes	Attachment: Yes
Full Name: Piripi Smith	Organisation: Ātea a Rangi Educational Trust	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
No comments added		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
No comments added		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		
I would like to support the project for the new waka hub development		
Additional officer comments		

Attachment:



DATE: Thursday 25th April, 2024

RE Ngāti Pārau Hapū Trust Support for Waka Hub

Kia ora Piripi Smith,

I would like to acknowledge Ngāti Pārau Hapū Trusts support of the new Waka Hub project that would see the Waka Te Matau a Māui being berthed along the South West corner section of the Napier Sailing Club near Pandora Road, also with a waka hub facility being establish on the adjacent land.

We understand the issues that have been mounting over the years with the waka being berthed in its current location and support the Waka and a Waka Whare being established in the proposed new location.

This area was originally set aside for a cultural area some time ago and it would be great to see the Waka Hub and the Sailing Club working together to promote sailing activities for the public and our rangatahi.

Ngā manaakitanga,

Name: Te Pō Mārie Hawaikirangi

Position: Ngāti Pārau Hapū Trustee



21-05-2024



RE: Submission to Napier City Council Three Year Plan for the new Waka Hub

The Ātea a Rangi Educational Trust (Ātea Trust) takes care of the operating of the waka hourua Te Matau a Māui, the waka has been berthed in the Ahuriri harbour on West Quay since the completion of its maiden voyage around the Pacific in 2011-12.

Over the past year the Ātea Trust has been co-designing on this project with NCC and the process has been working very well, we would like to support the Waka Hub Project to proceed moving close to the Napier Sailing Club on Pandora Road based on the following areas;

Health & Safety

- Over the past 11 years being berthed at West Quay just down the road from the many bars of Ahuriri, the waka has constantly been the target of vandalism and unwanted intoxicated people accessing the waka. Even after installing security lights and fencing around the wharf this behaviour has continued.
- The most recent event which happened in March 2024 resulted in a crew member being physically assaulted with a 'king hit' from behind while asking two intoxicated people to leave the waka. He was hospitalised and is currently out of work for two months due to concussion issues.
- As the current berth is a wharf on piles and not a floating pontoon there are constant issues with the prevailing westerly winds and tides, this has seen the waka handrails and the wharf fencing being totally ripped away on numerous occasions.
- Recommended solution – The waka berth should be a floating pontoon with a security gangway**

Rangatahi and Crew Development

- The main aim of the Ātea Trust is to be an intergenerational holder and teacher of traditional knowledge pertaining to waka navigation and sailing. Many of the children of current navigators and crew members are learning the skills, other rangatahi crew come from the school or community programmes we deliver. Having the opportunity to move to a safe and secure berth with a whare waka and facilities would increase the chance of being more efficient as an organisation and would increase our overall teaching abilities so we can increase our crew and supporter numbers.

Location to host Manuhiri

- One of the primary focuses of the waka is to educate people and engage with the community, our main clientele are school, corporate and community groups. The current location is not favourable towards being able to host manuhiri, school classes or groups. The maintenance wharf for fishing vessels is just in front of the waka which poses issues in terms of pollution, noise, smell, parking and space to conduct events.
- In the current location there is no additional space to be able to erect a Waka Whare (open aired building to shelter people from the sun and rain) to host manuhiri or class groups, or add other facilities such as storage.
- A future tourism operation is currently being planned, it would be much more accommodating if there was a purpose built area to host manuhiri for the waka and shelter them from the weather.
- Recommended solution – Move to a larger open space with shelter that is more conducive to hosting guests and events, so a Waka Whare can be erected**



21-05-2024



Events

- The waka recently returned from a voyage to the South Island for the National Waka Hourua event Te Hau Kōmaru. <https://www.facebook.com/tehaikomaru> This event showcases all the voyaging waka and other waka societies from around Aotearoa. It is a week long festival which is open to the public and schools. The 2023 festival in Kawhia saw approx. 2000 attend, the recent event in Kaiteriteri (Tasman) saw approx. 4000 attend, it is also heavily promoted and seen on various media channels including national TV and Radio. Our waka and Trust are scheduled to host the event in the next 2-6 years depending on the completion of a new Waka Hub. It would see an influx of waka crews and supporters come to the Napier region for the week which will benefit the local economy. Our waka would be scheduled to host this event approx. every 10-12 years.

A Landmark for Napier

- The proposed site for the waka hub is on NCC land in between the Napier Sailing Club (NSC) and Pandora bridge, negotiations with NSC have been going well and they fully support to proposed new waka hub, there is an obvious common interest in sailing for both parties. Together we are hoping to forge a stronger relationship which will give more opportunities for our youth to experience the other organisations sailing programmes, the waka hub facilities would also be used by NSC. This site aligns much more closely with the values of the waka and the Ātea Trust.
- We envisage a new waka hub in this location to be a future landmark for the city of Napier, especially for people travelling in and out on Pandora Road, it will be an area dedicated to acknowledging and educating about the past and present sailing feats of our nation.
- One of the aims of this waka hub is to be a 'must visit' area of Napier where there are many photo opportunities for the public, this will in turn provide other local businesses with opportunity.
- The team that was responsible for creating the Ātea a Rangi is the team that will be guiding this project forward, with the partnership of Napier City Council we believe we can create something unique and exceptional within Aotearoa.
- Support letters **have** been received from the following organisations who would like to see this project move forward;

- Napier Sailing Club
- Mana Ahuriri Trust
- Ngāti Pārau

Ngā mihi

Piripi Smith - Ātea a Rangi Educational Trust Chair



05/04/2024

Subject: Expression of Support for the Waka Hub Project

Kia Ora Piripi,

I am writing on behalf of the Napier Sailing Club to express our "Support in Principle" for the proposed Waka Hub project. This initiative aims to berth the Waka Te Matau a Māui along the South West corner section adjacent to our club near Pandora Road, while also establishing a waka hub facility on the adjoining land.

We firmly believe that the collaboration between the Napier Sailing Club and the Ātea a Rangi Educational Trust (Ātea Trust) holds immense potential. Both organizations share a common interest in sailing and youth education, making this project an excellent opportunity for mutual benefit and community enrichment.

In light of this, we are eager to further develop our relationship by actively engaging with the Ātea Trust and Napier City Council to advance this project. By joining forces, we can leverage our respective expertise and resources to ensure the success of the initiative, fostering a vibrant maritime community and providing invaluable educational opportunities for our youth.

We eagerly anticipate the opportunity to collaborate and contribute to the realization of this meaningful project. Please do not hesitate to reach out to us to discuss further details and explore how we can work together effectively.

Thank you for considering our expression of support. We look forward to the prospect of working closely with you and the broader community to bring the project to fruition.

Ngā mihi nui,

A handwritten signature in blue ink, appearing to read "M Sheldrake".

Mark Sheldrake

Commodore – Napier Sailing Club



MANA AHURIRI TRUST

170A Waghorne Street, Ahuriri, NAPIER 4110
PO BOX 12076, Ahuriri, NAPIER 4144
www.manaahuriritrust.com

24 April 2024

Tena koe

RE: Letter of Support for Waka Hub

This is a support letter for the development of the Waka Hub Project that The Ātea A Rangi Education Trust is leading.

Mana Ahuriri Trust (MAT) is the mandated Mana Whenua entity for Ahuriri. MAT was established to receive, hold, and administer the Trust's assets on behalf of and for the benefit of the present and future beneficiaries of Mana Ahuriri Trust in accordance with its Deed of Settlement (DoS) with the Crown.

The proposed project aligns with MAT in providing a cultural foot print for Māori and providing educational opportunities for rangatahi and mokopuna. We understand the issues that have been mounting over the years with the waka being berthed in its current location and the issues faced with other proposed sites. We understand that the identified site; adjacent to Pandora pond and next to the Napier Sailing club, was set aside for cultural activities. We know that the Napier Sailing club are supportive of this site and willing to support and collaborate on this project.

MAT is pleased to support Māori enterprise and partner with like-minded organisations in the protection and preservation of our culture. We have been involved in this waka hub kaupapa and support the efforts in educating the community that the Ātea A Rangi Educational Trust have undertaken over the years. Therefore, the berthing of the waka; Te Matau a Maui and building the waka hub, in this location is supported by Mana Ahuriri.

Please accept this letter as an endorsement of support to the Kaupapa.

Please feel free to contact me regarding this letter of support on 021786271.

Nga mihi

Parris Greening
General Manager

Session three - 1.00pm to 2.30pm (90mins)

Submission: 796	Hearing: Yes	Attachment: Yes
Full Name: Vanessa Moon	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
Comments at bottom of attached document		
Additional officer comments		

Attachment:

SUBMISSION ON THE NAPIER CITY COUNCIL 3 YEAR-PLAN 2024-27

By Vanessa Moon 26-April-2024

My comments on the questions asked in the submission form are included at the end of this document.

I wish to begin my submission by commenting on Napier City's five strategic priorities.

He Kainga ka awatea/Financially sustainable Council.

I cannot see how the Council can remain sustainable under the current funding scheme which depends on rates, with no funding devolved from central government.

Further, ever increasing rates is not sustainable for those of us who pay rates, either directly as home owners or indirectly via rent.

I think the time has come for central government to recognise the increasing and complex demands which Councils now face (including working with their communities to respond to climate change); and to support this with more funding from the taxes that are paid to government. This also makes sense from the point of view of enabling decisions to be made and implemented by the people directly affected by those decisions i.e. local residents.

Maybe this is something that Councils can raise with the Coalition Government via the National Council of Local Government New Zealand ...

This would clearly also require the support of the people of Aotearoa-NZ, voicing their support for new ways of augmenting the funds that Councils have access to, rather than just relying on rates.

Te toka tu moana/A resilient city.

I am encouraged by the inclusion of the section "Climate Change and the Environment" in the section of the consultation document entitled "National and Local Context". I just hope we don't have any more weather, or other types of disasters in the near term future so that the words can become actions, which mostly didn't happen after the last LTP was agreed upon in 2021.

It is obvious that creating a resilient city is a huge task given the many interlinked challenges and threats that we now face, including: climate change, biodiversity loss, pollution of our waterways and ocean, degradation and loss of productive soils (all leading to food insecurity), social inequality, poverty, diminishing social cohesion (with a consequential rise in crime), and an ageing population.

However, creating a resilient city is something that must be done, starting now.

Regarding climate change - as I have said in previous submissions to Council, mitigation is as important as adaptation, otherwise our ability to adapt will quickly be overcome by an increasingly unstable climate. This means new thinking about all aspects of our lives, including: where and in what kind of structures people live, how,

where and what food we produce and eat, how we move about, how where and what infrastructure we employ, and what our “economy” (how people provide for their needs) should be focussed on etc.

My suggestion is that we need to localise our economy more to ensure we can provide for most of the necessities of life in extreme weather events and when global issues impact on supply chains. Localized economies are not only better for Nature/our life support systems, but also strengthen connections between people which promotes social cohesion.

This “new thinking”/reimagining will require Council and our communities to work closely together in new and innovative ways, so that people can “come to grips” with the immensity of the challenges, and be inspired and supported to be part of creating the solutions.

The Environment Centre HB could be a great resource here as they are already doing some of this work.

There are already many other communities, towns, and cities working collaboratively across our country (and around the world) that have ideas to share too. We can both adopt/adapt some of these ideas and create our own as well - if we all work together.

He wahi taurikura/Spaces and places for all.

This brings up the question of how we create spaces that feel like “our places” for the wide cross section of people who are part of our city. The starting place for me is the partnership between tangata whenua and tangata tiriti, the latter including all the many different ethnic groups who have made Napier their home. We also need to think of the needs of different ages and stages of life from the young to the very old, and of those who live with disabilities, and others who may have different needs in other ways.

All these different voices need to be part of the design process for creating spaces and places that meet their needs and reflect them back to themselves.

For me, the “all” goes beyond all human beings to include the flora and fauna, the land, and the water bodies as part of our “population”. This means thinking about their needs too because, in the end, we humans rely 100% on “Nature” (or in other words, the web of life - of which we are part) for our very survival.

We humans, along with all other life forms also rely on a liveable climate.

Having now experienced two severe weather events, during both of which the home I share with my partner was flooded, I know first hand what the impacts of climate change are (as do many other people in Napier and elsewhere) – and these events were nothing compared to what is to come if we don’t act now.

As we have all experienced, these sorts of events also delay the urgently needed mitigation and adaptation work that needs to be done to protect us all, in the near future and in the years and decades to come.

Te takutai moana/Nurturing authentic relationships.

This will also require a big shift in the way Council and our diverse communities relate to one another, and the way in which decisions are made. The current model of "consultation" is largely top down and is only accessible to those people with the confidence, knowledge, skills, time and resources to participate. What is needed are more diverse and interactive models.

Three such models are participatory democracy, deliberative democracy and Deep democracy , which include decision making processes via such things as citizens assemblies and citizens juries amongst others.

On a related issue:- more than just "obligations", I understand that strong and reciprocal agreements and relationships with tangata whenua are the foundation stone on which our Council and community stand.

I also understand that the requirement to hold a referendum on the Maori Ward seats on Council is a Coalition Government directive.

In my view this is a damaging and divisive directive which will impact negatively on: the way we relate to one another in the community, our ability to make good decisions which include the knowledge and wisdom of Te Ao Maori, and to respond well to the challenges ahead of us. It will also divert money and time away from urgent projects such as cyclone recovery and climate issues.

Based on this understanding I totally oppose holding such a referendum.

Te unga waka/A great visitor destination.

I have concerns about this "priority" in so far as it is focussed on "visitors". These concerns are based on two issues. (maybe there are more that I haven't thought of at this point?).

The impact on climate change caused by the methods of travel visitors use to get here (namely flying, driving and cruise ships), all of which (mostly) still use fossil fuels, and also cause air pollution, and pollution of the oceans (eg oil spills and invasive species on the hulls of ships).

The vulnerability that relying on tourism can introduce to people's livelihoods and the local "economy" – we have experienced this during the Covid19 pandemic, in the aftermath of Cyclone Gabrielle, plus now, in the current period of a "domestic downturn/high cost of living crisis".

We know that severe weather events are going to increase in frequency and severity as climate change ramps up, with flow on effects to all aspects of our lives, nationally and globally.

In conclusion, I look forward to talking more with Councilors, Council staff and other residents of Napier about creating a city that is great for everyone who lives here, and for all our other-than- human whanau (plant and animal).

Comments on the Consultation Questions:

The future of Council Housing in Napier

Question 1: I support option 1B, somewhat reluctantly.

On the one hand, the population of Napier is ageing rapidly and more people of retirement age now don't own their own homes, with the proportion of people in this situation set to increase even more in the future.

On the other hand, I am very aware of the fact that there are many other vulnerable people in our community who also don't have a safe and secure home, including people on benefits, people living with mental health issues/addictions, people with disabilities, and children and young people.

If possible, I would support Council actively engaging with other agencies who may be able to provide suitable alternative accommodation at an affordable price.

Question 2: I support Option 2B, also somewhat reluctantly.

My concern here is connected to the suggestions of relying on other housing providers to manage tenancies and the maintenance of the houses, and of entering into commercial negotiations with other housing and development providers.

From my perspective it is important that any contracts entered into with these other organisations set out clear expectations around the level and quality of maintenance and service provision, and that the contracts are monitored/audited to ensure that the expectations are being fulfilled, and that tenants can contact a Council staff member if they have concerns and have not been able to sort them out with the provider.

Building up our community resilience

I fully support Option 1, as indicated in the body of my written submission above.

As also mentioned, the issue of stormwater is of particular importance to me, particularly "improving our stormwater network so businesses can continue to operate and residents are safe from flooding" !

A new approach to managing Council investments

I support Option 1, with reservations in respect of the following wording "investments would be managed proactively, with a focus on maximising income over the long term", followed by, "according to the wishes of Council".

It would not be acceptable to me to have money invested into funds that were not guaranteed to be "ethical" in the widest sense of the word, in the context of investment.

I am fully supportive of "inter-generational investment", if that means taking action now to prevent harm in the future to coming generations.

Reviewing our fees and charges

I support Option 1 in respect of parking fees, as increased parking fees may discourage people from driving to their suburban shopping centre or into the inner city, which would be good for lowering carbon emissions, decreasing air pollution and congestion, increasing physical exercise and improving health, and making the inner city a more pleasant place to be.

However, rather than using this money to improve city streetscapes I think it would be better used to support walking, cycling and public transport as much as possible. This would provide alternative modes of transport at an affordable price.

A change to how we fund some tourist facilities

I support Option 1, although I would prefer that discounted entry prices could still be provided to people with Community Services Cards for entry to Ocean Spa. I am guessing that this will not be possible to negotiate with commercial businesses, which would mean discriminating against many low income people who could then not afford to enjoy this facility.

Napier City Council office accommodation

I support Option 1, as having City Council staff in one place asap is important to the functioning of the Council, and I agree that refurbishing, rather than demolishing and rebuilding, stacks up better environmentally, including in respect of climate change.

Submission: 841	Hearing: Yes	Attachment: Yes
Full Name: Susan Jacobs		Organisation: Ngā Ringatoi Auaha o Ahuriri / Creative Arts Napier
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		
<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>		

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.

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.

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.

Council as building owner is responsible for external maintenance and renewals, and compliance. The rent assists in offsetting these ratepayer costs.

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.

Attachment: Submission to the NCC 3-Year Plan

The Board of Ngā Ringatoi Auaha o Ahuriri/ Creative Arts Napier was advised in a letter from the Community Strategies Manager this year that NCC had engaged an external contractor in 2021 to undertake a Grants Review. The Review is to determine how the various grants funding was meeting the following outcomes:

- Assist community organisations to meet the needs of local communities;
- Contribute to the delivery of the Council's community outcomes through partnerships with community groups; and
- Support capacity building in the community.

In view of this process, Community Strategies was proposing that the 3-Year Service Agreement expiring June 30 of this year, be rolled over for 12 months as of 1 July 2024. Further to that, the letter noted that "we will be in contact again after 30 June 2024 with updates on the recommendations that we will be implementing and when these will take place".

We have had no contact with this contractor.

We wish to speak to the Council's LTP. In particular, we want to briefly address the achievements of CAN, particularly in light of its severe constraints.

CAN is operating on shoestring level of staffing - 2.6 FTEs - who are being paid well below market rates. This level of staffing and pay rates is due to the funding level of NCC's Service Agreement. If you read one of the 2023 reports to the Council on the achievements of CAN, you would be excused for wondering how such comprehensive results were achieved. They are the result of the Manager, appointed at the end of 2022, her very small cadre of part-time staff, and a wonderful group of volunteers (the latter provide 1.0 FTE staffing).

However, it should come as no surprise that such a small level of staffing and the need for heavy reliance on volunteers has proved unsustainable. Council should also appreciate that employees need to be paid the living wage, rather than the minimum, and that staff should also be paid at market rates commensurate with their job requirements, and their qualifications, experience and performance.

To those ends, in recent months, the CAN Board has made small steps towards moving staff towards more appropriate remuneration levels, and is committed to continuing that process in 2024. To be able to more appropriately remunerate staff and make some small increases in FTE staffing, CAN requires a greater level of funding.

We note that the Council's service grant to CAN is \$76,000 per annum, and the rent charged by the Council for the use of the CAN site, is \$16,740. The calculated cost of moving CAN's staffing FTEs and remuneration to appropriate levels for the 2024-25 year is approximately \$41,000. Therefore, given that NCC intends to roll-over its service agreement funding of CAN for 2024-25, the Board of CAN requests that for the coming financial year, the Council waives the annual rent of \$16,740 it charges CAN.

Dr Susan Jacobs, MNZM
Chair, Ngā Ringatoi Auaha o Ahuriri
Creative Arts Napier

Tania Wright
Manager, Ngā Ringatoi Auaha o Ahuriri
Creative Arts Napier

Submission: 135	Hearing: Yes	Attachment: No
Full Name: Sally Davenport	Organisation:	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.
As a community, we have a social obligation to provide for the less able and less fortunate in our community. Government cannot be expected to do it all & this government will do less than ever. Napier has an unwanted and embarrassing reputation for homelessness - do we want this to get worse? I for one do not. As for cost of repairs & upgrades, I've seen first hand how money is wasted. Your two co-ordinators need to act as if they were spending their own money and be significantly more savvy about how they're spending our funds. Competitive quotes, shopping around for deals in paint, etc etc.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
We need to face up to the fact we live in a flood plain with lots of rivers & climate change is happening - we cannot stop it. BUT we also need to FIND A WAY to hold the logging companies to account FINANCIALLY for the impact of their practices on our city.		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
Council has proved over & over and over again that it can't manage assets such as Marineland, The Aquarium, Kiwi House, War Memorial Centre, etc without them loosing money and proper scheduled investment in repairs & maintenance being scheduled and carried out. I'd suggest it could be cheaper aka more cost efficient to have professional asset managers.		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
Cut your cloth accordingly. Some of these fees are mandatory for most residents, whatever their income. Some fees are levied on items which would be considered optional and non regulatory. These could be increased as they are luxuries, not essentials.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
I'd question whether they EVER become self supporting, loan or no loan. The mindset has to change where the bank account is not subconsciously seen as a bottomless pit.		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).

Again, look at the costings as if it they were being funded by your own bank account and cease using endless consultants. I question whether it really has to cost \$58m to bring everyone back under one roof. Do we REALLY need to titivate the exterior to the tune of \$5m. Does the interior plan have nice to haves, can we afford them? Should we not stick to the "Must Haves" & accept that's all we can afford right now.

Officer comments:

Additional comments

Yes, take on board the Must Have test verses the nice to have test PLUS I would implore all council staff to have the litmus test question in their heads for ALL SPENDING, even the office stationary. "Would I agree to this expenditure if it was coming out of my bank account? Does this represent value for money? Can I get better value using another way, supplier, design, etc?"

Additional officer comments

Submission: 652	Hearing: Yes	Attachment: No
Full Name: Susan Myles	Organisation:	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.
I believe there is a growing number of single individuals of retirement age who have few assets ? due to social situation, poor paid jobs, ill health who cannot afford market rentals. There are also a group of disabled people who cannot work who also cannot afford market rents and are further disadvantaged in that they need modifications eg access or bathrooms and they cannot find these in conventional rental market		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
I realise this model of supportive housing is costly. Could the rents be less subsidised and WINZ contribute with housing support payments		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
Climate change is real and we were not prepared. We need to prepare for possible events in the future.		
Officer comments:		
A new approach to managing Council's investments		
Why can't we use an existing financial/asset Investment company to manage Council assets and investments.		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
MMM.. if they are making losses now, how will they suddenly become solvent? The cost of using these facilities will become prohibitive		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		
On a separate issue: I would love the Council regs to be more stringent about signage on the Deco Buildings eg limited fonts, signage within fascia boards and even encourage signage to be coordinated with the building colours. Having shown people round this town as an Art Deco Guide for 30 yrs I know it is the signage that lets us down and visitors say		

so too. The black and white street name signs - great! Plastering windows with excessive signage ?? ie Phone shops, Gaming shops, The Bed shop in Hastings St. No. Sandwich boards are visually obtrusive and practically a hazard. The concrete bench seats don't do a lot for the main street. I preferred the octagonal white ?fibreglass tiled seats.

Additional officer comments

Submission: 72	Hearing: Yes	Attachment: No
Full Name: John Cockrem	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>The National aquarium is an important asset for the community, the wider region, and indeed the country. The facility will indeed benefit from improvements, and these are very worthwhile. The penguin exhibit is popular with the public and makes important contributions, through increased knowledge of penguins, to kororā (little penguin) conservation in New Zealand. I work with the penguin keepers, and have a postgraduate student working with data from the penguins, and am happy to say more about the value of this facility and the importance of keeping it.</p>		
Additional officer comments		

Submission: 791	Hearing: Yes	Attachment: No
Full Name: Steve Liddle	Organisation:	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.
I'm checking the above Continue option as there are no guarantees 'providers' will not onsell, or make increases in rents without consultation; or that community groups will get first option; or that they won't do the same over time. I'm all for onpassing to community groups, Maori/Pakeha/Pacific/Chinese-NZers/Church whoever, but not at market rates and not without putting in place legal protections as to rents as percentage of income, review procedures etc Another factor is the non-use of large rates rebates permitted under law that many other councils in NZ give esp to sole occupants on limited incomes (Napier NEVER has, Chch up to 60 %) to encourage them to stay independent in homes they have lived in for decades, and to keep heaters on in winter!		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
Again, if the council does not oversee, maintain, and service this sector, protections aside from 'ringfencing' should be put in the place for any sold on/handed over (why not, at well below market rates to reflect importance of social role taken on?), and protection of increasing stock if need increases - as it has done over last 10 years or so. Who is going to do the market research and forward thinking (10-12 plan for this if not council). Also, the social justice ethic that guides Councils should be written into any LEGALLY REQUIRED roles of any non-Council sector. Otherwise it will erode or decline over time. Ethical and Legal requirements, not just expectations, should be written into such social contract that if broken means COUNCIL SHOULD BE PREPARED TO CANCEL THEM, TAKE BACK STOCK FOR THE COMMON GOOD.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
Loaded Q because who wants not to do this? Of course, but are there other options - should central govt be pressured to set up such a fund as they can raise money more cheaply. Also, not unrelated, for infrastructure forward spending (next 70 years for water, sewage etc) why not join other councils in pushing for EU model where govt funds up to 40%, for same above reasons - & fact 5-6% is what most people can only afford. And not just those on limited incomes. Insist on mechanism whereby all mayors have channel to meet with govt every year as a political entity to argue for those things that are also national assets/in the national interest eg clean water, land treatment etc - and sell the idea to the public, as EU has done, that we have enjoyed infrastructure that previous generations have paid for over time, why can't the (at least) next two generations help 'pay forward' what everyone regionally will enjoy for the next 70 plus years? Don't have that mechanism now, but needed for disaster funding and response also, esp earthquake and weather events affecting more than 1 region at once??		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
Again, no reason it can't be managed within council where a social service ethic and social contract understanding are part of the ethos and legal requirements of councils. Subcontracting water is a disaster; subcontracting mail (effectively, by allow NZ Post to argue the farming sector runs should pay their own way - why doesn't one sector subsidise another given the overall good of communications, importance of farming sector). The argument that the private sector can do it more cheaply has not happened in power supply either, even when line charges and supply providers are separated out. If a 'Council Controlled Trading Organisation' is established, the JDs, mission statement, operating principles		

specifying that market forces are NOT to be the only consideration and/or social service values are to be given precedence. Again, lack of oversight procedure and deregulation politics have not been kind to such structures, role disinvestment in the past in other countries. Also, salaries of a managerial class have increased outside inflation and beyond control of people that bought or acquired such lands in the past, and of whom present and future generation should be the beneficiaries.		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
If there are other considerations such as inflationary measures, these can be percentaged and factored in FOR THE DURATION FOR WHAT THEY ARE OPERATIVE. Again, overseas these tend to last longer than the outside factor variations involved - and oversight is tardy. If 'increase some fees and charges' do so with the above prerequisite checks and oversight in mind. And specify in Council contracts, make such arrangements legal.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
Again, transition to a part commercial model by loans if necessary but if Ocean Spa is an example, look what happens when that commercial model doesn't take into account contractual obligations for infrastructure spending - and need for non-commercial charges to encourage children swimming, women and elderly health benefits etc. If profit margins are set, or not set, or commercial model not ameliorated by above, public benefits decrease, overview diminishes?		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
Keep assets if at all possible. Centrality here is a positive, unless a cheaper rebuild with same advantages, better facilities??		
Officer comments:		
Additional comments		
Good to be consulted. How about a swimming pool Hardinge Road, private-public? City looks good and is being well run. Proud to be in it. Just don't let tourist dollars override social concerns - even the 'untidiness' of rough sleepers who have no options because of previous underplanning, outsourcing. And widows and older renters unable to afford basics because of market forces from incomers and scarcity of past planners forcing up rents because intermediaries advise it or because they can. Attend to the larger rent rebate or discount, allowable under the Act but never actioned here. And don't let CEs become the primary adviser/decision-makers without critically analysing the financial model they use. Especially for outsourcing and privatisation. Thanks, Kirsten.		
Additional officer comments		

Session four – 3.00pm to 3.45pm (45mins)

Submission: 603		Hearing: Yes	Attachment: Yes (Soho Group Proposal)
Full Name: Jonathan Wallace		Organisation: Soho Group Limited	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
Please refer to the attached proposal for the Council's housing portfolio.			
Officer comments:	Thank you for your submission. The Council will consider your proposal when they are making their decision on the housing review.		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.	
Please refer to the attached proposal for the Council's housing portfolio.			
Officer comments:			
Building up our community resilience		Continue with a rate to build resilience (Preferred).	
No comments added			
Officer comments:			
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
No comments added			
Officer comments:			
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
No comments added			
Officer comments:			
A change to how we fund some tourist facilities		Status quo: continue to fund the deficits (losses) of these facilities with rates.	
No comments added			
Officer comments:			
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.	
No comments added			
Officer comments:			
Additional comments			
Please refer to the attached proposal for the Council's housing portfolio.			

Additional officer comments

Submission: 558	Hearing: Yes	Attachment: Yes
Full Name: Phil Ross	Organisation: Whatever It Takes Trust Incorporated	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
Allows for private capital to upgrade or replace these properties without impacting directly on the ratepayer.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
There is a lot of work nationwide to do this and Napier should be a leader. We should not forget those disadvantaged and still suffering from the effects of cyclone.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
The impact of having wider skills and experience to governing and managing these entities could be a positive outcome for Napier.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Fees and charges should reflect the costs of those operations unless there is a general agreement to cross-subsidise them.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
Council need to review the long-term effect of this and discontinue significant loss-making entities. Look to invest in new facilities that will attract visitors and increased use.		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
No comments added		
Officer comments:		
Additional comments		
See attached submission.		
Additional officer comments		

Council is working towards implementing recommendations in the Napier Homelessness Report 2022. There is some money available in the community budget to support this work including the in-depth survey that is requested in the submissions. However there is no budget for additional staff resource at NCC. Council officers are working with other agencies in the region to help provide support to whānau pounamu including Orange Sky Aotearoa who will soon be providing laundry services to our region.

Attachment:

Submission by: Whatever It Takes Trust incorporated

Introduction:

As the Consultation Doc introduction from the Mayor states: **"This is our chance to reconsider and significantly change the way we do things to benefit the wellbeing of everyone in Napier"**. Whatever it Takes Trust (WITT) are taking this opportunity to advocate on the behalf of homeless whanau who are part of Napier's 'everyone' although often voiceless, unwanted or unseen.

Your support in this and subsequent long term plans is key to ensuring that Napier looks after its most vulnerable members.

If we don't have a supply of housing available, what else can Council influence, or do, to bring about positive outcomes for people experiencing homelessness in Napier?

What we mean when talking about homelessness.

There is a much broader spectrum of homelessness that most people are aware of. For some, homelessness means sleeping on our streets, parks, beaches or living in cars. For others, it could involve couch-surfing or house jumping between temporary options.

Homelessness happens to people for any number of reasons; inequalities, systemic failures and the challenges they face in their lives. This can include job loss, housing affordability, housing shortages, inadequate financial support, a stressed health system, incarceration, chronic illness, mental or physical health challenges, institutionalisation, discrimination or family violence.

The Statistics New Zealand definition of homelessness:

"Living situations where people with no other options to acquire safe and secure housing: are without shelter, in temporary accommodation, sharing accommodation with a household or living in uninhabitable housing."

Current situation

Public Policy and investment are often geared toward attracting inward investment, a healthy economy, happy and engaged tourists, quality and reliable infrastructure to homes and businesses. Tourists and businesses are visible contributors to the local economy and community. They bring in revenue, create jobs, pay tax and contribute to economic stability.


By contrast, homeless individuals are seen as a burden rather than contributors although some incredibly continue to hold down a job. Stereotypes and misconceptions about homelessness lead to indifference or even hostility. Addressing homelessness requires long-term solutions that may not yield immediate visible benefits. It is an issue that affects us all, directly or indirectly. As a society, we need to balance economic interests with social justice.

What can we do as a community?

We are not here to advocate for huge social housing schemes (although that would be great): we are here to ask for decisions made by Councillors and staff to include the whole of the community; to make policy decisions which don't victimise or punish those without a safe home but include consideration of how an action can impact the lives of the silent few. We are here to request that Napier City doesn't see homelessness as a 'problem to be tidied away', but as an issue which could affect any one of us at some point in our lives.

We appreciate that housing people is not one of Council's core responsibilities, that HUD, Kainga Ora and MSD are tasked with addressing these challenges. We are not requesting duplication of those responsibilities, simply asking for Council to treat homelessness in the same way it treats other marginalised groups: with inclusion, equity and respect.

NCC Community Outcomes




Te toka
tū moana

A resilient city

To prepare for a changing climate future and enables our community to build self-reliance. Our people, economy and infrastructure are resilient.

- Our homeless community want to be self reliant but there are basic things we need to provide to enable them to maintain their dignity and capacity to face extraordinary challenges and withstand change.



He wāhi taurikura

Spaces and
places for all

Napier has spaces and places that everyone has access to and wants to use. We have a focus on accessibility, affordability, safety and city vibrancy.

- Our homeless community know what it's like to feel invisible, unwanted, excluded, targeted, stereotyped, policed, problematised, feared, ignored, judged, and prohibited by policies and systems.
- Safety by Design is a crucial aspect of urban planning, however when it comes to addressing homelessness it's essential to strike a balance between safety measures and compassion. Incremental changes to the physical layout of our public spaces don't go unnoticed, e.g. anti-sleeping benches, hostile landscaping and spikes and slopes to discourage sitting or sleeping.
- It was only back in February that the Hawkes Bay community, including Napier City Council, said "We are one". Our actions must support that concept.



Te takutai moana
Nurturing authentic
relationships

Council fosters meaningful relationships, demonstrating our commitment to listen to our community's needs, concerns and aspirations. Developing strong partnerships with mana whenua and tangata whenua ensures we uphold our obligations under Te Tiriti o Waitangi

- The way we talk about people matters. Messages that suggest that homeless people are **all** mentally ill or drug affected need to be challenged and unlearned.
- Those without a home are part of our community and should be extended the rights and dignity the same as any other.
- People on the streets have often had one or more traumatic life events that has led them to where they are today. We need to recognise that all of us can be vulnerable. Cyclone Gabrielle highlighted how quickly a life can change from prosperous security to loss and desperation. This is our chance as a city and a community to think about how we can help our most vulnerable to feel that they belong and that we see them.

What can council influence, or do, to bring about positive outcomes for the people experiencing homelessness in the public spaces that you manage?

We appreciate that Council must navigate tensions, balancing the many roles it is required to play in the delivery of community services and programs, planning, economic management and the maintenance of amenity and accessibility in shared public spaces.

Being responsible for managing local areas, like streets and parks, councils can find themselves at the forefront of the homelessness response, having to address significant social dilemmas that are playing out on their doorsteps.

Listening and Involving: It is the role of policy makers and city-shapers to ensure that our cities represent those who live in them. Not engaging people with a lived experience of homelessness in policy making and service delivery is dis-empowering and renders their experiences invisible. They can make

great advocates for change and arguably hold knowledge and ideas about what is needed to improve our cities. Involving them helps to expel myths, challenge stereotypes and ultimately helps us realise that 'we' are not that different from 'them'.

Providing access to the most basic of amenities can help them to retain their dignity:

We ask people to move on because they are homeless and we don't like where they have chosen to sleep. There's a good chance that they chose it to feel safe.

We don't like the fact that they smell and their clothes are dirty. We need to provide them with **basic facilities** such as toilets and showers.

We think they need to do better at engaging with health services, employment opportunities and housing providers. But we don't provide anywhere to charge their phones. While **access to mobile technology** may not solve homelessness, it could assist in enabling access to important services. Moreover, mobile connectivity helps those seeking housing, meals, public transport, and legal information and advice. Importantly it can be instrumental in reducing loneliness through maintaining contact with loved ones, which can lead to improvements in physical and mental health. A phone is a lifeline. Solar-powered charging stations could be placed in parks and other communal areas.

We complain that they dump their belongings around town but we don't provide **lockers** for them to store it in.

2024-27 Three Year Plan Requests for Consideration

1. Funding to undertake an **in-depth study** of the services available within Napier to homeless whānau; to understand the potential benefits of co-locating multi-agency service provision within an accessible, inclusive, integrated single hub. This would enable a holistic view of the issues faced and opportunities to address and reduce, if not fully remove them. Council adopted the Napier Homelessness Report including recommendations to investigate the establishment of an integrated day hub for homeless whānau. However, to date there is no resourcing allocated to enable this.
2. Additional Community Services **staff resource** – the NCC staff that WITT work with across several areas are knowledgeable and dedicated but they are already at full capacity and will not be able to provide dedicated time to these improvements mentioned without compromising the services offered to others.
3. Commitment from Council to remain involved with **regional and national initiatives** to support the homeless and provide pathways out of homelessness.
4. Support and enhance NCC's frontline **staff's understanding** of homelessness, providing advice on engagement with people experiencing homelessness and/or people with multiple and complex needs
5. Provide direct, **positive engagement** with people experiencing homelessness and/or people with multiple and complex needs, linking into support services where possible.
6. The Napier **Homelessness Report** 2022 is the only official homeless report that has been adopted and has agreement for Council officers to progress.

7. Council has **bylaws** and overarching Local Govt legislation that sets out how public spaces can and should be used but this can discriminate against those who need to use these spaces in a way that is different to those who have a home to go to.
8. To recognise the homeless as members of the community, treat them with the same consideration as other marginalised groups to **ensure inclusivity**.
9. Funding for a night shelter with essential amenities for safe living: a warm, dry bed; a safe space, privacy; lockers; hygiene facilities; access to nutritious food; safety measures.

TE AKA

WITT is supportive of the new Te Aka library project but asks that the design and operation of the facility is inclusive for the whole community.

President of Public Libraries Victoria, Chris Buckingham says this may be just the time for libraries to step forward to assume their place as accessible and trusted community centres: “Libraries are the last free revolving doors in many communities. “We should also remember that libraries are a place for the homeless, the lonely, and people needing free and equitable access to public space”.

Submission: 216	Hearing: Yes	Attachment: No
Full Name: David Dyde	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>My wife and I are pensioners. We have no other income. On retirement, I slaved and toiled to construct a well insulated, strong, and comfortable home for our retirement. Literally blood sweat and tears on a construction that would ensure a low energy input, warm and comfortable place for the remainder of our lives. Council is now going to ensure we are forced to sell our retirement home and move down into the flood zone, by imposing an utterly unaffordable rate demand. If council doesn't introduce a rates cap, limiting the maximum demand for a single residential dwelling, then I, and likely many others, will seek the help from the ombudsman to stop this inequitable policy. Council should know pensioners simply cannot afford to live in Napier if they happen to live on a hill. We are facing expense of reparations, following the cyclone, of thousands of dollars. We have four other houses around us, of these five four are occupied by pensioner couples. The idea that someone living on a hill has limitless funds is clearly ludicrous. The policy of capital value for rates is going to encourage land banking rather than land use.</p>		
Additional officer comments		

The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value.

If you do not believe the revaluation of your property is correct, you can object by completing QV's online application <https://www.qv.co.nz/rating-objection/>.

A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase.

Session five – 4.00pm to 4.45pm (45mins)

Submission: 835	Hearing: Yes	Attachment: Yes
Full Name: Gaile Thompson	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Attachment:

1
Introduce myself.

~~My name~~ is Gaik Thompson

Napier has been my home since 1970 - apart from ^{the} 7 years in spent in Christchurch.

On arriving here have always been amazed as to how a city devastated by such a massive earthquake in 1931 rose from the ashes and was completely rebuilt mainly thanks to a group called the 30,000 Club.

This brings to the present day here in Napier 2024, to state how Society has changed drastically since 1931 and since I first came in 1970.

What still features and was shown last year with Gabrielle is the profound importance and requisite of a society is the part that communities play when there is such devastation. The need for strong communities is part of feeling and belonging, to be part of something where individuals can be heard and have their basic needs ~~are~~ heeded.

Which brings me to, how I have been a land-owner and am now a tenant with the Napier City Council for which I am extremely grateful.

2

The issue I am coming too is have realized how I as a tenant and not a landowner have equal rights when it comes to having a say as regards to the city of Napier's future.

Yes we as tenants do pay rates in an indirect way through our rent payments.

At last Tuesday's 16 April's meeting one speaker questioned the lack of a mixed group. To me is how to encourage those who are tenants to inform them of their entitlement to participate - which gets back to having strong and active communities - which was stressed very strongly again and again at the Day of Unity on Wednesday 4 April here at the Memorial Centre - the emphasis being on the word Cohesion - the action or fact of forming a united whole - sticking together.

Which to me the way society has changed is more imperative than ever.

Let's look at creating more unity with one another as society is changing so rapidly with AI and electronic media as quoted in the Bible

"Love thy neighbour as thyself" not an easy undertaking in this present day but nevertheless so apt and in this day and age not always an easy task.

(3) Participation / Consultation

This brings me to ask the question - who decides on the District Plan - how is it ~~involved~~.

To my way of thinking at present Sustainability is a common denominator to us all.

Is there equal participation in decision making the way as the community of Napier decide whether we to use an ~~example~~ need a new library - so where does the idea come from. That we as a community decide what Napier needs as a collective not just a few, deciding on the community's behalf. - Now I don't quite know, however am sure some-one can create an initiative way of creating such an idea.

With the whole world being in a recession sustainability to all is so necessary

My own personal viewpoint at the present moment is maintain our current assets, and make improvements where necessary.

This brings to my mind about all the gifted attractions that have been given to the city of Napier especially from Sir Lewis Horrie who was a magnificent philanthropist and gave generously to our city. - the gifts to the city have a Statement of Intent I bring this to mind as we do have a beautiful city and wish all to enjoy our city not just the tourists who come on cruise ships to our city.

(5)

The reality is becoming over $\frac{1}{2}$ of New Zealanders will be tenants and Napier will be full of older citizens.

So with that I commend Napier City Council shifting its focus on delivering retirement housing as there will certainly be a need to house older residents who are retiring at this point in time.

At the same time for it to come to this I wish to question the accountability of Napier City Council i.e. efficiency regarding the time it takes to repair vacant flats as I have witnessed.

I am perplexed re the raising of our rents when it takes so long to replace tenants when they the vacant flats are not occupied which to me, questions the efficiency of repairs and the lack of revenue.

Thank you all for listening to my submission as I finally reached a head space and wrote it all in one attempt - having doubts about presenting my submission.

Thank-you.

Submission: 513	Hearing: Yes	Attachment: No
Full Name: Ben Kingsford	Organisation: Napier Youth Council	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
There is no easy solution to this problem and it has sparked a contentious debate among youth council members. Napier Youth Council believes in shifting the focus towards retirement housing and selling social housing villages. In an ideal world, the council would have enough money to continue both social housing and retirement housing and would be able to renovate all housing to a higher standard, however, we do not live in this ideal world, therefore shifting the focus towards retirement housing is the best alternative. The youth council believes that the sale of social housing should be done with priority placed on selling the housing to another social housing provider if such an organisation is interested.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
Youth Council believes that a mixed delivery approach would ensure that retirement housing is still available for those who need it most, while also ensuring costs are not felt too acutely by ratepayers. We believe that upgrading or replacing the units is vital to improving the standard of living to the level our retirees deserve.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
A rate to build resilience is important in protecting our community against extreme weather events, while also creating jobs and adapting to the effects of the climate crisis. Together we can ensure that Napier is a livable and green city for current and future generations.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
Napier Youth Council believes that establishing a Council Controlled Trading Organisation is sound. Given the start-up cost is budgeted for the 25/26 and 26/27 years, we can ensure rates increases in 24/25 are still in a reasonable band while ensuring that future generations can benefit from this long-term investment.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Napier Youth Council believes that increasing some fees beyond the CPI increase of 5.6% - while not ideal for the affordability and accessibility of recreational facilities like Ocean Spa - is prudent to ensure that the burden is not passed on through rates. Napier Youth Council also supports the proposed increase in parking fees. Increases in parking fees will serve as a regressive measure to reduce car use leading to reduced congestion and carbon emissions. Increasing parking fees would increase Napier's transition towards becoming a more walkable city, and future pedestrianisation of streets in the CBD. This will ultimately be of benefit to all citizens of Napier.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).

Napier Youth Council supports funding the shortfalls with loans. Youth Council believes the debt should not be passed onto future generations of rate payers and once the facilities are making money they should repay the debt from their profits.		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
The council building project will cost ratepayers money any way it is sliced or diced. Youth Council believes the existing building should be refurbished, as the alternative of renting workplaces is not financially prudent. Refurbishment should be done with high importance placed on ensuring it is done in an environmentally sustainable way. Examples of this may include rooftop rainwater collection or rooftop solar, LED light bulbs, prioritising natural air conditioning, and re furnishing the building out of recycled or reused materials, with the consultation of experts. Many of these measures would decrease future costs of these council offices, especially microgeneration of electricity. Doing this would help the transition of Napier to becoming a more environmentally sustainable city that all generations can enjoy.		
Officer comments:		
Additional comments		
Te Aka – The new library. We are extremely supportive of this project and grateful to have been included in the consultations so far. We have advocated for youth spaces within the new building and will continue to do so in the design process. Libraries are a core function of council and a one of the few spaces young people can enjoy without having to pay any money. While we are supportive of the move of ocean spa to a commercial model we do think that the options for recreation for young people in Napier are slowly dwindling in number. We believe that Ocean spa should endeavour to still cater for young people with a discount off peak entry of some kind aimed at young people. Napier Youth Council has a vital role in empowering and encouraging rangatahi to make an impact in their community. One of the main ways we do this is through Youth Grants. We give out \$7000 to young people in our community to help them achieve their passions and goals. Last year we had a record number of applications from a wide range of inspiring youth in our community. We want more opportunities for young people, we request an additional \$7000 to create a youth led events fund along side our Youth Grants. This would be a competitive fund open only to young people in Napier to host events for Napier Youth. Not only would this provide activities for young people it would also give them skill in creating events. We would host a “How to” workshop on running community events open to young before the fund opens to boost the expertise of potential applicants. For a minute proportion of overall council spending, we can ensure that we support our young people and help them thrive in our community.		
Additional officer comments		
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.		

Submission: 454	Hearing: Yes	Attachment: No
Full Name: Bruce Peterson	Organisation:	
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?		
Cell and make the pathway easy for private sector		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with an independent delivery approach.	
Not the council job get out of the way and allow the private sector to get on with it.		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
It's not the council job let the people ensure themselves. It's not up to the council to charge those that insure and then double dip on the rates as well. Insurance would see the risk mitigated		
Officer comments:		
A new approach to managing Council's investments		
None of the above the council is no good at running or should not be involved in a portfolio. All you have to do is look at Gisborne to see how that works. Not a good idea. The council should not be involved. You are not there to empire build you are there to provide the basic facilities.		
Officer comments:		
Reviewing our fees and charges		
Sell down anything that is dragging down the council if it's not paying its way get rid of it user pay is fine but don't budget on CPI annually		
Officer comments:		
A change to how we fund some tourist facilities		
Neither option is suitable. They should not be propped up by rate pass. They should be self-sufficient and pay for themselves. If not the council should divorce themselves of it and let the Private to do it.		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
As long as it stops paying once the development has been paid for don't set up a smoking mirrors of companies to keep generating funds		
Officer comments:		
Additional comments		
Stop the flash spending get back to basics address infrastructure for the community Cleanwater and Surridge don't empire build if the private sector can't do it the council certainly can't		
Additional officer comments		

Submission: 814	Hearing: Yes	Attachment: No
Full Name: Selwyn Hawthorne	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>I wish to submit my consulted and researched opinions to the Napier City Council's new Three Year Plan as distributed to ratepayers recently. (1) With regard to the plan to upgrade Emerson Street I vehemently oppose any immediate revitalisation because there are many far more important issues such as the crucial lack of emergency resilience in Napier that NEEDS to be sorted out first. The current layout works and I know that most business owners need another construction interruption like a hole in the head. Many are hanging in there by the skin of their teeth already. From my perspective the project seems to have been one of the issues that the Ombudsman addressed when he rightly criticised this Council for the large amount of Public Excluded business that it undertakes at meetings. In view of all ratepayers in general and our financial clouds that are so obviously on the horizon, it should be stopped forthwith no matter what stage of planning that exists. "If it ain't broke, don't fix it" What little we know about the project puts it into a vanity project in my books. (2) I can not believe that NCC has regurgitated the future of Council Housing in the city in view of its previous space on Council agendas and the supposed resolution only 2 years ago. But if there has to be any prioritisation as to either Retirement or Social Housing, it is my opinion that our obligation should be directed to the latter. Social housing, and that the criteria should very closely monitored as to need for shelter and not longevity. There are plenty of expert Retirement Housing operators already in that sector and Napier City Council</p>		

should be reminded of that fact, especially after their so-called business plan for high-class hotel accommodation that they thought should be built on the Station Street site of their now demolished council building. (3) My considered opinion on the plan to "Review of Fees and Charges and the change to how we fund some activities." has the same odour as "re-arranging the deck chairs on the Titanic." But to get down to specifics, Napier City Council has ventured into an area of business that it should not be risking, namely, events and ratepayers don't get to view the inputs and revenues etc from these. This is a sector in which I have deep personal voluntary experience and expertise and I have seen the excessive spending and it really bugs me. Operating costs are excessive and can be trimmed. (4) The most important resource within our city's boundary is the population. Their involvement in going forward has largely been cast aside and with a multitude of other imminent and very expensive issues facing NCC that are seemingly NOT part of the 3 Year Plan. Start with items such as potable water, storm water, waste water, the sewer outfall, the swimming pool, the Aquarium, global warming and rising sea levels etc,etc that can only add further to the Councils current batch of inflationary items in the near future. (5) I don't think that my most recent breathtaking 60% increase in my insurance premiums, plus the general cost of living, others current risks to employment, coupled with the various financial side effects from Cyclone Gabrielle are much different from the general population, I am so worried that families must be in the most stressful situation of a lifetime and now to be saddled with a 23% NCC rates increase must be stretching relationships to the limit. (6) This is becoming very much a mental health issue for a large proportion of the general population under the current scenario particularly when the community safety and the geo-political issues are added. For others the Maori Wards issue is adding to their insecurity and it is all adding up to a deeply stressed environment.

Additional officer comments

Submission: 720	Hearing: Yes	Attachment: Yes
Full Name: Lucy Miller	Organisation: Abbeyfield Hawkes Bay	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
With the increasing tide of pensioners requiring affordable housing this seems sensible. The other social housing provided by council needs heavy maintenance and may be more suited to being managed by other providers in the social housing space.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
This means rate payers don't lose a toanga they treasure but allows for the council to receive support in meeting housing needs. Abbeyfield offers a proven model to offer some of this support.		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
I don't think there is an alternative. We need financial reserves to help out in emergencies.		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
Makes sense to have experts to manage the valuable investment portfolio so it makes the best returns for the community.		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
Relate it somehow to the CPI with a maximum of CPI plus 5%		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
A better idea than using rates. Agree with this.		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
Preference would be for a rebuild.		
Officer comments:		
Additional comments		

Abbeyfield Hawke’s Bay is committed to supplying rental accomodation to the over 65’s in Hawke’s Bay. We would welcome further discussions on how we could be involved. We would be happy to make a presentation to council. Susan Jenkins Abbeyfield NZ Executive Officer has had a zoom meeting with Mayor Wise and other council members previously on this topic so we would like to strengthen this relationship.

Additional officer comments

Attachment:



“Independent living in a safe, affordable, inclusive community. Haven’t been so happy in a long time — it’s awesome.”
— Abbeyfield resident

Why Abbeyfield?

There is a desperate need for housing for independent older people in our region. We want to offer a solution that provides secure, comfortable and affordable shared housing. We believe establishing the first Abbeyfield house in Hawkes Bay would also address the need for social connection for older people.

With the number of people over 65 set to double in the next 15 years, time is running short to provide more options in our community .

*Ehara taku toa i te toa takitahi,
Engari he toa takatini.*

Success is not the work of one, but the work of many.

To find out more about this exciting project please contact Lucy Miller
ph: 027 363 1727
Email: abbeyfieldhb@gmail.com





 Supported living for older people

An Abbeyfield house — Te Whare Kaumātua — for Hawkes Bay

Enabling older people to enjoy a safe, supported retirement in the company of others.

Abbeyfield Hawkes Bay is working with Abbeyfield New Zealand to establish an Abbeyfield house for 12-14 older people locally.

Help us achieve our goal to ensure all older people can afford to live safely and securely in our beautiful region.

Introducing Abbeyfield

Affordable, supported living for independent older people

Abbeyfield offers a proven, practical solution to the needs of independent older people for affordable housing in the company of others.

Each Abbeyfield house is home to 12 or 14 capable older people, supported by a housekeeper who provides meals. A volunteer committee manages the house, ensuring rent stays at an affordable level for people reliant on National Super.

It is a successful not-for-profit option already available in 14 communities in New Zealand.

The fortnightly rent covers residents' board and lodging, power, food, and all the overheads. No capital contribution is required.

Residents look after their own studios and personal needs, and may be eligible for DHB-funded home help just as if they were in their own home. No nursing service is provided at Abbeyfield.

Anyone over 65 who is able to care for their personal needs independently may be considered for residency. Most residents are in their 70s and 80s.

Abbeyfield is a successful international housing model. The first Abbeyfield house in NZ opened in Nelson in 1994, and now there are 14 houses.

See abbeyfield.org.nz for more information. Abbeyfield is a unique not-for-profit option for older people – it is not a rest home or a retirement village.



Addressing a need in Hawkes Bay

Homelessness, housing unaffordability, loneliness, isolation and lack of security are growing issues for older people in our region.

More and more people come into retirement not owning their own home, reliant on increasingly expensive private rentals. Many are lonely and isolated, on a downward spiral to poor health and hospitalisation. Abbeyfield is a proven answer to these issues.

We want to set up an Abbeyfield house in our region. Once a house is established it is self-funding through resident rents. But to build a house we need to raise considerable funding. You can help us reach our goals.

How you can help:

- Volunteer: join our steering committee and bring your talents to help develop an Abbeyfield house.
- Fundraising: support our fundraising ventures or donate: our bank account is 06-0645-0651767-00 (please include your name as a reference and email us so we can send a receipt).

Abbeyfield Hawkes Bay is a registered charity (CC59175).



TYP
2024-27

Submitters that Selected 'Yes' to Hearings but Did Not Confirm a Booking

NAPIER CITY COUNCIL

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Submission: 608	Hearing: Yes	Attachment: No
Full Name: Stephen Gerbault	Organisation:	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.
As a rates payer I believe society has a responsibility to support those who need assistance with housing etc. The location of the current social housing provided by Council is conveniently located to the CBD which is a benefit to those with mobility issues. Also, I don't see how social housing can be provided that is not subsidised by either Council or the State. While there is a commitment by Council to re-house existing social housing tenants, they say nothing about those who might need subsidised housing in the future.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus using the current approach to delivery.
Retirement village tenants are generally happy with dealing with Council staff who have responsibility for housing. I don't see how bringing in a commercial partner would help in keeping rents affordable. A commercial operator will want to see a return on investment.		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
As a rule both Rates and Taxes have been kept artificially low meaning that infrastructure development and maintainance has been neglected. This included building resilience. As the building of resilience has an intergenerational benefit there also need s to be very long-term loans included in the mix.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
I think this might work, though there is the danger of just adding another level of managers managing managers. Also, the CCTO would need to be closely governed by Council to ensure that it didn't cut across Council's social and environmental responsibilities. The debarcle that was the HBRC's trading arm is still fresh in our minds.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Providing there is still ample free parking available (with some walking involved) for those working in the CBD.		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		

Additional comments
No comments added
Additional officer comments

Submission: 105	Hearing: Yes	Attachment: No
Full Name: David Trow	Organisation:	
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?		
I own my own home. I have a job. I pay my rates on time. I have lived in Napier all my life. A 24% rate rise is simply because of the incompetence of the current and past Napier City Councils.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 159	Hearing: Yes	Attachment: No
Full Name: Matt van der Gulik	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
My preferred option would be for the council to focus on required council activities only. Social housing and retirement housing should be the focus of the central government and managed via government organisations, Any property's should be sold to the crown at market value in 1st option to be continued to be used for social housing then any remaining property stock sold via open market with		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.
As per above. Council to focus on core local needs and leave housing to central government		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
Agree but in the event of a another natural disaster don't come with hand out wanting more from the tax payer and increasing the amount should be a fixed amount and funds are ring fenced for natural disasters which benefit the wider community and not used for day to day council activities. I also believe funds should be held in trust of Napier city with input from public prior to allocating funds.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
Council should stay in their own lane and focus on being a council rather than a developer and property owner		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
All services should be fully user pays, and if not commercial viable then services should cease.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
A cost effective standard building is required to meet the needs, but there is no reason why so much extra be spent on nice to have's when the city can not afford this and the rates payers can't afford the cost increases when so many people are still trying to recover from cyclone damage.		
Officer comments:		

Additional comments
Council should remain focused on the necessities of the city (needs) and any funding allocated for vanity projects, luxuries should cease (wants). Focus on the needs and look at the wants when funding allows without impacting rates increase.
Additional officer comments

Submission: 161	Hearing: Yes	Attachment: No
Full Name: Adrian Dorman	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
keep this rate as it will help.		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
get the right qualified people to run this trading organisation.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
I agree we need to increase some fee. But the council has to look at its spending. it seems alot of money is being wasted on stupid ideas like the propsed road detour near the fire station that didnt go ahead, which is a good thing. Also using the rates calculator and our rates are going up a whopping 105%. who can afford an increase like that. I am blown away on this proposed amount		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
we should not be spending the money at this stage to redevelop the library tower		
Officer comments:		
Additional comments		

our rates are going up a huge amount of 105%. I don't mind paying more to reflect the valuation increase but the proposed increase is a lot more than the valuation increase. We are really worried on how we will pay this huge increase.

Additional officer comments

The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value. Increased prices have been driven by the market sales trend of people moving out of flooded areas into the surrounding hills. If you do not believe the revaluation of your property is correct, you can object by completing QV's online application <https://www.qv.co.nz/rating-objection/>. A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase.

Submission: 183	Hearing: Yes	Attachment: No
Full Name: Jawad Abou-Aresh	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 234	Hearing: Yes	Attachment: No
Full Name: Sunny Paul	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Status quo: continue to fund the deficits (losses) of these facilities with rates.
Ocean Spa is not a tourist facility, it is a place for Napier locals. Stop hiding 40% increases by naming it a tourist facility instead of a council funded user pays service which should have had a CPI increase only		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 247	Hearing: Yes	Attachment: No
Full Name: Andrew Bruce Morgan	Organisation:	
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?	Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
I don't know what I'm meant to be saying, but my health isn't the best and hopefully we can stay here. We really can't afford to live anywhere else as the rents are out of control like as you know everything else is expensive. I'm only a seasonal worker and only a few months work a year at T&G. I do have hope in 3 year time the council will decide to carry on social housing. If I'm not here, at least my wife and daughter have a home to live in. If you have to increase the rent we will have to pay it. It's close to everywhere. Saves using the car all the time. Maybe the government will help in time.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 346	Hearing: Yes	Attachment: No
Full Name: Maria Perreau	Organisation:	
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?	Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
Where will these families go? The private rental market is not going to serve them - we will end up with far greater health and education issues if secure housing is removed from those who need it. Collective responsibility is needed if we are to ensure a thriving community for all who live here - not just the wealthy.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
I think the pre-emptive way that you're asking for responses to your preferred option doesn't give people enough of a say about the option of current council housing. There is distinct bias in the design of this feedback form. Not ideal democratic practice, I'm disappointed.		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
While also having this rate, Council should be asking Central Govt for agreements to fund local govt through the use of taxpayers dollars - pushing for a redesign of the tax system in Aotearoa New Zealand - such as a capital gains tax that could be tagged back to local body govt would be a solution to many funding issues Councils face.		
Officer comments:		
A new approach to managing Council's investments	Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
I'd support this only if the costs of setting up CCTO will not be passed on to the rate payers.		
Officer comments:		
Reviewing our fees and charges	Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
People can't afford for everything to keep going up AND then also engage in the economy in ways that are needed to support the economy and local businesses.		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
Only if the loan can be interest free - if we want these operations to continue to function in three years time, having as little debt to pay off as possible is what I support. Clearly the businesses bring tourists and people into the Napier central area - they are great facilities and we must have them succeeding sustainably for the long term future.		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
There is high value in having teams work together and communicate well. I can't see the advantage, long term, in selling the building and leasing it back.		
Officer comments:		

Additional comments

If Council really stands for a thriving Napier, selling off Council Housing for a short term cash injection is not the right thing to do. We have a responsibility to ensure all members of our community have access to safe housing, that children can stay enrolled in the same school for a consistent and stable education. Removing the option of council housing will be detrimental to the Napier community as a whole. It will impact our hospital, our schools, our courts. I want to live somewhere that we value ensuring the rights of everyone in our community can be met. Safe, affordable housing is a right.

Additional officer comments

Submission: 366	Hearing: Yes	Attachment: No
Full Name: Martin Doole	Organisation:	
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?		
I support the preferred option. Council needs to provide housing for our pensioners where appropriate but certainly not for the "homeless". That is the role of central government. It may be that Council could partner with another organisation to provide such accommodation.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
I support the preferred option.		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
I don't believe a CCTO will be effective. I believe a mix of the other 2 options would be appropriate whereby the assets are managed by Council but financial performance and asset growth are not the main priority. The assets should be retained but where able the associated business should be sold to a third party (goodwill, plant and equipment and stock) with the land/building leased to said third party. These assets ultimately incur employment issues and compliance costs and become a liability. Some assets such as mini golf which requires little capital and few employees should be retained by Council.		
Officer comments:		
Reviewing our fees and charges		
Maintain the status quo.		
Officer comments:		
A change to how we fund some tourist facilities		
I believe that the business of both Ocean Spa and Kennedy Park camping ground should be sold, the asset retained and leased to the operator. The leases can contain special terms such as Ocean Spa being reserved for an Art Deco day if that is seen as being crucial for Napier.		
Officer comments:		
Napier City Council office accommodation		
I support the preferred option.		
Officer comments:		
Additional comments		
I am a member of Ocean Spa. I resent the fees increase of nearly 50%. This is a community facility and should be ratepayer supported. To suggest it to be an elite tourist attraction is nonsense. The facility is old. The gym is small and the downstairs area only has one machine of each type not several as in a properly outfitted gym. The pool area lacks proper facilities. The whole facility is vastly over staffed e.g. some 6-7 lifeguards (overstaffed), a security guard (not needed) and two people on reception, sometimes three (overstaffed).		

With respect Council has no ability to operate a business. The asset should be sold and leased to the operator. This will eliminate employment issues and disputes, health and safety issues and compliance costs.

Additional officer comments

Submission: 370	Hearing: Yes	Attachment: No
Full Name: Lee Pritchard	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 388	Hearing: Yes	Attachment: No
Full Name: Belinda Taylor	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
No comments added		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
No comments added		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		
Yes! Calling out the gross inequities (massive rate increases) that are proposed for Rural Residential Property holders (which we are). Our house is at 7 Heipipi Drive Esk Hills, Eskdale, and like our neighbours we are astounded and dismayed at our rate increase, which has gone up a whopping \$3,843 to \$6,685, which is a 135% increase! That is completely punitive		

and also has lost sight of why the rates were lower originally then in town - we are a rural property and have to pay for significant extra costs compared to town where more services are council provided, eg septic tanks (upkeep as well as purchase) , building and maintaining our own storm water drains (we as a society operate five detention dams which significantly reduce peak water flows and which we maintain at our own cost. We have not previously been charged for storm water, but have for 24/25), and no post (and high fuel bills!)! The GVs have gone up to the high water mark property prices that occurred to lifestyle properties in the pandemic (due to remote workers fleeing to the country) (a) that has reversed! and (b) it's not our fault our properties have increased in value, it doesn't change the amount of money we have to spend - we bought this land when NOBODY wanted it. It is a hard increase to bear on our cash flow , and I also feel bad for all our neighbours particularly our retired neighbours. We would like to moot that NCC caps rate increases to 50% max per property. Thank you kindly, please take heed, it really is terrible.

Additional officer comments

The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value. Increased prices have been driven by the market sales trend of people moving out of flooded areas into the surrounding hills. If you do not believe the revaluation of your property is correct, you can object by completing QV's online application <https://www.qv.co.nz/rating-objection/>. A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase. It is important to note that Heipipi Drive is part of a wider community. There is no restriction on Rural Residential properties from accessing the services that every other property in Napier can similarly access. Where targeted rates relate to a specific service, those rates are not charged where the service is not provided. As part of the community you enjoy that benefit of street lighting, roading, a storm water network that allows you to move freely through your community, libraries, public toilets, and a number of other services. Like the rest of your community, you contribute to those services through rates. The storm water rate is applied to fund maintenance of the wider storm water network, not private networks. Changes to storm water are due to maps being updated to reflect the actual coverage area. Storm water is not a "front of gate" service. Esk Hills operates a storm water network, but is still serviced by a larger network that allows for the movement of water from private networks and the freedom of movement for residents of Esk Hills and the surrounds who may venture beyond their property.

Submission: 389		Hearing: Yes	Attachment: No
Full Name: Andrea Manley		Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
I do not support the Council funding any social housing. This is not the role of local government.			
Officer comments:			
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.	
No comments added			
Officer comments:			
Building up our community resilience		Don't continue with a rate to build resilience.	
No comments added			
Officer comments:			
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
I would have expected the Council to have skills to manage an investment portfolio in house, however support a Council Controlled Trading Organisation if the competency is not within the Council. I do not support a separate cost for a separate governance structure.			
Officer comments:			
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
Increasing parking fees negatively impacts rural Napier City Council residents who need to drive and park in Napier in order to contribute to the local economy. Is there an option where residents have a separate parking code and pay a lower rate.			
Officer comments:			
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
No comments added			
Officer comments:			
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.	
No comments added			
Officer comments:			
Additional comments			

I oppose the 127% rates increase for my property when the average is 23.7%. It appears that there are gross inequalities proposed for rural residents as compared with their consumption of city services. As a rural resident in Heipipi Drive my rates increase is not proportionate to my consumption of services from NCC as we receive only limited services. I do not expect to pay rates for aspects such as storm water, street lighting, etc when I do not consume any storm water services. The proposed rates calculation based on land and property value is not fairly aligned with consumption of Council services.

Additional officer comments

The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value. Increased prices have been driven by the market sales trend of people moving out of flooded areas into the surrounding hills. If you do not believe the revaluation of your property is correct, you can object by completing QV's online application <https://www.qv.co.nz/rating-objection/>. A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase. It is important to note that Heipipi Drive is part of a wider community. There is no restriction on Rural Residential properties from accessing the services that every other property in Napier can similarly access. Where targeted rates relate to a specific service, those rates are not charged where the service is not provided. As part of the community you enjoy that benefit of street lighting, roading, a storm water network that allows you to move freely through your community, libraries, public toilets, and a number of other services. Like the rest of your community, you contribute to those services through rates. The storm water rate is applied to fund maintenance of the wider storm water network, not private networks. Changes to storm water are due to maps being updated to reflect the actual coverage area. Storm water is not a "front of gate" service. Esk Hills operates a storm water network, but is still serviced by a larger network that allows for the movement of water from private networks and the freedom of movement for residents of Esk Hills and the surrounds who may venture beyond their property.

Submission: 411	Hearing: Yes	Attachment: No
Full Name: Allen Ritchie	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
Why sell when you can change social housing into retirement housing.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Manage the investment portfolio within Council.	
No comments added		
Officer comments:		
Reviewing our fees and charges	Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
If they do not become financially self-sufficient within 3 years, sell them.		
Officer comments:		
Napier City Council office accommodation	Sell the Library Tower to a developer and lease back the building for Council staff.	
You can claim back you tax as a business expense		
Officer comments:		
Additional comments		
You could save a lot of money by not paying for the city manager to travel to and from Auckland where he lives and accommodation? If you want anybody to manage Napier then they should live here, Listen to all the comments about speed bumps etc, around schools yes. Carlye st new pedestrian crossing is a speed bump, Elderly or disabled people cannot use it safely. Speed bumps are only one of the issues people have there are plenty more issues that need to be addressed. Time to look at your own staff who comes up with stupid ideas and those that except them. Time they are sacked as for wasting good money that people ridicule. You were elected by the people to look after what the people want, not what		

you want. Napier's good name is going down the toilet due to your incompetence. Consultation is a legal requirement which means you should listen to the people, not to have deaf ears at these meeting and do what you have already decided.

Additional officer comments

Submission: 416	Hearing: Yes	Attachment: No
Full Name: Jan Miller	Organisation:	
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?		
I am very concerned about the lack of affordable housing for Napier's most vulnerable residents. Not just the elderly but also younger people with disabilities or mental health challenges. I accept the elderly population will increase but I would like to live in a community that looks after its most disadvantaged residents. So I would like the council to continue to fund all council social housing even if this means a rates increase.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
It's a great idea to have a resilience fund set aside as climate change extreme weather events are likely to increase in frequency. I also support improving infrastructure eg drainage, water supply, sewage services and limiting new development sites to safe non flood prone sites.		
Officer comments:		
A new approach to managing Council's investments		
It seems sensible for the council to grow their assets, however it depends how much it costs them in management fees to do this ie how many are clipping the ticket.		
Officer comments:		
Reviewing our fees and charges		
In principle, I agree with user pays. Financial incentives can be used to drive behaviour change (eg rubbish collection discount for alternate week pick ups). I also think the council needs to reflect on the fact that all Napier residents are also facing increasing costs as well as job insecurity. The majority of rate payers will not want increased rates but if Napier is to become more resilient rates will need to increase to invest in infrastructure.		
Officer comments:		
A change to how we fund some tourist facilities		
I think this relates to the council's strategic priority of "spaces and places for everyone". Making these facilities commercially profitable will mean price increases and exclude most Napier residents from using them. I have used Napier War Memorial and Ocean Spa. I am aware that Kennedy Park provides affordable accommodation in the center of town that many low-income families rely on. There are plenty of high-end accommodation options in town and I do not think a pimped-up Kennedy Park would compete with them. I have been a member of Ocean Spa for 21 years. I enjoy the location and all the facilities. It is an awesome facility for Napier residents. The positive impact of the council running it is that it is much cleaner. I do however think that there are now way too many staff, (especially reception and life guards) compared to when it was run by H2O. The recent fees increase has caused most of the members I know to pay for an annual membership. At least 80% of them tell me they would not renew their membership if the fees increase again - as I believe is planned. I do not know of anyone new to town or looking for a new gym membership joining - up, there are so many more affordable options. (I am a Doctor so my new colleagues have an above-average and secure income). It is already expensive to swim, a further increase will impact families and gold card holders. I feel increasing fees will exclude most local residents and I do not think tourists will make up the deficit in the number of visitors or dollars spent. If the pool and gym are not busy year-round the Bach Cafe will suffer and jobs lost. I am aware that swimming pools are expensive to staff and run and believe most do not make a profit unless they run "learn to swim classes", which Ocean Spa is not designed for. One way to make it more affordable is to reduce staffing costs to pre-council run levels. The war memorial - I have attended educational events and the yoga festival and my		

workplace has rented rooms for off-site meetings. It is in the same awesome location as Ocean Spa and seems underused. Again I wonder if increasing fees will reduce rental bookings and income	
Officer comments:	
Napier City Council office accommodation	
It makes sense to bring the building the council already owns up to safety standards rather than pay ongoing rent to a developer.	
Officer comments:	
Additional comments	
I would like to know more about any plans to improve Napier's aging water and sewage systems. Are there any plans to improve the ocean environment? eg stopping runoff into the sea after heavy rain by riparian planting?	
Additional officer comments	
There are plans to improve our ageing infrastructure, mentioned in the Finance and Infrastructure Strategy section. There are plans to improve quality of storm water discharges, most are in very early stages of planning. Lagoon Farm as part of the Ahuriri Regional Park project, is an example.	

Submission: 429	Hearing: Yes	Attachment: No
Full Name: Dhamu Nathan	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.
No comments added		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
No comments added		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
No comments added		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 479	Hearing: Yes	Attachment: No
Full Name: Martin Bremner	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
No comments added		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
No comments added		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Dependant on what those fees are going to be - more information required.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		

We don't really have any issues with what you are trying to achieve but it has to be funded in an equitable way. The increase in Rural Residential Rates are outrageous - to advertise that the average increase in rates will be around 20% when its closer to 100% is out of order. Considering our limited services do you think this is fair? Is the additional inclusion of a storm water rate supposed to justify a 100% increase? This significant increase in rates will have a major impact on working families/retirees. Whilst the increased cost of everything has been highlighted as a reason for the rise, surely you must be aware that this massive increase in rates will have serious consequences on working families/retirees who are already contending with big increases in fuel, food, utilities, Regional Council Rates, water etc. In these times we have to cutback accordingly so should NCC. This constant squeeze means we wont be spending money in the local economy either which is going to have an adverse effect on lots of local businesses. I understand how the rate has been calculated and QV suddenly deciding that all of our land has doubled in price is a question that will need to be dealt with separately - either way can you put your hand on your heart and say that paying close to \$7000.00 a year for rates is fair? And yes I would like an answer.

Additional officer comments

The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value. Increased prices have been driven by the market sales trend of people moving out of flooded areas into the surrounding hills. If you do not believe the revaluation of your property is correct, you can object by completing QV's online application <https://www.qv.co.nz/rating-objection/>. A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase. Prior to the last significant review of the Revenue & Financing Policy, stormwater was bundled into the General Rate and applied to all properties in the region. Stormwater was separated out in anticipation of the 3 Waters Reform. The primary beneficiary of stormwater assets are those properties that have a hard surface. There is a strong relationship between capital value and the hard surface area of a property. This rate recovers the cost of stormwater activity. The stormwater rate is based on the capital value of Residential, Rural Residential, and Commercial & Industrial properties within the recognised serviced area as per our Stormwater Coverage map (i.e. non-rural property as defined under the District Plan). Rural properties are exempted. A review by the Infrastructure team has resulted in updates to the original map to include new areas. This would explain the addition of stormwater rates to some properties. Areas such as Poraiti have been excluded as natural drainage carries much of the rainfall directly into the estuary. Please note that stormwater is not a "front of gate" service. For example, although Esk Hills has a private stormwater network, the area is serviced by a network running through the lowlands that protects pedestrian and vehicle access out of the region, and carries away water from the private stormwater network.

Submission: 480	Hearing: Yes	Attachment: No
Full Name: Dean Aldridge	Organisation:	
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?	Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus using the current approach to delivery.	
No comments added		
Officer comments:		
Building up our community resilience	Don't continue with a rate to build resilience.	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Manage the investment portfolio within Council.	
No comments added		
Officer comments:		
Reviewing our fees and charges	Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
No comments added		
Officer comments:		
A change to how we fund some tourist facilities	Status quo: continue to fund the deficits (losses) of these facilities with rates.	
No comments added		
Officer comments:		
Napier City Council office accommodation	Sell the Library Tower to a developer and lease back the building for Council staff.	
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 494	Hearing: Yes	Attachment: No
Full Name: Paul Eady	Organisation:	
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?		
<p>I disagree with both options. The ratepayers should not be in the business of providing housing, however the city does need affordable housing for those people and families who are on low incomes trying to make ends meet. It also needs new affordable housing stock to help address the ridiculous appreciation in house prices that is driven by insufficient housing and results in increasing rents. Discrimination in favour of retirees will do nothing to help the young children who's low-income families struggle to find stable long term accommodation meaning the kids cannot put down roots and become connected with a school or things like sports clubs. Divesting all housing into housing trust like the Manawatu Housing Trust provides a viable model where the above can be achieved. The council can still maintain a governance input through trustee appointments, but under an ownership structure where tenants can access accommodation supplement and thus close to market rents can be charged. This model means the housing trust can cover upkeep and in time it can further grow the housing portfolio to help keep rents and house prices more stable and in proportion to the rest of the city's economy.</p>		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
Do not focus purely on retirees.		
Officer comments:		
Building up our community resilience		
<p>I am sceptical of the use of this rate. It sounds like a slush fund to throw around after the horse has bolted rather than pro-actively investing in preparing our community for the next event which is the more cost effective option. The best spending should be done through good district planning, community strategies and engagement, and development of vertical infrastructure and networks. Joint workshops have been done in partnership with disaster management and resilience experts from National Science Challenges and the likes of GNS and NIWA identifying Napier-specific steps that can be taken to improve our city's resilience. These reports have been released to the public on the East Coast LAB website and via LGOIMA, yet is not clear that any of the more substantial measures are being pursued.</p>		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
<p>This should include all council owned buildings and facilities to ensure the ratepayer is receiving maximum return on investment from ratepayer owned assets, and to ensure the ratepayer is not sacrificing potential revenue to indirectly subsidise poorly performing tourism or recreational businesses. This will also help ensure that core services are also delivered from the most cost effective premises.</p>		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Fees and charges should be based on a user-pays basis with minimum possible top up from general rates.		
Officer comments:		
A change to how we fund some tourist facilities		

These businesses are run from facilities but should be separate entities. The facilities should be seen as ratepayer assets under the investment portfolio as above. The businesses should be paying their way commercially, including leases and fees to operate from the facilities to cover renewals and upgrades. The businesses should be paying for their own fit outs and O&M costs as would be normal for any commercial tenant. In regards to funding the shortfalls for the first three years, the businesses should be taking on the debt, not the ratepayers. This means the businesses should be made CCTOs and access finance independent of council. Obviously the businesses will have to put together a viable business plan and make loan applications to an appropriate commercial lender, with the rigour that goes with all that helping to ensure the business plan is viable. The onus would then be on the business (rather than the Council) to perform and cover the loan repayments.

Officer comments:

Napier City Council office accommodation

If the Library Tower is to become the home of the council offices, it should be co-located with the library in accordance with the original business case put forward and adopted in 2018/2019, however this is not a good outcome. Now is not the time to be borrowing for investment of significant amounts of capital in redeveloping an old building which then should be depreciated in order to put aside sufficient funds for future capital maintenance, as well as the ongoing operational maintenance and asset management costs. Selling and leasing back is essentially paying for the same things, but with the developer making a profit on top. This makes no sense when the council should be able to do this at cost. The council should be looking at the 'minimum viable product' that will enable staff to interact effectively and minimise costs to the ratepayer, with maximum ability to accommodate future expansions or contractions in staff numbers noting potential for city growth and the potential for 3-Waters to become part of a future regional authority. Owning a building or having a 20-year lease does not provide that kind of flexibility. Council should also aim for co-location of maximum number of services from the same site whilst concurrently enabling the use of other council sites, mobile outreach (like the library van) and regular pop-ups to increase accessibility of the community to council services in places like Taradale, Tamatea, Pirimai, Marewa, Ahuriri, and Maraenui. I think a lot more thinking needs to go on here before debt is racked up for the ratepayer to cover.

Officer comments:

Additional comments

A key issue for me is the capital expenditure that is NOT consulted on above, such as the proposal for a flash new library. I am completely opposed to the idea of taking on debt at this time for anything that is not absolutely necessary. Now is not the time to be spending money we do not have on things like a flash library, a street façade upgrade, or a new set of council offices. Capital spent must be as much as possible on things that will generate a positive net return to council coffers, reducing the burden on ratepayers, and increasing the council's ability to continue to do its job more effectively and efficiently. Trimming out wasteful and inefficient processes, and developing of highly effective and efficient business tools must be higher on that list than adding new facilities. The forecast of close to half a billion dollars in debt by year 10 is an astounding abuse of future ratepayers pockets. Back-of-a-biscuit packet calculations suggest that about 15-25% of rates at that time will be going on debt servicing (taking into account forecast rate revenue and long term average costs of capital). This will reduce the headroom the City will have at that time to fund its operations and depreciating fund capital maintenance, or to put money aside for future investments. I do not agree in the line of "intergenerational fairness" that is often put forward to support loans funding. Napier ratepayers have not paid their fair share for the last three or four decades and future ratepayers should not be required to 'pay it backwards' so that today's ratepayers can have nice things and those future ratepayers have to again make do with ageing assets and less ability to address them than we have now. This plan must be pared back to bare bones and no frills. It should be focussed on getting the council organisation lean and effective through improving productivity by removing inefficiency and waste, and establishing a culture that seeks to make every dollar count towards a material benefit to the ratepayer. In the current economic environment, all capital expenditure should be limited to getting core infrastructure and services to minimum agreed level of service and generating good data from which to develop LTP 2027 to be one that uses cold hard reality as the basis for its aspirations.

Additional officer comments

Submission: 533	Hearing: Yes	Attachment: No
Full Name: Adrian Fong	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
Leave social housing to Kainga Ora. Sell and free up capital.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.
Cost effective way to own property but reduce the operating costs.		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
Leave it to central government. 1 in 500 year weather event doesn't need to be financially covered by ratepayers. Next one is in 500 years. Let that council of the day or government of the day sort it out.		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
No need to set up new entity with new CEO and operating staff. Waste! I've seen your job vacancies... you're hiring assistants and relationship managers. Essentially customer service people. Upskill and expand your job scope of your current staff.		
Officer comments:		
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
Increase user pay fees only.		
Officer comments:		
A change to how we fund some tourist facilities		
Sell the business, own the assets. If we can't afford to run it as our status quo, sell. Simple. Plenty of accommodation operators in the city for our visitors. Plenty of places to swim in Hawkes Bay. Conference centre won't close. Sell and reinvest the money into three waters etc.		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
Most business around the country are divesting assets. Sell and lease back agreements for 50 years. Frees up capital and opportunity to reinvest into three waters and rebuilding bridges and focussing on roads. The core services of councils.		
Officer comments:		
Additional comments		
It's absolutely rubbish. Against the library \$58million. We are a digital world and a place like that doesn't need books. Anyone who wants to get a book can go to Taradale. I'm against Emerson Street beautification. Waste of money. You were given a "sweetener" by labour government for 3 waters but instead of spending it on water related projects, you're spending		

it on consultants for Emerson Street. Mayor Lady, you were one of the loudest Mayors against 3 waters but no problem taking the money for it though and spending it on something else. I can see the jobs advertised currently and they appear to be relationship management roles. This is the labour workforce being created. Managing people's expectations. Just great! I'm glad you have a grants and help budget, because I won't be shy to ask for a grant and some food when I can't afford it. Thank you rates increase and wasteful council spending. We need Nicola Willis as Mayor to sort you lot out with your spending. Hastings DC is doing NO nice to haves in their next budget. Napier City Council, well - WANTS to say YES to all the nice to haves.

Additional officer comments

Submission: 680	Hearing: Yes	Attachment: No
Full Name: Dave Bongiovanni	Organisation:	
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?		
Now is not the time to make this level of increase, times are already too tough for most, you talk of increased costs it's the same for everyone, so again now is not the time to increase, and priority is needed as each individual and family has to also do. I feel you are trying to get too many things done.. Please , please consider a substantial reduction and maybe just work on a few really high priorities and we can get to the rest later, it's simply not fair to ask the people of Napier to pay this extra increase.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
Now is not the time to make this level of increase, times are already too tough for most, you talk of increased costs it's the same for everyone, so again now is not the time to increase, and priority is needed as each individual and family has to also do. I feel you are trying to get too many things done.. Please , please consider a substantial reduction and maybe just work on a few really high priorities and we can get to the rest later, it's simply not fair to ask the people of Napier to pay this extra increase.		
Officer comments:		
Building up our community resilience		
Now is not the time to make this level of increase, times are already too tough for most, you talk of increased costs it's the same for everyone, so again now is not the time to increase, and priority is needed as each individual and family has to also do. I feel you are trying to get too many things done.. Please , please consider a substantial reduction and maybe just work on a few really high priorities and we can get to the rest later, it's simply not fair to ask the people of Napier to pay this extra increase.		
Officer comments:		
A new approach to managing Council's investments		
Now is not the time to make this level of increase, times are already too tough for most, you talk of increased costs it's the same for everyone, so again now is not the time to increase, and priority is needed as each individual and family has to also do. I feel you are trying to get too many things done.. Please , please consider a substantial reduction and maybe just work on a few really high priorities and we can get to the rest later, it's simply not fair to ask the people of Napier to pay this extra increase.		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
Now is not the time to make this level of increase, times are already too tough for most, you talk of increased costs it's the same for everyone, so again now is not the time to increase, and priority is needed as each individual and family has to also do. I feel you are trying to get too many things done.. Please , please consider a substantial reduction and maybe just work on a few really high priorities and we can get to the rest later, it's simply not fair to ask the people of Napier to pay this extra increase.		
Officer comments:		
A change to how we fund some tourist facilities		
Now is not the time to make this level of increase, times are already too tough for most, you talk of increased costs it's the same for everyone, so again now is not the time to increase, and priority is needed as each individual and family has to also do. I feel you are trying to get too many things done.. Please , please consider a substantial reduction and maybe just work on a few really high priorities and we can get to the rest later, it's simply not fair to ask the people of Napier to pay this extra increase.		
Officer comments:		
Napier City Council office accommodation		

Now is not the time to make this level of increase, times are already too tough for most, you talk of increased costs it's the same for everyone, so again now is not the time to increase, and priority is needed as each individual and family has to also do. I feel you are trying to get too many things done.. Please , please consider a substantial reduction and maybe just work on a few really high priorities and we can get to the rest later, it's simply not fair to ask the people of Napier to pay this extra increase.

Officer comments:

Additional comments

Now is not the time to make this level of increase, times are already too tough for most, you talk of increased costs it's the same for everyone, so again now is not the time to increase, and priority is needed as each individual and family has to also do. I feel you are trying to get too many things done.. Please , please consider a substantial reduction and maybe just work on a few really high priorities and we can get to the rest later, it's simply not fair to ask the people of Napier to pay this extra increase.

Additional officer comments

Submission: 683	Hearing: Yes	Attachment: No
Full Name: Bronson Meehan	Organisation:	
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?		
Yes!		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
Look after the elderly.		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
The way you are spending money is disgraceful! Hire a building and put the books in that. A library is ridiculous. Absolutely ludicrous spending of money. Shouldn't we have clean water and other basics before expansive show pony items. Keep rates at a respectful amount rather than killing home owners. Councillors shouldn't be paid \$ much as you are getting. It's milking the cow! Just greed!		
Officer comments:		
Reviewing our fees and charges		
The fees are ridiculous as well. Greed and no care for the hard working home owners. Just unfair and no care.		
Officer comments:		
A change to how we fund some tourist facilities		
Ocean spa is a good idea. Kennedy park is needed so well done. Focus on three and do it well.		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Submission: 691		Hearing: Yes	Attachment: No
Full Name: Watene Anaru		Organisation:	
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?		Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
Please keep retirement village for over 65 yrs only. Please provide areas for people with pets eg dogs. They roam around area.			
Officer comments:			
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus using the current approach to delivery.	
No comments added			
Officer comments:			
Building up our community resilience			
No comments added			
Officer comments:			
A new approach to managing Council's investments			
No comments added			
Officer comments:			
Reviewing our fees and charges			
No comments added			
Officer comments:			
A change to how we fund some tourist facilities			
No comments added			
Officer comments:			
Napier City Council office accommodation			
No comments added			
Officer comments:			
Additional comments			
No comments added			
Additional officer comments			

Submission: 692	Hearing: Yes	Attachment: No
Full Name: Brendon Parker	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>Rates!!!! Our rates will increase 132.6% - this is Ludicrous!! There are gross inequities that are proposed for Rural Residential Property holders (which we are). We receive little to no services from NCC. We collect our own storm water into tanks and we have our own septic system. We have no street lighting or footpaths. Our water is provided by and paid to Hastings District Council. We provide a levy to our community board to mow verges and keep our reserves planted and maintained which are used by the local and wider community. We object to paying a storm water rate that has not been part of any consultation process. We as a society operate five detention dams which significantly reduce peak water flows and which we maintain at our own cost. We have not previously been charged for this. The projected significant increases in years two and three are unsustainable on top of the proposed increases for 2024-25. I believe under the Rating Act 2002 that the Council has the right and ability to change the rating charge to isolated areas and we would be willing and happy to pay the 23.7% increase. We want to speak our submission before the Council.</p>		
Additional officer comments		

It is important to note that Esk Hills is part of a wider community. As part of that community you enjoy that benefit of street lighting, roading, a storm water network that allows you to move freely through your community, libraries, public toilets, and a number of other services. Like the rest of your community, you contribute to those services through rates. Changes to storm water are due to maps being updated to reflect the actual coverage area. No changes to policy have occurred since the original consultation in 2021.. However, updates to storm water coverage have been updated in the proposed Three Year Plan, and the impact on ratepayers available for review through an online calculator. The availability of information has been sufficient for submissions, such as yours, to be possible. Rates are primarily based on property valuations. The general rate (the largest component of your rates invoice) is based on Land Value. The significant increase in your rates is reflective of the significant increase in the value of your property (land and capital) in the last 3 years. We are uncertain as to what section is being referenced regarding "the right and ability to change the rating charge to isolated areas" within the Local Government (Rating) Act 2002. Differentials may be applied to property based on certain characteristics – this is reflected within the Revenue & Financing Policy.

Submission: 721	Hearing: Yes	Attachment: Yes
Full Name: Dave Wilson	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with an independent delivery approach.	
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Manage the investment portfolio within Council.	
No comments added		
Officer comments:		
Reviewing our fees and charges	Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).	
Increase user costs if the services being provided are loss making.		
Officer comments:		
A change to how we fund some tourist facilities		
Get rid of the loss-making businesses.		
Officer comments:		
Napier City Council office accommodation	Sell the Library Tower to a developer and lease back the building for Council staff.	
No comments added		
Officer comments:		
Additional comments		
<p>Rates being set by the council for Esk View has not come up in the above question. How can you propose a 140% increase when the rest of Napier are looking at significantly lower increases i.e. 23.7% I want the following considered:- Gross inequities that are proposed for Rural Residential Property holders (which we are). • I am aware that there needs to be some increase to cover CPI etc but I'd encourage NCC to place a max increase of 50% on our rates. • The limited services provided to Rural Residential Properties i.e. we aren't supplied with sewerage, street lighting, council-maintained road so our rates should be reflected appropriately. • Why is there an inclusion of a storm water rate that has not been part of any consultation process. We as part of our own residents society operate five detention dams which significantly reduce peak water flows and which we maintain at</p>		

our own cost. We have not previously been charged for this and shouldn't be in the future. • The projected significant increases in years two and three are unsustainable on top of the proposed increases for 2024-25.

Additional officer comments

Regarding the increase in rates, it should be noted that rates are linked to registered valuations that Napier must complete every 3 years. General rates (the largest component of your rates) are based on Land Value. It should be noted that your Land Value has increased 100% since the last valuation – this is in contrast to the 24% average for the wider city. Recent property sales are reflective of the desirability of premium land by buyers. Rating systems across New Zealand are based on property values (Land or Capital Value) – this is due to the Local Government (Rating) Act. Council does not intentionally discriminate against any ratepayer (wealthy or otherwise), but applies rates according to a measure of best fit. It is an imperfect system that will always have outliers. Napier, as a community, contributes to the costs of running the city. By reducing the cost for one property or one group, another needs to pick up the cost. It should also be noted that the 23.7% increase is an average for the entire city, not a flat rate to be applied to each property. As already mentioned, a material increase in the value of properties in Esk Hills has driven much of the rates increase. Rates are a form of property tax. Areas that experience the largest gains in their property wealth will experience the largest percentage increases in their rates obligations. Unfunded reform driven by Government (Three Waters being a good example), inflation, and weather-driven events have all contributed to significant increases for the city. This is a common issue for councils across the country. Regarding comments made on the Local Government (Rating) Act: -Section 3 sets out the purpose of the Act, not specific mechanisms to be employed. The “flexible powers” noted in s.3(a) are not without limitation. Council policy and the rating methodology used by Napier City Council is reflective of those flexible powers. -Section 13(2)(b) does not permit capped rating. This section allows council to differentiate between properties based on characteristics determined by council. For Napier there are 3 differentials (Residential/Other, Commercial & Industrial, and Rural). A fourth one (Rural Residential) was introduced at the request of Council during the 2021 Revenue & Financing Policy review – to discount select properties such as yours. - Council already follows Section 14 and the categories listed in Schedule 2 to define rateable land. This is reflected within the Funding Impact Statement. Regarding questions around “Examples of proposed rates” (page 36), not all Rural Residential properties had a significant increase in property values. The submitter will recall that a number of Rural Residential properties were badly damaged by Cyclone Gabrielle – this has been reflected in significant drops in property value and further reflected in the rates based on those properties. The decrease in rates for those properties has come at a significant personal cost. Council officers are unaware of any confirmation or commitment by the Mayor or Councilors to the exemption of any rates obligations for the residents of Esk Hills. Please also note that a private stormwater network is not grounds for exemption from funding the wider network that it flows into.

Attachment:

My wife and I have lived in Esk Hills in Esk View Road since 2015 and thoroughly enjoy living here due to the tranquillity it offers. The facilities and the lifestyle afforded residents of this region are second to none nationally. We are ratepayers of NCC. You may not be aware, but the Esk Hills Rural Residential Subdivision is a 100km/hr zoned suburb with no street marking, no street lighting, no footpaths, no sewerage system, no water supply (which is supplied by HDC and metered), no mail delivery, no courier delivery, no council road sweeper, no council Parks & Recreation mower mowing our reserves and no public transport links. On our section we also collect all our rainwater and stormwater to a 10,000ltr tank situated on our property which we paid for and maintain. There is adequate permeable area as NCC dictated that no more than 10% of our total land area could be non-permeable surface. We also, as residents of the Esk Hills Residents Society, pay levies that contribute to the upkeep of reserves and walking tracks and a tennis court in the subdivision that are available to all visitors to our little slice of heaven. Please find below my submission in respect to the draft Three-Year Plan of the Napier City Council (NCC) for the period 2024 – 2027. In recent years rates have increased by 0.09%, 11.1%, 4.3%, 4.3%, 0.05%, 6.9%, 2.5%, 3.0%, 28.3% in 2022/23 and 12.8% in 2023/24. The 2022/23 increase of 28.3% and the 2023/24 increase of 12.8% were significant and

unprecedented in respect to the previous 9 years escalation. The rates in 2013/14 were expensive but affordable and many residents would have expected only modest increases to this level of rating and therefore would have factored that in as part of their cash flow requirements for the longer term. And now you propose to increase our rates from the current level of \$3,088.24 per annum to \$6,175 per annum. This is an increase of approximately \$3,086.76 or 100% in one year!!! In the current economic conditions, I feel this increase is intolerable and will place many residents in a financial hardship situation with some even having to consider leaving their property due to their inability to pay these new charges along with the pending increase to Regional Council rates, insurance levies etc. I am confident that this is something that is not in the councils' best interest or in fact was the intent. I would also point out that having to deal with this additional financial hardship on top of the ongoing effects of cyclone Gabrielle last year, places a unnecessary mental strain on both individual and families which could be irreversible. You are also, as I understand the document, proposing an increase of 10.5% in year 2 and 8.0% in year 3. These percentage increases on large rating values are large dollar values. These percentage increases on lower rating values are not as significant. This ill-considered cost increase is unaffordable and viewed as obscene to most residents in our subdivision as they are or are near to retirement with limited disposable incomes and what is being proposed will only drive hard-working people out of their homes. This is a form of wealth discrimination – "if they have a nice home in a nice suburb, they can afford it." Ratepayers are already bearing an approximate increase of 50% - 100% for insurance premiums post Cyclone Gabrielle and for revised geographic risk for seismic activity. In addition, we have just found out that the HBRC are proposing an increase in our rates of up to 190% - unbelievable!!! Your rhetoric and catch phrase for this Draft Three-Year Plan is "Firm foundations for a sustainable future". There are always two sides to any transaction and what you are proposing is not sustainable to some of the ratepayers of your city especially those that reside in Esk Hills. When I look at many other suburbs of Napier the rate increases are modest and therefore affordable. Rates in some of the more desirable suburbs such as the Hill have moved by about the average proposed of 23% whereas increases are a little higher in Poraiti (Parklands) being about 30 – 35%. However, you have chosen to penalise a subdivision of some 50 households at Esk Hills with an unfair and inequitable burden of the total average NCC rates increase of 23.7%. The original discussions on increases were a movement of some 20 - 25% for ratepayers. Although this would be significant, I think all ratepayers understood the enormity of damage to infrastructure caused by Cyclone Gabrielle and would reluctantly accept a one-off adjustment. How any fair-minded council could propose an increase of 100% is mindboggling. If the increase had been capped to say 25% per household, it would have seen an increase in our rates of about \$1,020 per annum. I understand that NCC does not set Land Value or Capital Value – that is the domain of QV. NCC simply uses those values to set the rates. I also understand that rates are to be considered by NCC by following the provisions of the Local Government (Rating) Act 2002. As I read this legislation, I believe it provides adequate opportunity within the Act to allow NCC to apply a differential rating system or indeed to cap rates. We will be challenging QV to the increase in our Land Value as although we 5.1sq m in land nearly 50% is native bush which we cannot use. Please consider the following sections of the Act: 1. Section 3 Purpose. This section requires the NCC to adhere to S3(a)(i-iii). I emphasise the word flexible in S3(a)(i). 2. Section 13 – General Rate. I point you to S13(2)(b) as this permits NCC to consider differential or capped rating. 3. Section 14 – Categories ...etc. I point you to S14(b) which refers us to Schedule 2. 4. Schedule 2. I point you to clause 5 as I believe this is a good reason why NCC can apply differential or capped rates to EHRS residents for the reasons mentioned in my opening remarks regarding the lack of services. According to page 36 of your consultation document there are 26,161 rateable households in Napier therefore: $\$133,000 \div 26,161$ households would mean an additional \$5.08 per annum per rateable household – not a huge cost impost. Or could suck this up and find a way to save \$133,000 from your projected \$20 million increase in the rates take (according to your CFO at the Public Meeting held at the War Memorial Centre). What is also very disturbing is that 11.57% of this 23.7% average rate increase is going into Salaries and Wages. This is about \$9.8m ($11.57/23.7 \times \$20m$). The Mayor said you have inherited 35 staff from Ocean Spa. On average I would think these staff would

earn \$60,000 p.a. This accounts for \$2.1m leaving \$7.7m to pay increases to existing staff and new entrants into vacant positions. I cannot find the total number of staff employed by NCC in the consultation document. However, in the Mayors message published today 24 April 2024 she states "...NCC has paid lower salaries and wages compared to similar sized councils. We have paid the price for this in losing good people to other organisations...." Does this mean that as NCC has lost good people are we left with some good, some mediocre and some poor performing employees that we are going to pay more to retain to do the same good, mediocre or poor performance? I know this is simplistic when you are needing to fill vacancies with high achievers however the question needs to be asked. How many vacancies NEED OR MUST be filled by NCC – has this been critically reviewed? Speaking of your glossy Consultation Document you have done an admirable job of window dressing the impact of rates increases on the Esk Hills subdivision to the general populace of Napier. On Page 36 you provide "Examples of proposed rates for 2024/25". You reference Rural Residential classes in the table of nearby "Bay View Average" with a 7.4% change, "Other Rural Residential in Stormwater Area" with a change of 9.1% and "Other Rural Residential outside Stormwater Area" with a change of 12.2%. What category of Rural Residential is Esk Hills in that proposes a change of 90% to 140%. I believe as a result of the local community meeting held Wednesday 24 April at the King George Hall in Bay View with Mayor Wise, Councillors Price, and Brown that the proposed storm water levies are being removed from our rates due to our residents capturing our own storm water and any excess is stored in one of three dams in our subdivision. Please confirm that this is correct. If the proposed increase was reasonable and equitable then your ratepayers would be more understanding of the need to increase their rates. I would welcome an opportunity to discuss the above submission and hope the request to review the proposed increase is met favourably by the Council and the council also take into account the effect.

Submission: 753		Hearing: Yes	Attachment: Yes
Full Name: Jonathan Wallace		Organisation: Wallace Development Company Limited	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
Please refer to our previous submission by Soho Group Limited.			
Officer comments:			
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.	
Please refer to our previous submission by Soho Group Limited.			
Officer comments:			
Building up our community resilience		Continue with a rate to build resilience (Preferred).	
No comments added			
Officer comments:			
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).	
No comments added			
Officer comments:			
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.	
No comments added			
Officer comments:			
A change to how we fund some tourist facilities		Status quo: continue to fund the deficits (losses) of these facilities with rates.	
No comments added			
Officer comments:			
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.	
Please refer to the letter attached for our submission on the Library Tower.			
Officer comments:			
Additional comments			
No comments added			
Additional officer comments			

Attachment:

	WALLACE
	DEVELOPMENT
	Company Limited

“it [option 2] means we couldn’t redevelop the building and surrounding area exactly to our needs.” – NCC


We have a highly flexible approach and can work with the Council in setting a project specification which meets the exact needs of the Council.

We are currently refurbishing Dalton and Vautier House adjacent to the Library Tower. If we are given the opportunity to redevelop the Library Tower, we will consult with the Council’s landscape architects working on Te Aka to achieve a seamless and consistent design of the area surrounding the three buildings. This will result in efficiencies and a better outcome for the Council and public.

“The building would be ready to be reoccupied at a time later than Option 1” – NCC

We can complete refurbishment and strengthening works and have the building ready to occupy by 2027 – the same timeframe as option 1.

Wallace Development Company Ltd is willing and able to undertake the development of the Library Tower. We would like the opportunity to discuss this further with the Council.

Regards,

Jonathan Wallace

Managing Director

Wallace Development Company Limited

“This [option 2] reduces the cost for the first few years, but the long-term cost is greater because we would have to pay a premium market rental rate.” – NCC

Wallace Development Company specialises in strengthening and refurbishment, and we are very good at what we do. We can deliver a sale and leaseback arrangement which results in lower short-term and long-term costs to the Council when compared to option 1. Lease terms can be structured in a way to deliver long-term certainty of rents to the Council.

Submission: 767	Hearing: Yes	Attachment: Yes
Full Name: Emma Horgan-Heke	Organisation: Sustainable HB- Centre for Climate and Resilience	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
refer attached document		
Officer comments:		
A new approach to managing Council's investments		Status Quo: Council investment assets continue to be managed without prioritising financial performance and asset growth.
refer to attached document		
Officer comments:	The attached is a blank Word document. An email was sent to the submitter on 30 April 2024 requesting the correct version of the Word document as soon as possible so it could be added to the submission. Following no response, a phone call was made to the submitter on 3 May 2024 and the submitter confirmed they would email the attachment through no later than 5 May. NCC did not receive the correct attachment from the submitter by this date.	
Reviewing our fees and charges		Increase some fees and charges beyond the CPI increase of 5.6% (Preferred).
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
Include the Aquarium in this category as well		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
No comments added		
Officer comments:		
Additional comments		

No comments added
Additional officer comments

Submission: 776	Hearing: Yes	Attachment: Yes
Full Name: Rowan Manhire-Heath		Organisation: Heath New Zealand - Te Whatu Ora
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Attachment:

26 April 2024

Health New Zealand
Te Whatu Ora

Napier City Council
215 Hastings Street
Napier 4110

Tēnā koe,

Napier City Council's Three-Year Plan 2024–27

Thank you for the opportunity to provide a written submission on the draft Napier City Council Three-Year Plan 2024–27.

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

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

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

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

If an opportunity is available, Health NZ is open to discussing our submission further.

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

Ngā mihi,



Paula Snowden

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

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

Te Kāwanatanga o Aotearoa
New Zealand Government

Health New Zealand Te Whatu Ora

General comments

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

As acknowledged above, Council has a leading role in ensuring public health is protected through the management of drinking water, wastewater and waste. Council is also tasked with promoting the social, economic, environmental and cultural wellbeing of present and future communities. Health New Zealand sees Council as a key partner in improving the health of the population through a Health in All Policies approach whereby health, wellbeing and equity are key considerations in all policy and decision-making.

Health NZ acknowledges the external and internal challenges that Council is experiencing and understands the desire to increase rates and explore alternative income-generating activity – to enable the continued provision of essential services during this period of recovery. Achieving a balance between keeping rate rises as low as possible, yet still providing essential and valued services is a challenge that many local councils are experiencing.

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

1. Infrastructure and services in areas of higher socioeconomic deprivation.
2. Activities that address major sources of health inequities in Napier including access to quality, affordable housing and health-promoting transport options, and protection against harmful commodities.
3. Initiatives designed and delivered in partnership with mana whenua.

Health NZ supports Council's drive to become a more resilient city, able to prepare for and adapt to ongoing climate change, including the likelihood of further and more frequent extreme weather events.

Response to consultation questions

Topic 1: The future of Council housing in Napier

Access to affordable, quality, safe housing is essential to wellbeing, and inequitable access is a significant driver of systemic health inequities in Aotearoa New Zealand. Not only does poor or inappropriate housing impact on direct treatment costs for the health sector, but there are indirect impacts on the local economy and community resilience.

Health New Zealand Te Whatu Ora

For Māori and Pacific peoples, housing quality, affordability and housing-related health outcomes demonstrate significant inequities. For example, Māori are four times as likely as New Zealand Europeans to have severe housing deprivation.¹

Health NZ is concerned that social housing demand and poverty levels for children in Napier will increase as a result of Council's proposal to shift focus to retirement housing provision only. As at February 2024, Napier City and Hastings District both had 708 applicants on the social housing register², despite the difference in resident population size. Napier and Hastings also have persistent homeless communities and higher than average populations of Māori.³ Further, children in Aotearoa New Zealand are more than two and half times as likely to be living in poverty as people aged 65 years and over.⁴

Local councils can and do play an important role in the provision of affordable housing. As outlined in our previous submission on the Napier City Council Long Term Plan 2021–31, other regions that are facing significant affordable housing shortages, such as Queenstown Lakes, have recognised that local councils can play a more active role that goes beyond land planning and the provision of infrastructure.⁵

Health NZ acknowledges the costs associated with Council's provision of community and retirement housing. Health NZ is particularly concerned that Council's housing stock may not meet the Healthy Homes Standards⁶ due to insufficient funding for maintenance and upkeep. This is of particular concern due to the vulnerability of the majority of Council-owned housing residents.⁷

Health NZ does see a role for Council to play in responding to housing security and would support Council in exploring options other than selling off their current housing portfolio. For example, Health NZ is aware some local councils have established, or are working with, a community housing provider and are leasing their housing portfolio to that provider. Such a model would benefit both Council and tenants as they would then be eligible for the Income Related Rent Subsidy.⁸

Finally, Health NZ is aware that Council has other mechanisms for enabling housing development, such as changes to the District Plan and through new policy development (like the Future Development Strategy). Health NZ looks forward to working with Council to improve access to affordable, quality housing for the growing Napier community.

¹ Statistics New Zealand. (2021). Te Pā Harakeke: Māori housing and wellbeing 2021. Accessible at <https://www.stats.govt.nz/reports/te-pa-harakeke-maori-housing-and-wellbeing-2021>.

² Ministry of Housing and Social Development. (2024). The housing dashboard - Key statistics by TLA. Accessible at [Key Stats by TLA - Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development \(hud.govt.nz\)](#).

³ Statistics New Zealand. (2024). 2018 Census place summaries. Accessible at [2018 Census place summaries | Stats NZ](#).

⁴ New Zealand College of Public Health Medicine. (2017). Child poverty and health policy statement. Accessible at [Policy Statements - NZCPHM](#).

⁵ Queenstown Lakes District Joint Housing Action Plan 2023-2028. Accessible at [joint-housing-action-plan-final.pdf \(qldc.govt.nz\)](#).

⁶ New Zealand Legislation. (2019). Residential Tenancies (Healthy Homes Standards) Regulations 2019. Accessible at [Residential Tenancies \(Healthy Homes Standards\) Regulations 2019 \(LI 2019/88\) \(as at 23 December 2023\) - New Zealand Legislation](#).

⁷ Richards, K. (2022). Homelessness in Napier Report. Accessible at [NCC-Homelessness-Report.pdf \(napier.govt.nz\)](#).

⁸ Ministry of Housing and Urban Development. (2024). Income-related rent subsidy. Accessible at [Income-related rent subsidy - Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development \(hud.govt.nz\)](#).

Health New Zealand Te Whatu Ora

Topic 2: Building up our community resilience

Health NZ supports continuing resilience building for Napier City as a response to the increasing likelihood of severe weather events related to climate change. Health NZ looks forward to engaging with Council in the development of the Climate Change Strategy.

Topic 3: A new approach to managing Council's investment

Health NZ does not have a position on Council's proposal to create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio. Health NZ would encourage Council to ensure socially responsible investing for health, wellbeing, equity and environmental sustainability is practiced where possible.

Topic 4: Reviewing our fees and charges

Health NZ does not have a position on this proposal.

Topic 5: A change to how we fund some tourist facilities

Health NZ does not have a position on this proposal.

Topic 6: Napier City Council office accommodation

Health NZ does not have a position on this proposal.

Other projects and priorities

Ahuriri Regional Park

In our previous submission to Council's Long Term Plan 2021–31, Health NZ supported the proposed investment to develop the Ahuriri Regional Park for a number of reasons, including:

1. Significantly reducing the potential for outbreaks of communicable disease through improved water quality for which Health NZ and primary healthcare absorb treatment costs.
2. Fewer disruptions to community events (such as the cancellation of Iron Māori in 2018) and the economic fallout and business uncertainty this creates.
3. Improving general wellbeing in our population, leading to better health, wellbeing and economic outcomes for our region (due to reduced income and loss of employment that may result from outbreaks of illness).
4. The ability for iwi and hapū to safely resume mahinga kai (gathering food as a natural resource from the environment) from the park with low risk of contamination and, therefore, illness.

Health NZ maintains a position of support for restoring the Ahuriri Estuary and hopes both Napier and Hawke's Bay Regional Council can prioritise this investment earlier than 2028/29.



Alcohol licence fees

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

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

Health NZ encourages Council to examine the current alcohol licensing fee structure and, if required, explore opportunities to increase alcohol licence application fees.

Submission: 778	Hearing: Yes	Attachment: No
Full Name: Lawrence John Turnbull	Organisation:	
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?		
As times are getting more financially challenging the NCC must consider all cost reduction actions. Yes the preferred option makes better business sense.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
Yes the preferred option makes better business case, with I suspect to alter the % with the delivery option. In my opinion the retired/older Napier resident's MUST be advised of the detail of the process moving forward, time limes cost factors.		
Officer comments:		
Building up our community resilience		
I guess the term and scope of what the Council is defining resilience and what any OVER the top explanation would be. Napier has had many severe weather events, so don't bow down to the climate change scare mongers. Just look how the Provincial Growth Funds money help raise the Taradale stop bank and saved hundreds of homes from disaster.		
Officer comments:		
A new approach to managing Council's investments		
NOT ENOUGH INFORMATION		
Officer comments:		
Reviewing our fees and charges		
No, the figure of 5.6% is too much to start with as a base mark. Do a real fee structure and cut any items that the fees may apply to. Times a tough enough now.		
Officer comments:		
A change to how we fund some tourist facilities		
3 years is far too long for any business to turn a profit. The NEW Napier Conference & Events Centre has recently been opened. WHY was it built if it was going to be seen as a non-profit option. If you can't see any profit then sell the assets and let someone operate them. So the OPEX, cost disappears.		
Officer comments:		
Napier City Council office accommodation		
I suggest the "cheaper" SHORT term option is taken, guessing that would be to sell it off to a developer, let them wear the upfront costs, then look at future options in say 5 years. I have worked in setting both satellite and matrix companies and being in proximity is irrelevant, if designed properly the remote entities work well.		
Officer comments:		
Additional comments		
Rate payers who are being asked to fund flood recovery that they don't mind doing, but when times are tough cuts must be made and this means luxuries like swimming pools. The pool may have been budgeted or planned for years, but the floods changed that. People on fixed incomes are struggling. It's morally wrong to ask them to fund a pool as well as flood recovery.		
Additional officer comments		

Submission: 785	Hearing: Yes	Attachment: No
Full Name: Andrew Brown	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
All council staff, including customer services would fit in the top 4 floors of the tower block with the ground floor being the library and so doing away with the need for a new library. The area where the old council offices stood could become a car park		
Officer comments:		
Additional comments		
Leave Emerson St as is		
Additional officer comments		

Submission: 788	Hearing: Yes	Attachment: Yes
Full Name: Anna Sanders	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Attachment:

Comments on the Napier City Council Three-Year Plan 2024-27

"We'll go down in history as the first society that wouldn't save itself because it wasn't cost-effective." ~ Kurt Vonnegut

Dramatic! perhaps, but what is proposed in the Three-Year Plan 2024-27 is disconnected from the economic realities faced by residents in our community, is simply not affordable and you are setting up future generations to be unnecessarily burdened with greater debt. We are living beyond our means and fiscal constraint is needed; simply certain projects which aren't linked to essential services and infrastructure and results in borrowing need to be parked.

There seems to be a current view that passed decisions are somewhat of a justification to continue with them, rather than 'reading the room' and a need in this economic climate to simply 'make do'. Good community managers, pivot and park plans rather than seeing the planning which has occurred to date (including since 2017 in the case of the library) as being wasted. Covid, Cyclone Gabrielle, inflation, increased insurances and borrowing costs, all give sufficient rationale to pause certain projects not linked to essential services and infrastructure.

The magnitude of the proposed increases is unsustainable for households and businesses. It is unjustifiable to burden already struggling individuals and families with such excessive financial demands.

Councils need to adapt and think differently and find other ways of funding projects which are based on long-term borrowing like the Napier City Council office accommodation and library. There needs to be a massive re-think and rationalisation of projects as outlined in the Three-Year Plan 2024-27, which will have the benefit of showing that the Council has truly listened to its community.

I am supportive of new initiatives to managing Council investments resulting in a more commercial focus, financial sustainability and ultimately resulting in investment in Future Napier. But this should only occur using a professional and independent fund investment manager, with a proven track record and restrictions including under what circumstances the fund can be used for in the future.

Thank you for the opportunity to comment. Given the opportunity I wish to be heard in support of this submission.

Anna Sanders
26 April 2024

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Submission: 798	Hearing: Yes	Attachment: Yes
Full Name: John Collins	Organisation: Retirement Villages Association New Zealand	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
Please see attached our submission on the Council's draft Financial Contributions Policy.		
Additional officer comments		
As stated by the submitter, this submission is related to a different consultation. We have passed this on to be included in the consultation on the draft Financial Contributions Policy.		

Attachment:

26 April 2024

To: Napier City Council By online submission

Submission on the Napier City Council's Draft Financial Contributions Policy 2024 on behalf of the Retirement Villages Association of New Zealand

The Retirement Villages Association of New Zealand (RVA) is a voluntary industry organisation that represents the interests of the owners, developers and managers of registered retirement villages throughout New Zealand. The RVA was incorporated in 1989 by a group of entrepreneurs to:

- represent the interests of retirement village owners, developers and managers;
- develop operating standards for the day-to-day management of retirement villages; and
- protect their residents' wellbeing.

New Zealand has more than 460 registered retirement villages and 96% by unit number are members of the RVA. The RVA's members include all five publicly-listed companies (Summerset Group, Ryman Healthcare, Arvida Group, Oceania Healthcare, and Radius Residential Care Ltd), other corporate groups (such as Metlifecare, Bupa Healthcare, Arena Living, independent operators), and not-for-profit operators (such as community trusts, religious and welfare organisations).

The RVA welcomes the opportunity to provide feedback to the Napier City Council on its Draft Financial Contributions Policy 2024.

Retirement villages play a key role in addressing the housing crisis, and the retirement living and aged care crises. Retirement village developments have a higher population density than traditional residential developments. The development of affordable retirement village dwellings, such as those provided by RVA members, reduces land demand pressure and makes further residential housing available as new village residents release their properties to the market.

This increase in housing supply helps to relieve pressure on the housing market and contributes towards improved housing affordability in the long term. Affordable housing and the realistic prospect of home ownership for younger generations provides the opportunity for more secure accommodation than renting, and long-term investment opportunities.

Retirement villages also have benefits in reduced transport demand from residents, consequential reductions in the use and demand for infrastructure, and climate benefits resulting from the overall density of villages and the aforementioned transport benefits.

The RVA wishes to express its support for the submission of Summerset Group Holdings Limited in its entirety. The RVA requests the Napier City Council engages constructively with Summerset in relation to the Draft Financial Contributions Policy.

Signed:

On behalf of the Retirement Villages Association of New Zealand Date: 26 April 2024

Address for Service:

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

Submission: 799	Hearing: Yes	Attachment: No
Full Name: David Tennent		Organisation:
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?		
Retain housing but at commercial rentals to cover outgoings.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
Housing should be managed by a CCO.		
Officer comments:		
Reviewing our fees and charges		
Fees and Charges should be linked to the CPI		
Officer comments:		
A change to how we fund some tourist facilities		
Do not loan fund the commercial businesses deficits the council is involved with.		
Officer comments:		
Napier City Council office accommodation		
I support lease back options from a developer bearing in mind the cash situation the council is in.		
Officer comments:		
Additional comments		
When I have time to thoroughly studied the document I will be enlarging verbally.		
Additional officer comments		

Submission: 800	Hearing: Yes	Attachment: Yes
Full Name: Barry Sinclair Parsonson	Organisation:	
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?	Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).	
Agree with preferred option		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus with mixed delivery approach. (This is our preferred option).	
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments	Manage the investment portfolio within Council.	
No comments added		
Officer comments:		
Reviewing our fees and charges		
This is too vague in order to make an informed response		
Officer comments:		
A change to how we fund some tourist facilities	Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).	
No comments added		
Officer comments:		
Napier City Council office accommodation	Council strengthens and redevelops the Library Tower for its staff (Preferred).	
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		

Attachment:

To the Napier City Mayor and Councillors.

We, the undersigned, live at Kaimata Rd. RD2 Napier, 4182. Our property is designated Rural Residential and was purchased by us in 2000 when lots first became available at what, at the time, was called "Martha's Vineyard". As rural residents we receive primarily weekly Recycling and Refuse Collection, and occasional Road Maintenance from the Napier City Council. We are dependant on rainwater roof collection, our own sewage treatment installation, and maintenance of the private road and the pump drawing on the bore serving each residence within our subdivision. Our stormwater goes into tanks to supply our home and any overflow from these tanks drains onto our own property. There is no council supplied stormwater drainage. Over half of our approximately 1.5 hectare property is in kanuka forest and, due to its difficulty of access and landform, it would be neither accessible nor suitable for subdivision in the future.

Our rationale for purchasing a rural property was based on our need for a place of respite from the stress of our profession and our associated international volunteer work in so-called orphanages (1996-2019) and with war refugees (2008 Russian-Georgian Conflict) in the former Soviet Union nation of Georgia. The outcome for us has been that we are now asset rich and cash poor.

In addition, we are elderly (74 and 84) and we are primarily reliant on National Superannuation for income and we now have limited opportunities to earn additional funds to meet the significant increases in rates proposed in the Council's 3-year Plan. This proposed increase comes alongside other significant increases in home insurance, proposed significant increases in Regional Council Rates, increased cost of living for food and fuel, and increased electricity charges, increases in health care, among others.

In addition, windblown silt from the Esk Valley has significantly increased our costs for maintaining water filtering on our house supply. In essence, our outgoings on services we have had to install and maintain to replace the absence of associated Council supplied services have also increased and are projected to do so into the future. As is the case for many of our neighbours, Cyclone Gabrielle and related climate change issues have impacted on our ability to be self-sufficient in food and have resulted in clean up costs for damage, such as fallen trees and shrubs, and fence replacement not covered by insurance.

As a consequence of our increasing age, the Council's proposed significant rate increase, in conjunction with other regional and national cost of living increases, effectively puts us and others like us in a situation of what could be, functionally, a forced sale of our home. We are sure that this would be an unintentional consequence but, nonetheless, one that we may well face given our financial situation. The prospect of this is extremely stressful, and insensitive to the already existing stress effects of Cyclone Gabrielle. A 2023 attempt by us to seek a rates rebate failed on the grounds of our age and then limited income, so we also hold little hope of achieving that in 2024.

We will be appealing the valuation of our property provided by QA as a step toward achieving some further form of rates relief as we believe that their valuation may be primarily based on

a shortage of rural housing in the region as a consequence of Cyclone Gabrielle rather than upon any otherwise "natural" increase in local land values.

The Council should note that we appreciate the fact that it also faces increased costs, many of which are also beyond its control. However, we were concerned to learn that a proportion of the Council's proposed significant rate increase is intended to a) cover loss-making acquisitions such as the Ocean Spa pools, the National Aquarium, and Kennedy Park, and b) to provide wage increases for Council employees intended to reduce loss of current employees and to serve as attraction for those replacing any who have left.

In respect to the former, commercial reality suggests that if businesses are recording losses, there is a significant risk associated with their acquisition and we believe that rate payers should not be called upon to subsidise these in the hope that Council and its employees have the necessary skills to convert them into profitable entities at some future time. In respect of the second issue, international and some NZ research suggests that many employees a) now change their source of employment more often than was the case in former years, and b) that employer provision of "lifestyle advantages" (e.g., 4-day working week, access to regional attractions and opportunities for preferred activities) are now more effective than monetary rewards alone in increasing and maintaining job satisfaction. It would be of interest to know of what, if any, of these alternative enticements the Council has included in its current employment policy.

Please note that we are personally willing to accept a reduction in Recycling and Refuse from weekly collections to a fortnightly collection as we rarely need the more frequent service. Thank you for the opportunity to make this submission

Submission: 809	Hearing: Yes	Attachment: Yes
Full Name: Maria Cooper	Organisation:	
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?	Continue to use loan funding and rates increases to support Council's current housing delivery approach. This is the status quo.	
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?	Retirement focus using the current approach to delivery.	
No comments added		
Officer comments:		
Building up our community resilience	Continue with a rate to build resilience (Preferred).	
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
No comments added		
Additional officer comments		
<p>The large increase in parts of Napier is mostly caused by a significant increase in land value. Council's valuers (QV) have indicated that the increase is based on sales in the area reflecting a higher value. Increased prices have been driven by the market sales trend of people moving out of flooded areas into the surrounding hills. If you do not believe the revaluation of your property is correct, you can object by completing QV's online application https://www.qv.co.nz/rating-objection/. A note about property valuations: Property revaluations are carried out every three years by QV, and aren't directly connected to annual rates increases. Council sets a budget for the upcoming year including the total amount of rates required to meet the budgeted expenses. Property valuations determine what share of rates a property pays relative to other properties. Properties that have a large increase in land valuation will be apportioned more of the city's total rates take than properties that have a relatively smaller valuation increase. Prior to the last significant review of the</p>		

Revenue & Financing Policy, stormwater was bundled into the General Rate and applied to all properties in the region. Stormwater was separated out in anticipation of the 3 Waters Reform. The primary beneficiary of stormwater assets are those properties that have a hard surface. There is a strong relationship between capital value and the hard surface area of a property. This rate recovers the cost of stormwater activity. The stormwater rate is based on the capital value of Residential, Rural Residential, and Commercial & Industrial properties within the recognised serviced area as per our Stormwater Coverage map (i.e. non-rural property as defined under the District Plan). Rural properties are exempted. A review by the Infrastructure team has resulted in updates to the original map to include new areas. This would explain the addition of stormwater rates to some properties. Areas such as Poraiti have been excluded as natural drainage carries much of the rainfall directly into the estuary. Please note that stormwater is not a "front of gate" service. For example, although Esk Hills has a private stormwater network, the area is serviced by a network running through the lowlands that protects pedestrian and vehicle access out of the region, and carries away water from the private stormwater network.

Attachment:

We have lived in Napier all of our lives. We bought our section in Bayview in 2016 and have lived in the house we built on this section since 2018. While our property value has increased according to the latest QA valuation, we do not intend moving and therefore the revised land values are . We do not think the proposed rate increases are fair and reasonable and we object to the proposed rates based on:

An unfair rating differential that does not accurately reflect the respective levels of service available to residents in Rural and Rural Lifestyle/Residential areas, including properties in Esk Hills, Kaimata Heights, and Kaimanawa Heights;

A stormwater rate that does not recognise the private provision and maintenance of significant stormwater infrastructure, and where the property lies outside the Napier City Council stormwater service area identified in the 2021 Rating Policy (or later);

The inclusion of capital expenditure costs associated with Council projects that my property will have no or very limited access to or benefits from, such as those associated with stormwater, potable water, and waste water, and the failure to recognise the significant costs already incurred from the installation, replacement and operation of private infrastructure for these services where they are not provided to my property by Napier City Council, also including where I am rated by Hastings District Council for that service;

The Council's Revenue and Financing Policy 2023 recognises the significance and need, when determining rating General Rate differentials, to consider the intensity of development. Property size is identified as a common differential, and differentials are set by property type recognising that residential and rural properties should have differentials applied. Properties at properties in Esk Hills, Kaimata Heights, and Kaimanawa Heights are developed to a very significantly lower level of development than Residential/Other, and the ability to develop more intensively is heavily restricted by the Council through its District Plan, and by topographical and servicing constraints, and other factors. The 2021 Policy recognised the need to recognise the relative benefits received when considering the General rate differential. Napier City Council should review its General Rate rating differentials for Rural (including Rural residential) zoned properties in the Bay View Area, including properties in Esk Hills, Kaimata

Heights, and Kaimanawa Heights, including my property at 45 Esk View. The retention of the current General Rate differential will result in residents in rural areas paying significantly more in rates while receiving a significantly lower level of service. It is possible that this outcome would mean that property owners in Rural zones and areas are in effect subsidising the higher levels of service received by other ratepayers in Residential/Other areas. This would raise significant questions about fair and equitable outcomes, and that Rural residents in these areas are being disproportionately taxed, possibly to the extent that some property owners will need to sell their homes.

I draw your attention to the intent of the Council's Revenue and Financing Policy 2023 to recognise the importance of the General Rate differential. I further draw your attention to the Napier City Council Rating Policy of 2021 when the General Rate differentials for Rural and Rural Lifestyle/Residential properties were very significantly changed, to the great disadvantage of those properties, with changes that appear to be between 12 and 27% to the detriment of those properties. The recent revaluation by QV, while outside of Napier City Council's control, has resulted in an outcome where those 2021 changes are now very significant.

While the Council may not be able to change the QV valuations it can review its rating differential. I submit that the Council return to the differentials (or equivalent) that were in place up to 2021. For 'Rural', which I submit should include all of the Esk Hills, Kaimata Heights, and Kaimanawa Heights areas on Hill Road, Esk View Road, Heipi Drive, Heipipi Lane, and Kaimata Road including my property at 45 Esk View Road, the General rate differential should be returned to 63.74% of the Residential/Other rate. There has been no appreciable increase in the level of service or benefits received by property owners and residents of these areas when compared against the property owners and residents within Residential/Other since 2021, and therefore no justification to retain either such a limited differential as 90%, and certainly not 100%.

Submission: 812	Hearing: Yes	Attachment: No
Full Name: Emily Otto	Organisation:	
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?		
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		
No comments added		
Officer comments:		
A new approach to managing Council's investments		
No comments added		
Officer comments:		
Reviewing our fees and charges		
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		
No comments added		
Officer comments:		
Additional comments		
<p>I think the dog agility park at Park Island needs to be fenced like the dog park at Riverside Park in Taradale. The current low wooden fence at the Park Island dog park is totally inadequate. The dog park at Riverside Park would be even better if it were widened and had extra seating within it. I fully support the retention of the National Aquarium and look forward to further public consultation on this. Napier must not lose this iconic facility and so much more can be done/added to the facility to make it better than it is today. The staff at the National Aquarium are amazing, highly knowledgeable experts with a genuine passion for teaching locals and visitors about marine conservation, sustainability and a general awareness of our precious and fragile world that we live in and the need and importance of doing what we can to look after it. We need places and people like this. We all benefit from this. I fully support the retention of the Faraday Centre. Both of these family friendly and educational facilities are valuable assets and Napier is very lucky to have both of them. I am hopeful that Napier doesn't lose either of them. Has the NCC considered merging the National Aquarium, the Planetarium and the Faraday Centre to create a central hub for Science, Marine Conservation, Research and Exploration?? What a drawback that would be having everything in once place. I also think that a marine animal rescue centre</p>		

(RESCUE/REHAB/RELEASE) attached to the National Aquarium has merit. There is already a programme in place to look after Little Blue Penguins so something similar for other marine wildlife (eg. gannets), makes sense. Thank you!
Additional officer comments

Submission: 813	Hearing: Yes	Attachment: No
Full Name: Richard Kelly-Lowe	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
This should Hopefully keep some rate costs down for the average worker ,who don't want to keep funding for maintenance on these council houses.		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus using the current approach to delivery.
No comments added		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
This cyclone was a one off & probably will never happen again for many years to come.The forestry slash in which I witnessed with my own eyes has to be equally responsible for the river banks bursting causing the severe flooding & Infrastructure damage costing us millions with lives been lost in the process. The rich forestry company's should be funding this disaster cost not us rate payers.		
Officer comments:		
A new approach to managing Council's investments		Manage the investment portfolio within Council.
We don't need to pay more expensive wages & costs to setup a separate council controlled trading organization.This is another wasted cost that us rate payers have to pick up & what's in it for us. It should be managed by the people already employed within the council now.		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
We are in a world wide recession at the moment with living costs going through the wall leading to high suicide & lots of mental worrying stress for people.Alot of your rate payers are middle class workers who are struggling to pay for their mortgages & providing for their families so why the heck at this time would you be thinking on increasing the costs beyond the CPI Percentage. This will lead to alot of businesses closing down & more families out of their houses due to high Mortgage sales.		
Officer comments:		
A change to how we fund some tourist facilities		Loan-fund the deficits (losses) of the three facilities that will become commercial businesses (Preferred).
These facilities should not be running at a loss with the rate payers picking up the costs.There are so many local & out of town tourists who pay to use these facilities so I can't understand why these businesses are not making the money to cover their own costs.		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
It's a logical choice to fix the old library up instead of leasing & it's been sitting there vacant for too long now.		
Officer comments:		

Additional comments
Yes I have more to say but unfortunately I have only got a couple of minutes left to Summit this now before 5pm.
Additional officer comments

Submission: 824	Hearing: Yes	Attachment: No
Full Name: Paul Jarvis	Organisation:	
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?		
How can you vote on this. What costs for either project? What do you mean by retirement housing. What costs ? How old are those renting and how will you arrange alternative accommodation?		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		
No comments added		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
How much of our rates? You have put our rates up to 23%.		
Officer comments:		
A new approach to managing Council's investments		
Who looks after then now. Need more information. This is too vague. What cost either way?		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
Have you increase our rates without increasing CPI		
Officer comments:		
A change to how we fund some tourist facilities		
To become a commercial business, what are the costs? How many people to run it? What are the benefits in changing?		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
You have an asset now. It would cost to strengthen than always lease.		
Officer comments:		
Additional comments		
<p>We do not need a new library. If you have spare money use it to more for infrastructure. You and the regional council should be putting the money you have for the ahuriri park to better use! You need to rethink not using the Faraday Museum. 1. It is a historic building. 2. What is the cost to bring it up to cope. Also what is the cost to build a new building. 3. One of the main attractions is the Fullagar. 4. This one of the original buildings to provide services for Napier back in 1913. For electricity. Do not spend money on Emerson Street, use them on infrastructure. 6. The Fullagar will be 100 years old in September. 7. I volunteer at the museum as a host and every time I go home I keep seeing all the smiling faces of young parents and grandparents. 8. We have visitors from all around the world - Australia, England, France, Italy, Brazil, Argentina, Japan, China, USA. That I have talked to and there is more. 9. We get great reviews all the time.</p>		

Additional officer comments

Submission: 44	Hearing: Yes	Attachment: No
Full Name: Rachael Walker	Organisation:	
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?		
Neither sell it! If you can't manage your portfolio effectively with the income you are obtaining it's not an economic option. Private sector would be sold by now! Stop passing these costs on to other ratepayers because your inefficient and running to budget, or letting OUR portfolio devalue		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with an independent delivery approach.
Let other provider provide it if the model doesn't work why the heck are we doing this you are robbing Peter to pay Paul and still living off a queen budget, trim staff stop capital investments stop the library stop all these nice to have a focus on necessities. The community has worked off the existing library for the last three plus years stop wasting money on something that isn't going to provide a return - it's clear NCC can't manage budgets.		
Officer comments:		
Building up our community resilience		Don't continue with a rate to build resilience.
It's a recession I wish I could built in fat into an already fat budget. Lay off some staff! Stop wasting money on meeting meeting meetings. Stop all nice to do. Kirsten you got elected on the basis of fixing the water quality- nothings happened - I had to self invest in a filter and the sacrifice of painting my house or fixing repairs post the maraenui flood event. When money is tight you don't ask everyone else to pay and continue to drive a Lamborghini. Curve NCC spending!!!		
Officer comments:		
A new approach to managing Council's investments		
Sell the commercial property if they are assets that mean the taxpayers don't end up homeless. stop cause i am struggling to pay my rates now and another 700 a year means my kids won't eat, I won't have insurance, we won't be able to drive to town! But I don't have 160m asset I could be using to leverage my spending!! Stop balance your accounts! Stop being an ungrateful house wife and just spending spending spending without considering sell some assets!! I am so sick of Napier city council - useless- Kirsten I thought you came from an accounting background! WTF		
Officer comments:		
Reviewing our fees and charges		
No increase! Reduce staff and services where they aren't necessary - stop with unnecessary overheads go back to basics!!		
Officer comments:		
A change to how we fund some tourist facilities		
No sell them if you can't run them at a profit it's not an economic business model - again your accounting must be massively flawed. Any business should run at a neutral or profit basis, not constantly at a loss! Sell Kennedy and let housing be developed in there		
Officer comments:		
Napier City Council office accommodation		Sell the Library Tower to a developer and lease back the building for Council staff.
Lease somewhere else move into another building, if NCC own all these building sell to raise the equity, the minor inefficiencies are nothing! Maybe reduce staff then less building needed! Stop money on all these development		
Officer comments:		

Additional comments
No comments added
Additional officer comments

Submission: 52	Hearing: Yes	Attachment: No
Full Name: Patrick Everard	Organisation:	
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?		Shift Council's focus to delivering retirement housing only and sell some Council-owned housing (This is our preferred option).
No comments added		
Officer comments:		
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?		Retirement focus with mixed delivery approach. (This is our preferred option).
No comments added		
Officer comments:		
Building up our community resilience		Continue with a rate to build resilience (Preferred).
No comments added		
Officer comments:		
A new approach to managing Council's investments		Create a Council Controlled Trading Organisation to establish a commercially focused investment portfolio (Preferred).
No comments added		
Officer comments:		
Reviewing our fees and charges		Status quo – adjust fees and charges in line with the CPI increase of 5.6%.
No comments added		
Officer comments:		
A change to how we fund some tourist facilities		
No comments added		
Officer comments:		
Napier City Council office accommodation		Council strengthens and redevelops the Library Tower for its staff (Preferred).
No comments added		
Officer comments:		
Additional comments		
I would like NCC to seriously consider the replacement of the current recycling bins with a wheely-bin version (much like Auckland has). The benefits would likely be less street litter and waterway contamination, including being user friendly for our less mobile citizens. Once again, please consider. Thank you Additionally, I spoke with Katie Nimon in 2022 regarding a review for camera installation in busses. This came about due to an incident whereby my 11 yr old son was assaulted while traveling to school on a bus by an aggressive		

adult male who got on at some point along the bus route. The bus was full of fearful children who were too afraid to speak up. A camera would have identified the culprit and made it more likely that the police could follow it up. Unfortunately it came to nothing due to insufficient evidence. I believe that NCC can and should provide more surveillance on public transport and in public places to assist police and security services to make Napier a safer city to live in.

Additional officer comments

The three crate system was selected as a result of reducing the amount of contamination that goes to the recycling facility which is usually associated with the wheelie bins. This means more recycling is actually recycled and less is taken to landfill. Overall, this has resulted in the Hawkes Bay region (Napier/Hastings) having one of the lowest contamination rates in the country.