



ORDINARY MEETING OF COUNCIL

Open Minutes Attachments

Meeting Date: Commencing Monday, 27 May 2024; and
Reconvened on:
Tuesday, 28 May 2024; and
Wednesday, 29 May 2024

Time: 10.0am - 6.16pm
9.00am - 4.30pm
9.00am – 5.30pm

Venue: Small Exhibition Hall (27 and 28 May 2024)
Breakout Room 2 (30 May 2024)
War Memorial Centre
Marine Parade
Napier

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Sport Hawke's Bay

2024 Napier City Council LTP Submission



Submission

- 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:

Regional Spaces and Places Plan 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

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Our commitment

Although we all face a difficult financial period, Sport Hawke's Bay will continue to:

Work with Council to realise the recommendations in the **2023 Regional Sportfield review**

Support 12 schools through the **Healthy Active Learning** initiative

Support the implementation of the **Active As** initiative. This will see five kura – including William Colenso College (\$100,000 p.a.) - receive funding each year to increase physical activity levels of their rangatahi and support education outcomes at each kura.

Invest into a Disability Advisor. This role was centrally funded by Sport NZ but due to budget constraints, this funding is no longer available. The Board of Sport Hawke's Bay will support this role.

Support Napier based kura, marae, community groups and sports clubs through the **Tū Manawa Active Aotearoa fund**.

Work with Council on the development and implementation of local and **regional play, active recreation and sport plans**.

Support the Napier community to celebrate the **150 commemoration events**



Thank You

Kaiangaroa Place Residents

Andrew Pearce and others

Kaiangaroa Place Proposed Rates Changes

	23/4 LV	23/4 Rates	24/5 LV	24/5 Rates	\$ Increase	% Increases
18	\$780,000	\$4,112	\$1,400,000	\$8,272	+\$4,153	+101%
20	\$455,000	\$2,833	\$910,000	\$5,798	+\$2,965	+105%
22	\$580,000	\$3,304	\$890,000	\$5,726	+\$2,422	+73%
24	\$455,000	\$2,823	\$910,000	\$5,745	+\$2,922	+104%
26	\$500,000	\$2,998	\$1,000,000	\$6,203	+\$3,205	+107%
28	\$500,000	\$2,989	\$950,000	\$5,916	+\$2,927	+98%
30	\$550,000	\$3,185	\$1,100,000	\$6,767	+\$3,583	+112%
32	\$475,000	\$2,905	\$1,000,000	\$6,255	+\$3,310	+114%
32A	\$420,000	\$2,599	\$950,000	\$5,993	+\$3,394	+130%
34	\$620,000	\$3,456	\$1,200,000	\$7,230	+\$3,744	+109%
36	\$660,000	\$3,590	\$1,250,000	\$7,332	+\$3,742	+104%
					AVERAGE	+105%

What happens over 3 years?

	Rates	2023/24	2024/25	2025/26	2026/27	
#32 Kaiangaroa		\$2,905	\$6,215	\$6,837	\$7,383	
Versus 2023/24			+ 114%	+ 135%	+ 154%	
Napier Average		\$2,880	\$3,542	\$3,897	\$4,208	
Versus 2023/24			+ 23%	+ 35%	+ 46%	

We propose three things

Double the Uniform Annual General Charge and make revenue-neutral reductions in General Rates.

Increase the differential (reduction) in the General Rate to 30% for Bay View Rural Residential properties.

Set a 33% cap on the maximum rates increase in any year for any property

Increase UAGC + Revenue neutral reduction in General rates

- Increase UAGC from \$538 to \$1,100 per rateable unit
- Generate \$28.7 million rates instead of \$14.1 million from UAGC
- Within 30% maximum for UAGC for total rates up to \$95.6 million
- Reduce General Rate rating factor to take \$14.6 million less
- A “reasonably practicable option” for achieving the Plan’s rates-revenue objective

Increase differential rate reduction for Bay View Rural Residential

- Currently 10% off General Rates - \$200/year for typical property
 - Kaiangaroa residents pay \$1,200 each to maintain road, kerbs, verges, stormwater detention, & water pumping for domestic & fire supply
 - No street lighting, no rubbish collection, no recycling at gate
 - 30% differential would approximate the \$1,200 each pays
-
- A “reasonably practicable option” to compensate for lack of services
 - Rates Impact is \$1,200 x 200 properties = \$240,000

Limit rates increases to 33% year on year

- Even after UAGC increase & General rate decrease & 30% rating differential rates, our increases in 2024-25 are typically 65%
- Limiting increases to 33% is still 40% greater than Napier average
- 33% limit would reduce 2024-25 rates by around \$2,000 for typical property at Kaiangaroa (and more widely in Bay View)
- Maybe 200 properties affected. Assume 400 - **impact is \$800,000**
- Spread over 27,000 rateable units is \$30/year or \$0.57/week
- A “reasonably practicable” option to address huge inequities in rates

Where to from here?

- A possible response is “We can’t do the UAGC increase, or the 33% limit on rates increases, because we haven’t consulted on those”
- Then, Council has not identified “all reasonably practicable options” for achieving its rates revenue objective; nor evaluated and publicly reported on their advantages and disadvantages (s77 and s92 LG Act).
- Our proposals are “reasonably practicable options” that achieve Council’s rates revenue target, resolve gross inequities, and address a procedural oversight.
- We ask that you give our proposals serious and careful consideration.

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

Residential	Average Total rates change proposed (\$) A	Change in fixed charges and UAGC (\$) B	General rate change (\$) A - B	General Rate change (\$) if UAGC is \$1,100 (+\$562) A – (B + 562)
Average value and land value change	650	195	455	-107
Average value and > average LV change	931	195	736	174
Low value	609	195	414	-148
Parklands	934	195	739	177
Te Awa	515	195	320	-242
Bay View	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	307	195	112	-450

Effect of 30% differential & UAGC @ \$1,100

• 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% - still 2.7 X average)

NAPIER CITY COUNCIL LONG TERM PLAN SUBMISSION



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

HAWKE'S BAY
REGIONAL

**AQUATIC
CENTRE**

POWERED BY

PAKŌSAVE

HASTINGS



HAWKE'S BAY
COMMUNITY FITNESS CENTRE TRUST



**EIT Institute of
Sport & Health**

WHAT WE DO

CHARITABLE TRUST

WE OPERATE A WORLD CLASS INSTITUTE OF SPORT & HEALTH AND ONSITE ACCOMMODATION

Community Health & Fitness Centre

General fitness and wellbeing;
balance for the elderly, pulmonary & cardiac rehab

Sports Performance Gym

Multi purpose; court sports, school programmes,
sports training, HPSNZ youth pathways.

Sport & Health Clinic

Sports medicine, physiotherapy, nutrition,
regional ultrasound and bone densitometry imaging

Hawke's Bay Regional Aquatic Centre

Olympic pool - swimming and water polo
training and competitions, public lanes
Learners pool and hydrotherapy centre.

WE DELIVER COMMUNITY PROGRAMMES

Health, Fitness and Wellbeing

Programmes for all ages and abilities.

Learn to Swim and Water Safety

Lessons for all ages
Programmes for primary and intermediate schools

Healthy Lifestyle Habits, Leadership & Resilience

Programmes for primary and intermediate schools.

40% Napier citizens



EXTRA ECONOMIC VALUE CREATED



CREATION OF EMPLOYMENT

\$4m per annum current payroll from 100+ job roles at the Trust facilities, Sport & Health Clinic and Cafe.

COMMUNITY PROGRAMMES

\$0.5m p.a. Healthy Lifestyles, Leadership, Resilience and Sport & Life Skills for primary/intermediate and secondary schools

(assessed \$4.00 return for every \$1.00 invested - 4 x \$125,000 p.a. delivery costs)

\$5.2m Learn-to-Swim and Water Safety
(value in 2018, compounded at 2% to 2024, of one life saved from drowning every 10 years in Hawke's Bay).

Plus Added Socio-economic, Health and Wellbeing Benefits from Other Programmes

TOURISM SPEND

\$4.5m p.a. from Events hosted at Trust Facilities
(multi-day stay National and Regional external visitors)

BENEFITS OF FACILITIES TO NAPIER CITIZENS



HEALTH & WELLBEING

from 200,000 user visits of Napier citizens, including use of the Community Fitness Centre

HEALTHY LIFESTYLE HABITS LEADERSHIP, RESILIENCE AND LIFE SKILLS

from Education Outside the Classroom and Sport and Life Skills primary/intermediate schools programmes

SWIM AND WATER SAFETY COMPETENCY

from Learn-to-Swim and Water Safety programmes for primary/secondary schools

SPORTS PERFORMANCE ENHANCEMENT

from Multi-sport Training Facilities and Talented Youth Athlete Development programmes

DIRECT SAVINGS to Council of up to an estimated \$50m

through not having to provide a 50 metre Olympic pool at new Aquatic Centre if a build starts in five years time.

FUNDING SOUGHT

**Release of the second \$1m grant tranche of \$2m offered by the
Napier City Council LTP 2018-2028**

**Annual grant of \$150,000 toward costs of development and
delivery of community programmes to more Napier citizens**

***the Trust receives NO programmes or operations grants from any Local Authority in
the Region, or from any Government Agency***



DESERVING OF YOUR SUPPORT



The Budget challenges and pressures that all Councils in New Zealand face at this time, are well appreciated by the Trust.

We respectfully believe however, that the Trust through it's wide-ranging community programmes has delivered significant added economic and social value to Napier and the wider Region, which can not be ignored.

The Trust facilities and programmes match the major strategic objectives of the refreshed Napier City Council LTP 2024-2034

... we have created 'Places where people of Napier want to be' and our Programmes have delivered significant wellbeing value to Napier citizens

THANK YOU VERY MUCH



**AQUATIC
CENTRE**



EIT Institute of

The Magic Flute in Concert



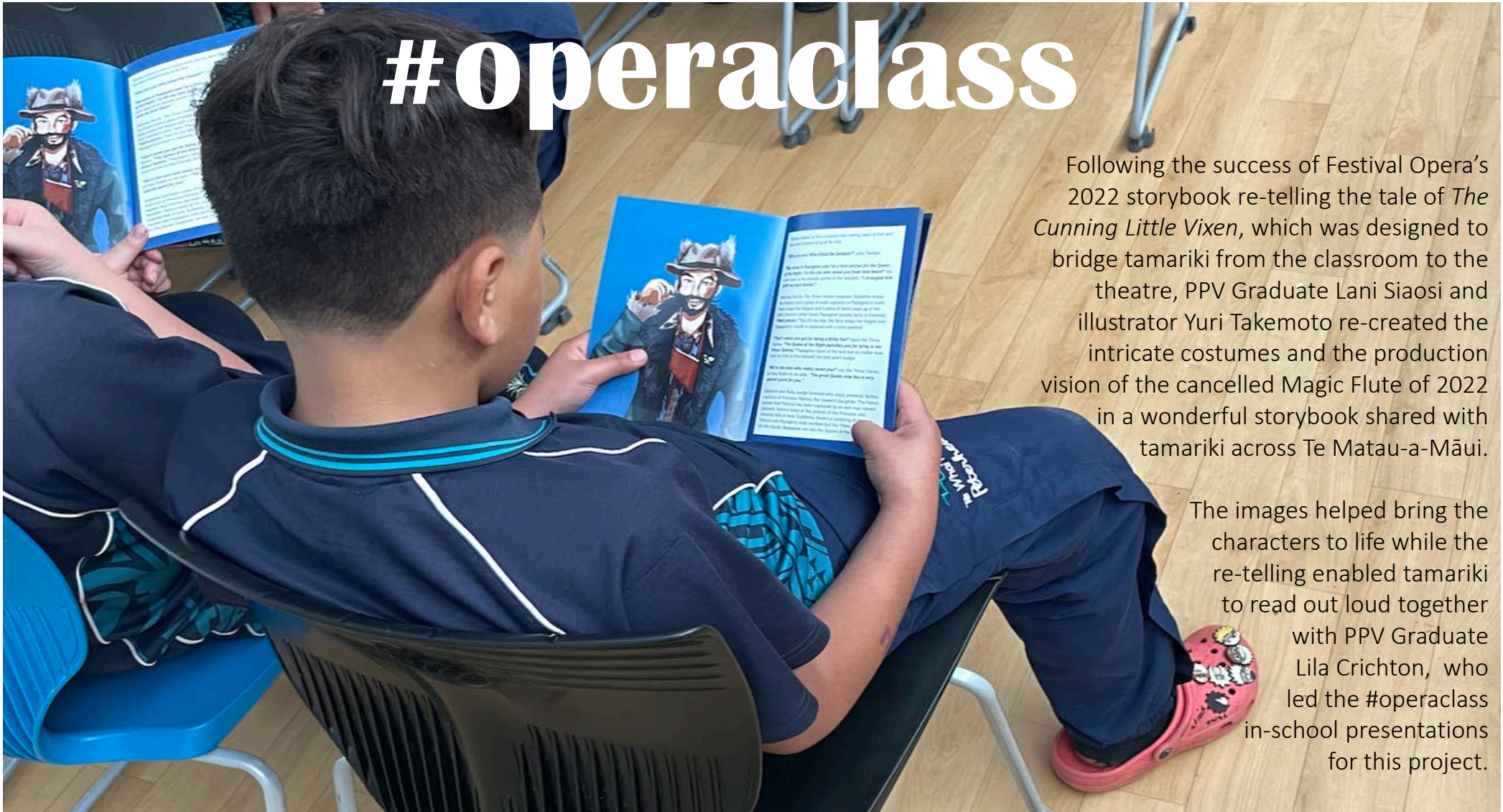
Item 1 Attachment 4



Artistic inspiration

In September 2023, the NZ Symphony Orchestra supported Festival Opera with a collaborative performance entitled The Magic Flute in Concert. The event was planned in response to the shock and devastation of Cyclone Gabrielle and it enabled Project Prima Volta singers and Festival Opera audiences to experience the music of The Magic Flute after two unsuccessful attempts. Cancelling the season in February was not just a halt to artistic endeavour and community engagement, it prompted a deeper understanding that coming together to perform and experience music and the arts is exactly what a recovering community needs to feel whole again.

Before their dedicated #operaclass performance, school students attending the concert were introduced to the storyline through a specially crafted book, written and illustrated by two wonderful young artists. These books were then shared with schools by PPV Graduates heading into classrooms in advance of the concert to help tamariki engage with the artform. Lila Crichton, Katherine Winitana, Tomairangi Henare and Catilin Roberts were all involved in connecting schools with the performance through #operaclass.



#operaclass

Following the success of Festival Opera’s 2022 storybook re-telling the tale of *The Cunning Little Vixen*, which was designed to bridge tamariki from the classroom to the theatre, PPV Graduate Lani Siaosi and illustrator Yuri Takemoto re-created the intricate costumes and the production vision of the cancelled Magic Flute of 2022 in a wonderful storybook shared with tamariki across Te Matau-a-Māui.

The images helped bring the characters to life while the re-telling enabled tamariki to read out loud together with PPV Graduate Lila Crichton, who led the #operaclass in-school presentations for this project.

Festival Opera Costume Designer: Erin Lally
#operaclass Illustrator: Yuri Takemoto



Item 1 Attachment 4



**The chance to try
on costumes
helped tamariki
engage even
further**

Item 1 Attachment 4



Media Coverage

[RNZ: HB Tenor Brings the Magic Back Home](#)

[HB Today: Magic Flute Concert celebrates opera and supports HB Musicians](#)

[NZSO-FO Facebook Reel #1 Emmanuel Fonoti-Fuimaono](#)

[NZSO-FO Facebook Reel #2 #operaclass performance](#)



“Thank you again for the inspiring partnership between PPV and the NZSO. The people of Hawke’s Bay have been through so much this year and, being very conscious of our commitment to be the orchestra for all New Zealanders, we felt privileged to partner with the wonderful Prima Volta team to make The Magic Flute happen and support the Bay community. I was there that night, and it was an uplifting experience – thank you!”

CEO NZSO Peter Biggs

Thank you to
our key
funders &
partners



Creative NZ

Pub Charity

Trust House

DMMF

Napier City
Council

Manatu
Tāonga

Item 1 Attachment 4

*Submission on the
24_27
Three-year Plan*



The Faraday Museum of Technology *kohatu huna o Ahuriri*



The Faraday Museum of Technology The hidden gem of Napier

Gordon Hart

**Civil Engineer and Life
Member of Āpōpō the lead
Professional Association for
Infrastructure Asset
Management**

Philip Eilenberg

**Chartered Accountant.
Treasurer and Committee
member of a number of
classic Car Clubs.**

Brian Eales

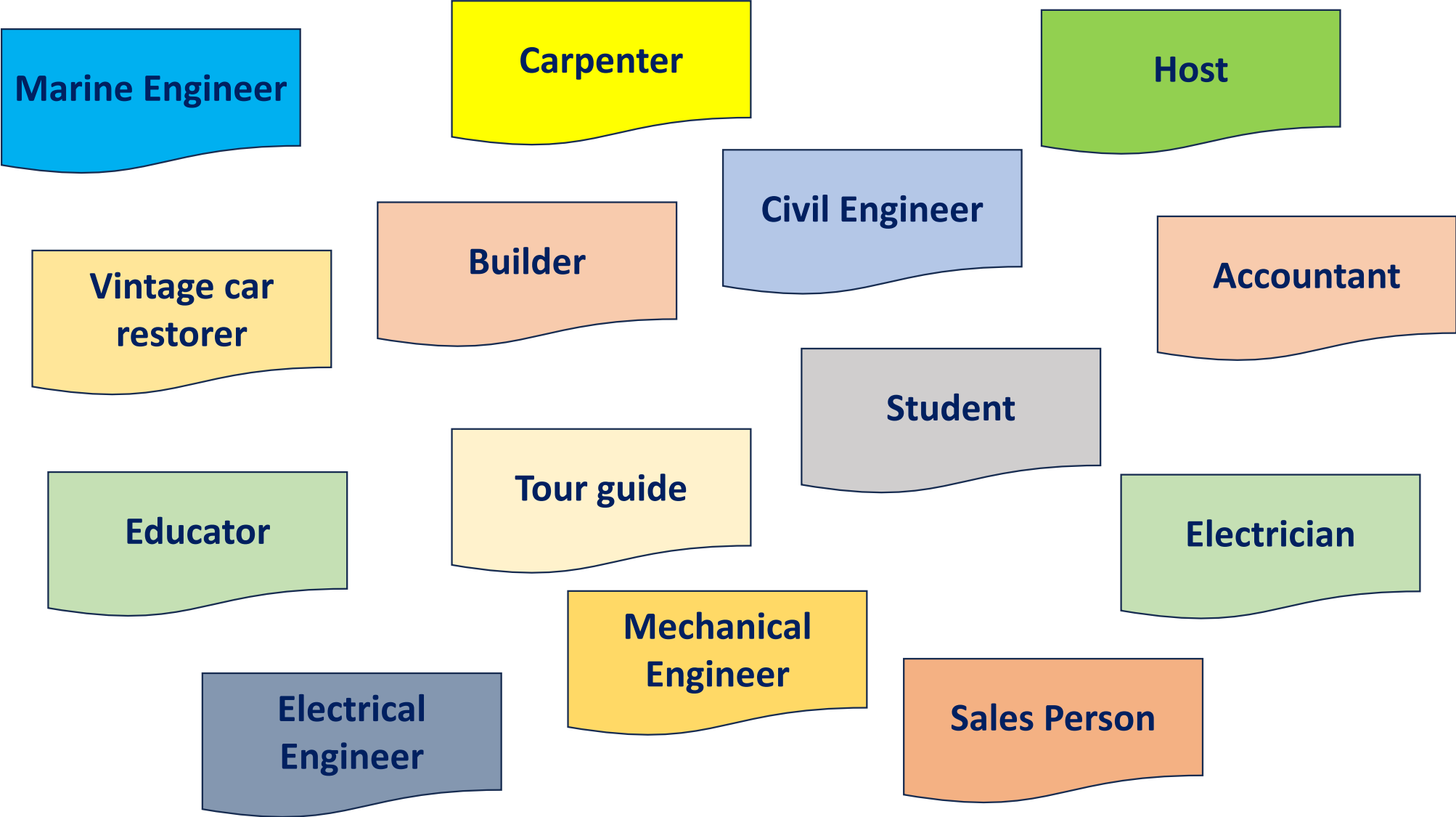
Teacher

Ian Macpherson

Marine Engineer

John Lyon

**Worked in many
museums here
and overseas**



Item 1 Attachment 5

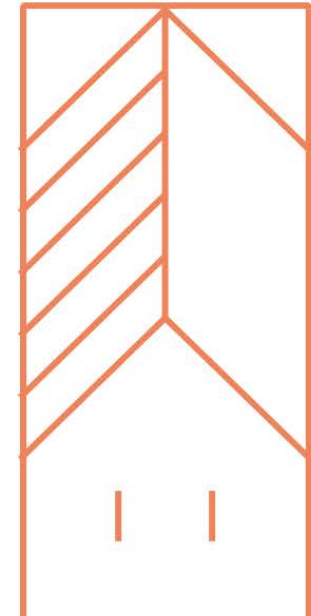


1. Faraday Museum of Technology

In our 2021-31 Long Term Plan consultation, we told the community that we were considering our future involvement with the Faraday Museum of Technology.

At this time, we are preparing a business case to analyse the various options to ensure the best path forward. One potential option involved purchasing and improving the museum building. After a thorough evaluation, we decided not to pursue this option now, as the building needs a significant upgrade.

Through a reimagining process, we will consider several options ranging from the status quo to operating the Faraday Museum from a different location or changing its activities or operating model. See page 30 for more details on





This statement once adopted puts the building and the future of the centre at risk immediately because it:

- a) Opens the door to M.O.D. selling it. That may result in its destruction along with the Fullagar and other artifacts, and
- b) Eliminates the status quo option making it extremely difficult to justify any other options to retain a museum

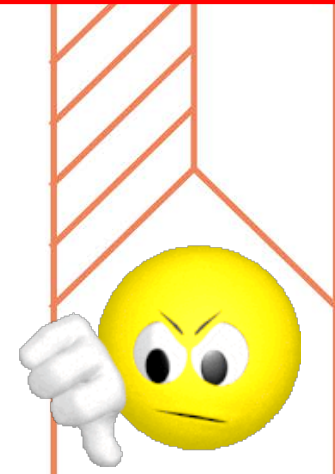
It is premature until a revised business case has been considered


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Through a reimagining process, we will consider several options ranging from the status quo to operating the Faraday Museum from a different location or changing its activities or operating model. See page 30 for more details on





CHIEF EXECUTIVE'S Report

July 2023

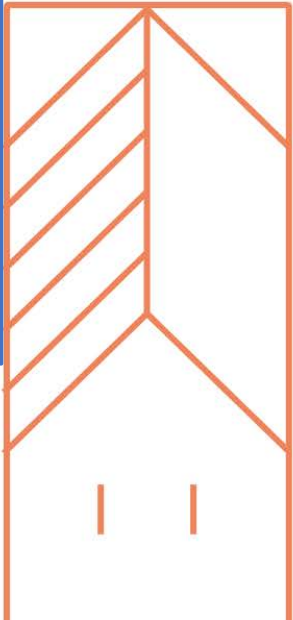

Faraday Building Purchase

Works include purchasing the additional parcel of land from MoD (Ministry of Defence) to ensure ease of improving our wastewater and stormwater network, and adequate carparking for the Museum.

Earthquake strengthening renovation/renewal work of the museum spaces is underway, which includes making the building and exhibits accessible for all, (including a lift). Further work will include a new roof, window repair and replacement, heating and cooling system, and a modern kitchen that works as both a staffroom and suitable for events.

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Ia ora koutou.

We certainly have been through a great period of change in the last three years and a change in priorities.

Thank all of you who took the time to respond to our formal consultation, however, please know you are always welcome to discuss anything or ask a question of us at any time.

We received hundreds of submissions, which provided much food for thought during our deliberations, and thank you to those of you who were able to present your submissions to us in person.

The overwhelming support for our interactive museum, the Faraday Centre, was also clear.

Many Councils are struggling with a multitude of issues, and the pandemic and its continued fallout has thrown a hefty spanner into the works. We too are struggling with issues not of our own making, but we cannot let these current challenges distract us from focussing on the essentials. We have a responsibility to support the community and to invest for our long-term future.

The needs of our community will always



The Faraday Centre

The meeting agreed that the preferred option, to keep the Faraday Centre open and provide additional funding to better support its operations, is approved in the Long Term Plan, until the recommendations of the detailed business case can be considered by the Council in the future. This will allow the Council to carefully plan for a staged approach to any upgrades, expansion and redevelopment and consideration of the governance and management options going forward.

Council resolution

Councillors Mawson / Wright

- b) Adopt the following recommendation, which has been subject to public feedback through the Long Term Plan consultation process:

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,

Carried

ology

community that
Faraday Museum of

•Authentic?
•Transparent?



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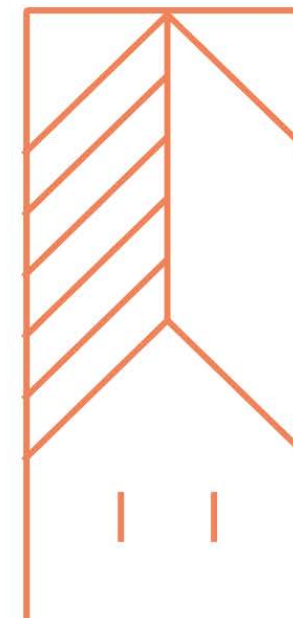


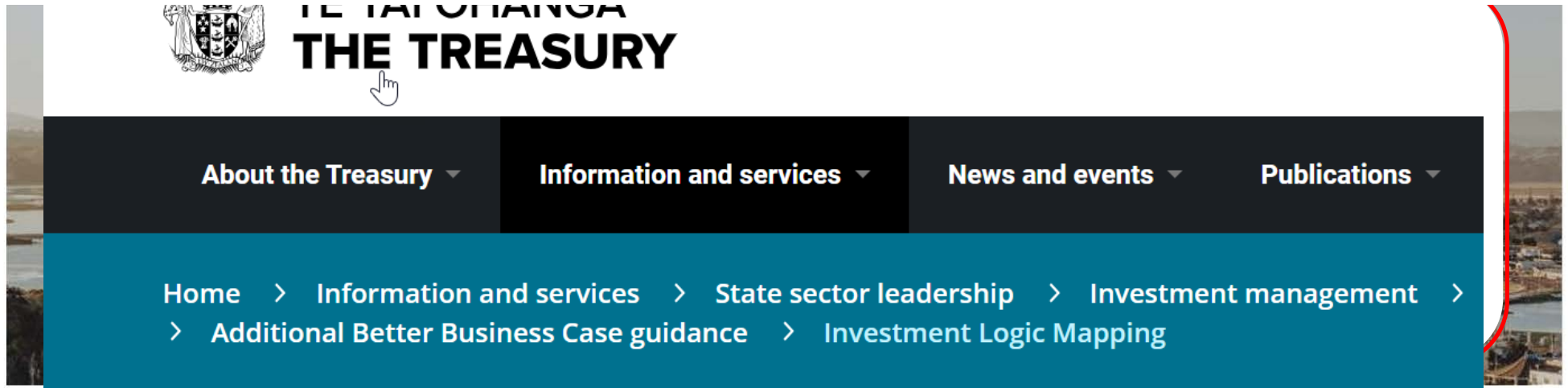
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Investment Logic Mapping

Investment Logic Mapping (ILM) helps you understand a problem, its impacts, and desired benefits – before looking at solutions.

Changes to earlier plans

This is what we
would rather
have heard

Faraday Museum of Technology

The museum is on track to achieve the ambitious visitor number KPI. It is clearly a Taonga that is valued by residents, and international and domestic tourists.

We need to update the detailed business plan for the museum to ensure that sustained operational viability is being achieved in the most cost-effective manner. Council will make investment decisions based on this updated business plan.

Volunteers working at the museum as community representatives will be involved in the Investment Logic Mapping process that will inform updating of the Business Plan

Council intends keeping the museum open and supporting it financially to remain safely operational. We have money set aside for the improvements needed to keep the building safe and operational until 2027.





Time to hear from some others



Philip Eilenberg



From an accounting perspective



er City Council - Quarterly Report Q2 2024

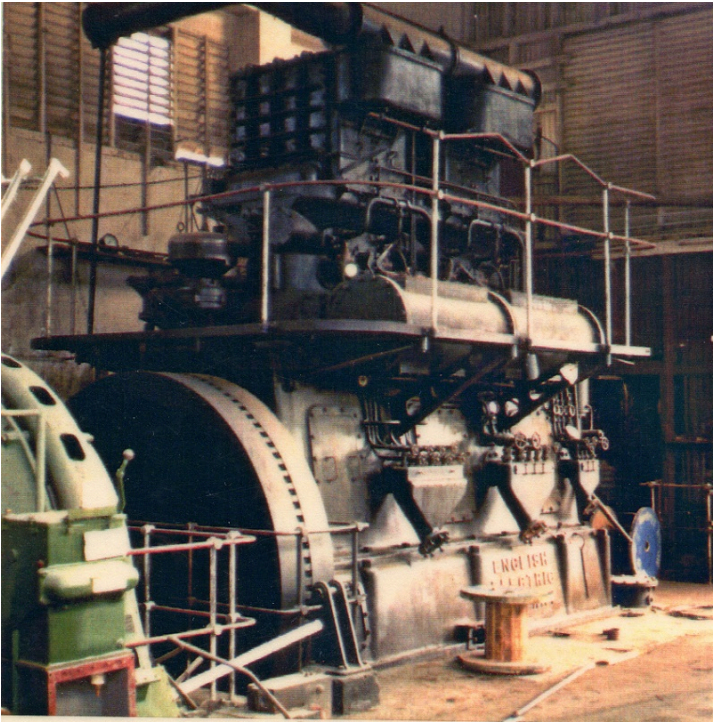
COMMUNITY AND VISITOR EXPERIENCE
FINANCIAL SUMMARY CONTINUED

Figures are shown in thousands (\$,000)

	Year to Date Dec 2023					
Capital	Actual	Revised Budget	Variance	% Variance	Revised Budget	Annual Plan
Napier i-SITE Visitor Centre						
i-SITE Renewals	-	-	-		64	-
i-Site Alterations	549	454	(95)	(21)%	454	-
Minor Capital Items	4	3	(2)	(76)%	101	11
Office Equipment	-	-	-		-	-
Total Napier i-SITE Visitor Centre	553	457	(97)	(21)%	619	11
Kennedy Park						
Kennedy Park Renewals	39	54	16	29%	109	109
Upgrade TV Infrastructure	36	18	(18)	(100)%	18	-
Main Ablution Block	-	-	-		42	-
Minor Capital Items	28	34	6	18%	872	612
Total Kennedy Park	103	106	4	4%	1,040	721
MTG Faraday Centre						
Faraday Centre Building Upgrade	3	3	-		541	-
Seismic Strengthening	-	-	-		271	271
Minor Capital Items	8	9	1	11%	16	11
Total MTG Faraday Centre	12	12	1	8%	829	282
MTG Hawke's Bay						
MTG Renewals	20	32	12	38%	63	63
CC Building Renewals	2	-	(2)	(100)%	304	304
Century Theatre Balustrade	-	21	21	99%	42	42
Minor Capital	1	13	12	91%	40	53
Total MTG Hawke's Bay	23	66	43	65%	449	463

Brian Eales

Culture and heritage



Item 1 Attachment 5

Ian Macpherson

The Fullagar Engine

8404 Winterthur
SWITZERLAND
Ph. +41 76 376 2701
Email: 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.

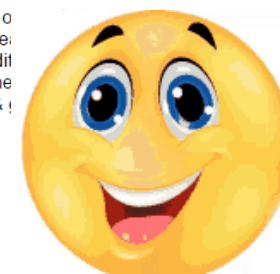
While I do not subscribe to keeping and maintaining all kinds of old cars and other machinery, I feel strongly that the loss of this engine would be a loss not just for the people of Napier but the world in general. The engine is named after its inventor, Hugh Francis Fullagar, and was used both as a 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 one time. I made a point to spend a day to fly from Auckland to Napier for the sole reason of seeing this engine at the Faraday Centre. It was a wonderful experience, a true credit to the townsfolk and the dedicated volunteers at the Faraday Centre. I am an engine designer 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



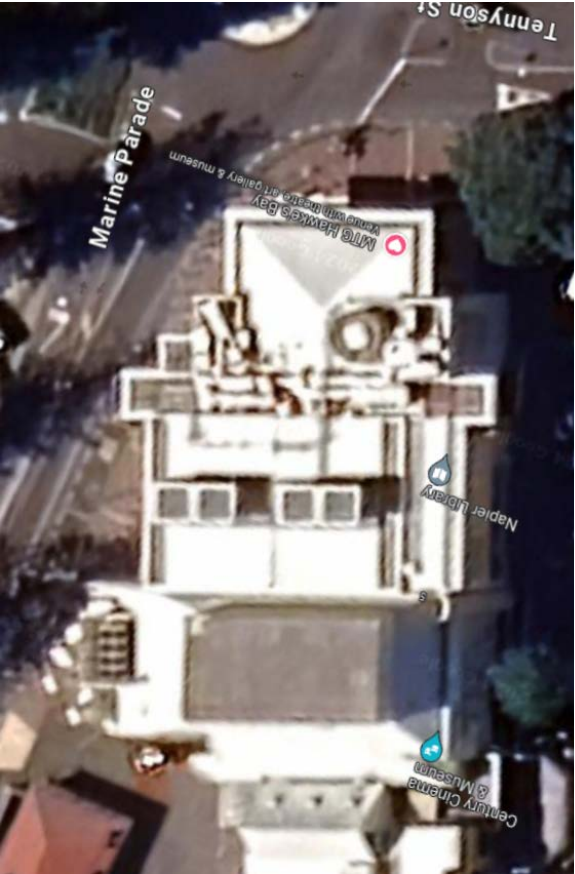
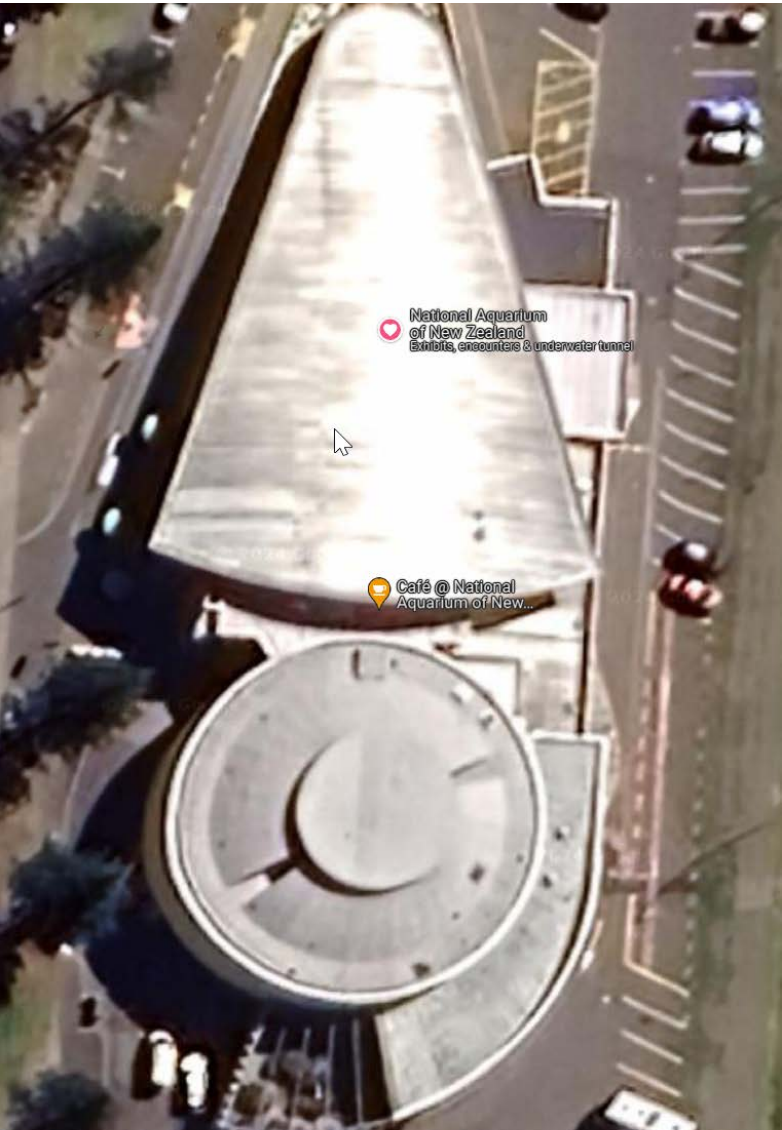
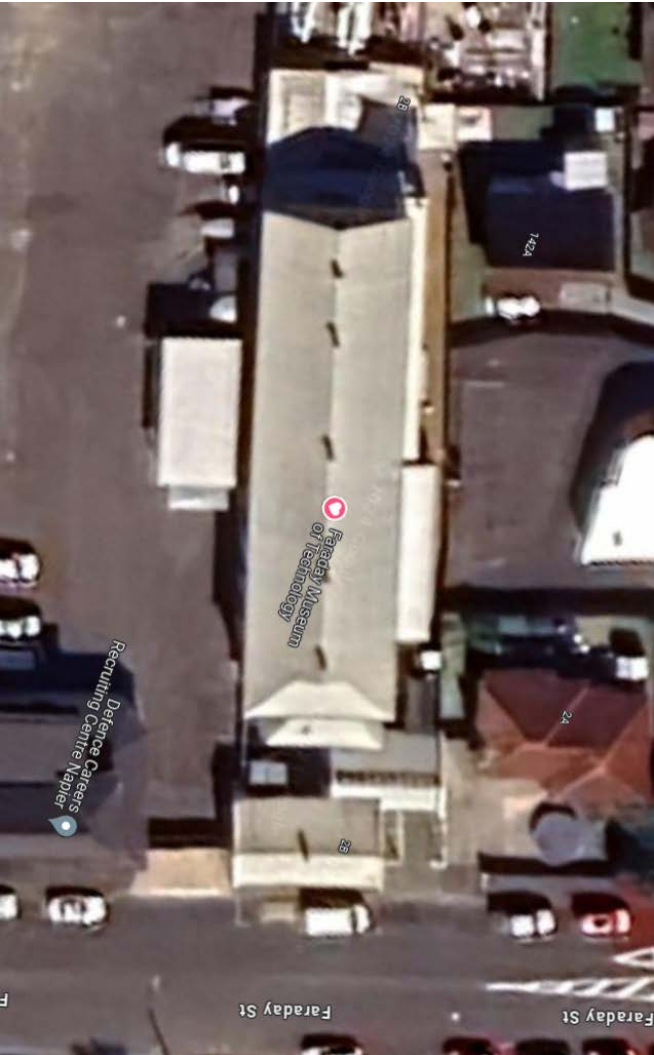
John Lyon

The volunteers can add value

To ensure that the Museum remains a popular place to visit for tourists and a “come again” preference for the increasing number of local residents, there are a number of key themes that we are focussed on with volunteers and local business providing a significant input:

- The artifacts need to be well maintained.
- We need to have sufficient artifacts on display to cover a broad range and diversity of interests.
- We also need to be constantly introducing new material to maintain the vibrancy of what is on display so that local visitors in particular will see the value in ongoing visits.
- The “run-up” displays of the large engines being the Fullagar engine, Faraday Machine, Hot-air pumping engine, bike spoke machine, etc are a key element to ensuring that visitors see the value in attending.
- The cycle of themed displays to compliment the display of artifacts (Tin Town, Lego, Solar Tsunami, etc) are also very important.

Philip Eilenberg Footprint

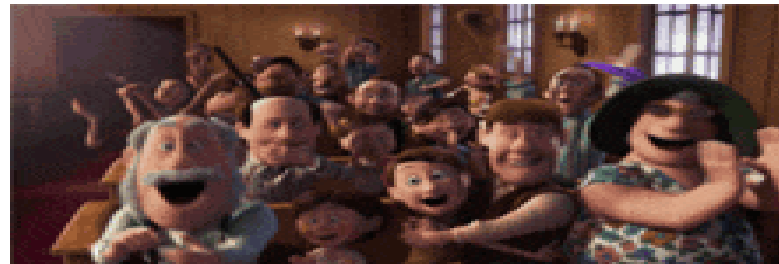


Item 1 Attachment 5



So, in
summary we
believe that

- An announcement to not proceed with building purchase and essential improvements may result in loss of tenure and many artifacts.
Probably irreversibly.
- The 23_24 budget exists to achieve the essential building upgrades, and this must be carried over to 24_27
- We would like to be involved at the input stage in any further reviews, preferably though an ILM process



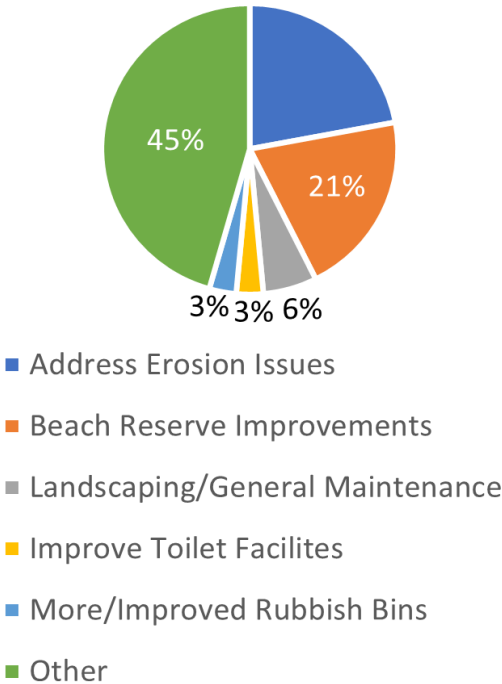


ENHANCEMENT PLAN PRESENTATION

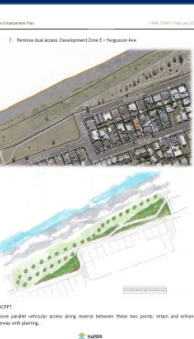
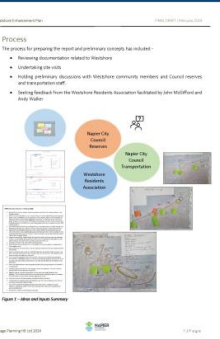
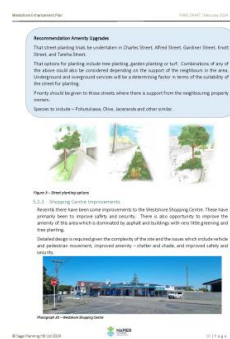
CHANGES WANTED IN NEIGHBOURHOOD



LARGE SCALE SUBURBWIDE CHANGES



FINAL DRAFT | February 2024

[illegible]

Westshore enhancement plan

We're entering the 2024-2027 NCC Long Term Planning (LTP) period, an important time for Westshore because this is where Napier environmental and infrastructure projects get decided. We're making a separate submission on behalf of the Westshore community and we need your help to support our efforts. Please read on for the details.

Background

Several years ago we surveyed Westshore residents to understand your concerns. This is what we found:

CHANGES WANTED IN NEIGHBOURHOOD

- Street Control/Speeding/Slow Safety
- Footpath/Parking
- Remove Overhead Powerlines
- Address Issues Situation
- Improve Security
- Landscaping/General Maintenance
- Improve Signage
- Other

LARGE SCALE SUBURBWIDE CHANGES

- Address Erosion Issues
- Beach Reserve Improvements
- Landscaping/General Maintenance
- Improve Toilet Facilities
- More/Improved Rubbish Bins
- Other

In matters related to the environment and surrounds, most believe that Westshore has fallen into a state of disrepair, has not received adequate attention and funding, and has simply been neglected. You can see this here.

Whilst the Westshore Residents Assn has dealt with issues here and there, there's been no overarching "vision" for Westshore's environment; a single plan tying it all together. So we decided to change that. For months now we've been working with NCC and Sage Planning to develop an "Enhancement Plan" for our community. This plan touches on many environmental aspects of Westshore and forms the basis of the submission which we'll present to the mayor, councillors and NCC officers in the LTP process covering the period 2024-2027.

Key Considerations

- 1. A Journey** - this is the first step of a journey stretching a number of years. We simply won't get NCC support to do all initiatives we've highlighted in one hit as there's limited money in the pot.
- 2. Priority Projects** - we've had to cherry pick certain initiatives the survey identified as important, and we think we'll get approved for 2024-27. Other projects within the plan we'll target beyond this period.
- 3. Maintenance** - because of the lack of upkeep to date, it's very important that we emphasise the need for ongoing maintenance in addition to development.
- 4. United Front** - this is critical to success, and some may differ on what projects to target, NCC is less likely to support our submission if they feel Westshore is fractured in its views.
- 5. Your Support** - wider community support carries a lot of weight so it would be very helpful to get an email from Westshore residents in support of our submission.
- 6. The Bigger Vision** - It's important NCC see Westshore as a vibrant stand alone, supportive community to which the environment makes a key contribution.

The Projects

The following are the projects we believe will yield the biggest benefit to Westshore and have the greatest likelihood of being approved. It's these projects that we are hopeful you will support. Note that the foreshore and wall is HBRC and under-grounding of power lines lies with Unison, so these are not included in the LTP.

Traffic Calming

Fast erratic driving on wide flat roads, and car access to the reserve makes this a real concern to residents.

The Esplanade has some "calming" measures that have been semi successful and there are a number of options open to us. So we're lobbying for NCC solutions to find better and could include barriers to the reserve while ensuring access for legitimate users.

Closing the Laneway Exit

The laneway by the Surf Club is a real problem with cars racing in one end and out the other. If we get the northern end closed off from them and they'll have to turn and exit the way they came.

Footpaths

Imagine going from this, to this - that's what we are lobbying for.

Some of our footpaths are very wide and in disrepair so we've investigated berm plantings and repaving. There's not enough in the kitty to do all the streets we would like but there is enough to make a start on a few blocks. Charles Street is in the worst state and it's a key entranceway to Westshore so we're focussing here.

Public Toilets

It's time this little haven for illegal activity, and the carpark, doesn't get overlooked. The plan is to build a new toilet in a much less conspicuous position and that it be locked overnight.

Maintenance and Planting Programs

It's very important that a more robust maintenance plan be introduced to: all bring Westshore up to speed from where it is now, and to ensure it is kept up to a high standard, hence we've focussed on this as an important feature of the LTP. Along side this we'll be lobbying for environmental enhancement through targeted planting which will make a huge difference to the landscape.

Your support will make the difference here

A key criteria for the success of our submission is a unified community. NCC will not be interested unless they feel we are together on this as a community. This is critical and you so can help in several ways:

- an email of support as per the example to WestshoreRA@gmail.com
- feel free to use your own tone/voice
- each person per household can email
- we need this by **23 April**... better still, do it now
- should you wish to, you can put **your own submission** in, in support of ours; if so go to www.savethenapier.nz and click on Three-Year Plan 2024-27

Support for Westshore's LTP Submission

From: [Your Address] To: [Your Address] Subject: Support for Westshore Residents LTP Submission

Hi [Name],

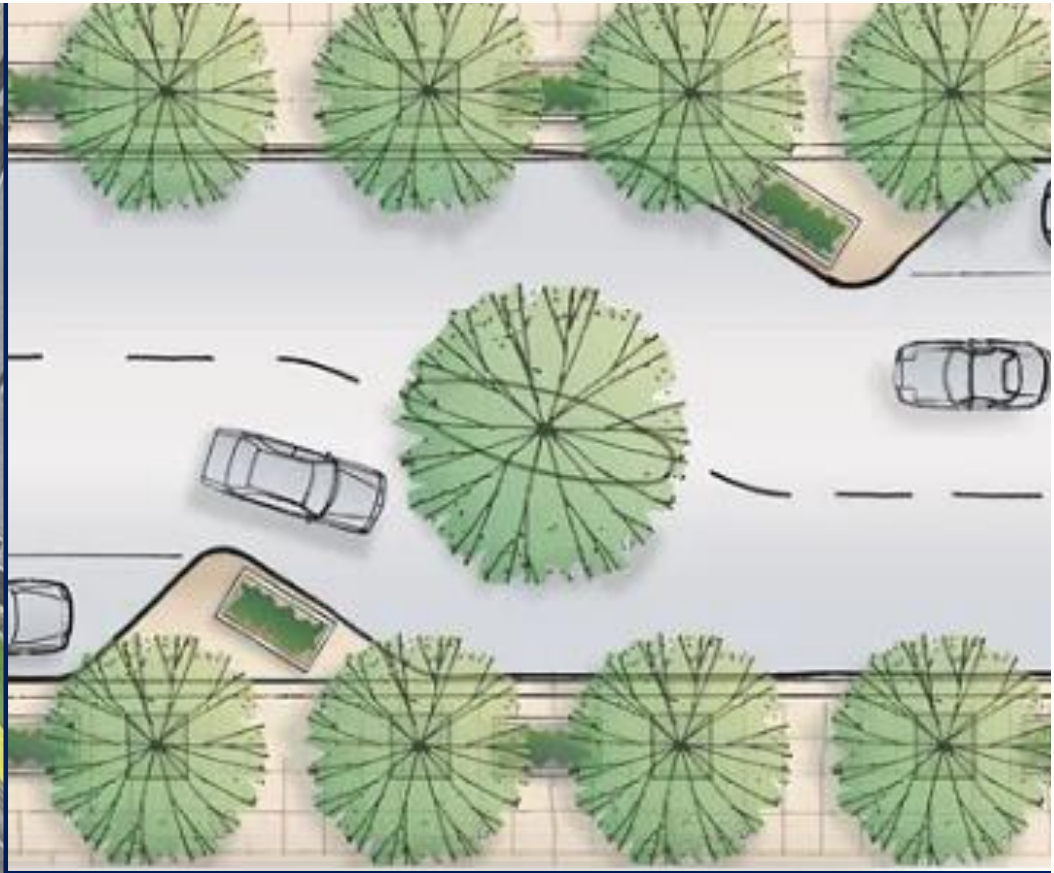
I have read a synopsis of the Westshore Residents Association 2024-27 submission to the NCC Long Term Planning process and wish to register my support for it.

(Your Name)

THE PROJECTS

1. *Traffic calming*
2. *Closing laneway exit*
3. *Footpaths*
4. *Public toilets*
5. *Planting Programme*
6. *General maintenance*





Item 1 Attachment 6

TRAFFIC CALMING



CLOSING THE LANEWAY EXIT



Item 1 Attachment 6



Item 1 Attachment 6

PUBLIC TOILETS



Item 1 Attachment 6

PLANTING PROGRAMME



Item 1 Attachment 6

What's Next.....

- Present to the submission at Council's hearing on Monday 27 May 2024.
- Hopefully receive a positive response to the submission, in which case we will work with Council Officers on a Project Implementation Plan.
- If our submission is not successful we will continue to work with Council Officers on achieving what we can, when we can, with a view to be knocking on Council's door again for the 2025 Annual Plan.
- Commence work on a 9 year project plan for our suburb, which will stretch over the next 3 three year cycles of Council's Long Term Plan. This is similar to what Ahuriri achieved with the Ahuriri Master Plan, which is a 30 year vision with the first 12 projects scheduled for the 10 year period of 2018 to 2028.

Any questions?



Napier Hill Digital Storytelling



Heritage Services
Hawkes Bay



Chris Hay
Locales

The Napier Hill Opportunity

A cultural tourism product that leverages views, ancient pā, early colonial houses and businesses on and around Napier Hill.

Visitors can use the Storymapp® to access audio and video perspectives with augmented reality scenes depicting historical recreations.

A community-driven project in partnership with Hawke's Bay Heritage Services.



Item 1 Attachment 7

Key Sites on Napier Hill

Māori Sites

(Protected by Napier City Council)

- Hukarere Pā
- Matapane Pā
- Pukemokimoki Pā
- Pania
- Tuhinapo
- Karetoki's Whare
- Onga Onga Bay (Burns Road)
- Selwyn's Rock
- Onepoto
- Te Pou-a-Te Rehunga

Key Sites on Napier Hill

Houses/Places

- McHardy Lodge
- Brewster Street (No. 2 & 14)
- Old Napier Cemetery
- Clyde Road (No. 4, 17, & 25)
- Coote Road (No. 22)
- The Mount, now the Large House
- Frederic Williams House
- Lincoln Road (No. 23)
- Marine Parade (No. 39)
- Sealy Road (No. 23)
- Thompson Road (No. 106)
- Tiffin Park Gates

Key Sites on Napier Hill

Bottom of Shakespeare Road

- Fitzgerald House
- Shepherd's Cottage
- Alex Kennedy's House
- Tram Shelter







Scan to Start

or visit:
tinyurl.com/storymapp



Your mobile phone opens up a world of discovery. To start your journey scan a QR code with your phone camera. Each stop has directions, including where to stand to get the best experience.

When you arrive at a stop – or during your drive there – listen to the audio welcome to help locate yourself Next, travel back in time using the guided 360° experience. Finally, you can explore other media items, and the wider sites themselves.

All 🚗 travel times from
★ Tuapeka Goldfields Museum

This map features roads and locations that are not drawn to scale. Users of this map should ensure they remain aware of their surroundings, uneven surfaces and proximity to roads. Copyright Clutha Development and Storymapp® 2024.

← BACK

MENU

1

2

3

1

4

6

7

1

Gold Rush

→

Directions

Open in google maps

← BACK

MENU

1

GOLD RUSH

Visit the site where New Zealand's first major gold rush began.

Gabriel's Gully Map

▶

Introduction

01:12

▶

← BACK

MENU

JOHN JOSEPH WOODS

Composer of the New Zealand National Anthem.

John Joseph Woods cemented his place in New Zealand's history when he won the competition to write the tune for New Zealand's National Anthem in 1876.

The tune was written to the poem "God Defend New Zealand" by Thomas Bracken. After composing the National Anthem, Woods became the county clerk for 55 years during



Storymapp® Guide

Item 1 Attachment 7





Item 1 Attachment 7



Item 1 Attachment 7

Opportunities

People stay longer - it is the equivalent of buying a local history book and then exploring for 2-4 hours – and they tell their friends

Distribution - they enable you to send people where they might not normally go

The Storymapp can be updated regularly to update your stories over time

Chris Hay – Locales

chris@locales.co.nz





Cat Management Bylaw

(Within the Animal Control Bylaw)







Estimated Cat Numbers in NZ:

- Highest rate of Cat ownership in the World – 40% of NZ households own a cat – est. 1.1 million domestic cats
- An estimated 200,000 'strays'
- Est 2.5 million feral cats



Cape Sanctuary



- In 2021 a rabbit control programme was carried out.
- 160 cats were killed by secondary poisoning reducing the population to 10-20 cats
- After continued control, it is now estimated there are about 5 cats behind the predator proof fence.
- Numerous feral cats have been trapped in and around the outskirts of Napier

A National Cat Management Act: - Where is it up to?

- A private members bill is being drafted at the moment.
- This is in response to the report by the Environment Select Committee that was written last year.
- Barbara Kuriger (National) and Celia Wade-Brown (Greens) are working on it together.
- They are hoping for cross party support.
- But there is NO time frame – could still be years.





Organisations in Agreement:

- Forest and Bird
- SPCA
- Predator Free NZ Trust
- Companion Animals NZ
- Veterinarians for Animal Welfare
- DOC & other govt. depts.

14 Councils in NZ with a Cat Management Bylaw

- Palmerston North CC
- Whanganui DC
- Buller DC
- Ruapehu DC
- Whangarei DC
- Wellington CC
- Hutt CC – surveyed their constituents, over 90% in favour.
- Manawatu DC
- MacKenzie DC
- Carterton DC
- Rangitikei DC
- Tararua DC
- Masterton DC
- Invercargill CC



What would a Cat Management Bylaw look like?

- From Other Councils:
- Mandatory microchipping. (ages range) The cat is then registered with Companion Animals NZ.
- Mandatory de-sexing (ages range) (exemptions – vet certificate or registered as a breeder)
- Number of cats per household (ranges from 2-4 cats) (exceptions need approval)
- Breeders to be registered with a nationally recognised cat breeder's body.
- An offence to abandon a cat (in Wildlife Act)
- Recommendation: to please keep your cat(s) inside at night!



A Bylaw is PRO Cat, not Anti Cat

- Lack of Action leads to:
- Animal Cruelty
- Nuisance
- Spread of disease
- Biodiversity loss





What are the Aussies doing??

- In many areas cats are required to be kept on the property (or it may be trapped)
- This has led to a new industry – cat runs, cat patios (catios), cat tunnels etc.
- This makes it very expensive to keep a cat

Cat Management

- start SLOW
- start SIMPLE
- but start
SOMEWHERE





Coasts are Valuable Ecosystems –

- On Napier's coasts and estuaries:
- NZ Dotterels, Banded Dotterels, Little Penguins, variable oystercatchers, black-billed gulls and white-fronted terns - feed and breed there
- Skinks and many invertebrates live and breed there (©Nick Harker, skink photo)
- Seals visit there







They are
also Great
Places for
Recreation!







Item 1 Attachment 8

Spot the Dot! Bird on Nest





Guy Fawkes!





Commend!

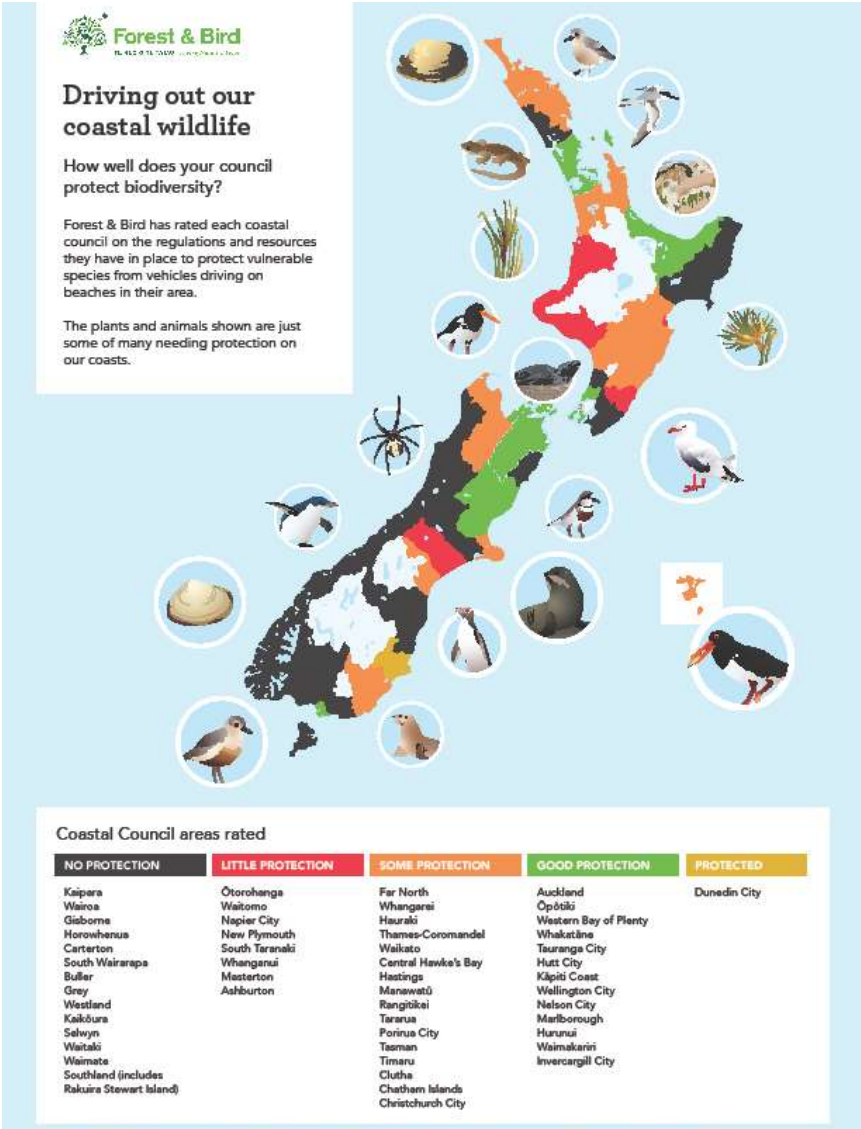






Dotterel Nest between the tyre tracks.





Kapiti Coast DC – Beach Bylaw 2021

- Purpose:
- Manage human activities
- Promote and maintain health and safety
- Protect the beach environment.



Kapiti Coast DC – Beach Bylaw 2021

- Beach activities e.g. fishing, kite surfing, para gliding etc
- Vehicles
- Litter and green waste
- Life saving
- Harvesting – what can't be taken from the beach
- Drones
- Events (e.g. Guy Fawkes!)
- Beach preservation
- Animals – principally dogs and horses
- Parking areas
- Hiring and Trading
- Motorised watercraft – e.g. jet skis
- Offences and penalties
- Maps
- (couldn't find Fires of Fireworks)





HAWKE'S BAY NETBALL COMMUNITY - NAPIER NETBALL COMMUNITY

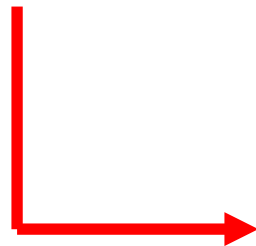
Size = 6874 players (2022)

Growth areas

- Years 3 & 4
- Men's game
- Social

Profile

- Female
- Ethnicity : 54% / 36%
- 76% of players aged 5-12 years (5320)



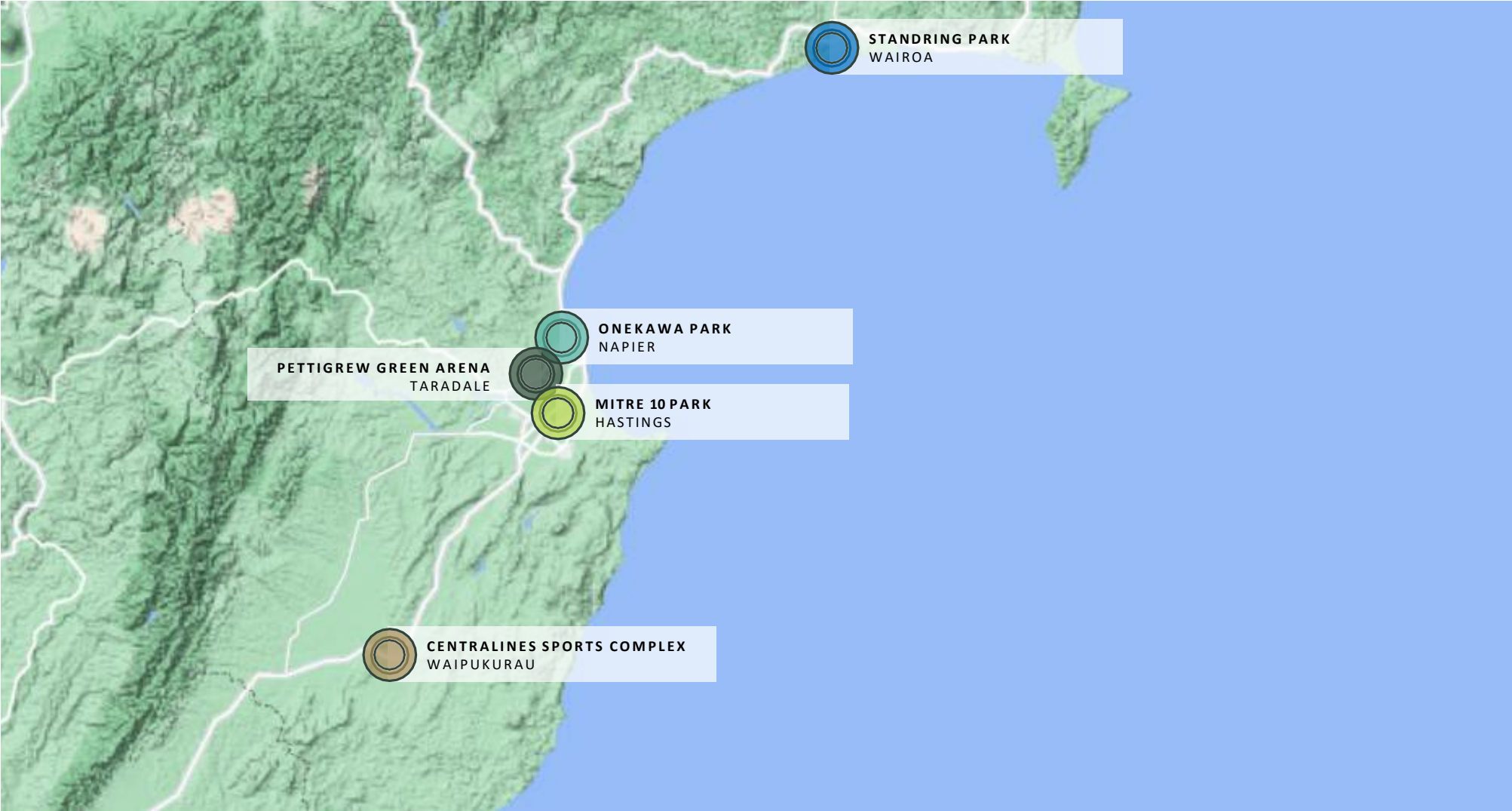
14.8% of Napier's child/youth using Onekawa courts every year



6.0

NETBALL FACILITY NETWORK

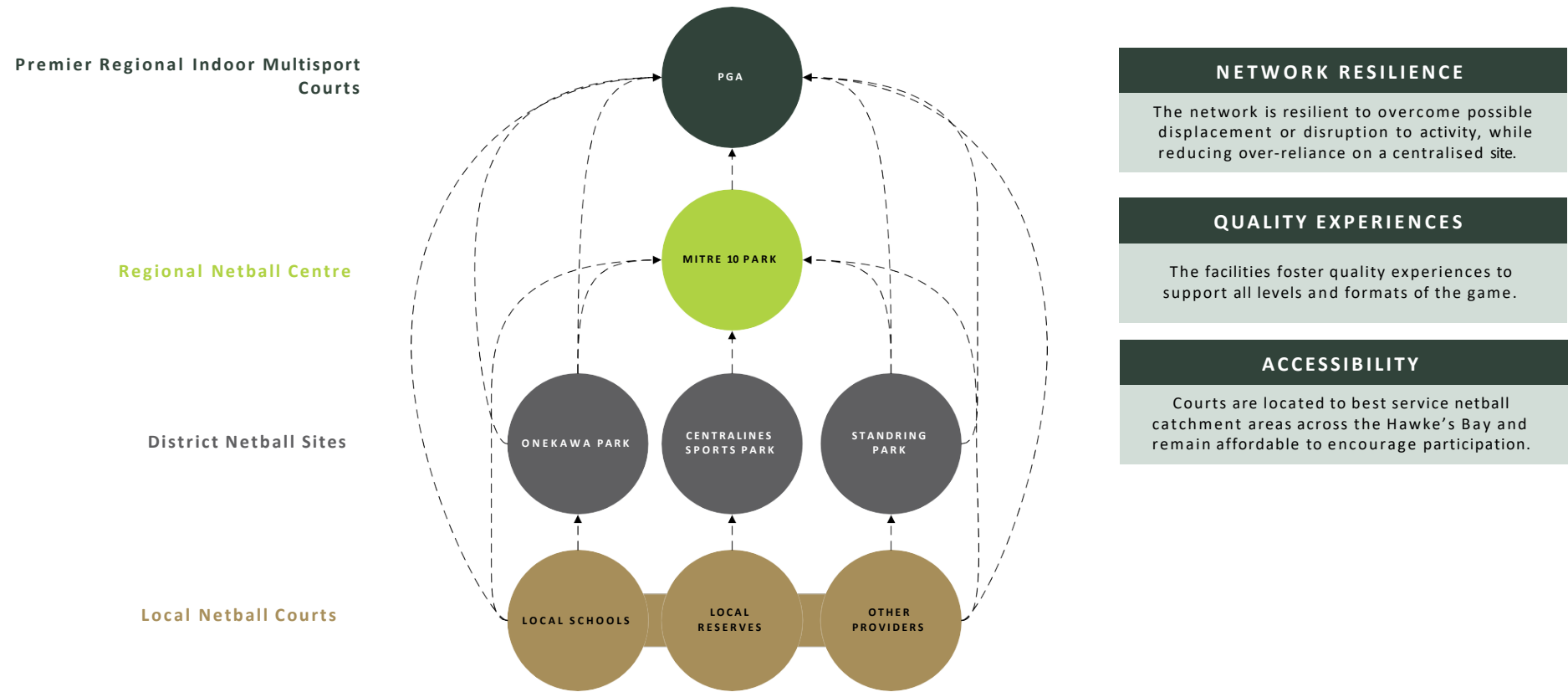
MAP 6.1—PRIMARY NETBALL COURT SITES USED BY HAWKE’S BAY NETBALL

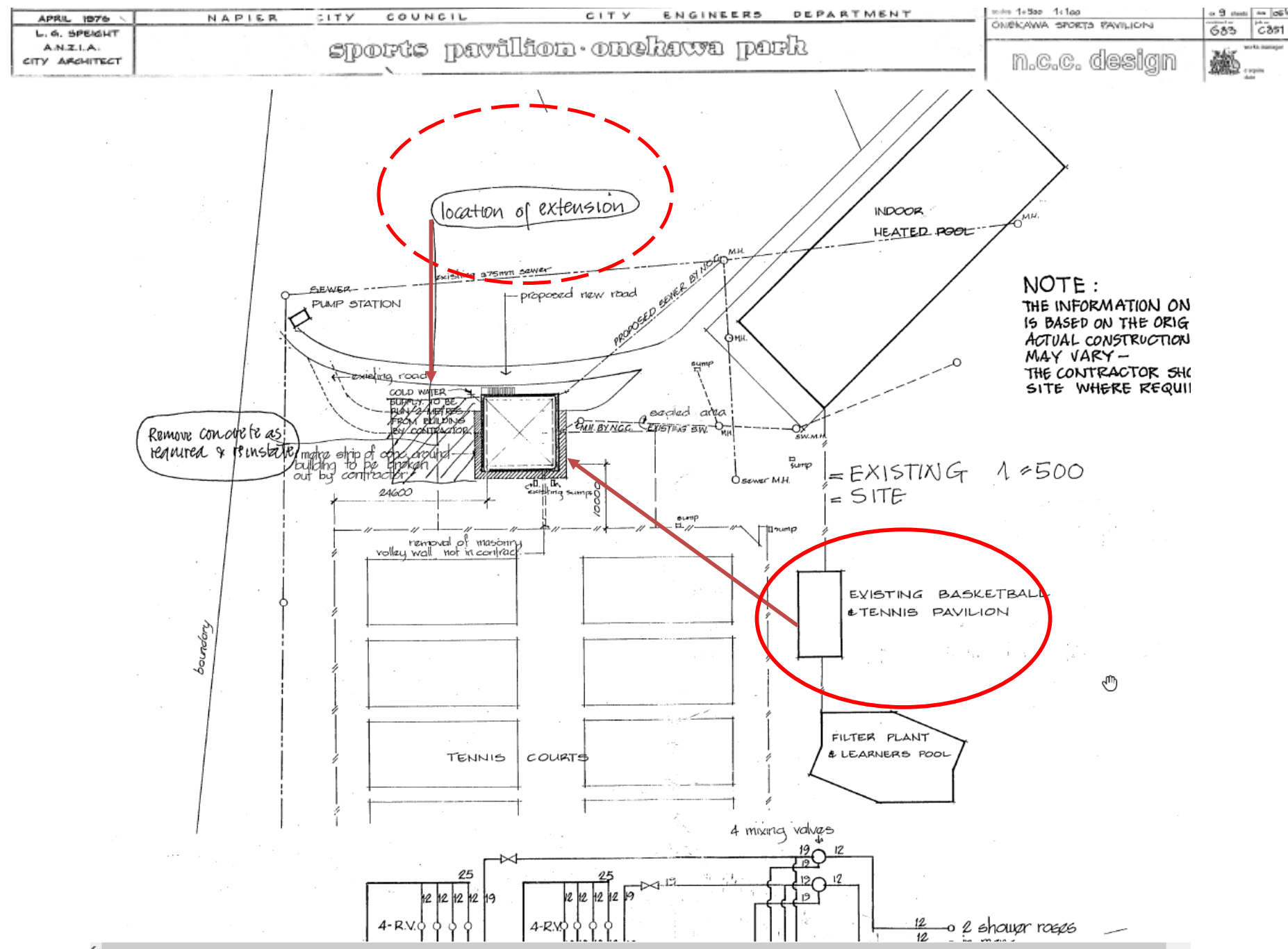


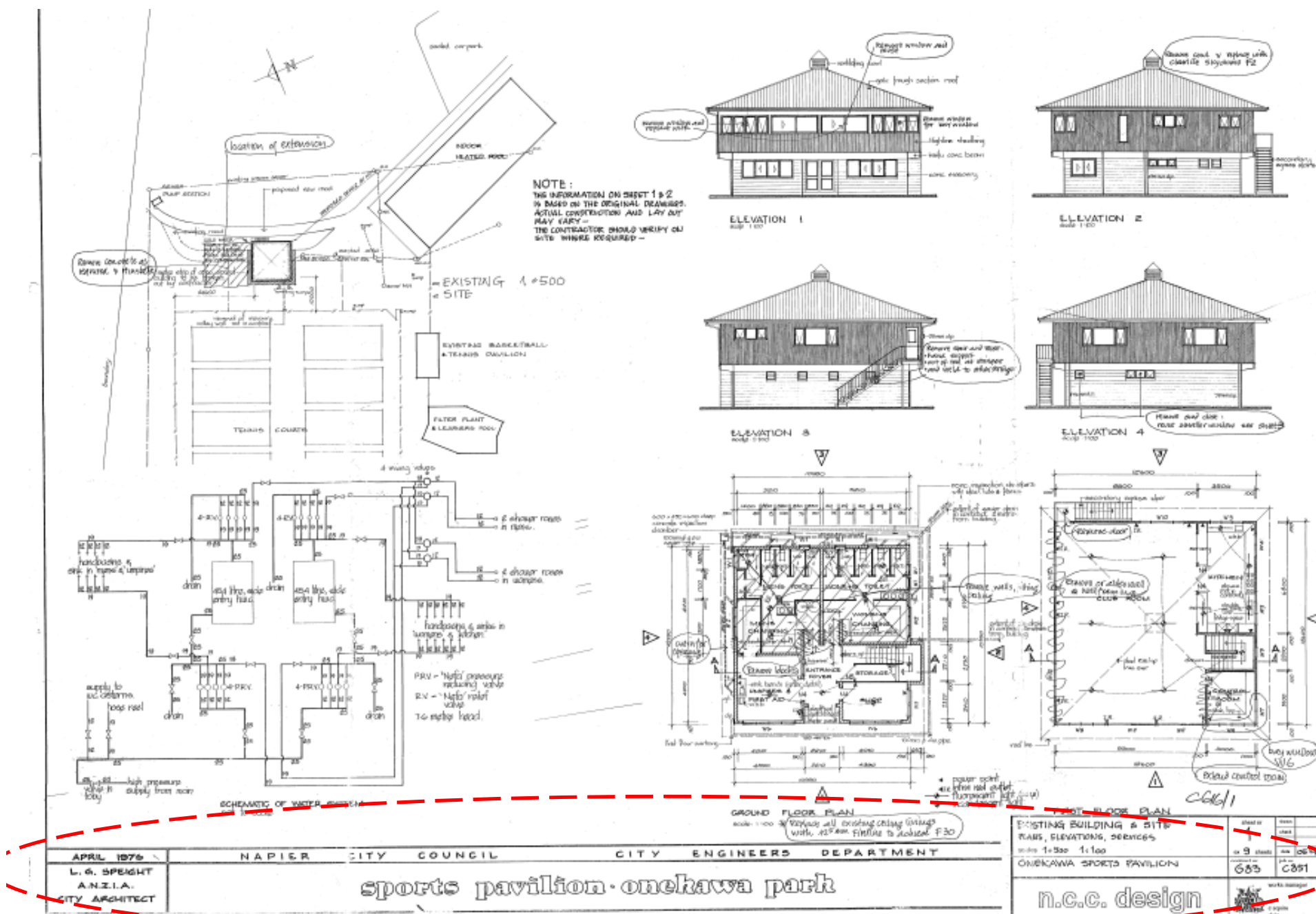
AN OPTIMAL FACILITY NETWORK

Figure 3.1 shows how the optimal netball facility network is interconnected and reliant on one another in order to deliver netball outcomes as articulated in Hawke’s Bay Netball’s strategic plan. There are three key principles which underpin the optimal network: network resilience, quality experiences and accessibility. The facility network is further detailed on the following pages.

FIGURE 3.1– OPTIMAL HAWKE’S BAY NETBALL FACILITY NETWORK







ONEKAWA SPORTS PAVILION



1996 – Lease agreement - Napier City Council and Onekawa Sports Association

1997 – NCC Geotechnical and Contamination assessments

2009 – HB Tennis association exited the lease

2010 – **Lease Expired** - No right of renewal

2011 – NCC Geotechnical and Contamination assessments

2013 – Napier Netball Centre dissolved

2013 – Deed of Transfer NCC/HBN

2014 – Aquatics needs assessed

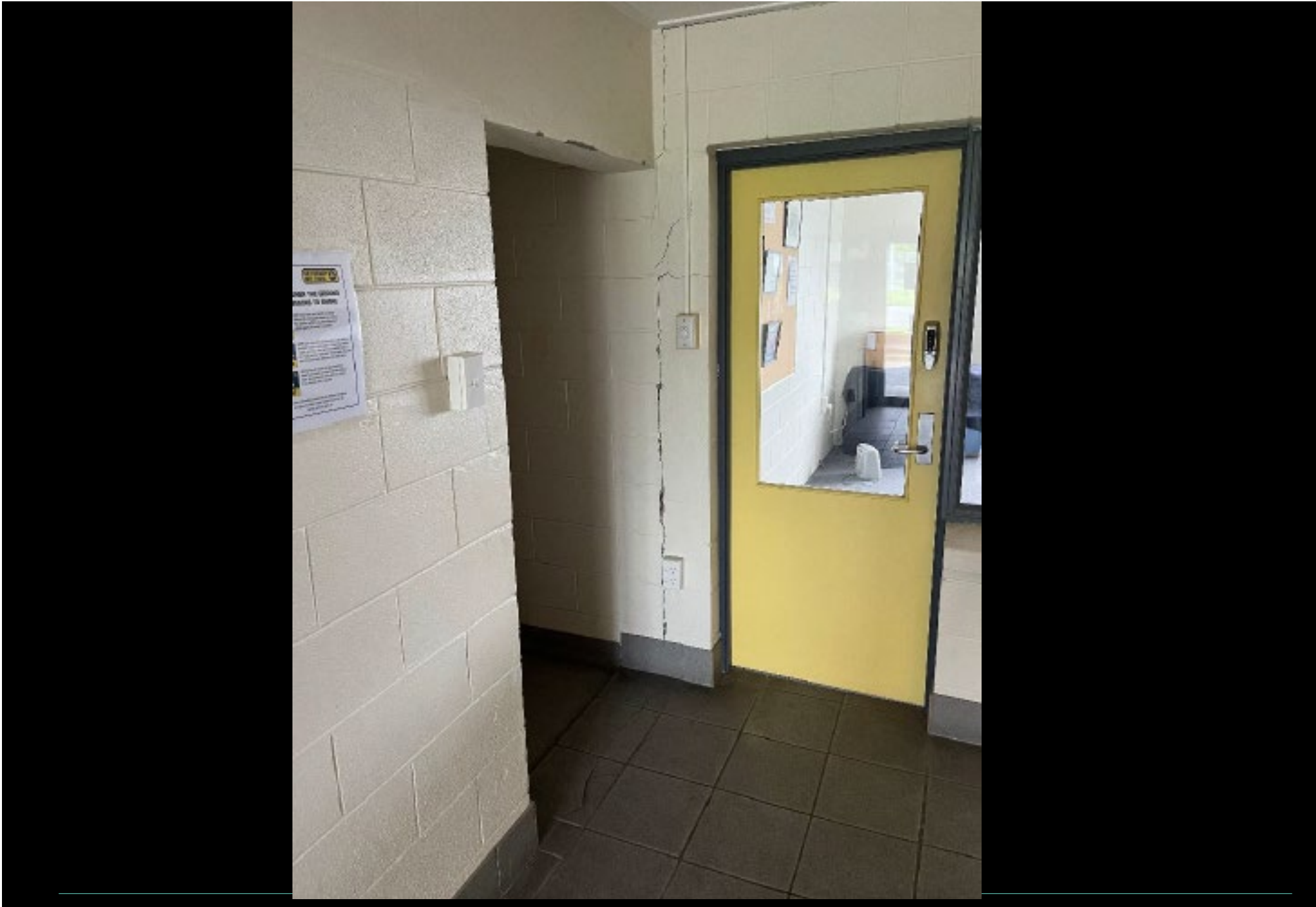
2015 – NCC provide new lease to HBN

2016 – HBN sign the new lease. Lease unsigned by NCC

2017 – Community consultation underway

2022 – NCC Geotechnical and Contamination assessment





Item 1 Attachment 9



View of crack in internal wall



Ablution 2

Office

Lounge 1

Entry

Junction between old & new



Ablution 2

Office

Lounge 1

Entry






Junction between old
& new

What was the cause of the damage?

When did damage occur?

Remedial works required?

Advice to avoid recurrence

	PGA	Mitre 10 Park	<u>Onekawa</u>	<u>Centralines</u>	Standring Park
Court Surface					
Court Lighting					
No of Courts					
Warm Up Space					
Toilets					
Changing Rooms					
Shelter					
Spectator facilities					
Carparking					
Food and Drink					
Perception of Facility	20%	52%	32%	57%	68%

Item 1 Attachment 9

ONEKAWA PARK

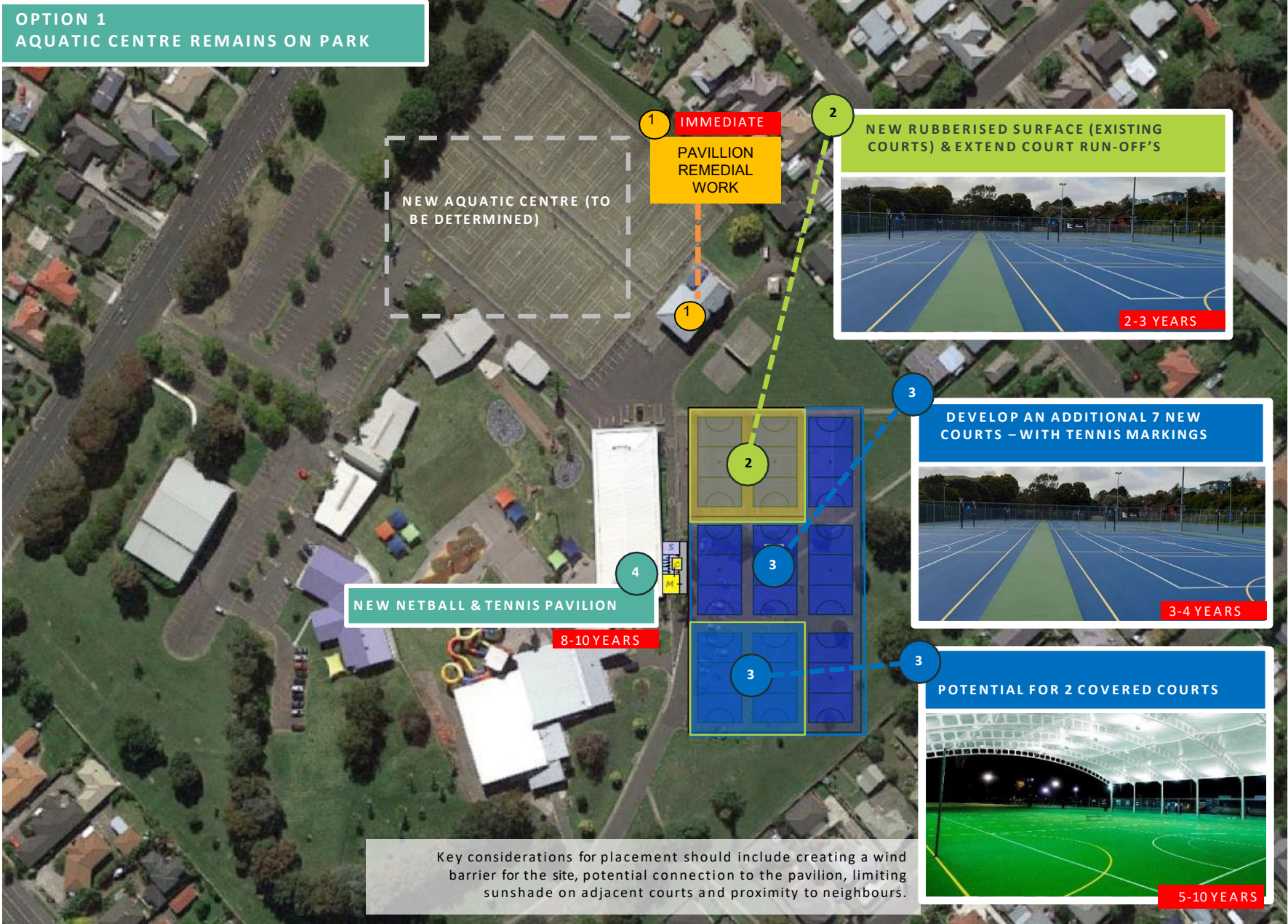


Pros / Opportunities	<ul style="list-style-type: none">• Location.• No of Courts.• Part of a sports precinct
Cons / Challenges	<ul style="list-style-type: none">• Court condition• Toilets / changing rooms• Spectator facilities / Shelter• Food and drink offering <p>32%</p> <ul style="list-style-type: none">• Pavilion• Land instability• Decisions with Aquatic Centre

Item 1 Attachment 9



JNERAWA PARK – SPATIAL PLAN

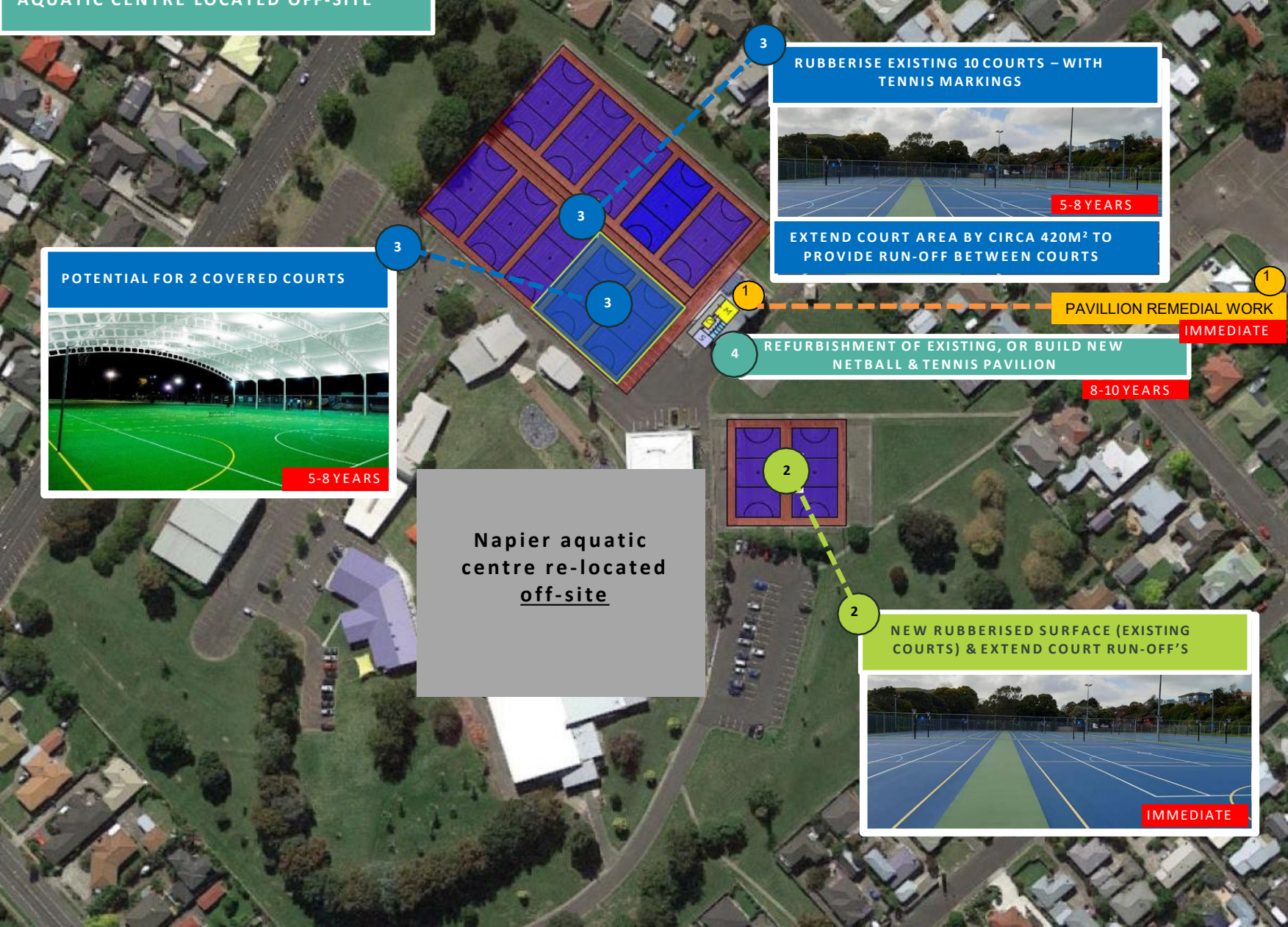


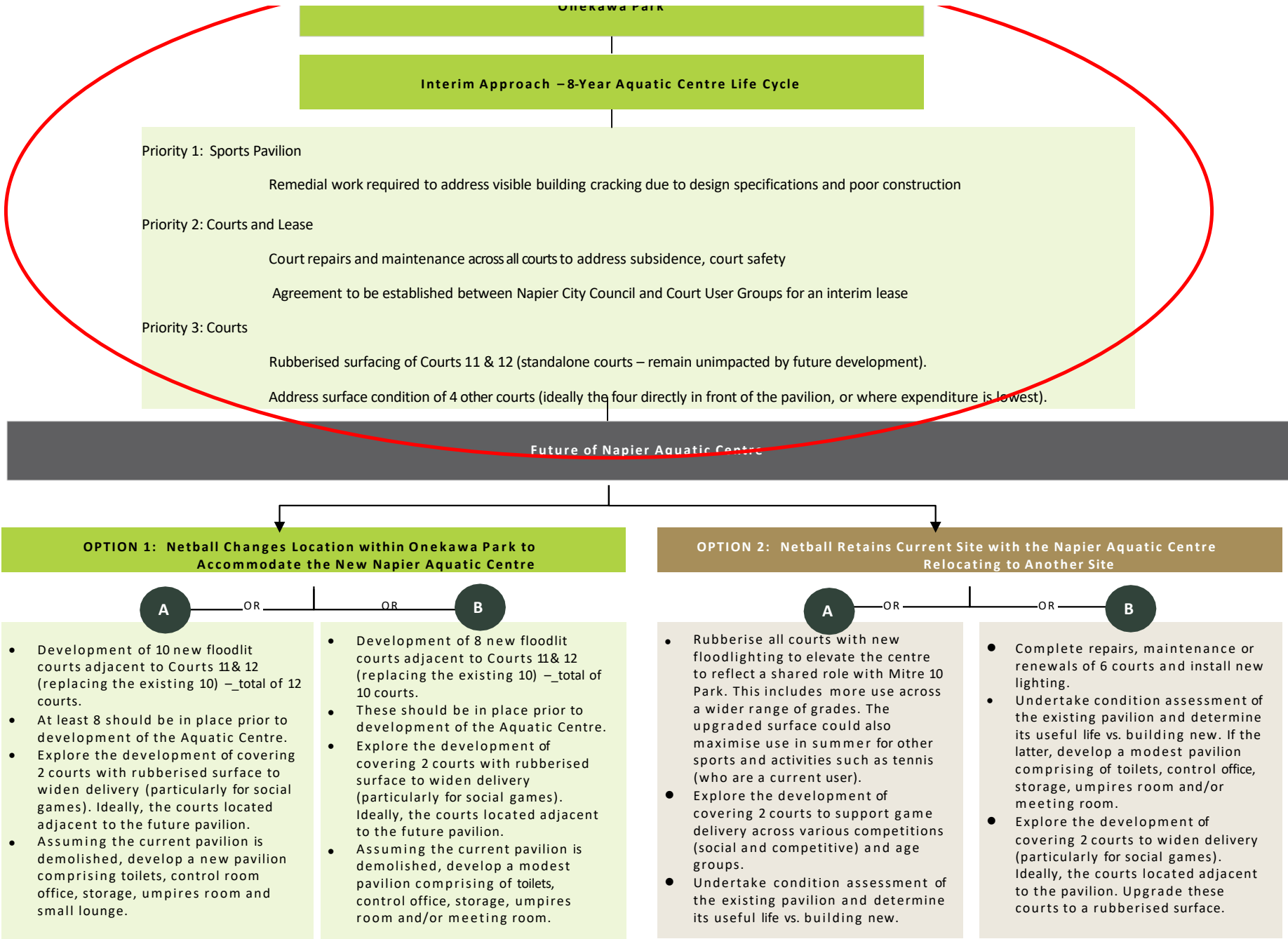
VISITOR
SOLUTIONS

PACIFIC
ENVIRONMENTS
ARCHITECTS



OPTION 2
AQUATIC CENTRE LOCATED OFF-SITE





Onekawa Park

Interim Approach – 8-Year Aquatic Centre Life Cycle

Priority 1: Sports Pavilion **Immediate**

- a) Remedial work required to address building defects due to design specifications and construction

Priority 2: Courts and Lease

- b) Court repairs and maintenance across all courts to address subsidence, court safety – **Immediate**
- c) Lease agreement to be addressed between NCC and Court User groups – Netball and Tennis – **3 months**

Priority 3: Courts

- d) Rubberised surfacing of Courts 11 & 12 (standalone courts – remain unimpacted by future development - **2-3 yrs**)
- e) Address surface condition of 4 other courts (ideally the 4 directly in front of the pavilion, or where expenditure is lowest). **4 – 5 yrs**



THANKYOU

NCC Three Year Plan 2024-27

Consultation Feedback – Guy Panckhurst

28 May 2024

1

Feedback on Consultation Webpages

- Information and supporting documents were generally easy to find and the information was adequately detailed.
- However, the structure of the consultation webpages made it difficult to navigate easily between the issues.
- Giving feedback using the structured forms was confusing. It was unclear whether feedback could be given on all issues in one form, or whether multiple submissions were required.
- The Financial Contributions policy feedback page was difficult to find and seemed to be separated from the other issues.

Community Housing

- The aim of reducing the cost to rate payers is encouraged, but some cost contribution from Rates may be necessary as part of our social responsibility in looking after our community.
- Selling assets is a short-term solution, and once lost the assets are gone forever. I feel there has not been full consideration of other options such as the Christchurch model of a Community Housing Trust to attract funding.
- Could the Villages be retained, but change the way they are owned and managed?

Council Controlled Trading Organisation

- A greater focus on better return on investment is encouraged.
- Investment decisions will presumably be independently made by the CCTO Board, and there is a risk that the Board has differing views to Council as to what kind of asset and/or risk is appropriate.
- A Statement of Intent or Letter of Expectation may outline the direction expected by Council, but there is still a risk that the CCTO Board could make decisions that do not align with the expectations or core values of Council, Council-aligned organisations, or rate payers.

Fees and Charges

- It is reasonable to increase Fees to cover actual Council costs incurred – like any business.
- My focus is Land Development (Subdivision) fixed fees.
- For instance, the flat Fee for a resource consent variation is \$1,200, no matter how much time is taken by Council to process. Some are very simple. Consider changing to a small minimum charge, with hourly rate charge above that to recover actual cost.
- Similarly, Section 223/224c certifications are a fixed charge of \$1,100, and some would take less than an hour to process. These should have a minimum charge, with hourly rate above that.

Tourist Facilities and NCC Offices

- Loan funding for Tourist Facilities is supported so it does not add a rates burden now. However, this should only occur for a short term (3yrs?) so it doesn't create a rates burden in the future.
- Redeveloping the Library for Council offices is a responsible decision....providing strengthening costs are robustly assessed and do not spiral out of control (e.g. Wellington Town Hall).
- Retaining ownership of the building is essential for Council to have certainty of use and control of future costs.

Financial Contributions Policy

- Proposed exemptions/discounts for higher density infill subdivision is positive to encourage better land use and help solve the housing crisis. However, the exemption map in Figure 4 is too vague, and the actual areas need to be more rigorously defined with detailed maps.
- The indexed financial figures in the proposed Policy are based on initial data that is 20 years old (2004), with PPI figures used to roll over the figures every year. See p17 of the proposed FC policy.
- Have the figures ever been tested against modern criteria? Are they still relevant?
- For example - the FC for a Rural Zoned site is \$26k. This is an extraordinary amount of money for a site with no Council services. Is this appropriate?
- The Policy has no consideration for situations where there is no proposed residential development – the \$26k is demanded anyway. Is this ethical? In these cases, the FC should be linked to Building Consent, when the actual demand on services will be created.



Submission on NCC Three Year Plan

Trevor Adsett Ratepayer

Tuesday 28th May 2024 10.45

Three Year Plan

Key Projects and Priorities



I broadly agree with Councils preferred options on the following:

- The Future of Council housing in Napier (2B) ☒
- Building up our community resilience ☒
- A new approach to managing Councils investments ☒
- Reviewing Council fees and charges ☒
- A change to how Council funds some tourist facilities ☒
- Napier City Council office accommodation ☒

HOWEVER

I do not agree with the proposed labour costs

- Population 67,000
- 26,000 rating units
- 10-year inflation 2% (Stats NZ)
- Current inflation 4% (Stats NZ)
- Wages up \$10.2m to \$62.7m yr1, \$65m yr2, \$67m yr3 - **\$14.5m!!**
- \$1.2m/week wage bill!! **+20%!!**
- 52% of the labour cost increase yr1 is on new staff!!



Labour Costs



- Total staff increase 155
- from 609 (22/23) to 764 (24/25)
- 59 new staff in Year 1!!
- 45 more \$100k - \$180k est **\$4.5m** (@ \$100k)
- Double employees (+8) **over \$180k/year!!**
- **\$1.44m+** in that bracket alone!!
- NZ median wage \$65,000 (Stuff NZ)

Insane!

What will they be doing?? What are the existing 600 - 700 staff doing?



Proposal 1

- Freeze employing new/more staff
- **\$5m+ saving** and rate increase now 17.7%
- Review current roles and performance
- Rate individuals' outcomes vs KPI's of role
- Pay increases for more responsibility and better outcomes?
- Do we need 600+ employees for 67,000 population?



Proposal 2

- Include the labour costs for Ocean Spa, Kennedy Park and Napier Events Centre into the loans to support these facilities over next 3 years
- Est 100 FTE over 3 facilities @ \$90k = **\$9m savings**

Summary



- 23.7% increase in rates Yr1 is ridiculous
- Followed by 10.5% and 8.1% yrs 2 & 3 even more ridiculous
- Compound - that's 50% increase over 3 years!
- 50% of the proposed increase is labour costs of which
- 52% is new hires (**est. \$5m-6m**)
- What's wrong with the old hires?
- NZ median wage is \$65k (pre-tax)
- NZ Pension increased 4.66% this year (CPI)

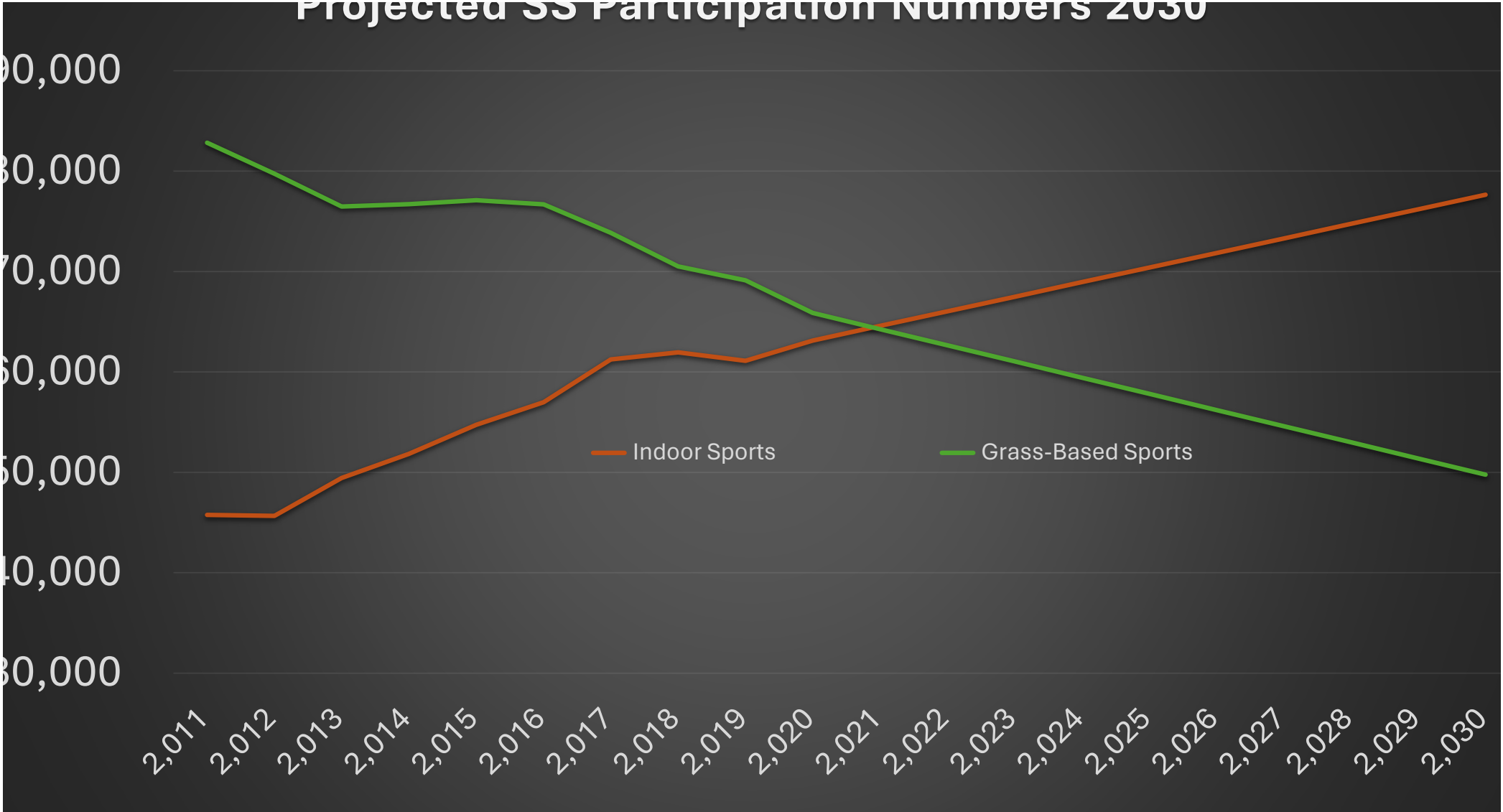
Increasing inflation and affordability “we need to live within our means”



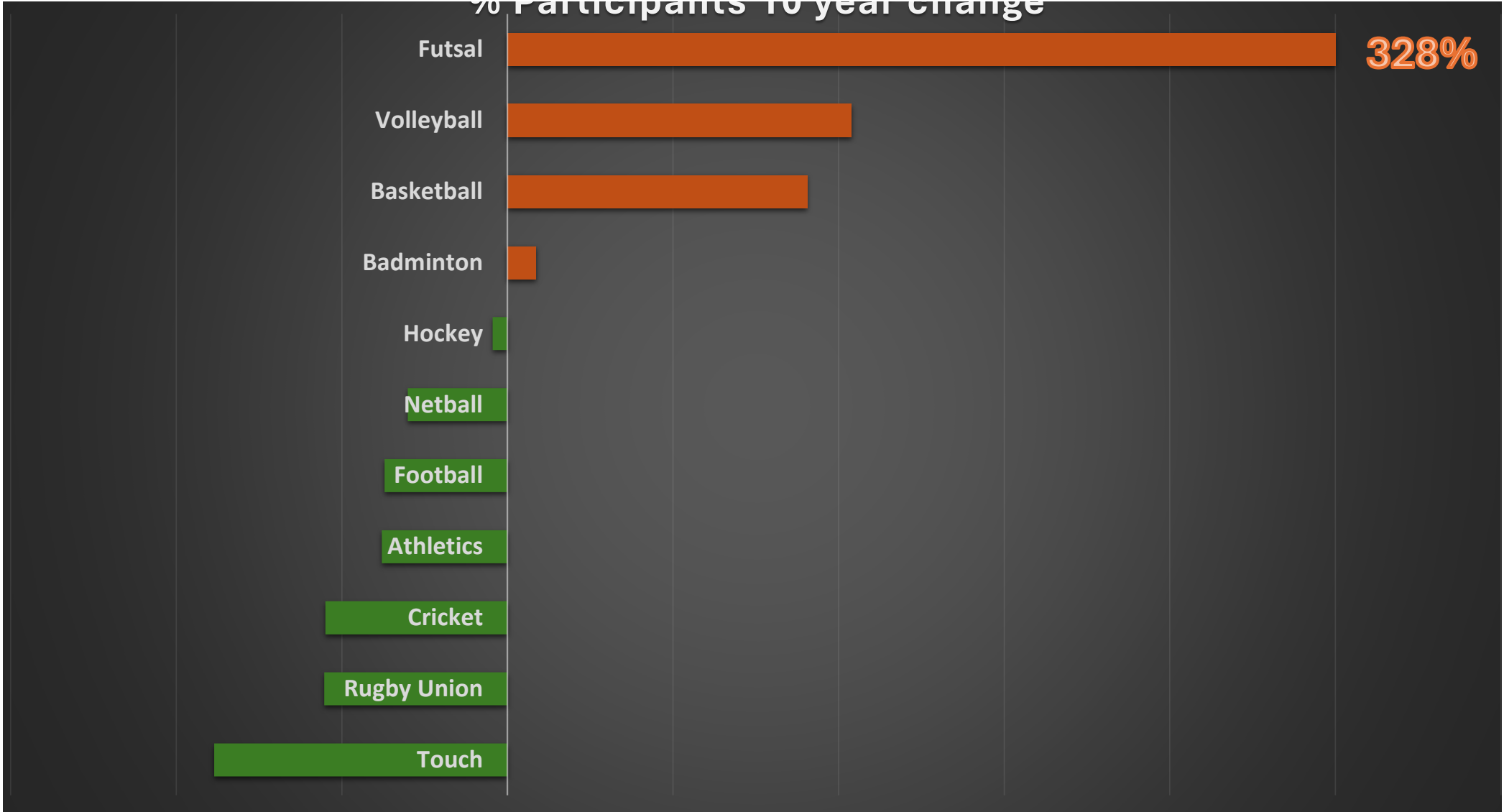
Thank you



HAWKE'S BAY'S PREMIER SPORT & EVENT CENTRE



Item 1 Attachment 12



NZ000's	McLean Park	National Aquarium	MiniGolf	Conferences & Events	Municipal Theatre	Napier i-SITE	Kennedy Park	Bay Skate	Napier Aquatic	Ocean Spa	Total
Statement of Financial Performance											
Revenue	772	2,698	484	2,234	488	441	4,232	268	902	2,017	14,536
Subsidies/Grants	-	2	-	-	-	-	-	-	19	-	20
Total Revenue	772	2,699	484	2,234	488	441	4,232	268	920	2,017	14,556
Employee Costs	(260)	(2,027)	(58)	(644)	(574)	(700)	(1,782)	(324)	(1,599)	(1,238)	(9,207)
NCC Direct	-	(141)	(11)	(107)	(136)	(18)	(166)	-	-	-	(578)
Other Operating	(437)	(1,078)	(156)	(1,416)	(503)	(238)	(926)	(175)	(574)	(316)	(5,819)
Capital Charge	-	-	-	-	64	-	-	-	-	-	64
NCC Overhead allocations	(130)	(790)	(119)	(282)	(285)	(118)	(1,024)	(237)	(878)	(83)	(3,946)
Total Operating Costs	(828)	(4,036)	(343)	(2,449)	(1,433)	(1,074)	(3,898)	(736)	(3,051)	(1,638)	(19,486)
EBITDA	(55)	(1,337)	141	(215)	(945)	(633)	334	(469)	(2,130)	380	(4,930)
Depreciation	(3)	(837)	(28)	(410)	(470)	(79)	(429)	(208)	(300)	(331)	(3,095)
EBIT	(59)	(2,174)	113	(625)	(1,415)	(712)	(95)	(677)	(2,430)	49	(8,025)
EBITDA %	(7%)	(50%)	29%	(10%)	(194%)	(144%)	8%	(175%)	(232%)	19%	(754%)
EBIT %	(8%)	(81%)	23%	(28%)	(290%)	(161%)	(2%)	(253%)	(264%)	2%	(1,061%)
Statement of Financial Position											
Fixed Assets (NBV)	49,492	18,199	551	16,388	13,916	1,114	16,896	4,869	5,624	9,922	136,971
ROA % (pre-tax)	(0%)	(12%)	20%	(4%)	(10%)	(64%)	(1%)	(14%)	(43%)	0%	(127%)
Value Analysis											
<i>Net Present Value of Cash Flows</i>											
LTD	(772)	(8,757)	688	(12,326)	(5,326)	(3,863)	693	(9,523)	(18,345)	(1,968)	(59,499)
Forecast	(837)	(21,129)	840	(5,262)	(11,415)	(5,151)	(8,404)	(3,892)	(23,293)	2,213	(76,329)
Rate Analysis											
Individual Contribution to Rates	(118)	(2,475)	102	(1,785)	(1,553)	(720)	(564)	(1,631)	(2,926)	(175)	(11,845)
Total NCC Rates	80,022	80,022	80,022	80,022	80,022	80,022	80,022	80,022	80,022	80,022	80,022

NZ000's	McLean Park	National Aquarium	MiniGolf	Conferences & Events	Municipal Theatre	Napier i-SITE	Kennedy Park	Bay Skate	Napier Aquatic	Ocean Spa	Total
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Total NCC Rates	80,022	80,022	80,022	80,022	80,022	80,022	80,022	80,022	80,022	80,022	80,022

Welcome, Visitors!





- Tourism/ Business/Sports & Rec Facilities
 - \$126M Book Value
 - Rates Support \$11.8M
 - % of Asset Value 8.6%



- Tourism/ Business/Sports & Rec Facilities
 - \$126M Book Value
 - Rates Support \$11.8M
 - % of Asset Value 8.6%
- Rodney Green Arenas
 - \$28M Book Value
 - Rates Support \$0.1M
 - % of Rate Support .4%



- Tourism/ Business/Sports & Rec Facilities
 - \$126M Book Value
 - Rates Support \$11.8M
 - % of Asset Value 8.6%
- Rodney Green Arenas
 - \$28M Book Value
 - Rates Support \$0.1M
 - % of Rate Support .4%

The shortfall in support is \$2.4M a year.



- Tourism/ Business/Sports & Rec Facilities
 - Rates Support \$11.8M
- Outdoor Sport Fields
 - Rates Support \$5M
- Libraries
 - Rates Support \$5.3M

TOTAL \$22.1M or 27% of Rates



- Outdoor Sports Fields
 - Rates Support \$5M



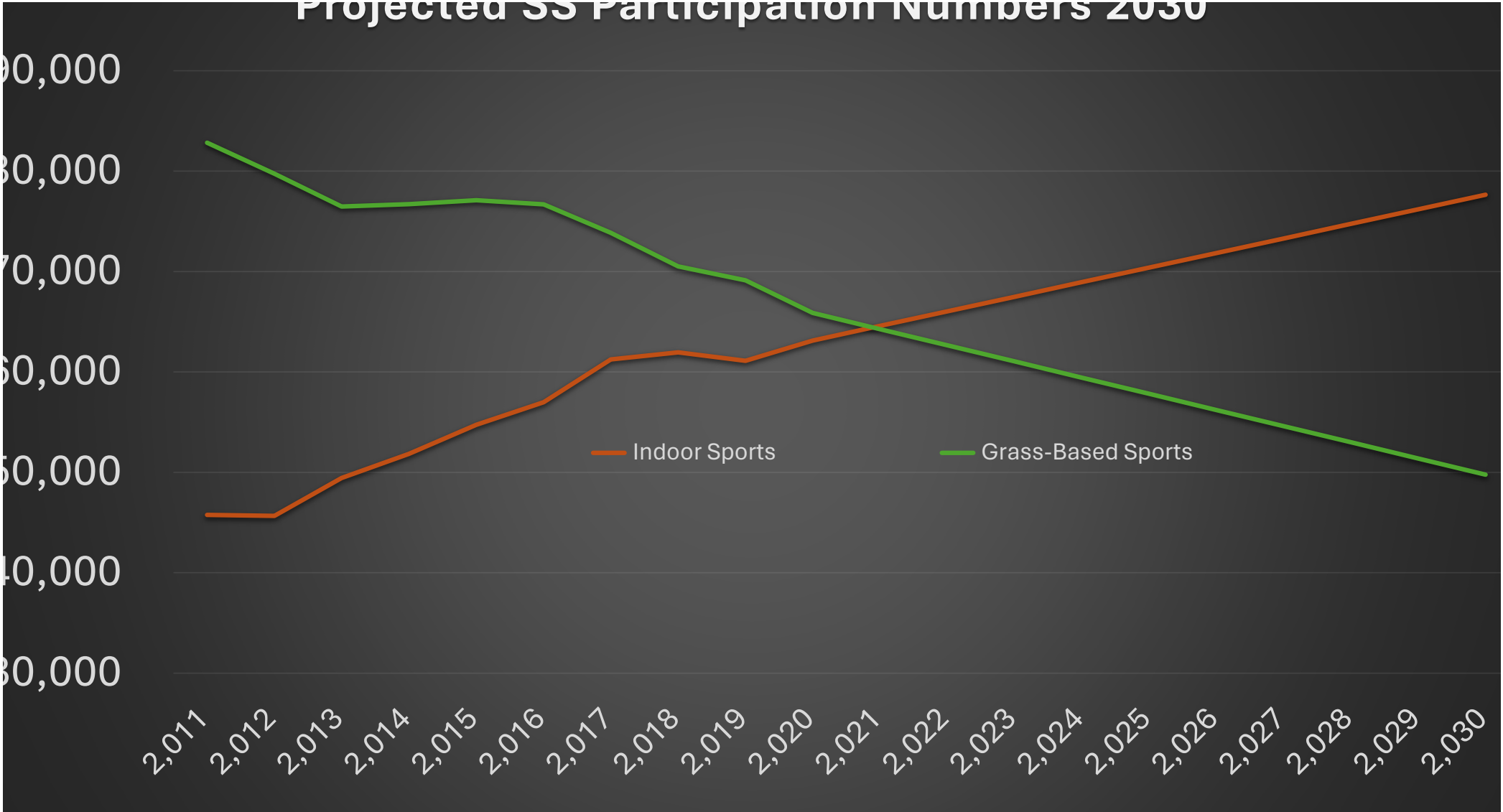
- Outdoor Sports Fields
 - Rates Support \$5M
 - 7.5% recovery from users



- Outdoor Sports Fields
 - Rates Support \$5M
 - 7.5% recovery from users
 - Subsidy of Outdoor Fields \$4.6M



- Outdoor Sports Fields
 - Rates Support \$5M
 - 7.5% recovery from users
 - Subsidy of Outdoor Fields \$4.6M
- Indoor Sports
 - Rates Support \$0.2M



Item 1 Attachment 12



- Rodney Green Areas
 - Shortfall of council support \$2.4M
 - Asset renewals \$1.7M
 - Operational Support \$.7
 - Power up \$150K
 - Insurance up \$300K
 - Maintenance \$200K
- Inflation Adjusted



- Or council
 - Insure the Buildings



- Or council
 - Insure the Buildings
 - Increased Renewals support



- Or council
 - Insure the Buildings
 - Increased Renewals support
 - Increase operational support by \$150 p.a,
 - Inflation adjust



\$72M Asset
Annual Cost \$0.1M



\$72M Asset
Annual Cost \$0.1M
Skate Park \$1.6M



- Asset renewals \$1.7M
- Operational Support \$.7
 - Power up \$150K
 - Insurance up \$300K
 - Maintenance \$200K

HAWKE'S BAY'S PREMIER SPORT & EVENT CENTRE



HAWKE'S BAY'S PREMIER SPORT & EVENT CENTRE



Vision: Napier - A Tourism Destination and Mecca

- Family friendly / safety a key driver for the project
- Enhancing the Ahuriri beach front as a key regional attraction



Ahuriri Business Association (ABA)

- Ongoing support from the ABA and its members
- Preferred project to restore the future success of Ahuriri Village





Aquatic Solution for Napier

- \$75M earmarked outside of the Three-Year Plan to replace the Onekawa Pools
- HB Regional Aquatic Centre
- Rock pools project - a key element in the wider aquatic recreation landscape
- A tangible early project for Council to commit to design, planning and funding in 2024/2025 – Quick Win

Pre-Feasibility Study Update

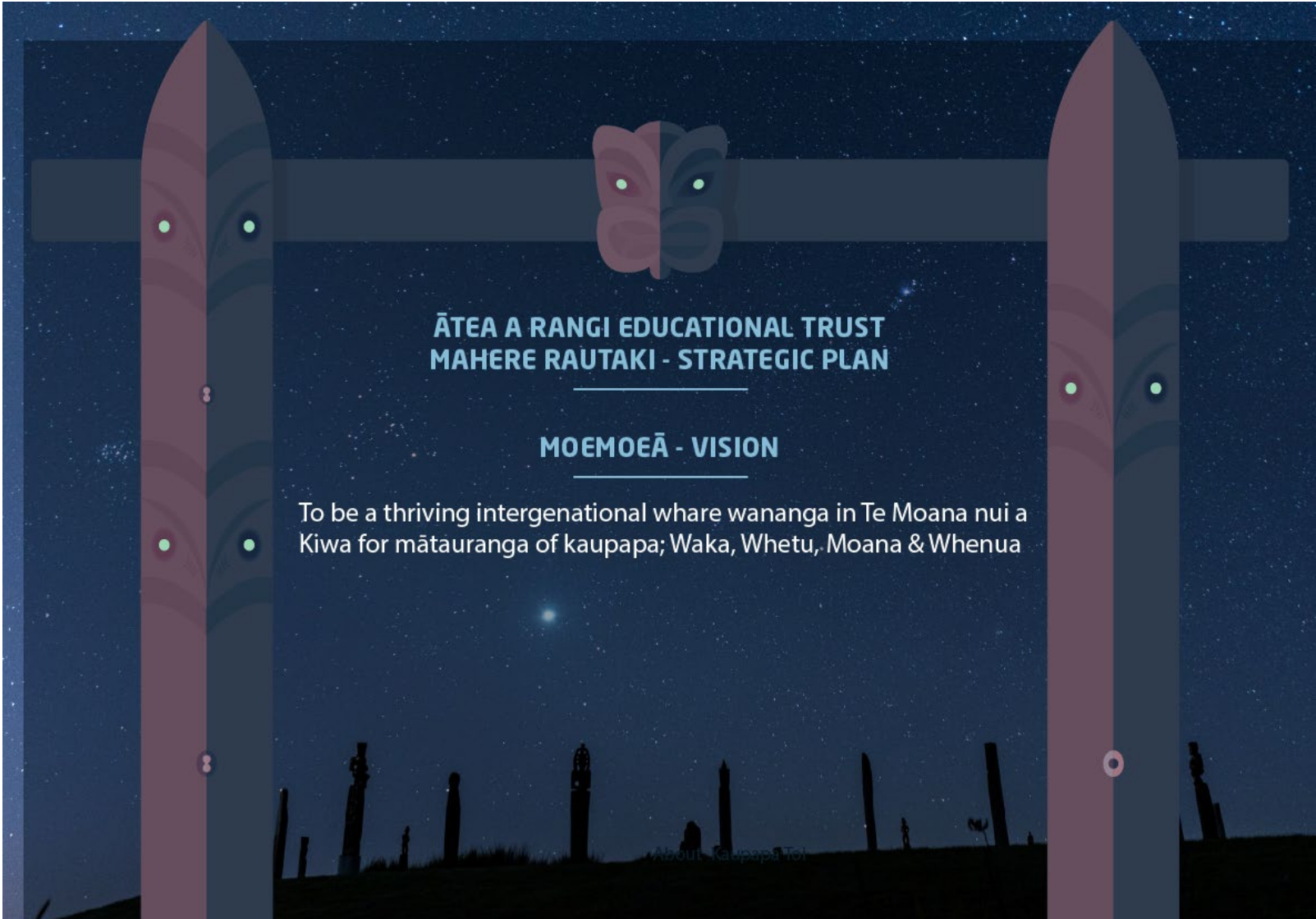
- Finalising initial feasibility study document
- Collaboration with New Brighton Hot Pools – Christchurch City Holdings Ltd
- Full costings to be completed in next stage

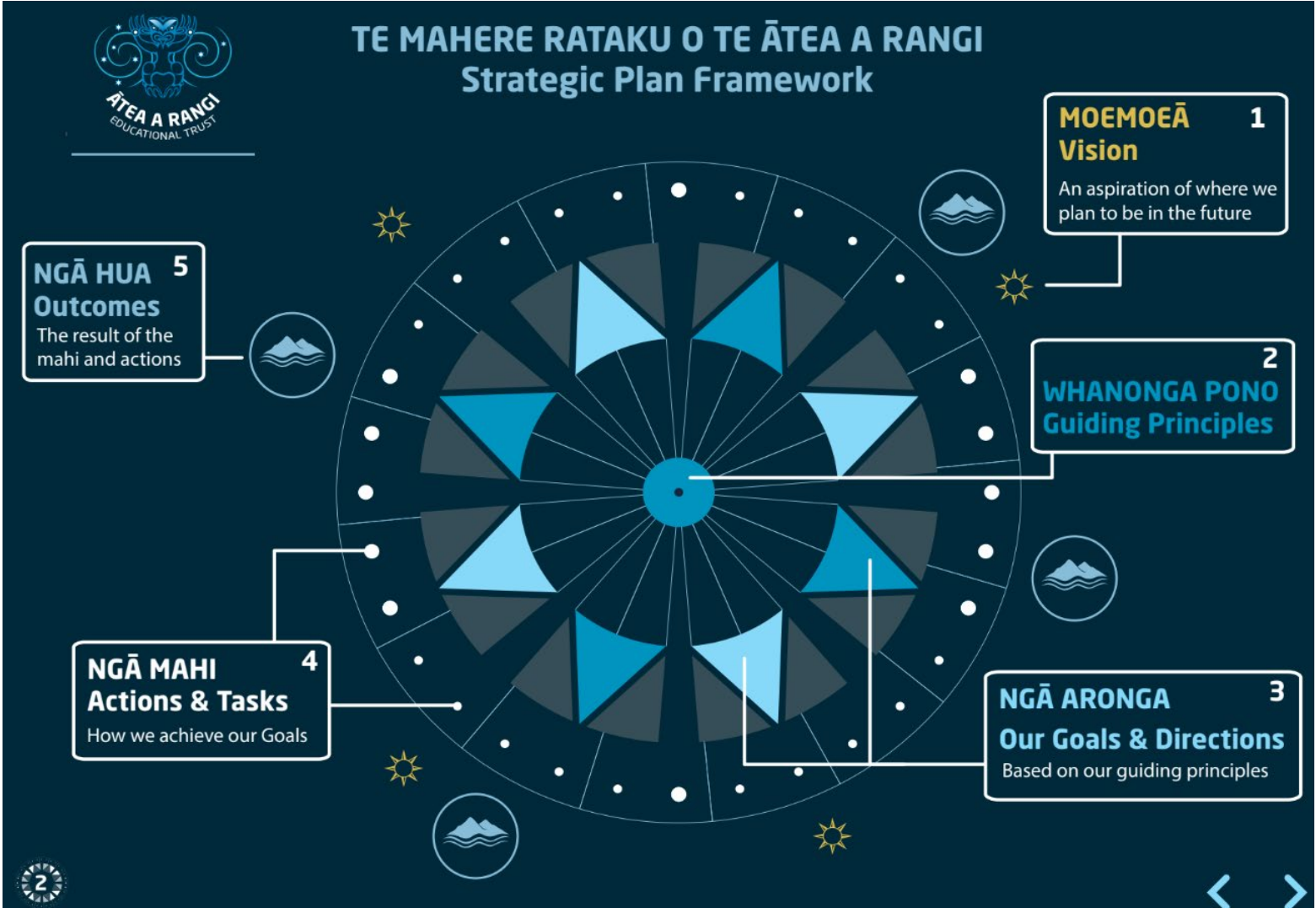


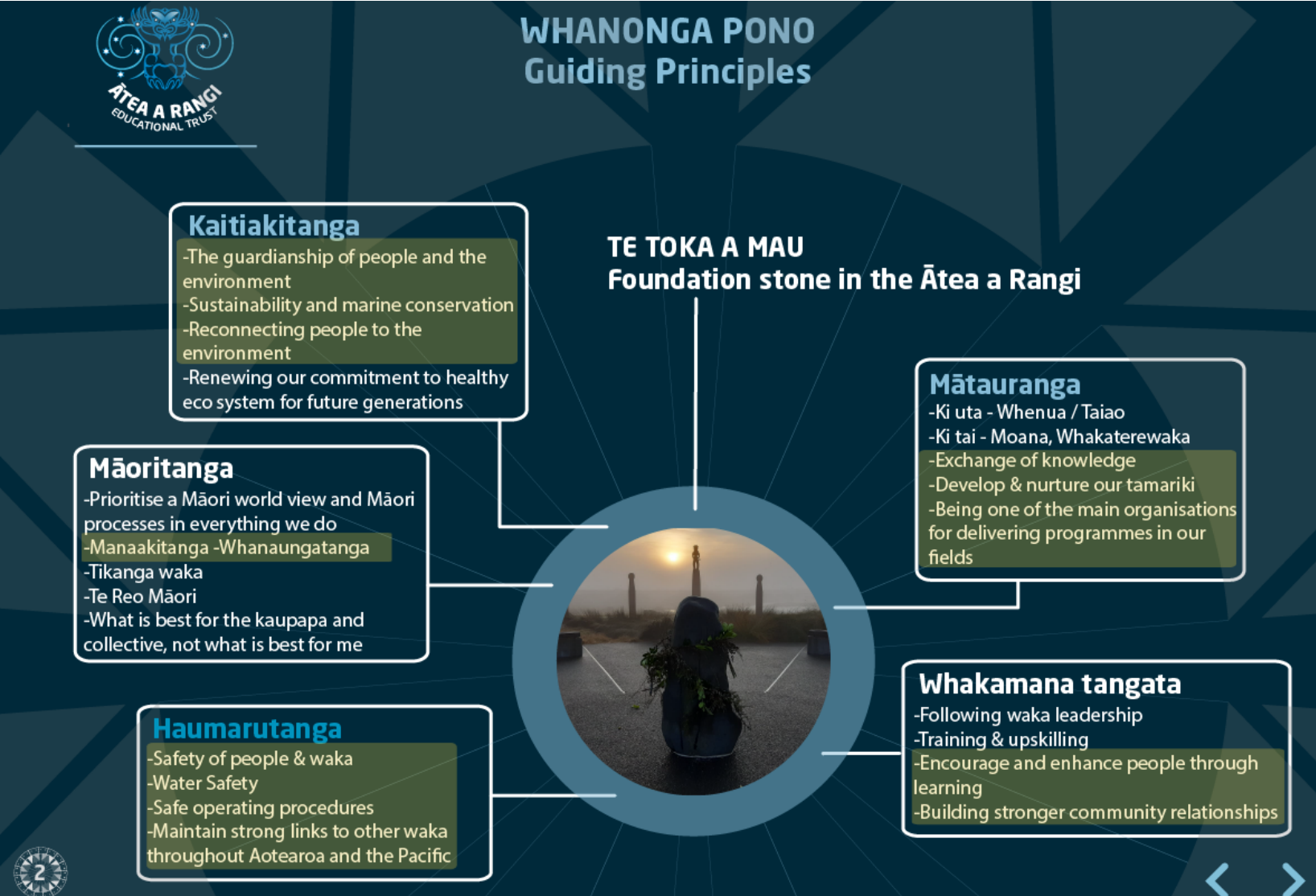




Napier City Council Draft Three Year Plan
Submission to Support Waka Hub Project

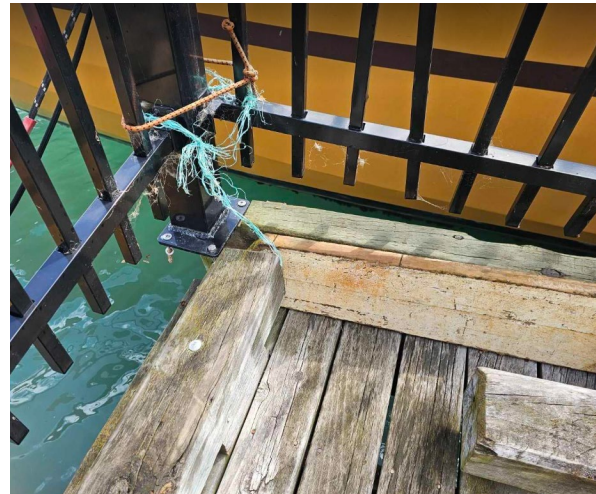






Current Berth

- Health & Safety Issues
- Vandalism, verbal & physical abuse by public of crew members
- Fixed wharf – damage with wind & tides
- Next to working fishing maintenance wharf – damage from fishing vessels – not a great area for tamariki
- No Space for storage, parking, events



Proposed Site for Waka Hub

A floating pontoon with security gate & gangway

Whare waka shelter to host manuhiri, schools & tourists groups

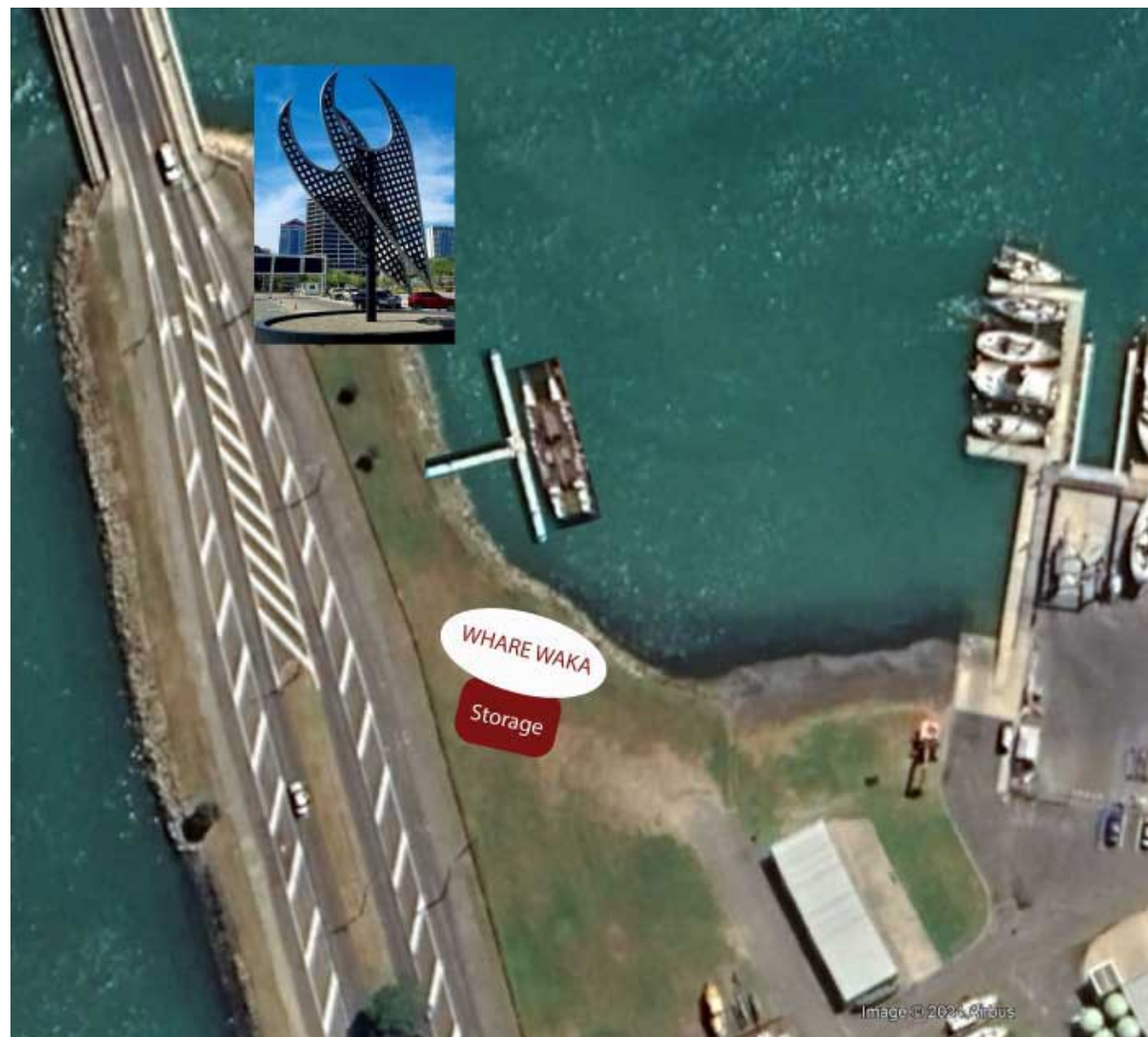
Good relationship with Napier Sailing Club for past 11 years – similar kaupapa to share resources

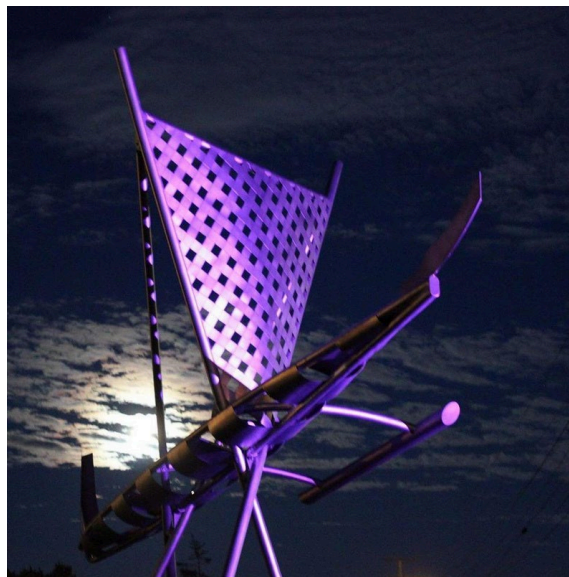
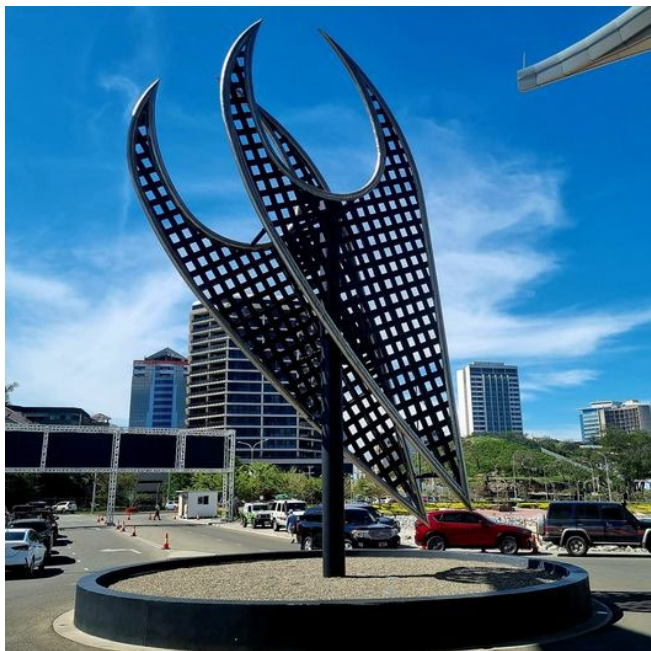
Open space, easy access to engage with community & public

Space for parking & hosting large events

A destination to learn about waka & navigation

Supported by





A future landmark for Napier & Ahuriri

- Traditional design elements to acknowledge our links to the Pacific
- Ancestral Waka in Hawkes Bay
- Ahuriri Inner harbour a traditional waka hub
- The main destination in the Pacific to learn about waka & navigation





NCC's Mission, Vision and Strategic Priorities

A summary of Napier City Council's overarching goals.

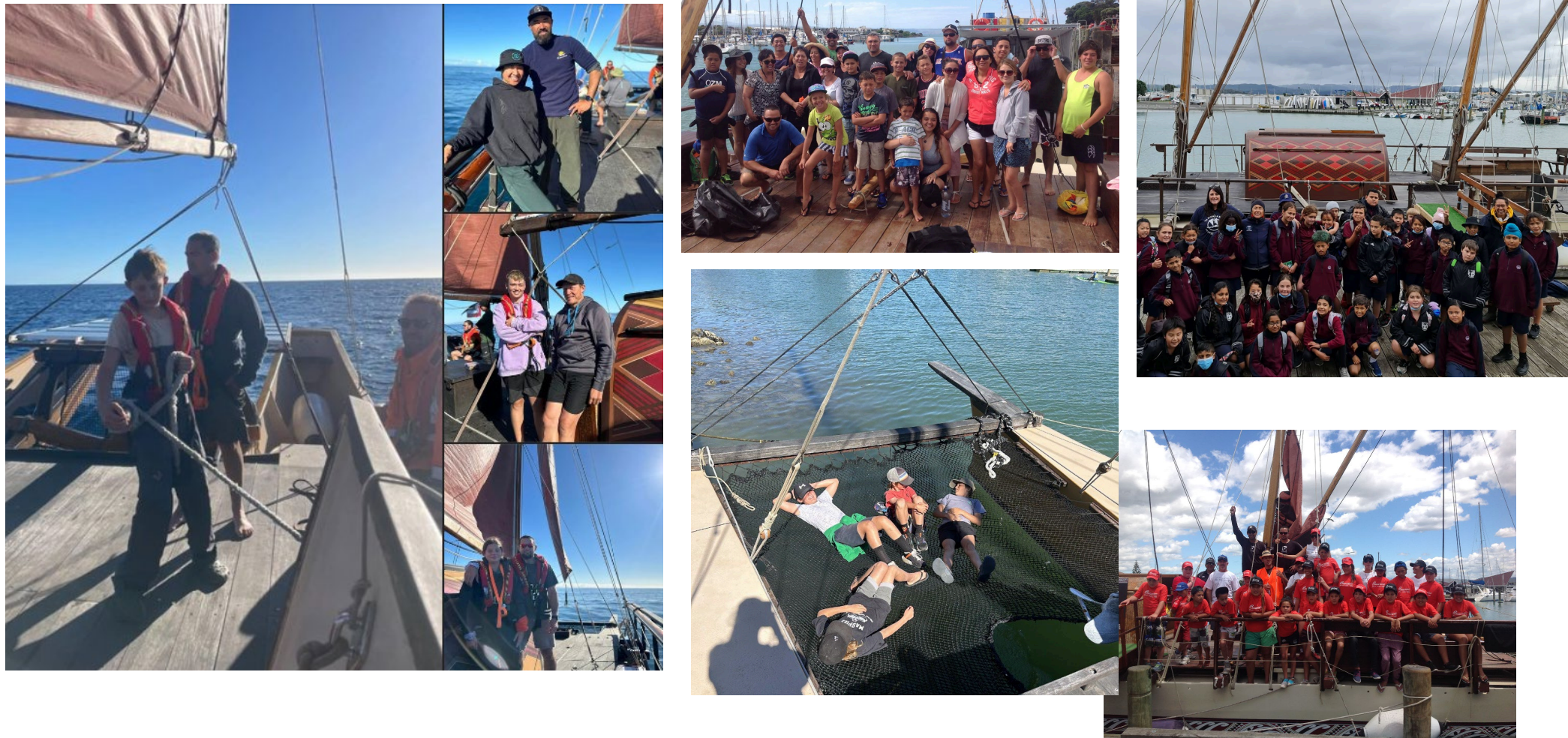
Council's Strategic Priorities

- **Nurturing authentic relationships with our community and partners**
 - *Co-design of project : an authentic partnership*
 - *NCC a long time supporter of the waka & Ātea a Rangi, along side Mana whenua*
- **Spaces and places for all**
 - *A safe, educational & fun place for all to enjoy & learn*
 - *Opportunity for this kaupapa & its community to thrive*
- **A great visitor destination**
 - *Unique opportunity for visitors to get up close to a voyaging waka*
 - *Development of a tour operation : Waka hub and Ātea a Rangi : unique in the world*
- **Financially sustainable Council**
 - *Maximising the sharing of space & resources with Napier Sailing Club*
 - *Benefits to local economy with waka events & festivals such as Te Hau Komaru*

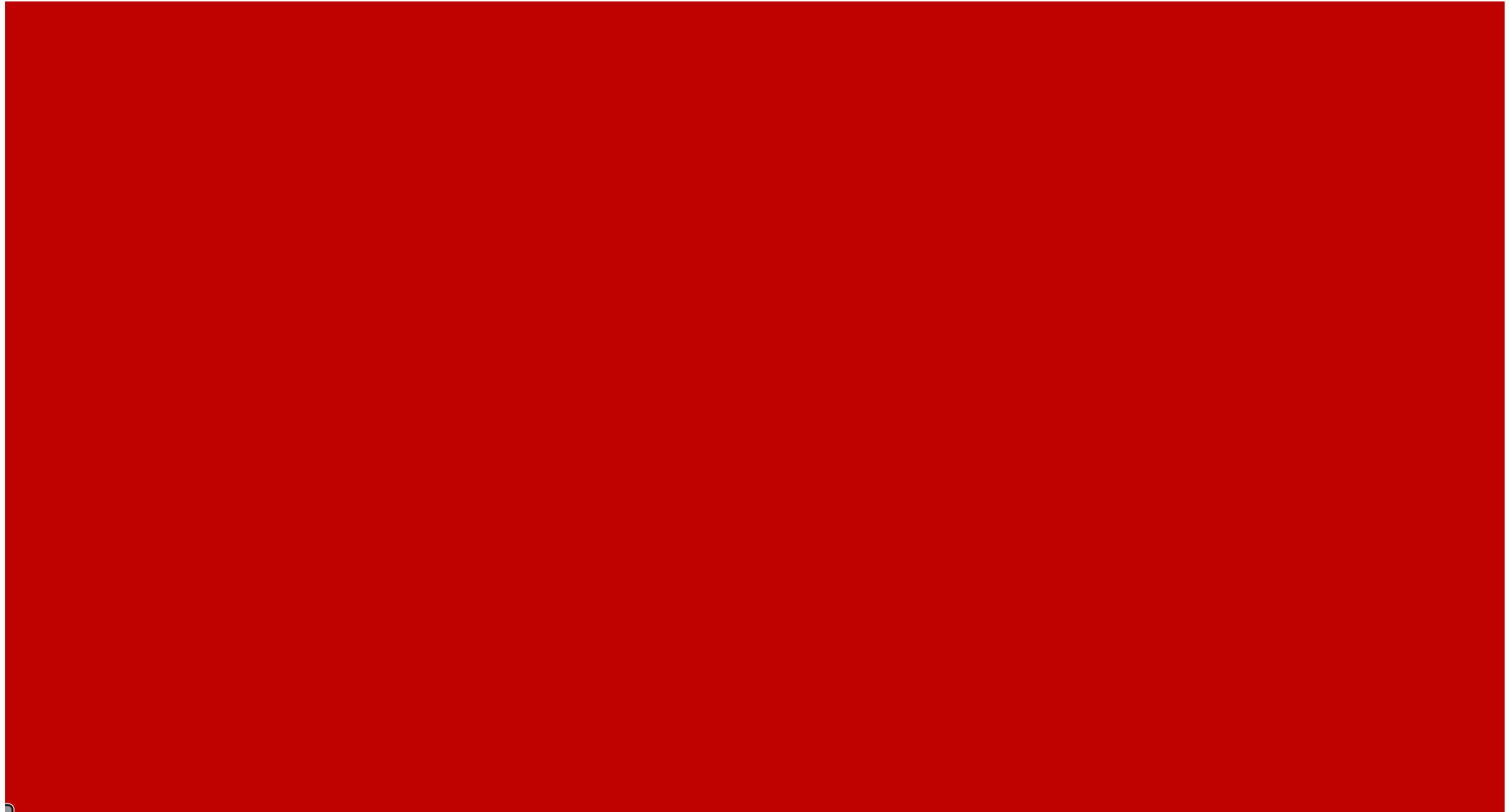
Waka Hub Project Alignment with NCC

Council's Vision

"Enabling places and spaces where everybody wants to be."



Item 1 Attachment 14



Item 1 Attachment 14

Pātai




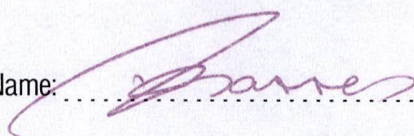
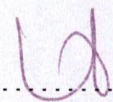
Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY

NAPIER CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: SJ STOKES\KJ BOURKE	All <input checked="" type="checkbox"/>
Mailing Address: 118 PRIESTLEY TERRACE NAPIER	Stage No ^X of an intended stages of:
	New Building  <input type="checkbox"/>
	Alteration <input checked="" type="checkbox"/>
PROJECT LOCATION	Intended Use(s) (in detail): DWELLING ERECT A DECK
Street Address: 118 PRIESTLEY TCE NAPIER	Intended Life:
LEGAL DESCRIPTION	Indefinite, but not less than 50 years <input checked="" type="checkbox"/>
Property Number: 18\2\99	Specified as years
Valuation Roll Number: 09880/36000	Demolition <input type="checkbox"/>
Lot: 2 DP: 4385	Estimated Value: \$ 4,000.00
Section: Block:	
Survey District: HERETAUNGA	
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: 
Total: \$ 0.00	Position: 
ALL FEES ARE G.S.T. INCLUSIVE	Date: 4 / 3 / 99

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No /"

Section 31, Building Act 1991

ISSUED BY

NAPIER CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents.)

APPLICANT	PROJECT
Name: SJ STOKES\KJ BOURKE Mailing Address: 118 PRIESTLEY TERRACE NAPIER	New or Relocated Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) (in detail): DWELLING ERECT A DECK Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Specified as _____ years
PROJECT LOCATION Street Address: 118 PRIESTLEY TCE NAPIER	This is: <input checked="" type="checkbox"/> Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent. Not yet applied for <input type="checkbox"/> No: 99/108 attached <input checked="" type="checkbox"/> <input type="checkbox"/> Notification that other authorisations must be obtained before a building consent will be issued. <input type="checkbox"/> Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
LEGAL DESCRIPTION Property Number: 18\2\99 Valuation Roll Number: 09880/36000 Lot: 2 DP: 4385 Section: Block: Survey District: HERETAUNGA	
COUNCIL CHARGES The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the tax invoice are \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	
This project information memorandum includes (cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings): <input type="checkbox"/> Information identifying relevant special features of the land concerned. <input type="checkbox"/> Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings. <input type="checkbox"/> Details of relevant utility systems. <input type="checkbox"/> Details of authorisations which have been granted. <input type="checkbox"/> Details of authorisations which must be obtained before a building consent will be issued. <input type="checkbox"/> Details of authorisations which have been refused.	

Signed for and on behalf of the Council:

Name: 

Position:

Date:

4 / 3 / 99

Community and conservation value of the National Aquarium



Item 1 Attachment 16

Dr John Cockrem

Professor Emeritus, Massey University

The National Aquarium

Kororā

Kiwi

Tuatara

Tuna

Fish

Reptiles and amphibians

Rocky shore

Pania reef



He kororā, he tohu oranga The little penguin is the sign of life

The health of a kororā population indicates the health of the coastal marine environment.



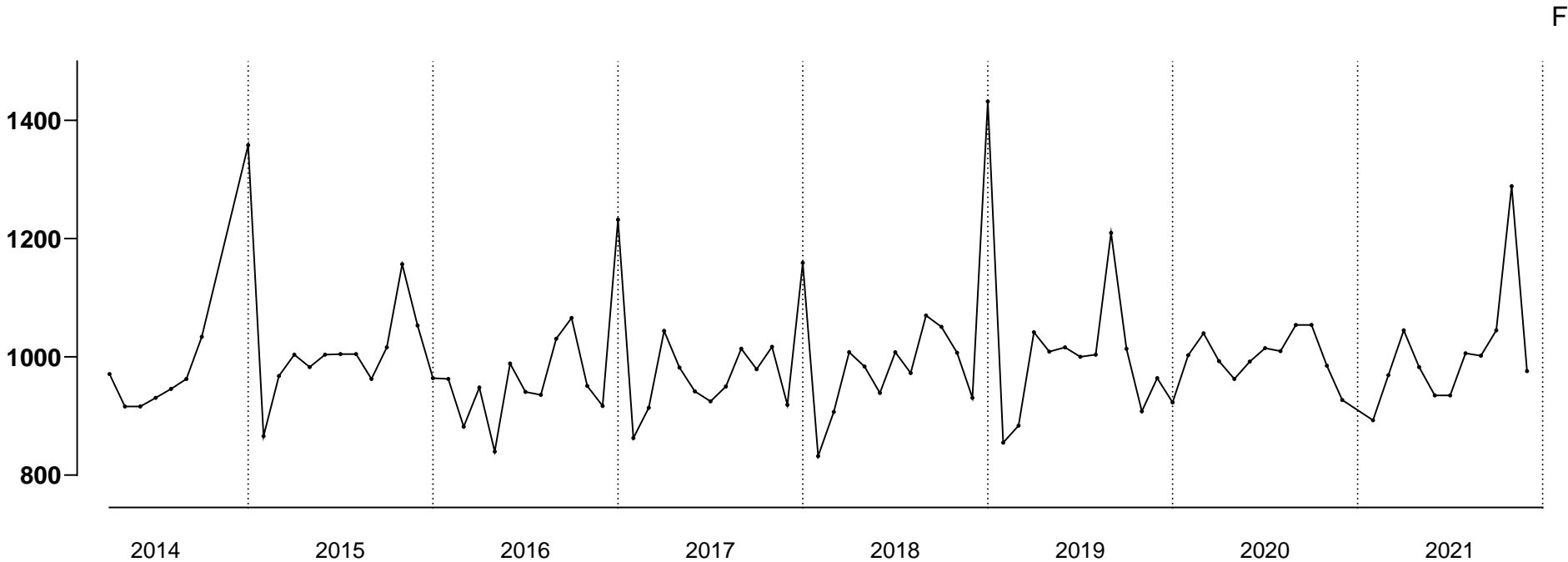
National Aquarium, Naples



Item 1 Attachment 16

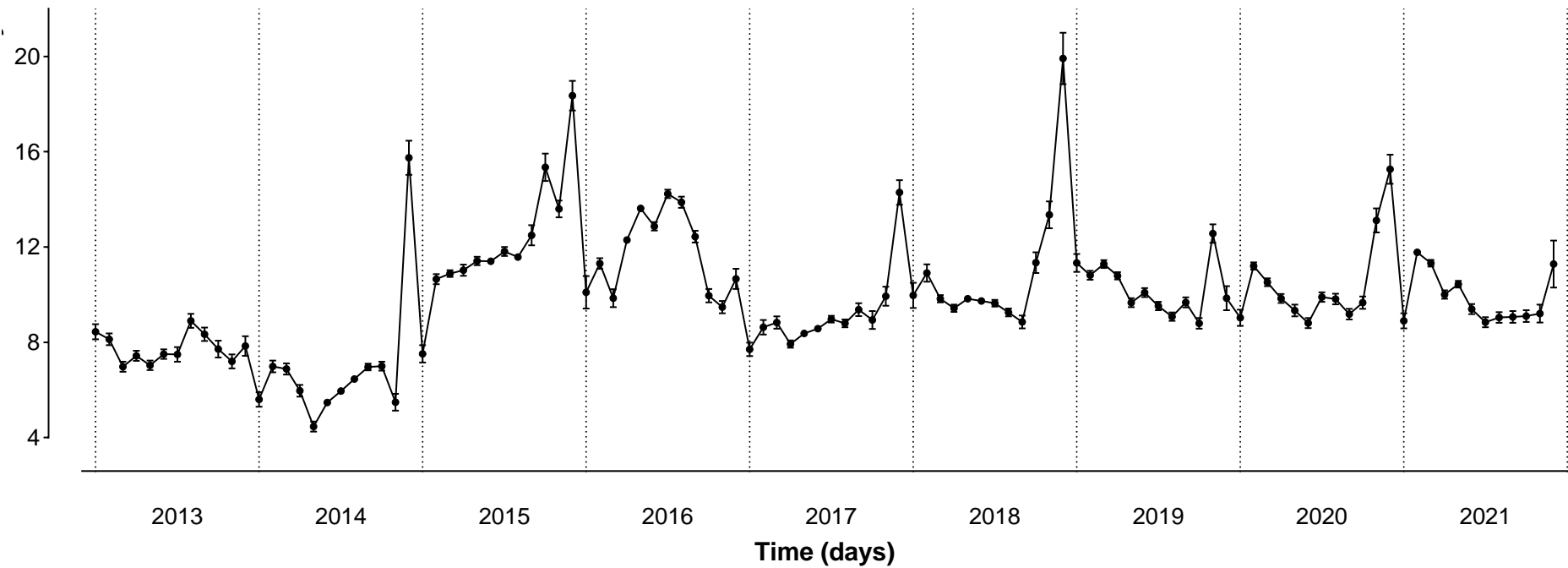


Body weight



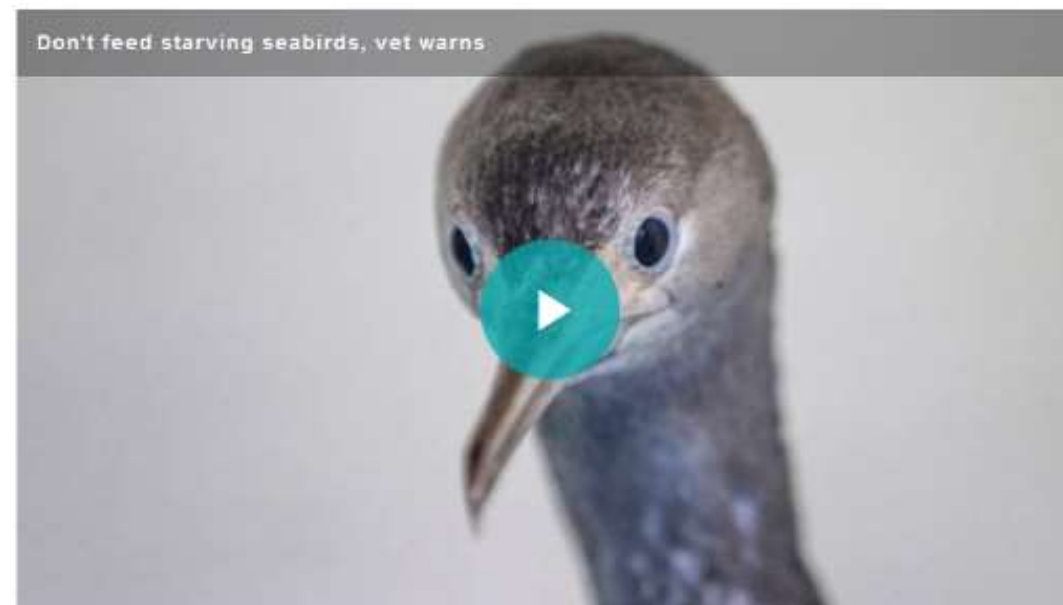
Item 1 Attachment 16

Food intake



Seabirds facing 'massive starvation' this summer

Kristie Boland • 17:14, Feb 07 2023



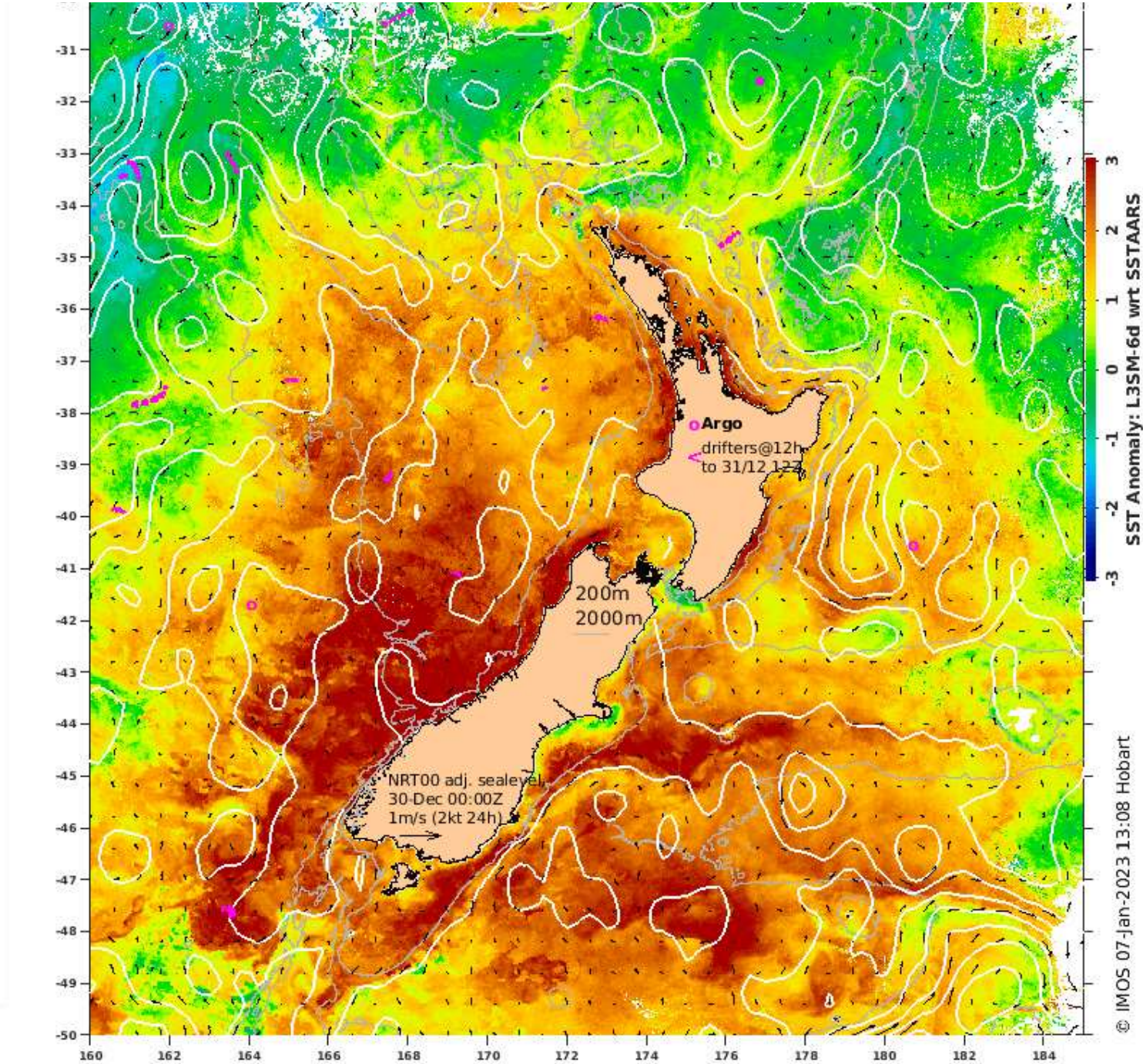
JOHN KIRK / ANDERSON/STUFF

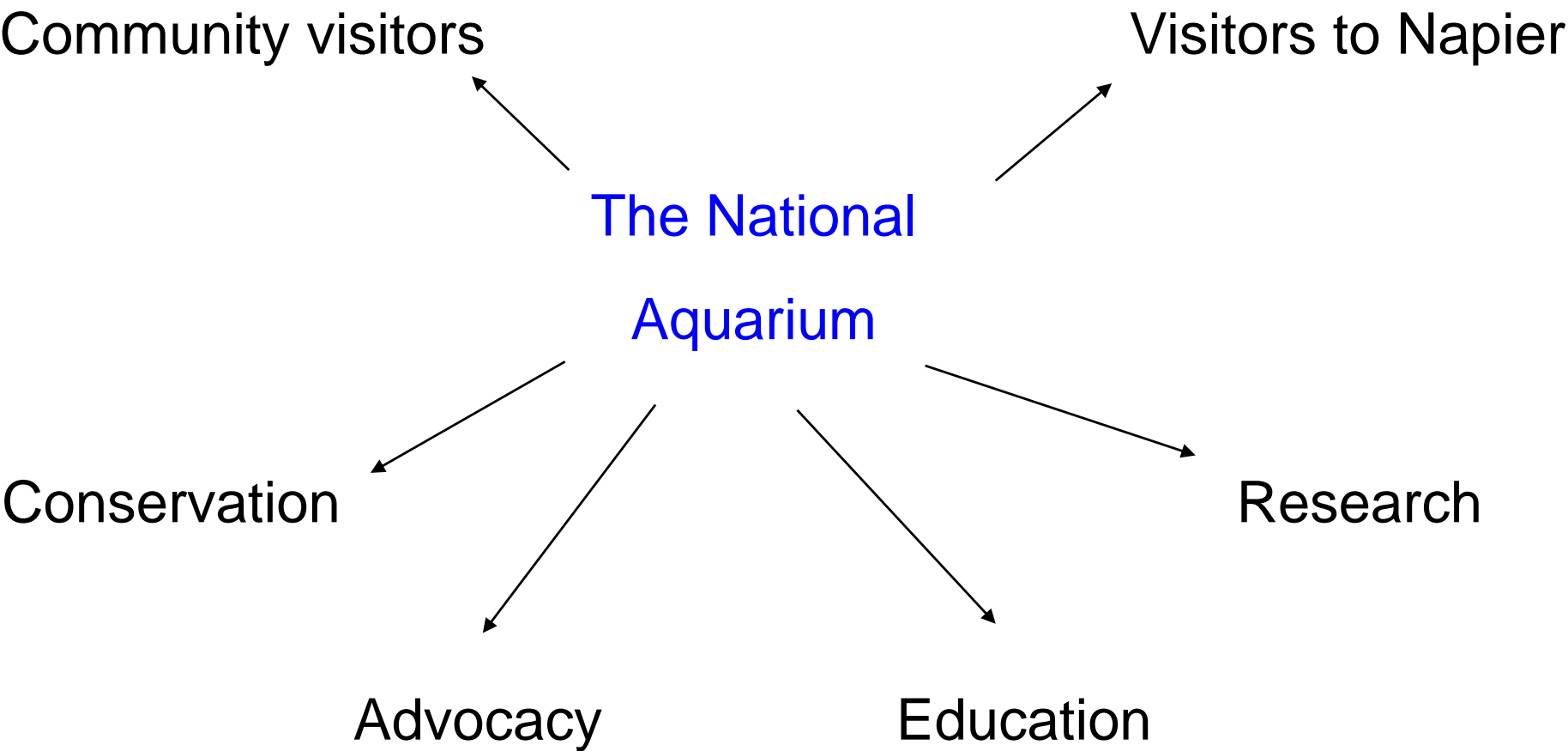
Wildlife vet Pauline Howard warns about starving seabirds and advises people how to help them.

A "massive starvation" of seabirds this summer has experts lamenting climate change and issuing a warning to people wanting to help stricken birds.

Ninety per cent of seabirds in New Zealand are under threat because there is not enough food for them.

Warmer sea surface temperatures meant the fish that seabirds fed on stayed in cooler, deeper waters which some birds, particularly juveniles, could not reach.





Soho Group Limited

Public & Affordable Housing Overview

May 2024

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

SOHOGROUP

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



Procurement of well-located land, suitable for development



Design and feasibility management



Resource and Building Consent process with Councils



Project Management of the development



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



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

SOHOGROUP

Who are Soho Group?

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

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

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

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



Build Features

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

-  Architecturally designed with input from expert urban designers
-  Buildings that exceed Building Code and Healthy Homes standards
-  Homestar 6 rated by the New Zealand Green Building Council
-  Lifemark accessibility features
-  Additional sustainability features, such as solar panels and low energy appliances
-  Native planting to support local flora and fauna

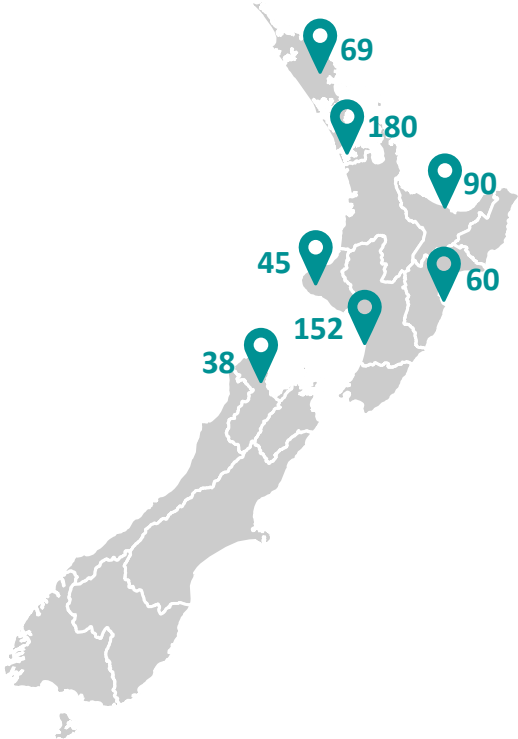
Build to Rent – Key Partners

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

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



Our Developments: Summary



Region	Property	Build to Rent		Build to Sell	
		Complete	Construction	Complete	Construction
Northland	Wanaka Street (Stages 1-3), Tikipunga				69
Auckland	Smythe Road, Henderson	36			
	Clayburn Road, Glen Eden	36			
	Duke Street, Papakura	39			
	McAnnalley Street (Stages 1-2), Manurewa	60		9	
Bay of Plenty	Tebbs Lane, Gate Pa		36		12
	Te Paeroa Road, Bethlehem	42			
Hawkes Bay	Tarbet Street, Flaxmere	18			
	Wellesley Road, Napier				12
	Barton Avenue, Napier				30
Manawatu	Victoria Avenue (Stages 1-2), Whanganui	34			
	Church Street, Palmerston North	46			
	18 Linton Street, Palmerston North		15		
	34 Linton Street, Palmerston North			6	
	North Street, Palmerston North				51
Taranaki	Leech Street, New Plymouth				45
Nelson Tasman	Nile Street, Nelson		32		6
		311	83	15	225
	Total				634

Tenant-Lead Build to Rent

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



Tenanted: Smyth Road, Henderson, Auckland



Key Details:

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



Tenanted: Clayburn Road, Glen Eden, Auckland



Key Details:

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

Tenanted: **Victoria Avenue, Whanganui**



Key Details:

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

Tenanted: Duke Street, Papakura, Auckland



Key Details:

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

Tenanted: Church Street, Palmerston North



Key Details:

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

Tenanted: Te Paeroa Road, Tauranga



Key Details:

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

Tenanted: Tarbet Street, Hastings



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

Tenanted: McAnnalley Street, Manurewa, Auckland



Key Details:

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

Tenanted: **Victoria Avenue (Stage 2), Whanganui**



Key Details:

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

Under Construction: 18 Linton Street, Palmerston North



Key Details:

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

Under Construction: Tebbs Lane, Tauranga

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



Key Details:

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

Under Construction: Nile Street, Nelson

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



Key Details:

Completion Date:	Q4 2025
Tenant:	MHUD / Home in Place
Configuration:	38 units

Overview: Centrally located for Nelson City Centre, NMIT, and all local amenities. Architecturally designed property situated to the rear of an attractive heritage church.

- Special Features:
- Homestar 6
 - Accessible ground floor
 - Sympathetic design in keeping with heritage church
 - Onsite car park and managers office

Planning Stages: Ranfurly Street, Palmerston North



Key Details:

Completion Date:	Q2 2025
Tenant:	MHUD / Emerge Aotearoa Housing Trust
Configuration:	26 units
Overview:	Developed in collaboration with Rangitane o Manawatu Investment Trust and Emerge Aotearoa Housing Trust. Excellent proximity to town centre and amenities.
Special Features:	<ul style="list-style-type: none">• Homestar 6• Lifemark rated ground floor• Solar panels• Communal gardens including fruit trees, garden beds and seating as well as private outdoor living space for each unit

Build to Sell

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

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



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



Key Details:

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

Complete: 34 Linton Street, Palmerston North



Key Details:

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

Under Construction: Leach Street, New Plymouth



Key Details:

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

Under Construction: Wanaka Street, Whangarei



Key Details:

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

Under Construction: North Street, Palmerston North



Key Details:

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

Under Construction: Wellesley Road, Napier



Key Details:

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

Under Construction: Barton Avenue, Napier



Key Details:

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

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

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



Sustainable and environmentally responsible projects



Designs that exceed standards



Locations and dwellings that offer superior tenant amenity



Engaging within our communities

SOHOGROUP

Our Leadership Team

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



Sam Wallace
Managing Director

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



Jonathan Wallace
Director

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



Emma Jackson
Operations Manager

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

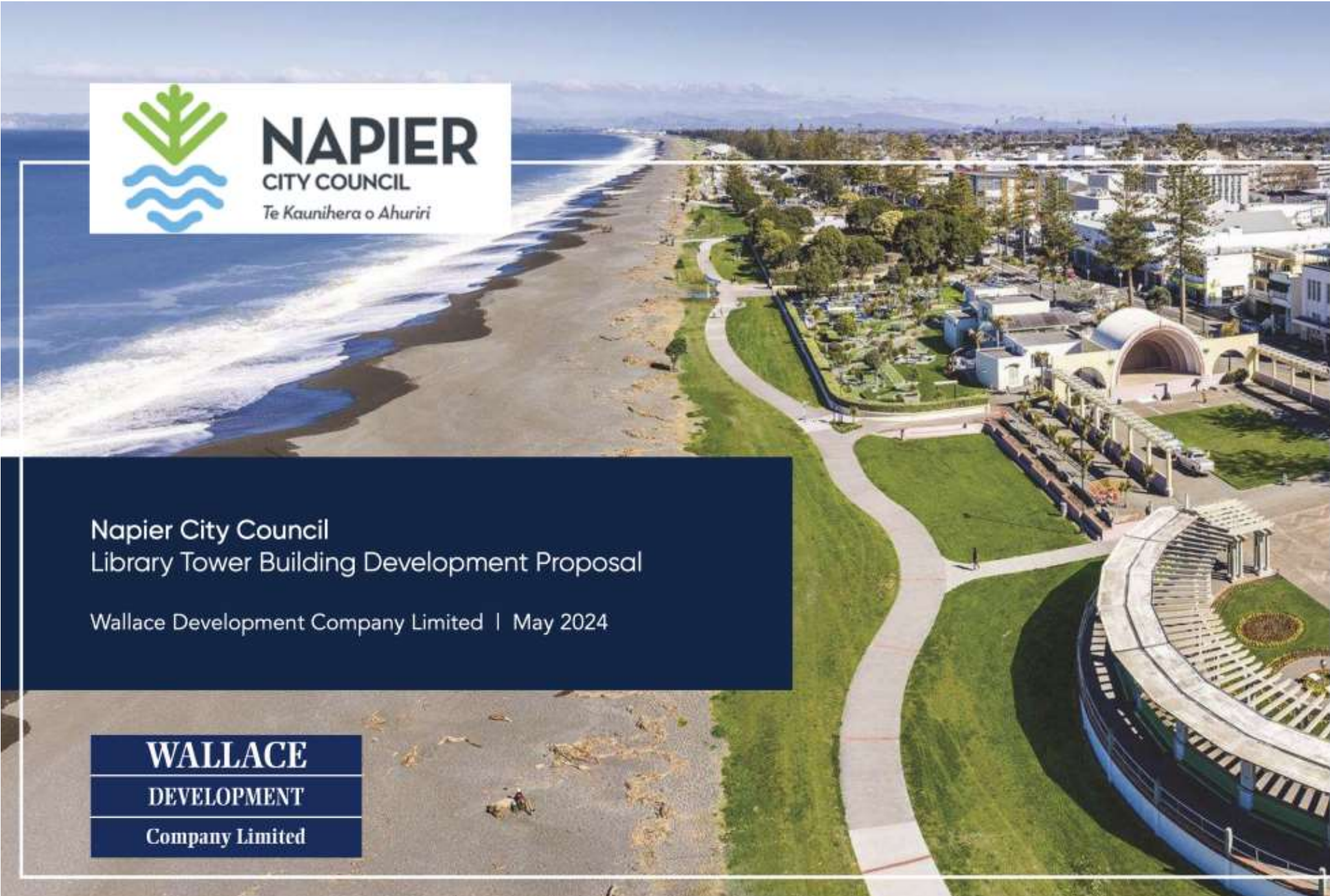


Ben Noone
Head of Project Delivery

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



Item 1 Attachment 17



Napier City Council
Library Tower Building Development Proposal

Wallace Development Company Limited | May 2024



Proposal

Wallace Development Company is one of New Zealand's leading property developers. We have significant experience in refurbishment and strengthening of multi-story buildings similar to the Library Tower.

- We can deliver a sale and leaseback arrangement which results in lower cost in both the short and long-term to the Council when compared to other options.
- We accept all development risk. No risk to the ratepayer of cost escalations or variations.
- We can commit to the completion of the refurbishment and strengthening works with the building being ready for occupation in 2027.
- Lease terms can be structured to deliver long term certainty of rents to the Council.
- We will work with the Council to design a building which meets the Council's needs.
- The Council will have a right to purchase the premises back after a period of time meaning the building can return to public ownership.
- We are in the process of refurbishing both Dalton and Vautier Houses adjacent to the Library Tower. We will consult with the Council's architect working on Te Aka to achieve a seamless and consistent design of the area surrounding the Dalton/Vautier, Library Tower and Te Aka buildings.







Sample gallery of
Wallace Development projects



Artist impression

Dalton and Vautier Houses | Napier

WALLACE
DEVELOPMENT
Company Limited

Sustainable building
transformations



70 Tennyson St | Napier



Opera Kitchen | Hastings



Quest | Hastings



NZME | Hastings



Xero Building | Napier



TSB Tower | Palmerston North

Large scale
commercial



TSB Bank & Farmers Building | Hastings



The Grand | Palmerston North



ASB Regional Centre | Hamilton



Allflex | Manawatu Business Park



FMG | Hamilton



Manawa Energy Building | Tauranga



Inland Revenue | Napier



Quest | Mount Maunganui



PWC Building | Napier



Designca Group | Palmerston North



NZI Building | Hamilton



Quest | Palmerston North



Wallace Development HQ | Havelock North



Countdown | Hastings



Freedom | Hastings

100+
Hawke's Bay developments



Placemakers | Napier



Cafe Anatolia Building | Napier



Kmart Complex | Napier



Many retail blocks Emerson Street | Napier

Jonathan Wallace
Managing Director
Wallace Development Company Limited
jpwallace@wdcl.co.nz
021 999 862

WALLACE
DEVELOPMENT
Company Limited
wallacedevelopment.co.nz

Oral submission to the Napier City Council's LTP 2024-27

Author: Vanessa Moon

28th May 2024

Thank you all for being here to hear my oral submission. I appreciate this opportunity to be heard.

I want to begin by acknowledging the challenges we have all been living with to varying degrees since the November 2020 severe weather event in our City, which caused widespread flooding and slips in Napier, with damage to people's homes and businesses.

Following on from this came the COVID19 pandemic, which had a huge impact on our community, causing loss of life, disruption to lives and livelihoods and deep divisions within our Nation.

Next there was Cyclone Gabrielle in February 2023, with a loss of life, destruction of many peoples homes and livelihoods, and damage to infrastructure.

And the impacts of this are ongoing for many people.

Then came the cost of living crisis, overlapping with a very divisive national election period, and the upheaval caused by a change of Government which has rapidly changed many of the policy settings of the previous government. This has had a flow on effect in many areas of people's lives, including uncertainty around Council decision-making just when Counsellors and staff are consulting on their Long Term and District Plans.

And somewhere in there was The Three Waters issue which also took up a lot of Council time and caused a lot of controversy within the community.

Unfortunately, all of this is just a taste of worse things to come ... as I discuss below.

Now to my substance of my submission:

The two issues that I touched on in my written submission, which I wish to address in this oral presentation are:

Firstly, The current state of Earth's biosphere, with a focus on what we call the environment, and on the changing climate.

This issue falls under the Council's strategic priorities Te toka tu moana/a resilient city, and He wahi taurikura/spaces and places for all.

The second issue is what I am calling "The Peoplesphere", and specifically relates to breaking down barriers between Council and the community, and doing democracy differently.

This issue falls under the Strategic Priority Te takutai moana/Nuturing authentic relationships.

In connection with the first issue:

A report by the Post Carbon Institute, has been helpful for me in beginning to think about these issues.

This report is titled: "*Welcome to the Great Unraveling: Navigating the Polycrisis of Environmental and Social Breakdown*". It was published in June 2023.

According to the report there are four main overarching issues identified as part of “The Great Unraveling”.

1. The alarming, rapidly changing environmental and social conditions we find ourselves living in.
2. The need to grapple with complexity, uncertainty, and conflicting priorities.
3. The need to maintain social cohesion within societies, and peaceful relations between them, while implementing key changes in collective behavior and managing the negative consequences of past failures to act (my list of challenges above is an example of this).
4. The personal competencies that are needed to understand what’s happening, and to respond constructively, primarily by building household and community resilience for this precarious time.

The report focuses on both adaptation and mitigation, which must happen in tandem to ensure a liveable future.

Towards the end the report includes a section entitled “Weaving a New Tapestry: How to Respond to the Great Unravelling”.

As an initial general response to this question it states:

“Perhaps the hardest part of any process that entails making significant changes and establishing new behaviors is the beginning. To mount a fitting response to the Great Unraveling, we must begin from within ourselves. We have to learn how to navigate uncertain conditions and uncertain times. And then we have to work together to apply our learning and skills to the scale of our communities, and then the scale of our nations and the planet as a whole”.

In the section of the report entitled “What Can You Do” it talks about “informational competence, emotional/psychological resilience, and practical/ personal steps for building resilience.

These factors would apply equally to organisations such as the Council

The closing paragraph of the report asks us to:

“... Imagine what a young person a few decades from now, living in a depleted and ravaged world, might feel when looking at surviving images of today’s “influencers” enjoying comfort, convenience, and privilege on an epic scale. What could we do now to change that scenario? Perhaps, if we work together to build a truly sustainable way of life, future generations will have some reasons to thank us.”

In practical terms, maybe this report could provide a resource for the Council to do further work on upskilling staff and Councillors on these vital issues, including the HB Climate Action Joint Committee. I acknowledge that I am making this suggestion with no knowledge as to what training has already been done by staff.

As well as Council staff engaging directly with the Napier community around the issue of the “Polycrisis” I would like to suggest that groups such as the HB Environment Centre and Biodiversity HB should be considered for funding by Councils for the work they do, as they are able to mobilize volunteers to amplify what their paid staff can achieve. Climate change falls under the umbrella of the work that the Environment Centre does, and biodiversity is another vital part of the overall picture of environmental breakdown.

These groups could then support Napier City Council to meet its objectives and commitments as outlined in the Council’s Position statement on Climate Change, whilst also supporting the HB Climate Action Joint Committee to meet its objectives too.

It would also be helpful in terms of educating and involving the community, to have much more comprehensive (and interactive?) information on the Council’s website.

Returning to the second issue ...

... that I wish to focus on in this submission - people community and democracy. - I have found two organisations based in Aotearoa-New Zealand who are working in this area.

The first is the Helen Clark Foundation, which has recently completed a report -in partnership with the global infrastructure company WSP - entitled “A Shared Future: Working with communities to adapt to a changing climate ” . This report talks about new ways of working with communities around adaptation planning. It includes chapters entitled “The case for engaging with communities on climate change adaptation” , “Principles of community engagement”, Innovative engagement tools, and “Policy considerations”.

The report also includes a number of case studies on projects undertaken in Aotearoa-New Zealand in recent times, including “The development of a participatory adaptive strategy for managing coastal hazards in HB”.

It also includes another case study called the “South Dunedin Future Programme”, which is very relevant for Napier given that we have similar topographies

Another organisation working in the area of Council engagement with their communities is Koi Tu: The Centre for Informed Futures at The University of Auckland Waipapa Taumata Rau.

There are several pieces of work done by Koi Tu that are of interest to me, and I hope they will be of interest to the Council too.

*The first is a piece of research entitled “Complex conversations: A deliberative democratic model for New Zealand”.

* The second is a collaboration between Koi Tu, Te Weu Charitable Trust and the Gisborne District Council called “Empowering communities through deliberative democracy”. This was a discussion between people from each of the three organisations and was recorded on video.

A quote from an article entitled “Using Deliberative Democracy to Explore the Future of Auckland’s Water Supply” provides a definition of this process:

“Deliberative democratic processes come in a variety of shapes and sizes – from the tiny deliberative cells to large citizen assemblies – but they all share some key elements.

First, the people involved are randomly selected from the target population – be it a neighbourhood, a city or a country – in a manner similar to jury selection. Second, they are given a clear remit by the commissioning body, and a commitment to take their recommendations into account when making decisions. Third, they're well-resourced to engage with the question: they are given enough time, access to relevant knowledge and experts (often of their choice); they're paid for the hours spent; food and adequate space is provided. And finally, then, they are expected to find a shared ground: perhaps not the solution they are the most passionate about, but something they can all 'live with'."

What all this research opens up is a way of broadening and deepening participation in decision making in our City, resulting in a deeper understanding of the issues and better, more durable decisions.

This could also break down some of the "Us" and "Them" barriers that often arise between Council and community.

Both of these shifts are essential as we face the ever increasing challenges of navigating the Polycrisis of environmental and social breakdown that we are living with and in.

There is clearly much much more to discuss in connection with all these **Big Issues** of our time, and much much more that we must **Do**, starting now. This includes developing a funding model for Councils that provides greater support from central government to meet the existential challenges we are living with.

I look forward to engaging with Council and with the community on this vital process in the very near future.

References:

1. **Welcome to the Great Unraveling: Navigating the Polycrisis of Environmental and Social Breakdown.**

Welcome to the Great Unraveling: Navigating the Polycrisis of Environmental and Social Breakdown - Post Carbon Institute (<https://www.postcarbon.org/publications/welcome-to-the-great-unraveling/>)

Post Carbon Institute: (<https://www.postcarbon.org/>)

2. **A Shared Future: Working with communities to adapt to a changing climate**

The Helen Clark Foundation (<https://helenclark.foundation/app/uploads/2023/11/HCF-WSP-Report-A-Shared-Future-2023.pdf>)

3. **Complex conversations: A deliberative democratic model for New Zealand**

Complex conversations: A deliberative democratic model for New Zealand – Koi Tū: The Centre for Informed Futures (<https://informedfutures.org/complex-conversations>)

4. **Empowering communities through deliberative democracy**

Koi Tū: The Centre for Informed Futures (<https://informedfutures.org/empowering-communities-through-deliberative-democracy>)

***Note:** There are many more relevant weblinks to innovative and inclusive ways of “doing” democracy.*

5. **A random selection:**

Citizen assemblies offer hope for democracy and climate change challenges - The University of Auckland (<https://www.auckland.ac.nz/en/news/2022/09/30/citizen-assemblies-offer-hope.html>)

Using Deliberative Democracy to explore the future of Auckland's water supply - Greater Auckland (<https://www.greeterauckland.org.nz/2021/10/06/using-deliberative-democracy-to-explore-the-future-of-aucklands-water-supply/>)

Complex Conversations | Developing better approaches to public engagement around complex issues (<https://www.complexconversations.nz/>)

Government Upgraded: Democracy 2.0 in Aotearoa? - The Dig (<https://thedig.nz/transitional-democracy/government-upgraded-democracy-2-0-in-aotearoa/>)

MartinJenkins / Democracy for our times
(<https://www.martinjenkins.co.nz/insights/democracy-for-our-times/>)

Presentation Sue Myles Napier City Council LTP Review

















































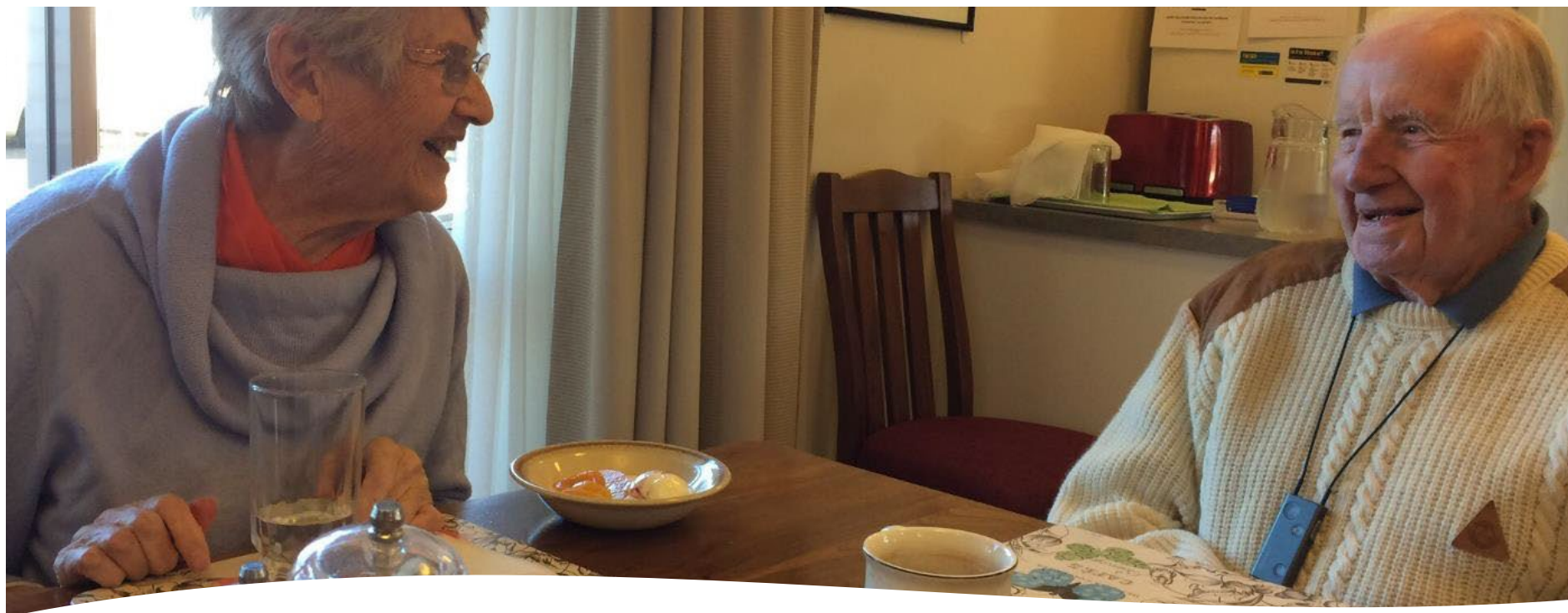












Introducing Abbeyfield

A family-style, volunteer-run shared-living house that enables seniors to live independently together in a safe social setting:

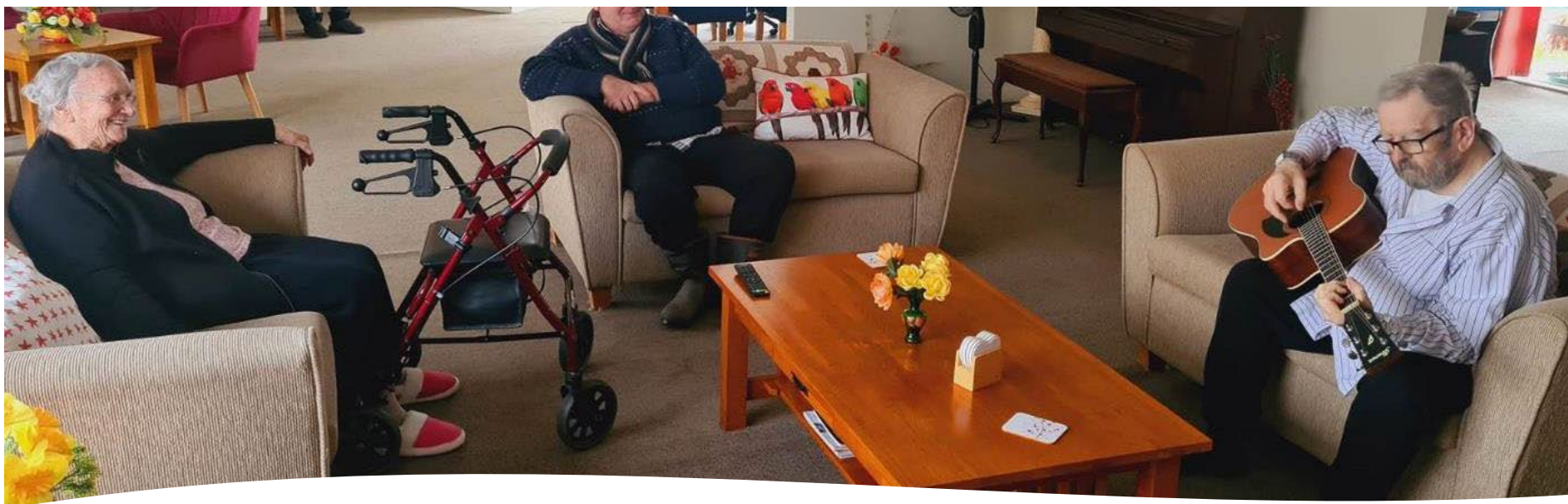
An affordable last home

Alleviates loneliness

Abbeyfield housing model

- 12 – 14 older residents, most in 70s and 80s, with minimal / modest assets
- Rent private studio with ensuite within a large family-style house
- Sharing a communal lounge, dining area, laundry and gardens
- Housekeeper/cook prepares all main meals, cleans communal areas, and keeps an eye on residents' wellbeing.
- No medical care provided, but normal home and personal cares support can be accessed if needed
- An answer to loneliness and social isolation



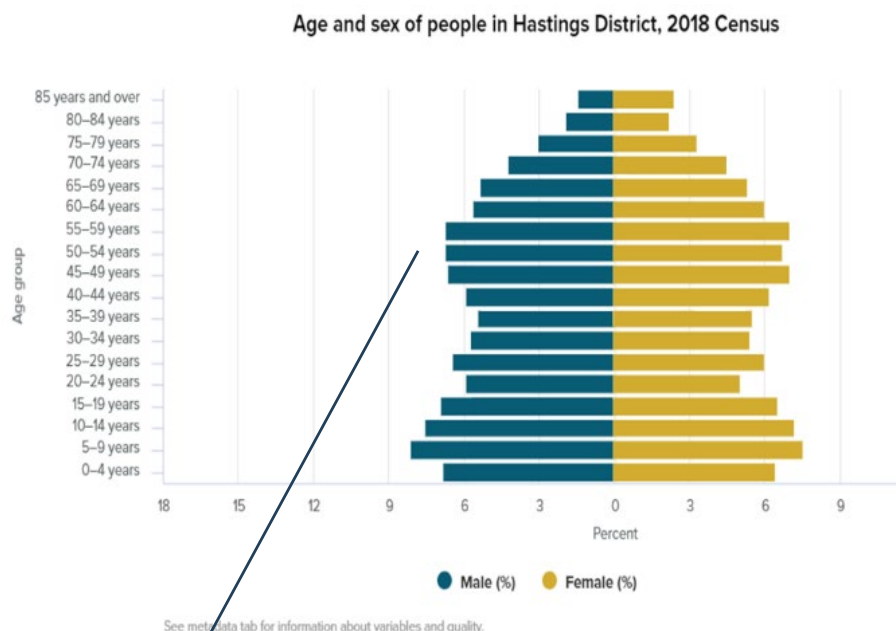


Item 1 Attachment 21

Benefits for residents

- Companionship, social connectedness
- Security and safety
- Enhanced wellbeing and extended independence
- No more stress over maintaining a household
- Close to local community amenities
- Appetising, nutritious meals (better health)
- Fit for purpose dwelling – accessible, warm
- Particularly suitable for 2nd and 3rd decades post 65
- *Affordable rent – no capital entry requirement*

Hawkes Bay elder housing need



This cohort entering retirement with higher levels of renters

- Hawkes Bay's district population is undergoing structural ageing – for example Hastings population from 18% to 27.4% over 65 by 2048 (55,300)
- Tenure change: nationally, 100% increase in people renting aged 65 and over - by 2048 there will be 600,000 over 65s renting
- Mortgage or rent costs for older people take significant proportion of national super; higher for Māori and Pacific peoples
- High housing need for those in the 'missing middle' (not eligible for Public Housing Register, can't afford market rent or retirement village)
- Council pensioner housing long waiting lists



Abbeyfield site requirements

- Flat rectangular site 1500 – 2000 sm; can be smaller if two storeys (eg 770 – 1100)
- Close to public transport options, within 1km of community facilities eg library, medical centres
- Easy building site – good land stability, availabel services free from any major hazards
- Economically viable to ensure affordability
- Building footprint ranges from 760 m² (12) to 850 m² (14) – designed to fit site.
- With a secured site, concept plans developed, catalyst for major fund raising

Our proposal

- Abbeyfield Properties are hoping to finalise a lease agreement with the HDC to lease for a portion of a site currently in pensioner housing in Swansea Road in Flaxmere
- Long term peppercorn lease to reduce cost and development period
- Covenant will be included regarding the existing community housing
- Abbeyfield will develop the house :
 - With accessible design to fit site
 - By raising funds – grants, fundraising, mortgage
 - Completing the design and construction phases
 - We will provide Operational management once completed
 - With a good fit with existing Council housing on site – social & community benefits



Swansea Village



Benefits for Council & citizens

- Any existing pensioner housing site use would be retained and preserved, the Council interest would be protected via covenant or other instrument
- Abbeyfield house would be complementary to existing pensioner housing provisions
- Medium density development, high quality housing delivered
- Abbeyfield is the not-for-profit developer, building owner and manager – national expertise plus local knowledge
- The Abbeyfield model is a unique and proven supplier of elder housing, registered Community Housing Provider meeting high performance standards
- Abbeyfield can access central govt funding – Income Related Rent Subsidy (IRRS) / Operating Supplement from Housing and Urban Development or Affordable Housing Fund (depending on availability)
- Peppercorn lease will speed up pace of development, reduce quantum of funding needed, help maintain affordability



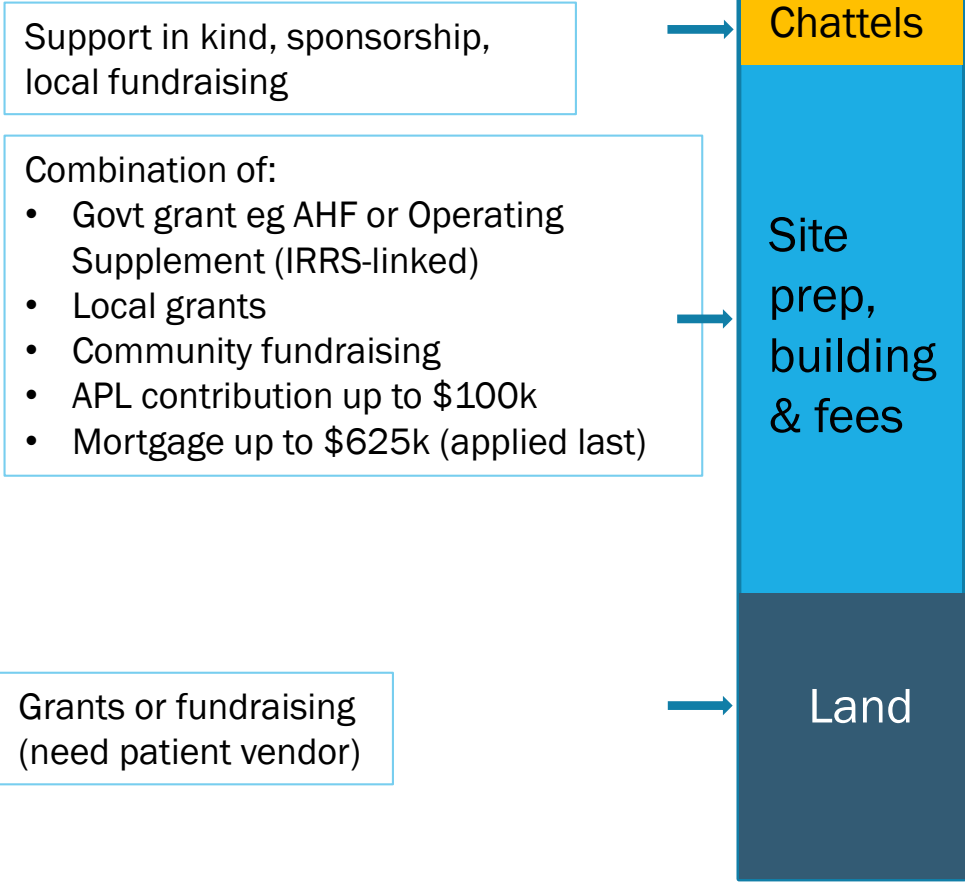
Territorial Authority support for Abbeyfield

- Auckland City Council: gifted site of former pensioner housing; Peppercorn lease, 999-year covenant to remain social housing
- Queenstown Lakes District Council: site provided under 99-year encumbrance to remain housing for older people, abated consent and development fees
- Palmerston North City Council: 50% discount on cost of land, encumbrance to remain social housing (since removed)
- Nelson City Council: Stoke site initially leased at peppercorn rate, since gifted
- Christchurch City Council: Hornby site, subsidised cost at 50% of negotiated bare land value, 200-year encumbrance re social housing in perpetuity
- Others: abated or waived development fees, grants, low interest loans

Typical Abbeyfield development funding

12 -14 suite house:
Approx \$3.5 – 4m

If site is leased with
peppercorn rental,
development period
reduced by 2 or more
years



Approx \$3.5 – 4m



Operationally sustainable

- Sustainable: once completed, Abbeyfield houses are financially sustainable, deliver small surplus for prudent reserves
- High average occupancy 98-99% (14 Abbeyfield houses)
- Central governance / oversight: Abbeyfield Properties owns property – local affiliate manages as Agent
- Operational budget and rent set locally, with national oversight, covers:
 - Facility charge to service mortgage or when paid down, contribution to general fund for new developments
 - Mutual sinking fund for long term maintenance
 - All other costs, including insurance, rates, power, staffing, supplies
 - Affordable rent

An
ordinary
house in
an
ordinary
street



Abbeyfield entities

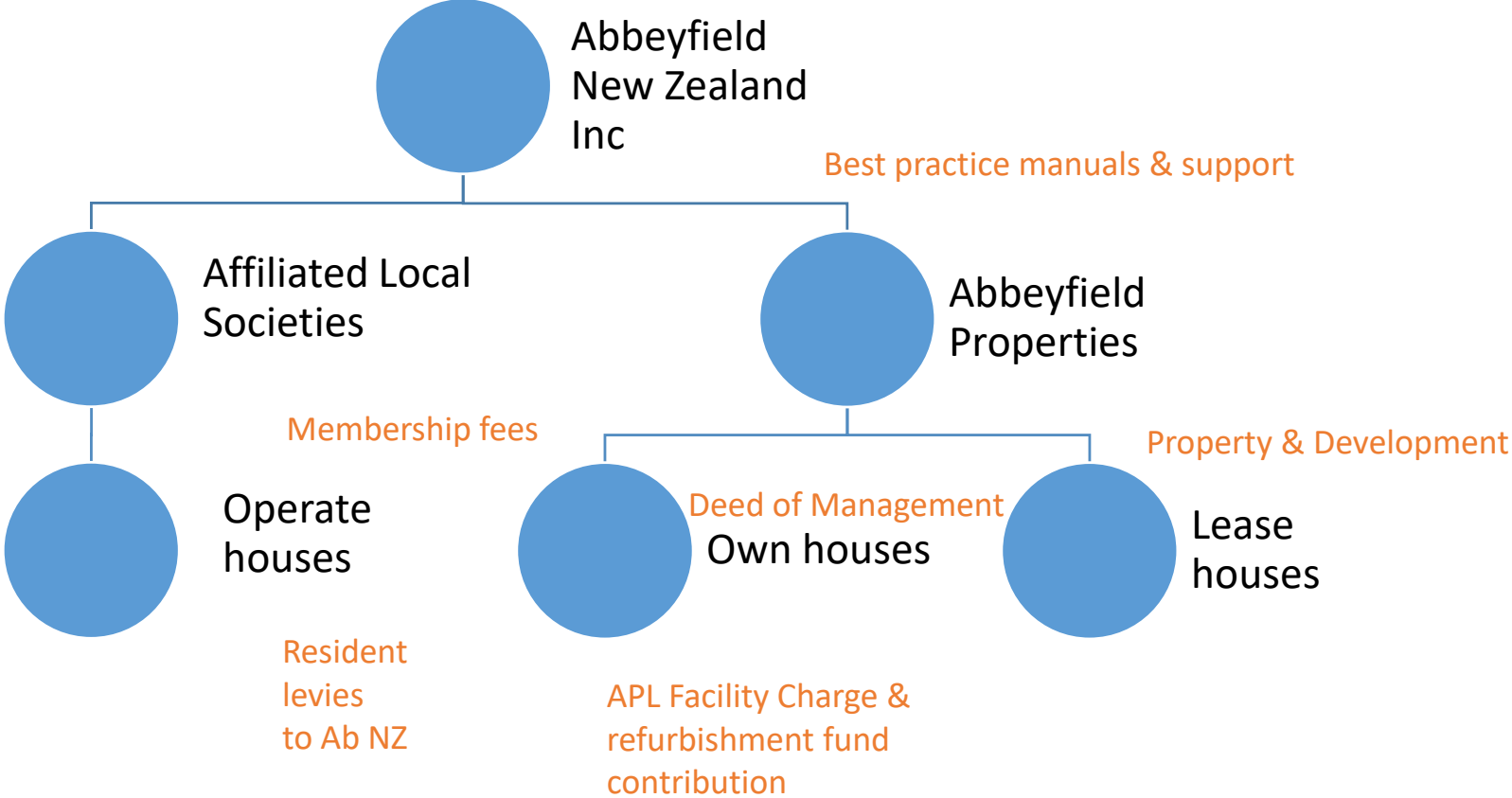
Local affiliate Abbeyfield Hawkes Bay Inc carries out community engagement & fundraising, manages the completed house (reg. Charity)

Abbeyfield Properties Ltd – the national development entity for Abbeyfield – expertise in all aspects of development, holds title, raises mortgages, manages maintenance fund (reg. Charity)

Abbeyfield New Zealand Inc – umbrella body for Abbeyfield in Aotearoa New Zealand: registered Community Housing Provider (CHP) – applies for government funding (reg. Charity)



Abbeyfield organisation structure



For more information on Abbeyfield see www.abbeyfield.co.nz

METHODOLOGY NOTES



SIL Research assisted the Napier City Council with their Three-Year Plan consultation, providing independent data analysis and reporting.



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

A total of n=837 unique responses were received and used in the analysis.



An online survey was available via Council's website (sayitnapier.nz). Paper-based submission forms were also available, and could be dropped-off at the customer service centre or posted back.



In addition, Council housing tenants received a paper copy of the consultation form, which included questions regarding the future of Council's housing provision. Overall, 78 hard-copy forms were processed by SIL Research (including 57 from tenants).

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METHODOLOGYNOTES (cont.)



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



For qualitative feedback, SIL Research used a content analysis approach to determine certain themes, concepts or issues within submitted feedback. This represents a 'bottom up' data driven approach where identified themes are derived purely from the collective respondent feedback, rather than fitting responses into pre-determined categories; essentially, reflecting 'the voice of the people'.



Quantitative findings were presented in two ways:

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



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

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Officers Report *Submissions on the Three-Year Plan 2024-27 Consultation Document*

Presented to Council 29 May 24

Purpose

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

The officer report incorporates SIL's analysis and provides further officer analysis, along with officer recommendations. It also addresses some of the other topics raised by submitters that were additional to the consultation topics.

Consultation Summary

The Local Government Act 2002 (LGA 2002) requires Council use the special consultative procedure to consult with the community before adopting the final plan. This process involved the adoption of a Consultation Document by Council on 14 March 2024.

Consultation was open for five weeks from 25 March to 26 April. The process was supported by six community meetings and drop-in sessions as follows:

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

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



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Feedback Received on Key Consultation Topics

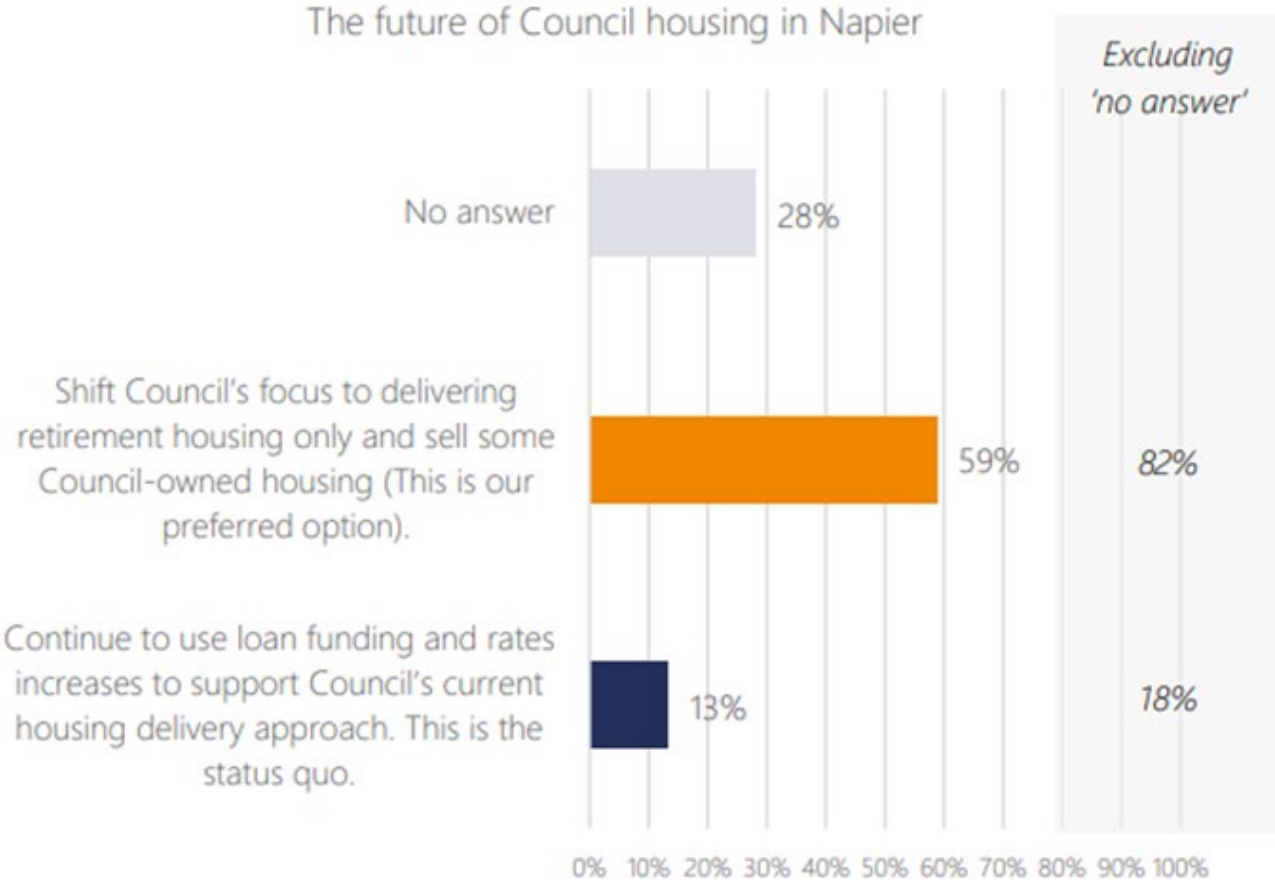
Key Consultation Topics

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

1. The future of Council housing

In question one, all respondents were asked:

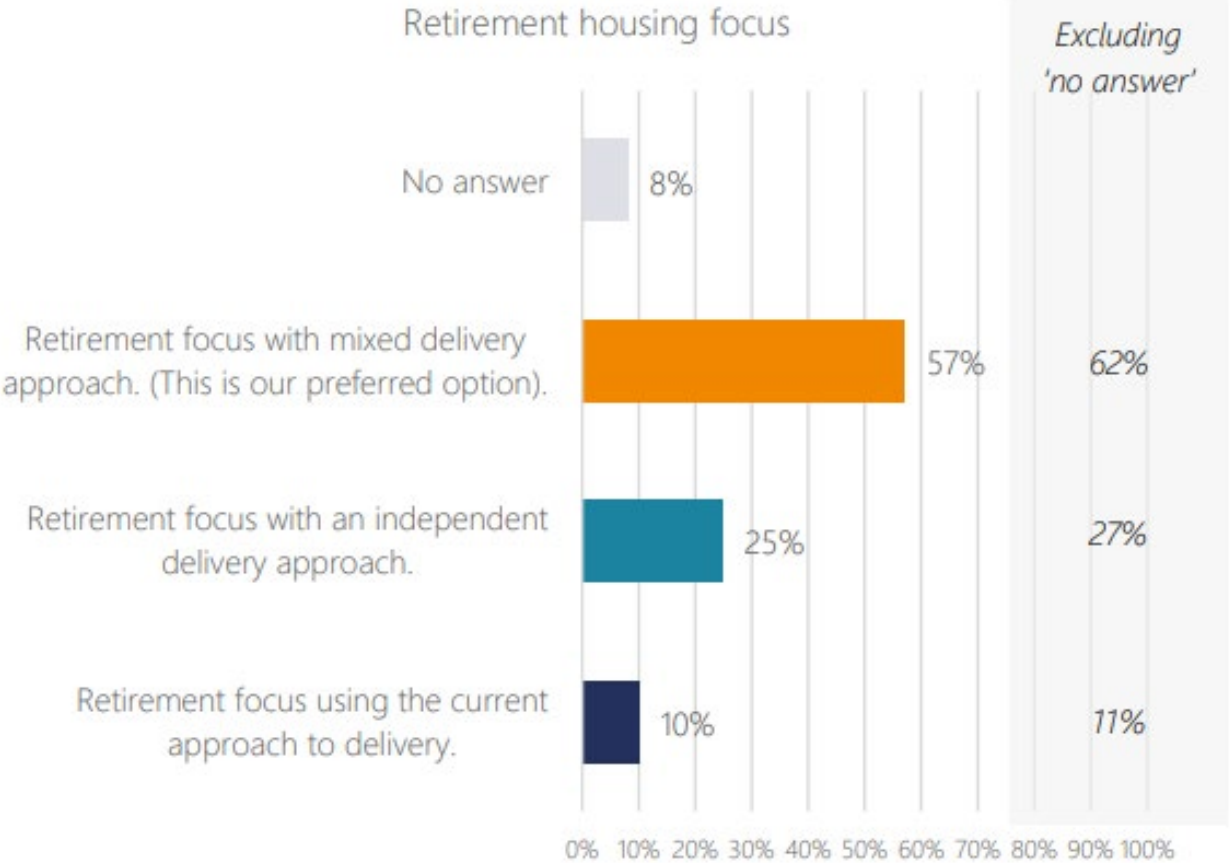
Should we continue to deliver our current council housing by increasing rates and borrowing, or should we shift Council’s focus to retirement housing only and sell our social housing villages?



he future of Council housing (part 1)



In question two, all respondents were asked:
If we shift to a focus on retirement housing, how can Council deliver this in an effective way?



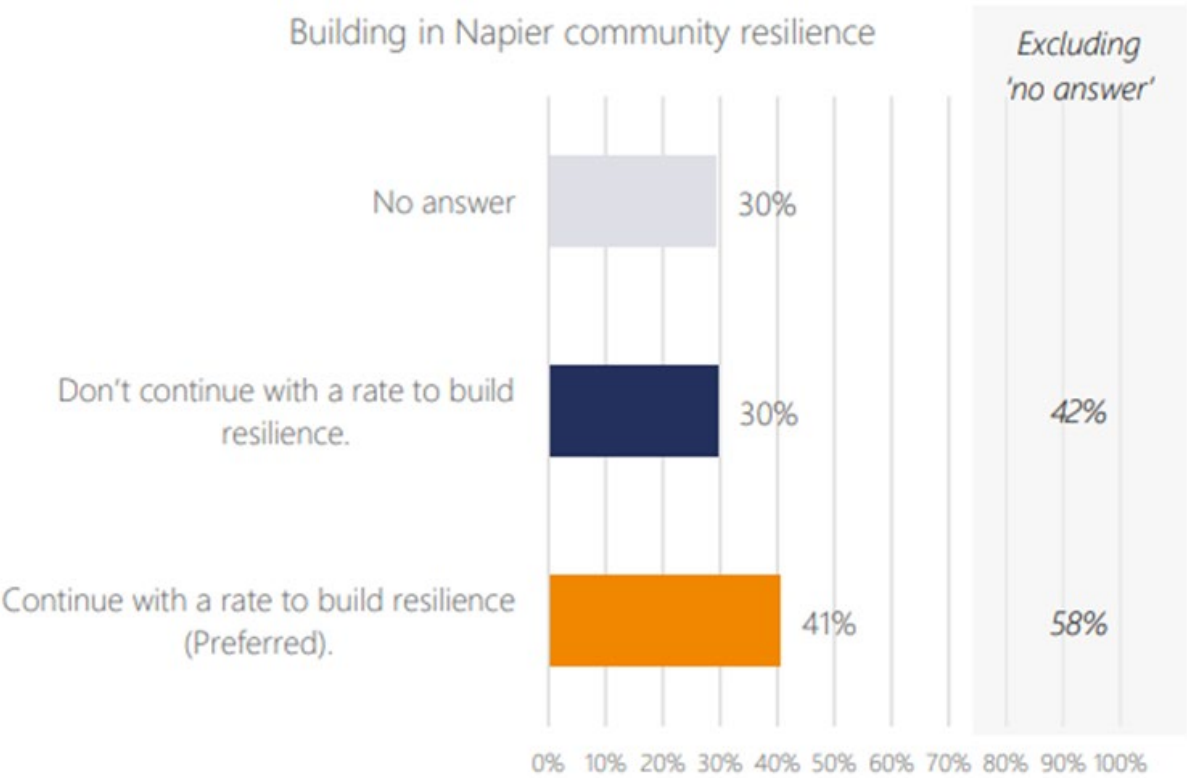
The future of Council housing (part 2)



2. Building up our community resilience

Respondents were presented with the below two options:

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



Building up our community resilience

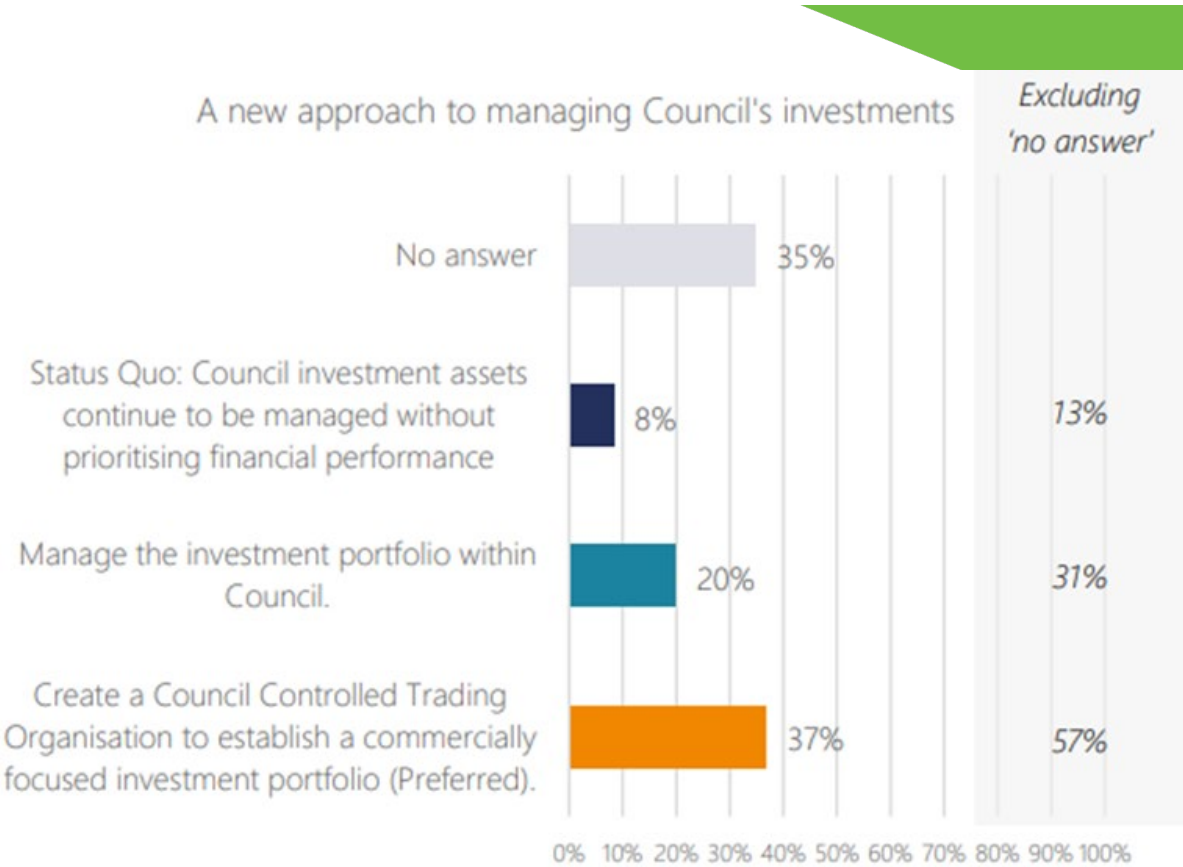


3. A new approach to managing Council's investments

Respondents were presented with the below three options:

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

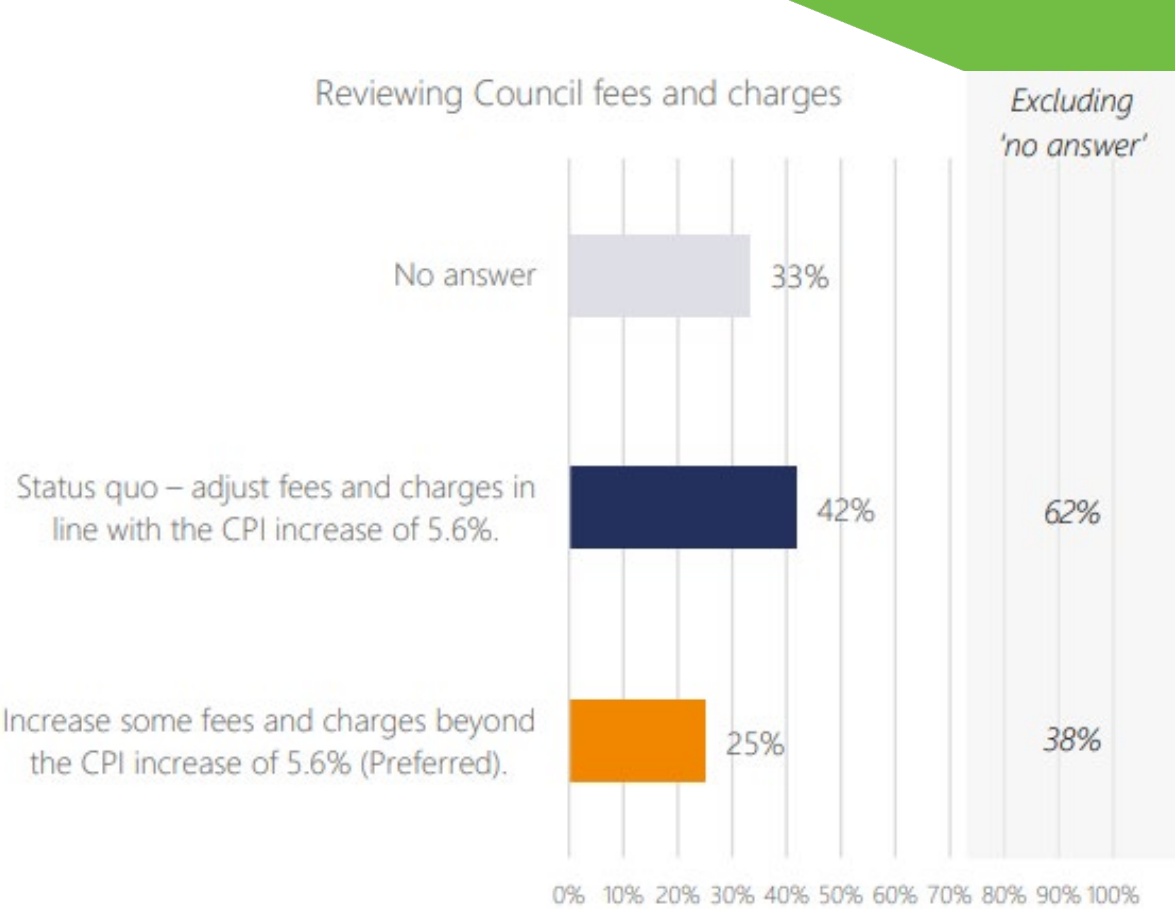
A new approach to managing Council’s investments



4. Reviewing our fees and charges

Respondents were presented with the below two options:

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



Reviewing our fees and charges



Reviewing our fees and charges continued

Item 1 Attachment 23

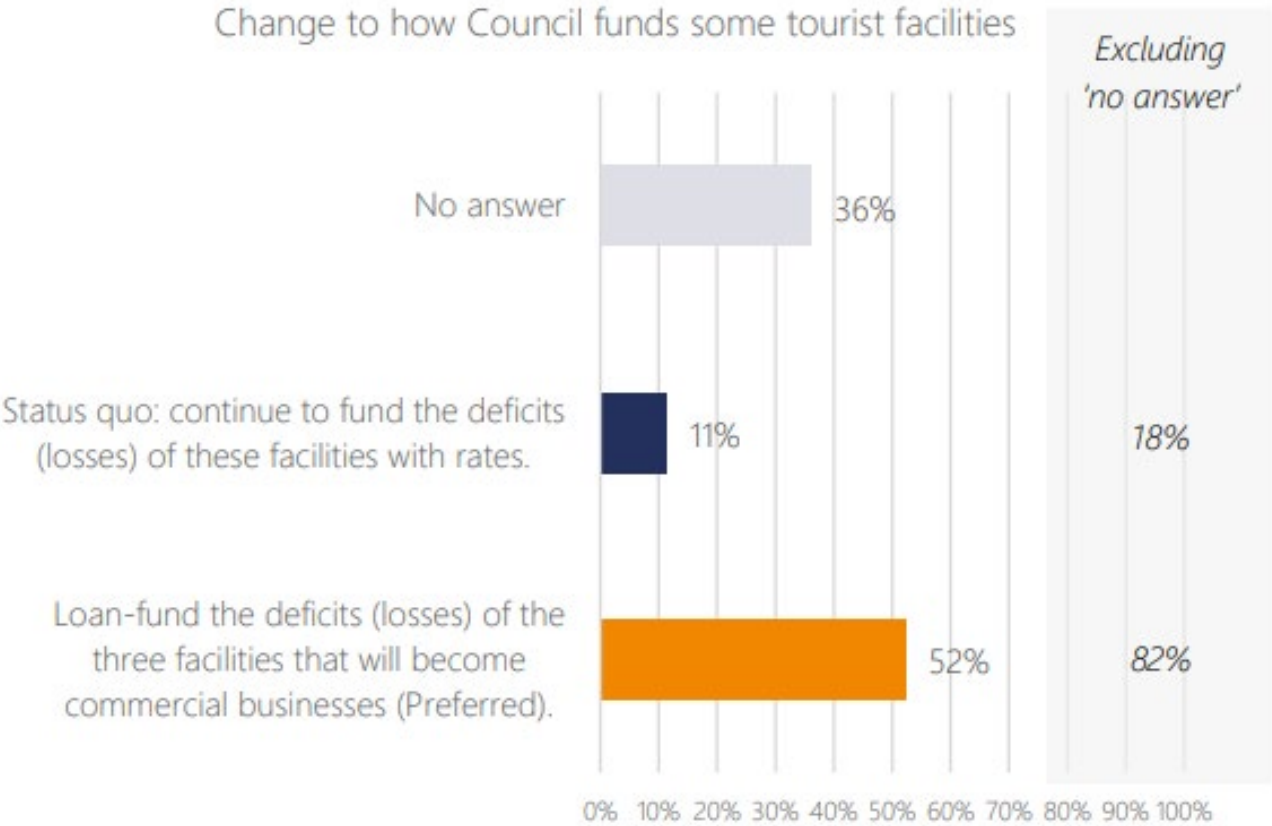
FEES & CHARGES	2024 AP	2025 3-Year Plan	\$ Increase	% Change
Preferred	\$34.5m	\$43.2m	\$8.7m	25.3%
5.6% CPI Increase	\$34.5m	\$39.0m	\$4.5m	13.2%
Rates Increase vs. Preferred	-	-	\$4.2m	4.7%

5. A change to how we fund some tourist facilities

Respondents were presented with the below two options:

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

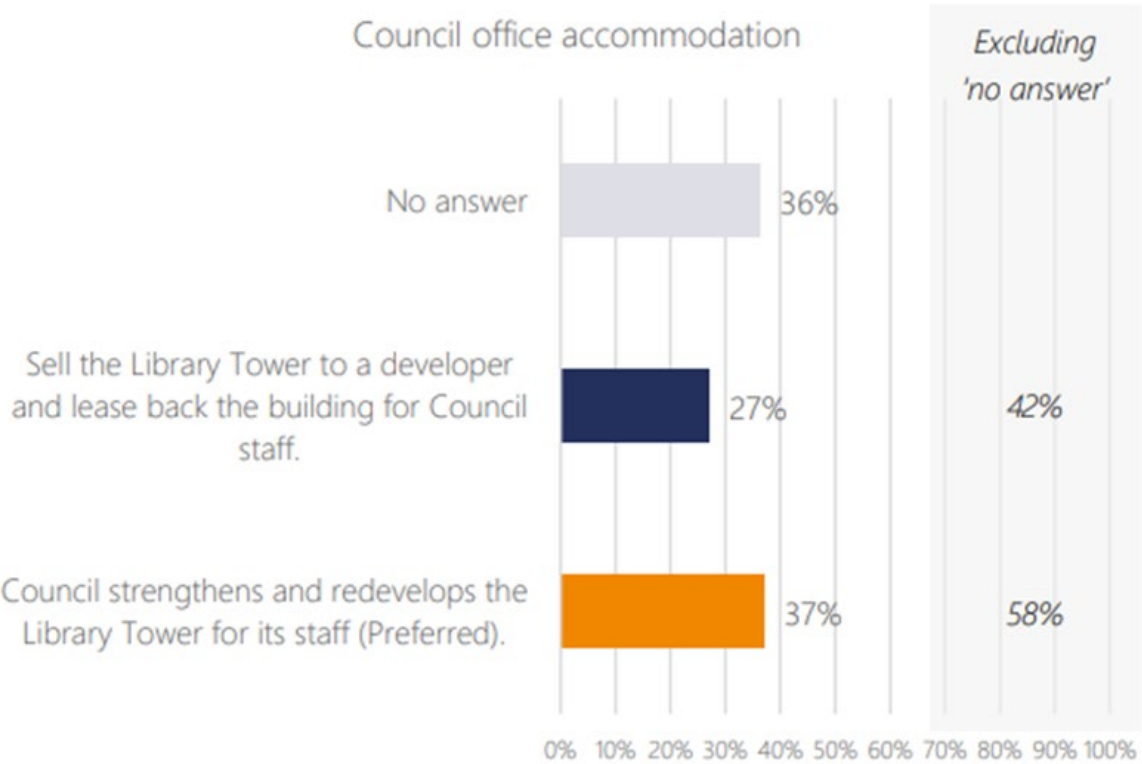
A change to how we fund some tourist facilities



6. Napier City Council office accommodation

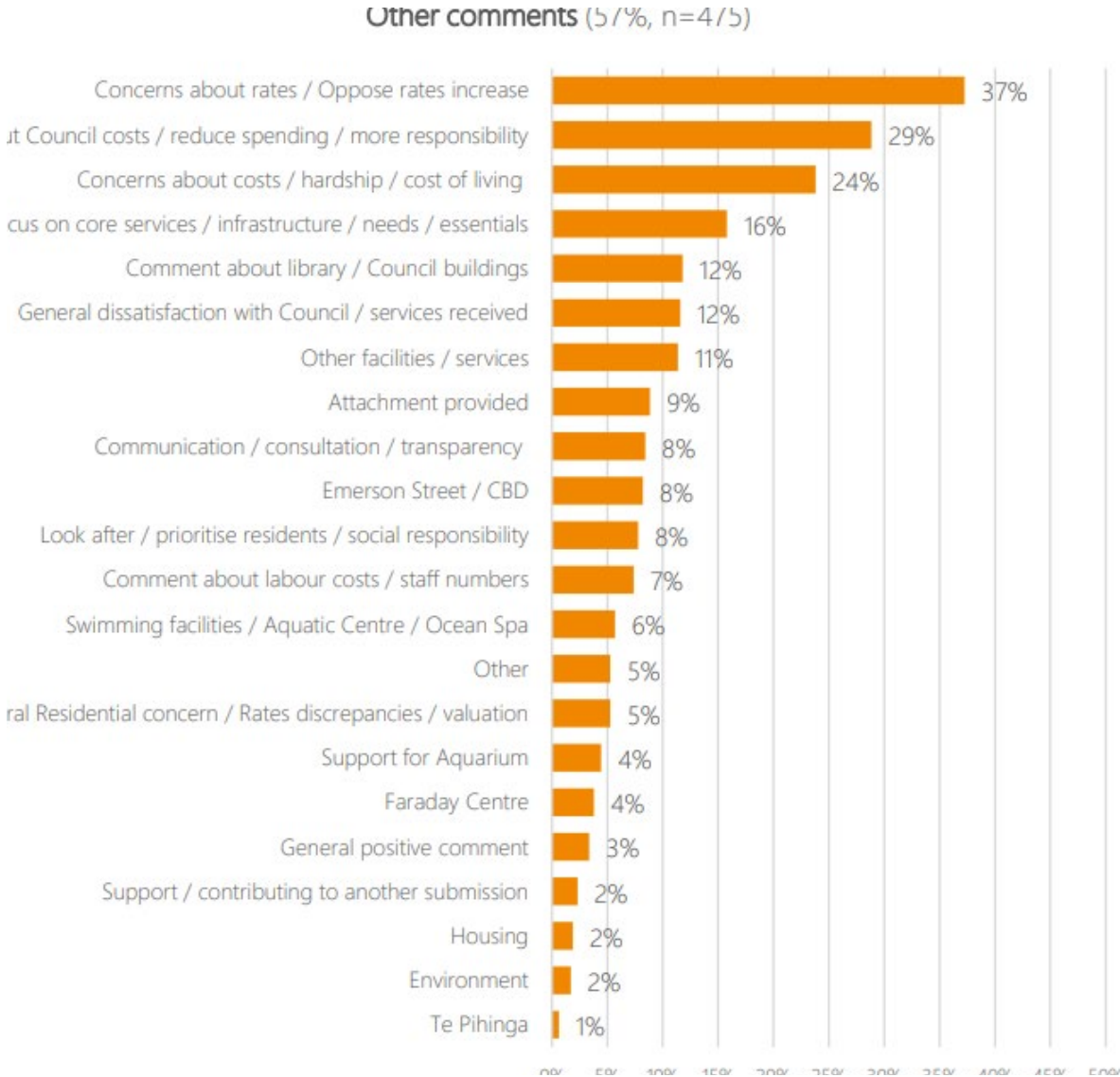
Respondents were presented with the below two options:

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



Napier City Council office accommodation





Other topics raised by submitters



Funding requests

- Council received 6 quite specific requests for funding through the TYP consultation process and a summary of those have been included in a table as an attachment to the report.
- Council received other requests and proposals through the submission process. Due to the complex nature of some requests, they weren't included in the table as reading the submission is the easiest way to understand the request fully.
- Some also require further discussion with the submitter and officers to understand what is truly being requested from Council.
- There will be opportunity for Council to equally discuss and consider all requests through deliberations.

Other recommended changes

- Funding of Coastal Hazards Strategy
- Minor operational amendments
- Change to the stormwater map

Thank you

Rating Issues (Deliberations)

Key Themes Observed

- Property Revaluations
- Stormwater
- UAGC
- Changes to rating of Rural Residential differential



Property Revaluations



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- Required every 3 years
- Reflect quality and desirability of property by the market
- Driven by legislation, not Council
- Objection period was extended from 4 weeks to 6 weeks to allow for anticipated submissions

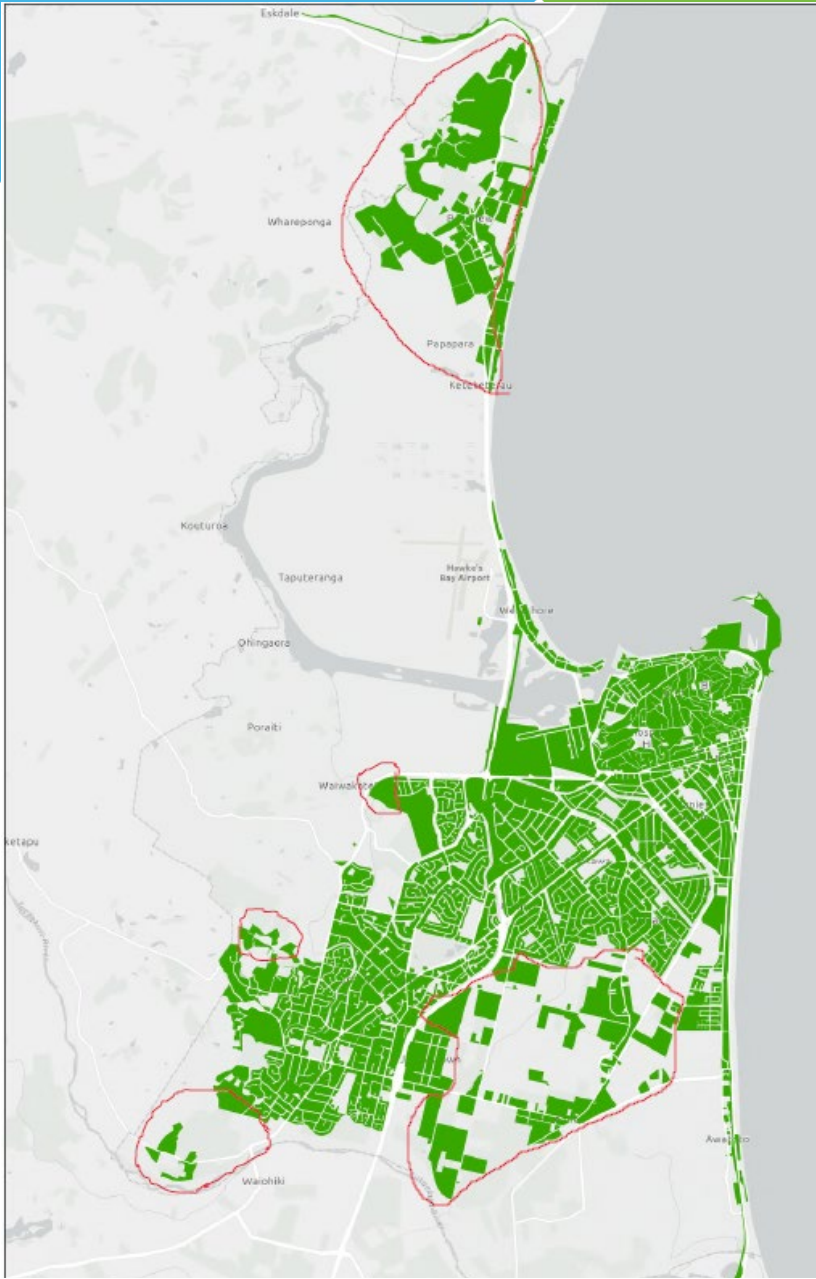
Stormwater



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- Current map is outdated/materially inaccurate.
- New map reflects current service area and includes
 - Esk Hills / Kaiangaroa Pl. / Kaimata Rd.
 - Parklands development
 - Te Awa development
 - The Loop development
 - A new retirement village

Stormwater



Stormwater



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- New coverage area contributes to 23.1% of cost (or \$1.794m)
- Rolling back the map increases average property rates by \$68.57

UAGC



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- Limit of 30% allowed for rates set on uniform basis.
- Council currently at 22% of limit.
- A UAGC of \$1,100 would result in breach (35%).
- Increasing UAGC punitive to lower socio-economic groups. Benefits premium property owners.
- UAGC at \$1,100 would increase low value property rates by 44%.

Rural Residential Differential



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- Changes to rate requires consultation
- Rural Residential properties not charged for services that are not available to them
- Public good funding is not proximity based
- Revenue & Financing Policy – significant review required to change rates

