

Strategy, Policy & Finance Committee Meeting Minutes 11 August 2022

01-15-228
RDC-1297597

Minutes

Strategy, Policy & Finance Committee meeting held Thursday, 11 August 2022 at 9.30 am Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Cr Raukawa-Tait (Chair)
Cr Kai Fong (Deputy Chair), Mayor Chadwick, Cr Donaldson,
Cr Kumar, Cr Maxwell, Cr Tapsell, Cr Wang, Cr Yates,
Dr Morgan and Mr Biasiny-Tule (Te Tatau o Te Arawa), Mr Thomass (Lakes
Community Board) and Mrs Trumper (Rural Community Board).

STAFF PRESENT: G Williams, Chief Executive;
T Collé, Deputy Chief Executive, Organisational Enablement;
J-P Gaston, Deputy Chief Executive, District Development;
O Hopkins, Deputy Chief Executive, District Leadership & Democracy;
R Fraser, Acting Deputy Chief Executive, Infrastructure & Environmental
Solutions;
A Pewhairangi, Deputy Chief Executive, Community Wellbeing (via audio
visual);
S McNicol, Director, Marketing & Communications;
G Manzano, Manager Infrastructure Growth & Performance Planning;
G Kieck, Manager, Corporate Strategy & Planning;
S Kelly, Senior Strategic Advisor - District Development;
M Hancock, Head of Investment and Development – RotoruaNZ;
G Konara, Governance Support Advisor.

The meeting opened at 9.31 am.

The Chair welcomed elected members, media, staff and members of the public.

**1. KARAKIA WHAKAPUAKI
OPENING KARAKIA**

Mrs Trumper opened the meeting with a Karakia.

**2. NGĀ WHAKAPĀHA
APOLOGIES**

None.

**3. WHAKAPUAKITANGA WHAIPĀNGA
DECLARATIONS OF INTEREST**

None.

**4. NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE
URGENT ITEMS NOT ON THE AGENDA**

None.

Acknowledgements

Cr Donaldson acknowledged the passing of Sir Miles Warren, the architect of the civic centre building.

**5. TE WHAKAŪ I NGĀ MENETI
CONFIRMATION OF MINUTES**

- 5.1 MINUTES OF THE STRATEGY, POLICY & FINANCE COMMITTEE MEETING HELD 14 & 15 JULY 2022
RDC-1284382

Resolved:

That the minutes of the Strategy, Policy & Finance Committee meeting held 14 & 15 July be confirmed as a true and correct record.

Moved: Mr Thomass

Seconded: Cr Yates

CARRIED

- 5.2 MINUTES OF THE STRATEGY, POLICY & FINANCE COMMITTEE HEARING HELD 25, 26, 28 JULY & 1
AUGUST 2022

RDC-1291064

Resolved:

That the minutes of the Strategy, Policy & Finance Committee hearing held 25, 26, 28 July & 1 August 2022 be confirmed as a true and correct record.

Moved: Mrs Trumper

Seconded: Cr Donaldson

CARRIED

6. PŪRONGO KAIMAHI STAFF REPORTS

6.1 ELECTED MEMBERS ATTENDANCE AT CONFERENCES - REPORTS FROM COUNCILLORS

RDC-1295411

Resolved:

1. **That the report titled “Elected Members attendance at conferences - reports from Councillors” be received.**

Cr Yates tabled her report (Attachment 1).

Moved: Mr Thomass
Seconded: Mayor Chadwick

CARRIED

Mayor Chadwick and Cr Tapsell updated the Committee on their experience at the conference. Cr Tapsell attended the conference as the deputy chair of Community Boards Executive Committee.

6.2 CONSIDERATION OF FEEDBACK TO DEVELOPMENT CONTRIBUTIONS POLICY CONSULTATION

RDC-1294463

Resolved:

1. **That the report titled “Consideration of feedback to Development Contributions Policy consultation” be received.**

Moved: Cr Donaldson
Seconded: Cr Yates

CARRIED

Thomas Collé overviewed the report and spoke to a presentation titled “Proposed Development Contributions Policy” (Attachment 2).

Attendance - Mr Biasiny-Tule joined the meeting at 9.48am.

Further resolved:

2. **That the Committee receive the staff analysis of the Development Contributions Policy consultation submissions.**
3. **That the Committee recommends to Council to adopt the Development Contributions Policy as per stated amendments (refer to track changes Policy attached) with effect from 1 September 2022.**
4. **That the Committee recommends to Council that the implementation date of the policy will be 1 December 2022.**
5. **That the Committee recommends to Council that the Western Stormwater charge be capped at 15% in relation to amendments made to Stormwater Catchment areas.**

Moved: Cr Kumar

Seconded: Cr Donaldson

CARRIED

Vote recorded against: - Cr Kai Fong, Cr Tapsell, and Mr Biasiny-Tule.

Cr Wang recorded as against number 4 of the recommendation.

The meeting adjourned at 10.45am and resumed at 11.06am.

6.3 DELIBERATIONS AND RECOMMENDATIONS ON THE PROPOSAL FOR THE REVOCATION AND DISPOSAL OF IDENTIFIED RESERVES

RDC-1296438

Resolved:

- 1. That the report titled “Deliberations and Recommendations on the Proposal for the Revocation and Disposal of Identified Reserves” be received.**

Moved: Mrs Trumper

Seconded: Cr Yates

CARRIED

J-P Gaston and Stephanie Kelly overviewed the report and spoke to a presentation titled “Reserves Proposal” (Attachment 3).

Further resolved:

- 2. That the Committee notes that the Open Spaces Policy was consulted on and adopted in 29 April 2021.**
- 3. That the Committee notes that once the Policy was adopted, staff assessed all reserves against the Policy and identified eight parts of reserves and two full reserves that failed on the basis that there was a local over-provision of reserve space, or the reserves were un-used or poorly laid out/designed.**
- 4. That the Committee notes that funding from the sale of these reserve areas will be ring-fenced for re-investment into existing reserves to improve quality and recreation opportunities and to secure land for new reserves where there is under-provision.**
- 5. That the Committee notes its responsibility to contribute to addressing the Rotorua housing crisis, including through the sale of suitable land on terms and conditions that address community concerns. Noting also the aspiration of Te Arawa Iwi to directly contribute to housing solutions for whanau.**

Moved: Cr Raukawa-Tait

Seconded: Mayor Chadwick

CARRIED

Vote recorded against: - Cr Kumar, and Mr Biasiny-Tule

Cr Kai Fong, Cr Tapsell and Cr Wang recorded as against number 5 of the recommendation.

Further resolved:

6. **That the Committee recommends to Council the decision for each identified reserve site as follows [as per options and recommendations in Attachment 1 of the report]:**

1. **Wrigley Road Reserve (Part)**

Revoke status of part of the reserve and partner with Ko Te Tuara Totara O Fordlands Incorporated Society (KTTToF) to progress housing development (noting this recommendation requires a Local Bill to progress).

Moved: Mayor Chadwick

Seconded: Cr Donaldson

CARRIED

Vote recorded against: - Cr Kumar, Cr Kai Fong, Cr Tapsell and Mr Biasiny-Tule.

Point of Order-

Cr Yates raised a point of order for misrepresentation in a statement made by Cr Kumar regarding Fordland Community Centre and funding of a potential housing development. The Chair upheld the point of order as the statement was incorrect.

2. **High Street Reserve (Part)**

Progress process for disposal and development of the reserve working with the kindergarten to explore options for the comprehensive redevelopment of the site that improves outcomes for the kindergarten and the function, quality and accessibility of the reserve, noting that any proceeds of sale will be required to improve the quality of the retained reserve area.

Moved: Mayor Chadwick

Seconded: Mr Thomass

CARRIED

Vote recorded against: - Cr Kumar, Cr Kai Fong, Cr Tapsell and Mr Biasiny-Tule.

3. **171 Clinkard Avenue**

Direct sale to Kāinga Ora (noting this recommendation requires a Local Bill to progress).

Noting that the proceeds of sale will be used to improve recreation provision on the reserve.

Moved: Cr Donaldson

Seconded: Mayor Chadwick

CARRIED

Vote recorded against: - Cr Kumar, Cr Kai Fong, Cr Tapsell, Cr Wang and Mr Biasiny-Tule.

4. Turner Drive Reserve (Part)

Progress two stage process for disposal and development of part (reduced to 50%) of the site and direct reinvestment into Turner Drive Reserve and Western Heights (noting requires Local Bill to progress).

Moved: Cr Maxwell

Seconded: Mayor Chadwick

CARRIED

Vote recorded against: - Cr Kumar, Cr Kai Fong, Cr Tapsell, Cr Wang and Mr Biasiny-Tule.

5. Park Road Reserve (Part)

Progress two stage process for disposal and development of part of the site (as proposed) and direct reinvestment into Park Road Reserve and Western Heights.

Moved: Mayor Chadwick

Seconded: Cr Donaldson

CARRIED

Vote recorded against: - Cr Kumar, Cr Kai Fong, Cr Tapsell, Cr Wang and Mr Biasiny-Tule.

6. Steeles Lane Reserve (Part)

Retain reserve as likely unfeasible for development.

Moved: Cr Yates

Seconded: Mayor Chadwick

CARRIED

Vote recorded against: - Mr Biasiny-Tule.

7. Gallagher Street Reserve

Retain reserve

Moved: Cr Kumar

Seconded: Cr Tapsell

LOST 6/7

For - Cr Tapsell, Cr Kai Fong, Cr Kumar, Cr Wang, Mr Biasiny-Tule, Cr Yates (6)

Against - Cr Maxwell, Dr Morgan, Mr Thomass, Mrs Trumper, Cr Donaldson, Mayor Chadwick.
Cr Raukawa-Tait (7)

7. Gallagher Street Reserve

Progress two stage process for disposal and development of the site with proceeds to be used to improve quality of other reserves in vicinity.

Moved: Mayor Chadwick

Seconded: Cr Maxwell

CARRIED 7/6

For - Cr Maxwell, Dr Morgan, Mr Thomass, Mrs Trumper, Cr Donaldson, Mayor Chadwick
Cr Raukawa-Tait (7)

Against - Cr Tapsell, Cr Kai Fong, Cr Kumar, Cr Wang, Mr Biasiny-Tule, Cr Yates (6)

8 Linton Park West (Part) – 16 Kamahi Road

Site to have reserve status revoked but decision on disposal or development parked while further investigation and discussions are undertaken with the Linton Park Community Centre, mana whenua and the wider community.

Moved: Mayor Chadwick

Seconded: Cr Maxwell

CARRIED

Vote recorded against: - Cr Kumar, Cr Kai Fong, Cr Tapsell, Cr Wang, Mr Biasiny-Tule and Mr Thomass.

9 Lee Road Reserve

Progress two stage process for disposal and development of 70% of the site outside sound contour and remainder to be retained for stormwater/amenity, and with proceeds being used to address under provision around Charles Road/eastern end of Lee Road.

Moved: Cr Donaldson

Seconded: Mayor Chadwick

LOST 6/7

For - Dr Morgan, Mayor Chadwick, Cr Donaldson, Cr Maxwell, Cr Raukawa-Tait and
Mrs Trumper (6)

Against - Cr Tapsell, Cr Kai Fong, Cr Kumar, Cr Wang, Cr Yates, Mr Biasiny-Tule and Mr Thomass
(7)

9 Lee Road Reserve

Retain Reserve

Moved: Cr Kumar

Seconded: Cr Tapsell

CARRIED 8/5

For - Dr Morgan, Cr Tapsell, Cr Kai Fong, Cr Kumar, Cr Wang, Cr Yates, Mr Biasiny-Tule and Mr Thomass (8)

Against - Mayor Chadwick, Cr Donaldson, Cr Maxwell, Cr Raukawa-Tait and Mrs Trumper (5)

10 Coulter Road Reserve (Part)

Retain reserve. Staff to work with community to identify opportunities to improve reserve.

Moved: Cr Wang

Seconded: Cr Yates

CARRIED

- 7. That the Committee notes the long delay in revoking reserve status under the Reserves Act, as well as the lack of Council control over Crown owned reserves, and therefore recommends to Council to direct the Chief Executive to pursue a draft local bill that achieves the recommendations for each of the identified reserve sites.**
- 8. That the Committee recommends to Council that a first right of refusal and subsequent expressions of interest process be adopted with criteria to be confirmed in subsequent Council meeting.**

Moved: Mayor Chadwick

Seconded: Cr Donaldson

CARRIED

Vote recorded against: - Cr Kumar, Cr Kai Fong, Cr Tapsell, Cr Wang and Mr Biasiny-Tule.

The meeting adjourned at 2.17pm and resumed at 2.50pm.

Attendance - Cr Kumar and Dr Morgan left the meeting at 2.50pm.

6.4 DELEGATION OF AUTHORITY FOR THE CHIEF EXECUTIVE TO APPROVE CONTRACT 22/035 – URBAN WATER RENEWAL 2022-2024

RDC-1284781

Resolved:

- 1. That the report titled “Delegation of Authority for the Chief Executive to approve Contract 22/035 – Urban Water Renewal 2022-2024” be received.**

Moved: Cr Donaldson

Seconded: Cr Yates

CARRIED

Regan Fraser overviewed the report.

Further resolved:

- 2. That the Committee recommends to Council to approve the Delegation of Authority for the Chief Executive to approve Contract 22/035 – Urban Water Renewal 2022-2024.**

Moved: Cr Donaldson

Seconded: Cr Wang

CARRIED

ACKNOWLEDGEMENTS**1. Mr Thomass –**

Mr Thomass, Chair of Lakes Community Board wished to put on record that this is the last Strategy, Policy & Finance Committee meeting that he attended as the Chair of the Lakes Community Board and acknowledged Cr Donaldson for his work during his tenure as the Councillor appointed to Lakes Community Board. Mr Thomass also acknowledged Mayor Chadwick and fellow committee members for their support.

2. Mrs Trumper –

Mrs Trumper, Chair of Rural Community Board also wished to put on record that this is her last Strategy, Policy & Finance Committee meeting as the Chair of the Rural Community Board. Mrs Trumper acknowledged the Chief Executive and staff for the continued support given during the first two terms of the board and also acknowledged Mr Phill Thomass for his support during her first term. Mrs Trumper acknowledged Mayor Chadwick for her mentorship and the committee members for their support.

Attendance – Mr Biasiny –Tule re-joined the meeting at 2.58 pm.

**7. KA MATATAPU TE WHAKATAUNGA I TE TŪMATANUI
RESOLUTION TO GO INTO PUBLIC EXCLUDED**

Resolved:

That the committee move into public excluded session.

Moved: Mayor Chadwick

Seconded: Mr Thomass

CARRIED

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing of this resolution
CONFIDENTIAL MINUTES OF PREVIOUS MEETING HELD 14 & 15 JULY 2022	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a).
APPROVAL OF GROUND LEASE AT ROTORUA LAKEFRONT	<p>Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>Section 48(1)(a) Section 7(2)(b)(ii)</p> <p>Section 48(1)(a) Section 7(2)(i)</p>
APPROVAL OF CONTRACT FOR THE DETAILED DESIGN AND CONSTRUCTION OF THE ROTORUA WASTEWATER TREATMENT PLANT UPGRADE	Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 48(1)(a) Section 7(2)(b)(ii)
CONTRACT APPROVAL – ROTORUA DISTRICT WIDE RURAL VEGETATION CONTROL 2022 – 2025	Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 48(1)(a) Section 7(2)(b)(ii)
PROPERTY DEVELOPMENT PROJECT	Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 48(1)(a) Section 7(2)(b)(ii)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Sections 6 or 7 of the Act or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

OPEN SESSION

Meeting closed at 4.01pm

Standing Order 28.4 – Minutes of last meeting before election.



.....
Chief Executive
Geoff Williams



.....
Chair – Strategy, Policy & Finance Committee
Merepeka Raukawa-Tait

Rotorua Lakes Council is the operating name of Rotorua District Council.

Attachment – Cr Yates’ Report following attending LGNZ Conference 2022.**LGNZ Conference 2022**

Kaupapa | Theme: Te Wā Heke Mai - The Future

This was my first attendance at a LGNZ Conference, and am grateful to have been able to attend on behalf of our Council. Prior to the pōhiri for Te Maruata, we were alerted of a planned protest which saw a small vocal group protesting outside the venue. Police and security were heightened to ensure the safety of the delegates, guests and Minister Mahuta. There were five of us in attendance at Te Maruata from Rotorua|Te Arawa including Cr Trevor Maxwell, Jude Pani (Te Tatau), Geoff Rolleston (Te Tatau) and Te Taru White (BOPRC). Cr Dave Donaldson, Mayor Steve Chadwick and CEO Geoff Williams were in attendance at the Conference, representing Rotorua Lakes Council. Cr Tania Tapsell was also in attendance in her capacity as the Deputy Chairman of the Community Boards Executive Committee.

Te Maruata

The pōhiri for Te Maruata was held the day before the Conference officially started. Ngāti Rangitāne supported by their rangatahi hosted with mana and manaaki tāngata.

The conference name for 2022 was *Te Wā Heke Mai - The Future*, and a statement that resonated with me after attending Te Maruata was “Kia kawea ngā wāwata o ērā kei te haere tonu mai” meaning that as elected members of our Councils, we are charged with “Conveying the aspirations of future generations” in all that we do. *Mokopuna Decisions*.



Te Maruata was attended by its largest contingent of Māori elected delegates in history. And the mood of the room became even more ecstatic knowing that there will be even more Māori at the table, come 8 October 2022. Te Maruata Chair, Cr Bonita Bigham informed the delegation that Te Maruata will welcome dual chairmanship roles this year, having Mana Wahine and Mana Tane Chairs. Te Āhuru Mōwai (A Safe Haven) was also announced as a new kaupapa to help support new incoming elected members.

Dame Karen Poutasi and Cr Tipa Mahuta briefed the delegation about Taumata Arowai, and described it as the rule book of the wai sector. Dame Karen said it is ambitious, as everyone should have access to safe drinking water. It is a collective exercise where the regulator works with the people. Kei te ora te wai, kei te ora te tangata. If the water is healthy, the people are healthy.

Minister Mahuta spoke about the challenging and exciting time that lies ahead. And encouraged delegates to not be afraid of the challenges and be brave enough to look for solutions and give it a go. Mokopuna Decisions are important, we need to be great Ancestors!

Creative NZ - Toi Aotearoa followed Minister Mahuta and highlighted the fact that Local Government are the largest funders of art in communities. This came as a surprise to many in the room who thought it was Central Government.

Ko Tātou LGNZ Conference 2022 Day 1

As a first term elected attendee it further demonstrated the importance of attending the annual LGNZ Conference, especially for newly elected members. This form of professional development is immeasurable, especially on a national scale.

The president of LGNZ, Stuart Crosby spoke about the stark reality of losing institutional knowledge with a large turnover of elected members. Some of the early findings from the Local Govt review, have found that new Councils will require modern leadership that can demonstrate high trust, a sense of belonging, and effective partnerships such as honouring Te Tiriti: Partnership, Participation + Protection.

The highlight of Day 1 was Keynote speaker Melissa Clark-Reynolds ONZM - a Futurist | Anthropologist. She was gold! Her simple statements such as; Food Production - Do less worse.



The choices that we make today will impact future generations and whether or not they will even be born. Beautiful things take time - We need to make sure we build for beauty and have multiple plans for the future. And finally another key take away - We have to strive to live a legacy and leave a legacy - Building for Futures.

Ko Tātou LGNZ Conference 2022 Day 2

Day 2 started with the Opposition Speaker, MP Simon Watts encouraged localism and openly opposed privatisation, but then got called out for being doom and gloom by the Young Elected Members (YEM). YEM came with clear messages for local government to make Mokopuna Decisions. They stood firm with their position to Honour Te Tiriti, to empower regional governance with Māori, to demonstrate intergenerational care + respect and to realise that our new normal isn't about anyone losing but everyone gaining.

The Reimagining Local Govt Panel discussed if we believe in democracy, hand the power over to communities. And in order to unlock this potential, it should be by partnering to maximise potential. Co-governance was a topic discussed by another panel which highlighted the fact that co-governance means different things to different communities. The panel also spoke more about partnership and once again the necessity to Honour Te Tiriti and concluded that bespoke solutions were needed. Furthermore the need for Councils to know about tribal history was also emphasised. Tūwhita te hopo, mairangatia te angitū! - Feel the fear and to it anyway!

That afternoon I attended the Social Well-Being Workshop and visited the social housing project that Palmerston North Council have invested in. The Council owns self-contained flats in convenient locations around Palmerston North and Ashhurst. The rent is subsidised for super-annuitants and people receiving supported living payments.



Ko Tātou LGNZ Conference 2022 Day 3

LGNZ CE - Susan Freeman-Greene spoke about when the community talk about water issues, they are really talking about the health of the community. From a cultural perspective we understand this explicitly as was mentioned by Dame Karen at Te Matuata, *Kei te ora te wai, kei te ora te tangata*.

The workshop tour I chose for Day 3 was a visit to Food HQ, Food Pilot + Fonterra Tour. This left me feeling immensely proud of the innovation that happens in our own backyard, connecting the science and business of food.

Professor Meihana Durie, reminded delegates that our generations of the future shouldn't inherit the burdens of the past. Cr Donaldson shared a photograph in his report that summed up this session perfectly. This session led into the Conference Dinner and Excellence Awards where Rotorua Lakes Council were highly commended in the Environment Wellbeing Category for Te Puna a Pekehaua - joint consenting with Ngāti Rangiwewehi. As a descendant of Rangiwewehi I was extremely proud to be there with Cr Maxwell, my Uncle, to represent our iwi with this acknowledgement. Ka nui te mihi ki ngā ringa raupā i hāpai i te kaupapa nei.

Cr Mercia Yates



Attachment 2- Proposed Development Contributions Policy

Proposed Development Contributions Policy

**ROTORUA**
LAKES COUNCIL

What are Development Contributions?

- DCs are charges set under the LGA:
 - A charge levied on new developments
 - Applied at Subdivision, building consent or service connection
 - Can only fund identified Growth related capital projects
 - Cannot fund level of service improvements or renewals
 - can only be applied to the projects listed in the DCP and must align with 2021 Long Term Plan (LTP) funding assumptions.
 - Applies to specific catchment areas based on costs and benefits

Different from Financial Contributions set under the Resource Management Act.

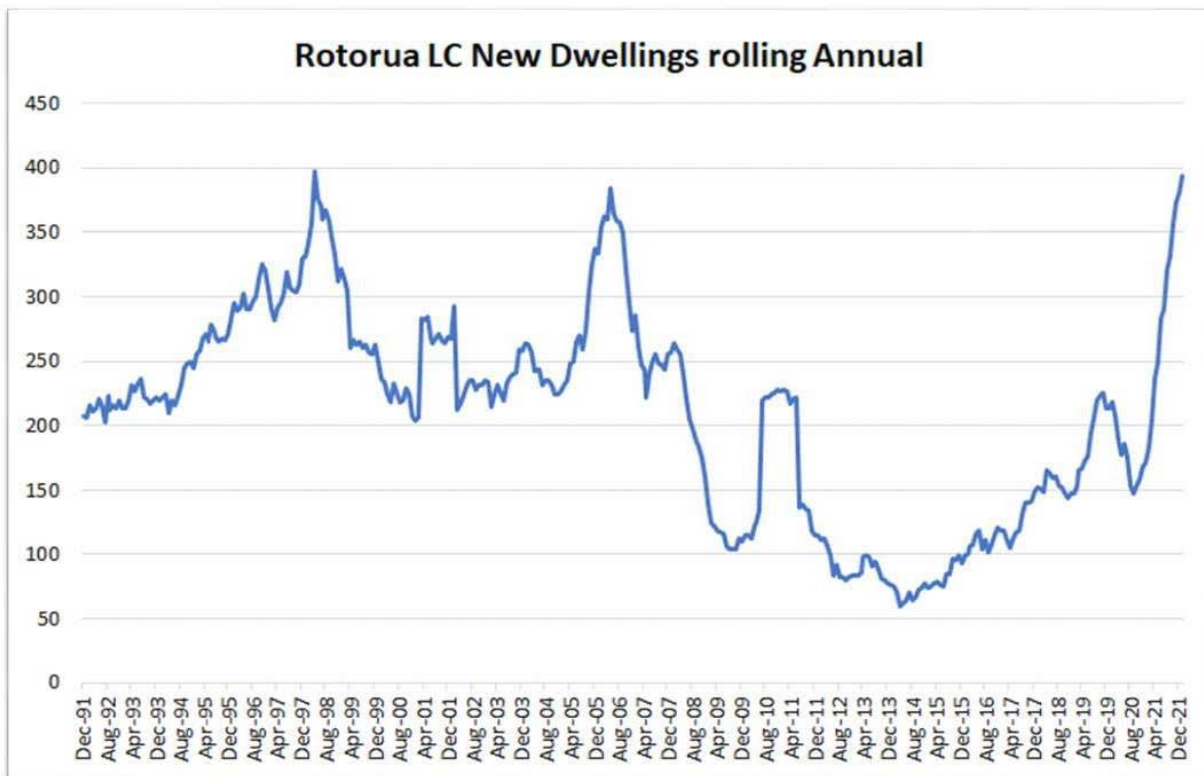
- Most Councils have moved to DCs as easier to set and change

Why do we need to introduce DCs?

- Significant surge in housing growth – and the costs of providing infrastructure
 - Most new housing consents in over 15 years
 - Strong household growth forecast to continue into medium term
 - Growth aligned with the Housing and Business Assessment

- DCs set to fund approximately \$30m of the total \$60m identified 3 waters growth projects not funded elsewhere (such as CIP funding)

Rotorua LC New Dwellings rolling Annual



Delivery Programme

Milestone	Date
Councillor Workshop	24 March
Draft DC Policy to SP&F	14 April
Public Consultation	May - June
Council hearing and deliberations	July
Final recommendation and DC Policy	11 August
Council decision to adopt DC Policy	25 August

Draft charges for consultation (ex GST)

Development Type		# of HUEs	Water per HUE	Wastewater per HUE	Stormwater per HUE	Total DC Charge per HUE Central, Western, Eastern	Total DC Charge per HUE Ngongotaha
Residential > 73m ²	1 HUE	2,192	\$2,056	\$1,833	\$5,737	\$9,626	\$3,888
Small Residential	0.5 HUE (679)	340	\$1,028	\$917	\$2,869	\$4,813	\$1,944
Non-Residential	HUE's	879	\$2,056	\$1,833	\$5,737	\$9,626	\$3,888
Total Forecast HUEs		3,410					

Consultation

60 Submissions received – 2 main themes

Developer pays:

- Support development but it is not fair for the ratepayer to pay for growth
 - Development should be paid for by those who receive the benefit – Council needs to ensure the best outcome for the greatest amount of people.
- Suggest other strategies for collecting revenue to fund growth such as increasing building consent fees and/or a levy on the rates for relevant properties over a period to cover the development contributions.

Ratepayer pays:

- Support developers and developments where rates fund growth
 - Rotorua needs to present itself as open for development and aim to grow the ratepayer base by investing in infrastructure.
 - The added cost to developers is a disincentive to growth and will reduce new supply of housing adding to the cost burden for purchasers (as the development contributions will ultimately be passed on to them).

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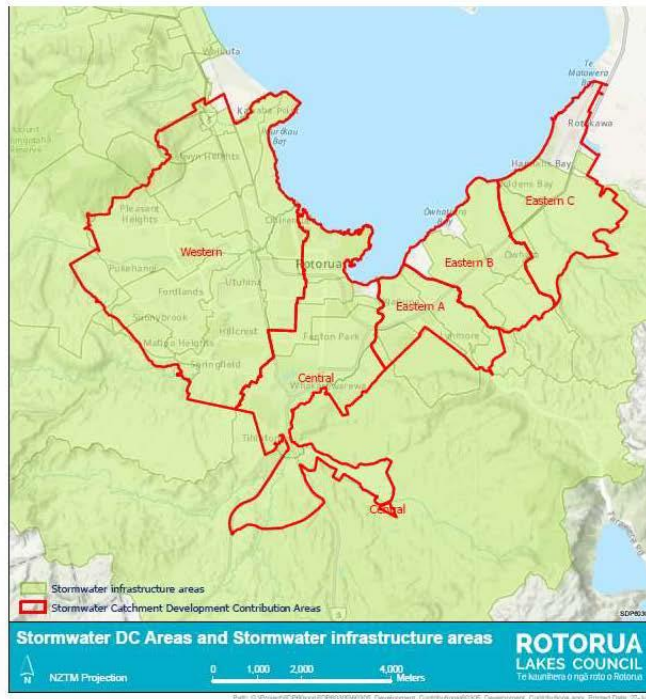
Amendments made to draft policy

Summary of changes:

1. Eastern Stormwater catchments reduced in focus by splitting up the Eastern into three.
2. Eastern Stormwater growth allocation now at 28.6% of the \$8 million eastern conveyance project.
 - a. The Impact is growth / DCP funded now \$2.288 million vs what was originally \$7.5 million (**\$5.2m difference**)
3. Western catchment for Stormwater increased to reflect stormwater flows – takes in part of the Central area used in HBA.
 - a. The changes have meant many of the DC charges have decreased but the Western catchment Stormwater DC charge is around 30% higher than originally consulted on.
4. Recalculated Water and Wastewater charges to reflect the reduced non-residential HUE forecasts to align with HBA methodology.
5. Reduced interest costs able to be allocated to Stormwater to reflect the reduced Eastern growth allocation. No impact on Western.

8

Stormwater Map Update



Implication of changes on DC charge

TOTAL DC CHARGES	Charge As Consulted Incl GST	amended	Difference
Rotorua Urban Area (Eastern, Western and Central)	\$10,856	N/A	N/A
Land Located In Stormwater Western	N/A	\$14,074	30%
Land Located In Stormwater Central, Eastern A and Eastern C	N/A	\$3,977	-63%
Land Located In Stormwater Eastern B	N/A	\$10,227	-6%
Land Located Ngongotahā	\$3,654	\$3,977	9%

Staff recommendation

Activity	charge per HUE Draft DCP	Current Recommended final DCP	Change	Capped Increase In SW at 15% above consulted	Change If SW Capped at 15% above consulted
Water				11.5%	
Rotorua Urban Area	\$2,050	\$2,231	9%		
Wastewater					
Rotorua Urban Area	\$1,604	\$1,746	9%		
Stormwater					
Stormwater area (Central, Eastern and Western areas)	\$7,202		-100%		
Stormwater new Eastern A	N/A	\$0	-100%		
Stormwater new Eastern B	N/A	\$6,250	-1.3%		
Stormwater new Eastern C	N/A	\$0	-100%		
Stormwater revised Central	N/A	\$0	-100%		
Stormwater revised Western	N/A	\$10,097	40%	\$8,282	
Transport					
Rotorua Urban Area	Nil - (note – DCs assessed under this policy may not attract a credit for transport in any subsequent assessment under any subsequent policy)	Nil - (note – DCs assessed under this policy may not attract a credit for transport in any subsequent assessment under any subsequent policy)	0%		
Reserves					
Rotorua Urban Area	Nil - (note – DCs assessed under this policy may not attract a credit for transport in any subsequent assessment under any subsequent policy)	Nil - (note – DCs assessed under this policy may not attract a credit for transport in any subsequent assessment under any subsequent policy)	0%		
Community Infrastructure					
Rotorua Urban Area	Nil - (note – DCs assessed under this policy may not attract a credit for transport in any subsequent assessment under any subsequent policy)	Nil - (note – DCs assessed under this policy may not attract a credit for transport in any subsequent assessment under any subsequent policy)	0%		
TOTAL DC CHARGES	Charge As Consulted	Charge Uncapped	Difference	Charge If SW Increase Is capped at 15%	Difference If SW Increase Is capped at 15%
Rotorua Urban Area (Eastern, Western and Central)	\$10,856	N/A	N/A	N/A	N/A
Land Located In Stormwater Western	N/A	\$14,074	30%	\$12,259	13%
Land Located In Stormwater Central, Eastern A and Eastern C	N/A	\$3,977	-63%	N/A	N/A
Land Located In Stormwater Eastern B	N/A	\$10,227	-6%	N/A	N/A
Land Located Ngongotaha	\$3,654	\$3,977	9%	N/A	N/A

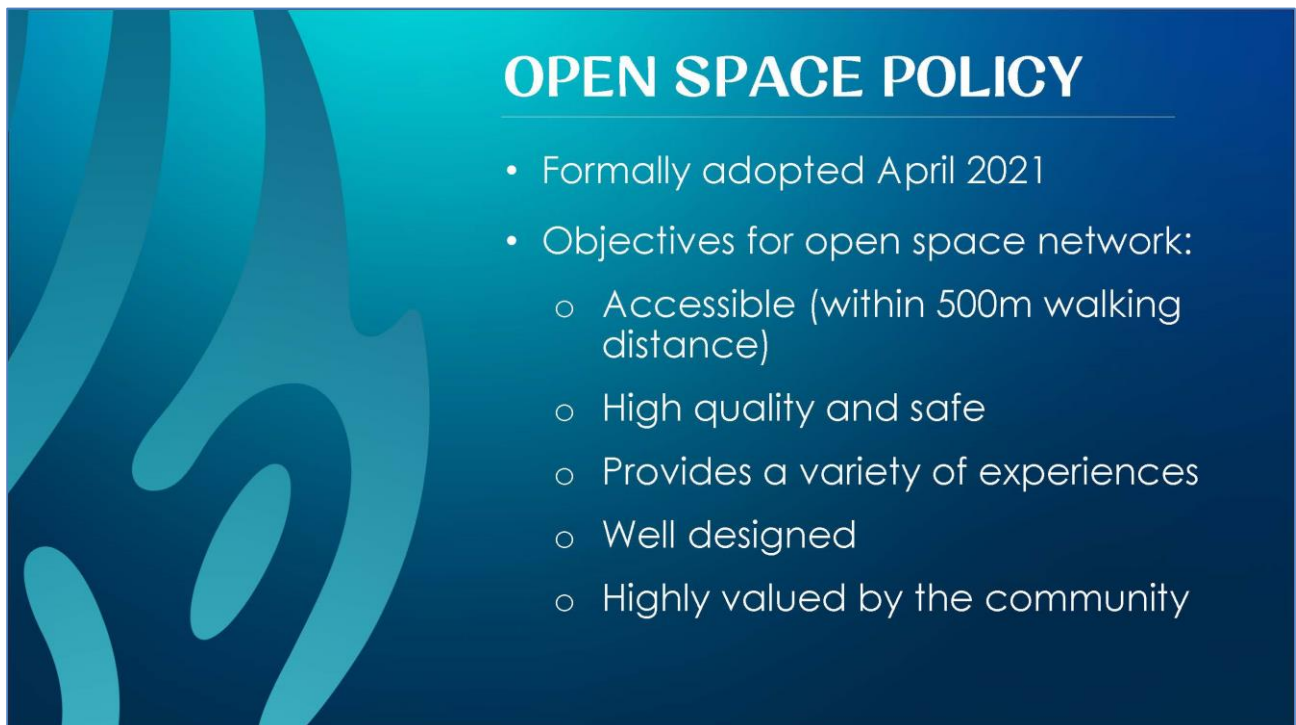
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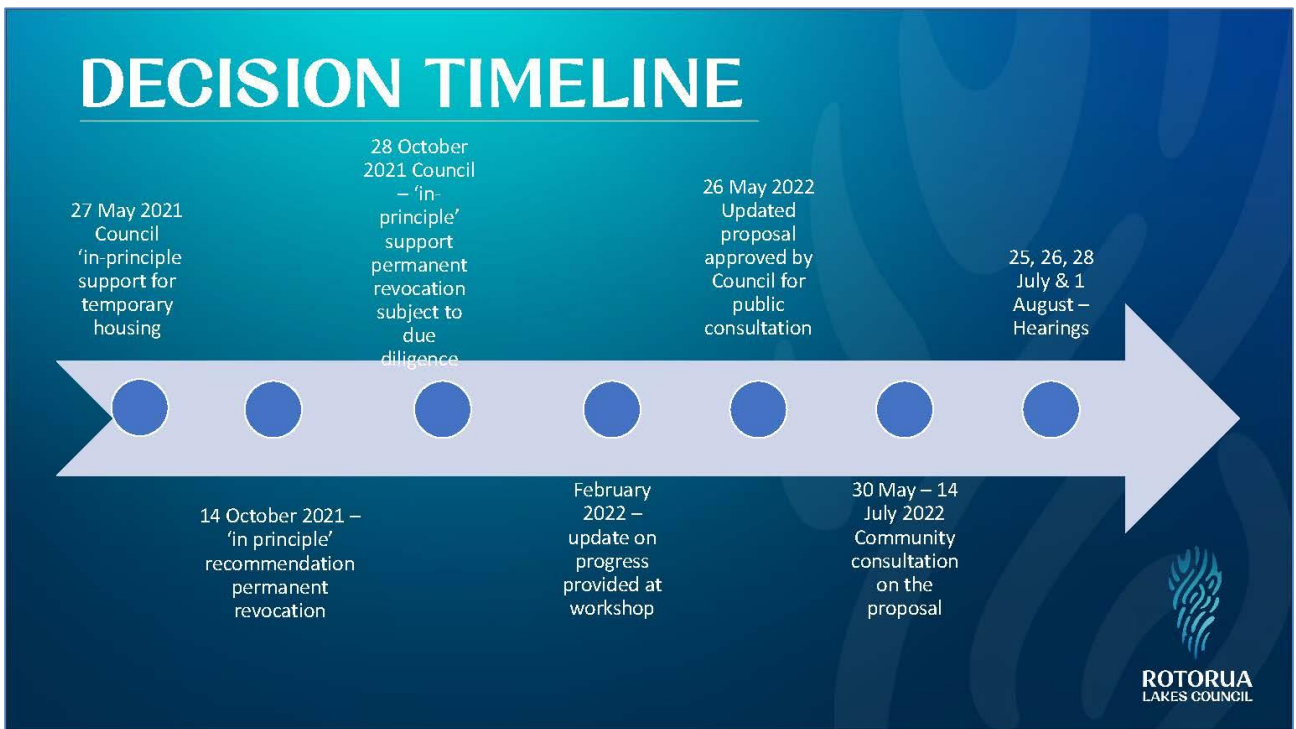
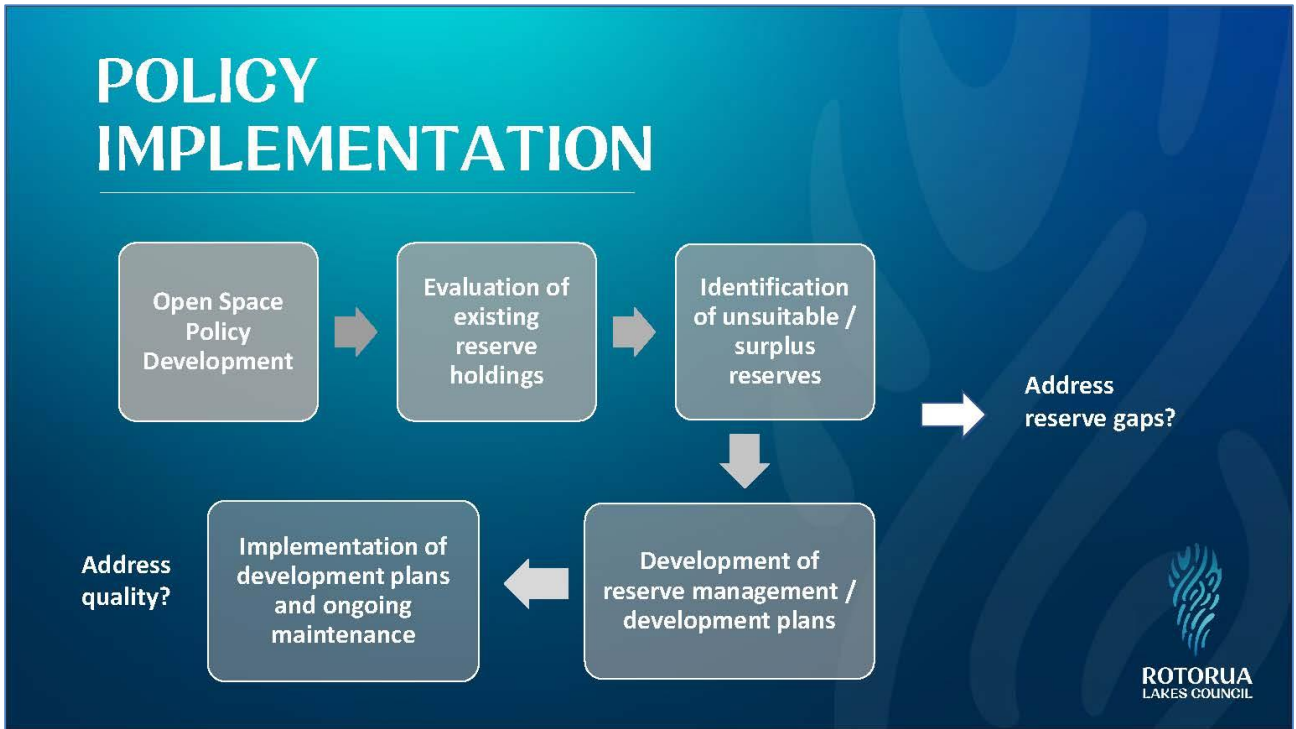
Q&A

All Other Changes

Amendment #	Subject	Summary
1	Remove 'Draft' and 'Proposed' amend to reflect final	Numerous changes to remove the reference to 'Draft' in the DCP
2	Added '2022-31' to footer	Adds clarity
3	Review period	Clarifies its reviewed as part of LTP – less than 3 years to 1 st review
4	Catchment areas for Stormwater	Clarify different catchment areas for Stormwater
5	Example of costs for 3 lot development	Updated DC charges
6	Table 1 adjusted	Update charges and new catchments in Table 1
7	Minor typo	Superscript for note 5
8	Impervious Surface Definition	Definition added – From Auckland City + additional word 'area'.
9	Table 11	Update numbers in last 2 columns
10	Update comment on IAF grant	\$84.6 million granted mainly for stormwater in Central
11	Clarify stormwater areas	Change to 2 areas in Rotorua Urban area
12	Catchment areas	Adjust to reflect new stormwater catchments
15	NPS-UD 20%	Delete sentence that says we include an extra 20% to comply with NPS-UD (because we don't in the DCP)

Amendment #	Subject	Summary
15	Non-residential HUEs	Change to match reduced forecasts
17	Update HUE totals to reflect change to non-residential HUEs	Update text and replace the table
18	Schedule 1 update numbers	Add March quarter PPI increase. Adjust non-residential HUEs and subsequent charge per HUE. Stormwater – add separate numbers for Eastern and Western and reflect big reduction in Eastern costs.
19	Schedule 2 update numbers: Stormwater catchments Project Headings PPI increase Stormwater interest costs	Add March PPI to all projects. Stormwater split into two catchments. Change stormwater programme project titles. Reduce Eastern Stormwater costs. Adjust Stormwater interest costs.
20	Part 3 – Maps	Replace Stormwater catchment map to reflect two separate catchments that differ from those for Water and Wastewater. Add 'Housing and Business Assessment base areas' to Rotorua Urban Area Details map.
21	Cost Allocation file adjustments	Eastern Stormwater changes Subsequent interest costs Stormwater Project titles
22	Cost Allocations methodology	Probably multiple revisions to reflect changes to Stormwater catchments, numbers etc Non-residential HUE numbers
15	NPS-UD 20%	Delete sentence that says we include an extra 20% to comply with NPS-UD (because we don't in the DCP)

Attachment 3- Reserves Proposal



CONSULTATION

PURPOSE

- Areas of over-provision (eg. historical)
- Un-used (eg. grazed)
- Poor (eg. design layout / CPTED)



PROCESS

- 5,700 letters to property owners within 500m of each reserve PLUS open submission process
- Communicated through all Council channels
- Ongoing engagement with mana whenua since early 2022
- A total of 637 written submissions received
- 100 verbal submitters at the hearing



SUBMISSION THEMES

Don't steal reserves

Reserve centre of our community

What about future infill needs?

Can't replace once gone

What about our children?

We use it

No slum/Fenton
ghetto next to us!

Support as need homes

Will destroy our community!

Mana whenua need options

Put on other land – don't need reserves

Let all land go to market – better outcomes

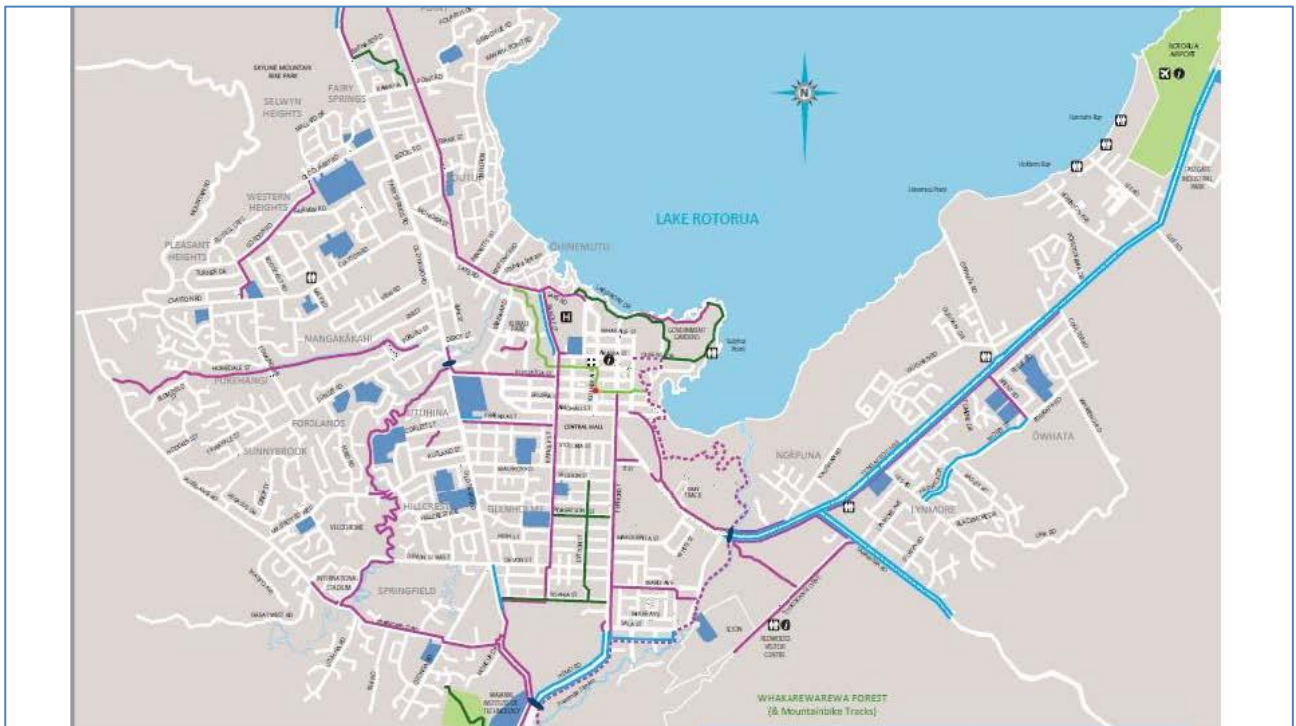
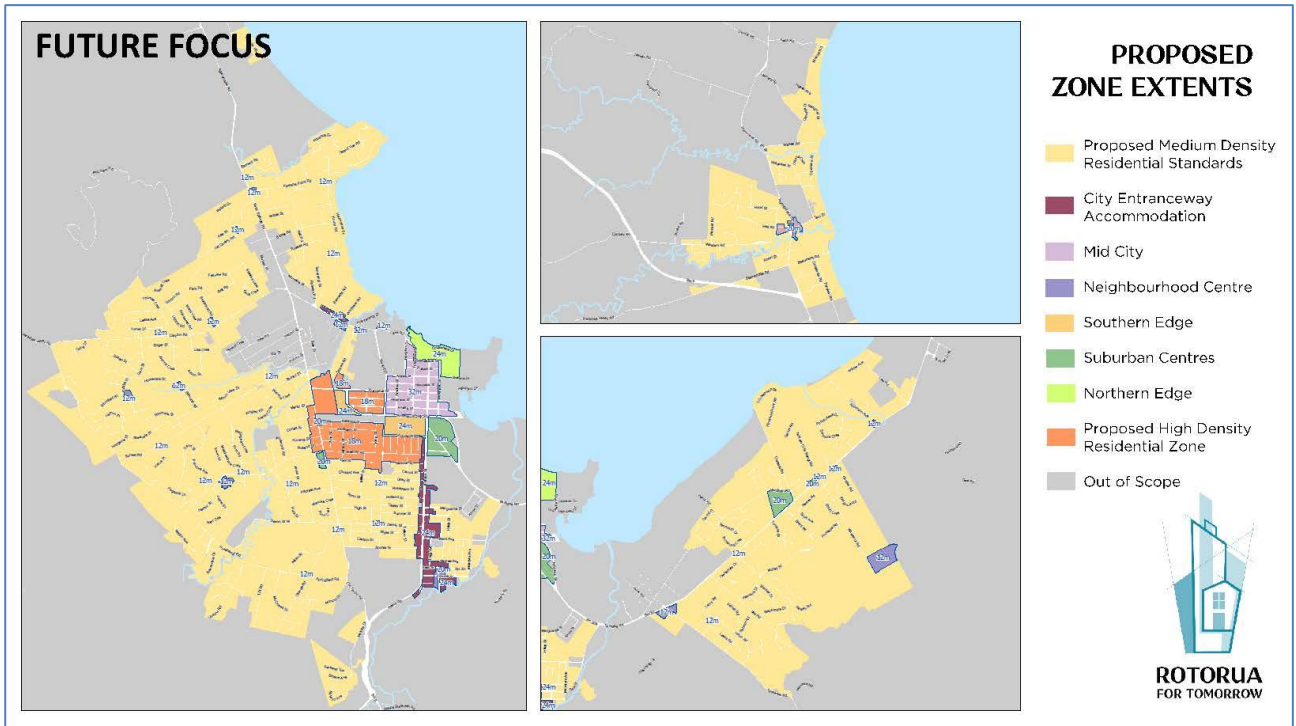
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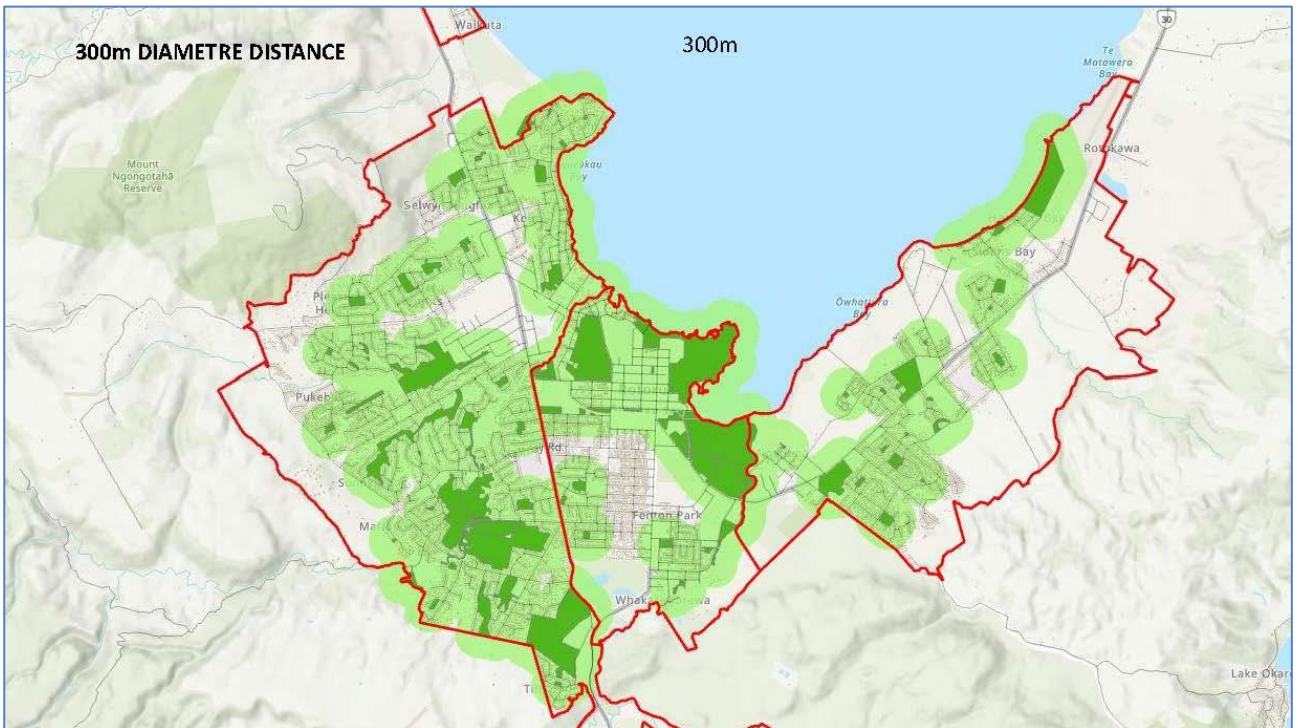
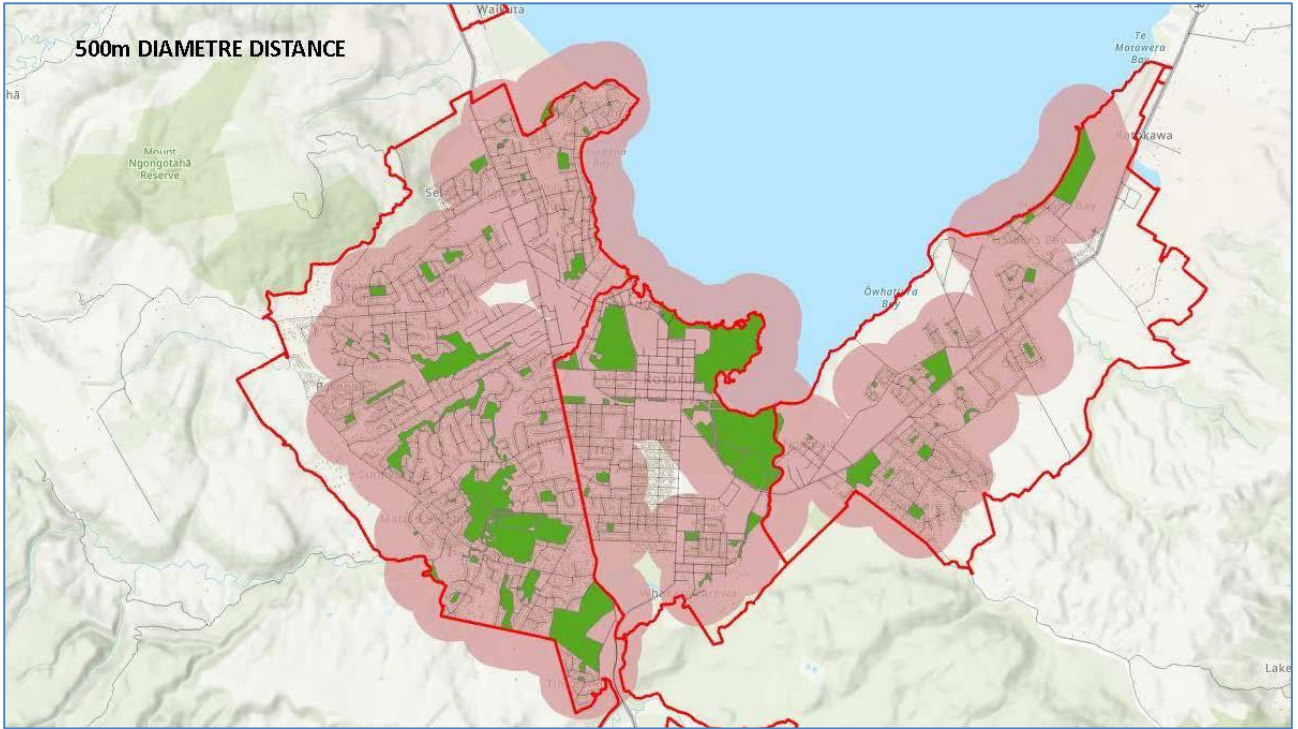
Not a Bill – don't trust

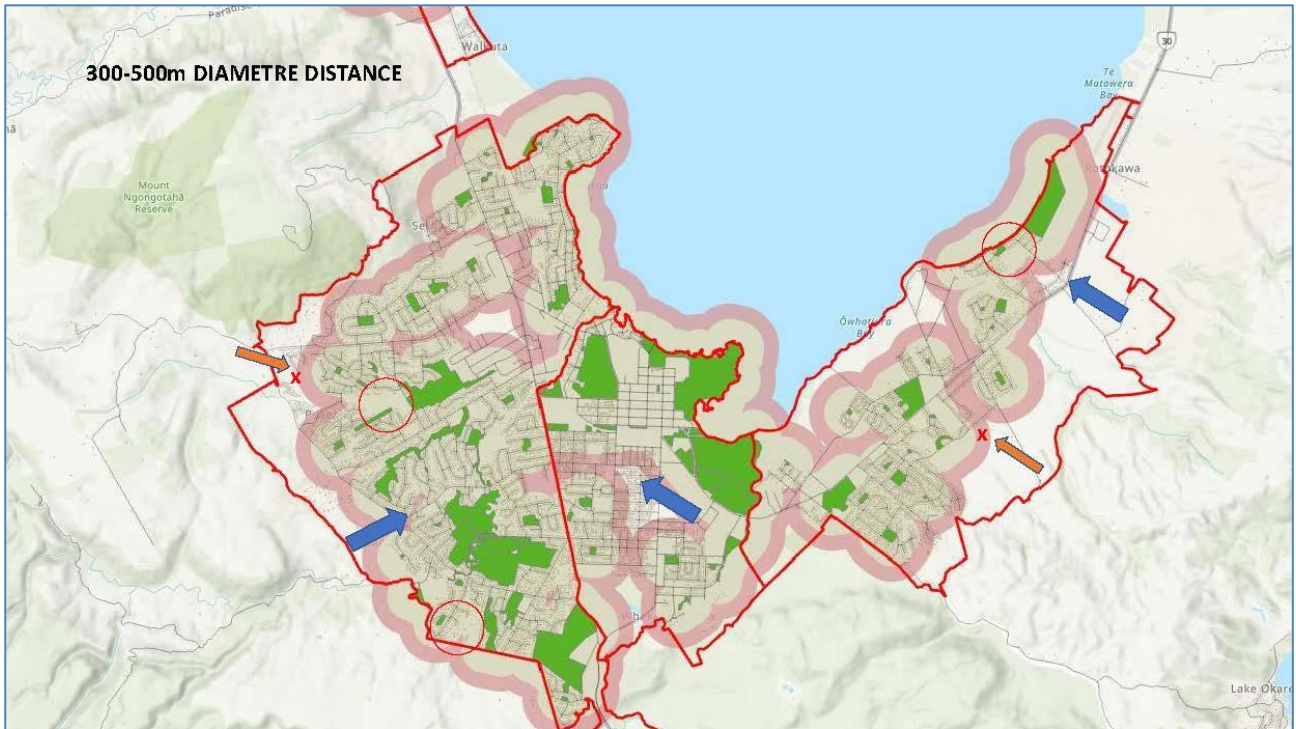
Will it be any faster

Will increase flood risk

We need more green space for more housing







COMMUNITY OUTCOMES

Reinvestment of proceeds of sale to:

- Address reserve gaps
- Increase recreation facilities and quality of reserves
- Improve environmental and ecological outcomes

Two reserves for revocation not required (now or in future) under current and much higher level of service.

MECHANISM FOR REVOCATION

- Limited feedback, all in opposition
- Speed of process
- Enable Crown-derived reserves to be vested in Council
- Control manner of disposal
- Dictate type of housing development
- Use proceeds of sale for reinvestment

TWO STAGE PROCESS PROPOSED

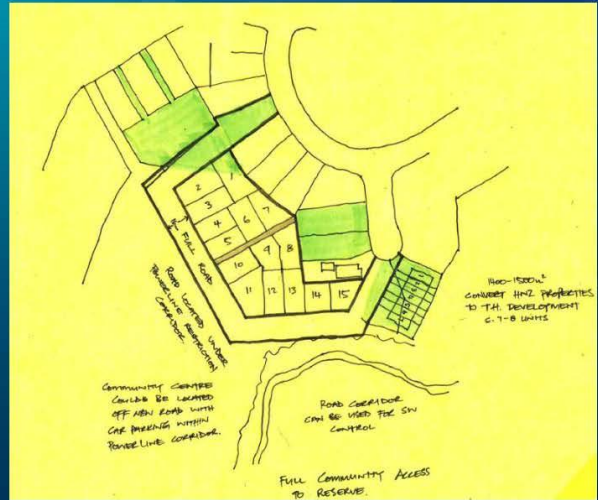
It is proposed that any reserves considered for revocation and disposal be through a two-step process:

- (1) First right of refusal – Allows Council to identify mana whenua (Iwi authority or multiple owned Māori land entity) who may have interest in acquiring and developing sites, and potential partnerships (conditions in place).
- (2) Formal Expression of Interest (EOI) process or market sale. On same conditions as proposed with mana whenua first right of refusal.



WRIGLEY RD RESERVE (PART)

- KTTToF supports revocation and seeking long-term commercial lease
- Proposal supports partnership with KTTToF
- Requires local Bill
- **Recommend progress revocation and partner with KTTToF to progress housing development**



Wrigley Road Reserve (part only)



HIGH ST RESERVE (PART)

- Design of reserve poor
- Access to other reserves restricted due to Devon Street
- Relocation of kindergarten would improve open space outcomes
- Requires local Bill
- **Recommend revoke status of part of the reserve and work with kindergarten to explore options for the comprehensive redevelopment of the reserve**



High Street Reserve (part only)



171 CLINKARD AVE

- Small section (approx. 700sqm) adjacent to Glenholme Reserve
- Kāinga Ora own adjoining properties
- Direct sale to Kāinga Ora would enable comprehensive redevelopment opportunity; increased yield and improved quality of existing Kāinga Ora properties
- Requires Local Bill
- **Recommend direct sale to Kāinga Ora noting that proceeds of sale will be used to improve recreation provision on the reserve**

Glenholme Reserve – 117 Clinkard Avenue (part only)



TURNER DR RESERVE (PART)

- Improvements required and retention of open green space noted in feedback
- 50% of reserve still retain signification reserve provision
- Opportunity for reinvestment into recreation provision on reserve
- Requires local Bill
- **Recommendation to progress two stage process for disposal and development of part (reduced to 50%) of the site**



Turner Drive Reserve (part only)



PARK RD RESERVE (PART)

- Large proportion of reserve proposed to be retained
- Potential for family-friendly housing development integrated with reserve
- Part disposal will enable reinvestment in the reserve
- **Recommendation to progress two stage process for disposal and development of part of the site (as proposed) and direct reinvestment into Park Road Reserve and Western Heights**

Park Road Reserve (part only)



STEELES LANE RESERVE (PART)

- Geotech findings of site raises issues about feasibility of development
- **Recommend reserve is retained**

Steeles Lane Reserve (part only)



GALLAGHER ST RESERVE

- Over-provision and un-used
- Residents value 'rural' feel of reserve
- Access to reserve is reliant on current leaseholder
- Not required for accessibility even at an increased level of service (e.g. 300m)
- Opportunity to improve other reserves in vicinity and/or purchase land for reserves where there are existing gaps
- **Recommend dispose of reserve via First Right of Refusal and then market sale. Proceeds to be used to improve other reserves in the vicinity and/or purchase land for reserves where there are existing gaps.**

Gallagher Road Reserve



16 KAMAHI PLACE / LINTON PARK

- Feedback indicates reserve is valued and used
- Important for connectivity
- Currently no vehicle access to the site
- Development of the site could achieve wider reserve recreation outcomes and benefit to community centre
- **Recommendation to revoke the status of the reserve but not to progress disposal until further investigation and discussions with the local community and community centre are undertaken**

Linton Park West (part only) – 16 Kamahi Road



LEE ROAD RESERVE

- Over provision at Hannahs Bay end
- Concerns raised about social housing and flood risk
- Additional open space needed at Te Ngae Road end of Lee Road
- Area of reserve fronting Lee Road is within the airport sound contour
- **Recommendation to retain front part of reserve for amenity and stormwater and dispose of remainder of reserve through two-step process**



Lee Road Reserve



COULTER ROAD RESERVE

- Retaining as minimum part of reserve required to meet level of service accessibility standards
- 'Poor' reserve design but clear community value
- Opportunity to work with the community to improve the reserve – will require additional funding
- **Recommendation to retain the reserves and staff to work with the community to improve the reserve**

Coulter Road Reserve (part only)

