



NOTICE OF AN EXTRA ORDINARY COUNCIL MEETING

**Ōpōtiki District Council Chambers, 108 St John Street, Ōpōtiki
Tuesday, 30 June 2020
Commencing at 9.00am**

ORDER PAPER

APOLOGIES

DECLARATION OF ANY INTERESTS IN RELATION TO OPEN MEETING AGENDA ITEMS

PUBLIC FORUM

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NOTE:

AN LTP TIMELINE WORKSHOP FOR ELECTED MEMBERS WILL BE HELD AT THE CONCLUSION OF THE MEETING

Chair: Her Worship the Mayor – Lyn Riesterer

Members: Cr Shona Browne (Deputy Mayor)

Cr Debi Hocart

Cr Barry Howe

Cr David Moore

Cr Steve Nelson

Cr Louis Rāpihana

Committee Secretary: Gae Newell

Quorum: 4

LOCAL AUTHORITIES (MEMBERS' INTERESTS) ACT 1968

Councillors are reminded that if you have a pecuniary or non-pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the Council chamber.

Aileen Lawrie

CHIEF EXECUTIVE OFFICER

REPORT

Date : 15 May 2020
To : Extra Ordinary Council Meeting, 30 June 2020
From : Finance and Corporate Services Group Manager, Bevan Gray
Subject : **BERL AFFORDABILITY REPORT**
File ID : A203302

EXECUTIVE SUMMARY

Over the last year there have been two reports prepared that look at affordability of rates for Opotiki. The first was procured by BOPRC for the whole region and featured the individual TA's rates within it. However, it excluded some of the most unaffordable Regional Council rates, the river scheme rates, due to variability across the region. ODC subsequently procured another affordability report to focus on Opotiki and include 'all' rates for assessing real affordability. Both of these external reports were based on old data but identified possible areas in Opotiki where there could be affordability issues.

When Statistics New Zealand released the 2018 Census data ODC staff undertook an investigation into this data to ascertain whether the assumptions and old data used in the external reports were still relevant.

The outcome is that for the most parts, bearing in mind the limitations of Census data, Opotiki District Council rates are affordable when considering the measure of affordability being less than 5% of household income.

PURPOSE

To provide Council with the BERL affordability report for the Bay of Plenty Region and Opotiki.

BACKGROUND

Bay of Plenty Regional Council in January 2019 procured an affordability report for the Bay of Plenty Region which outlined that there were some areas in the region that had rates affordability issues. One

of the purposes of the report was to try to estimate the quantum of households experiencing rates affordability problems. BERL used 2013 Census, the 2016 Household Expenditure Survey, and a June 2018 New Zealand Income Survey, to undertake this assessment. The report provides a judgement on page 2 that the quantum of households is likely to be around 25,169 (22.2%) properties out of an estimated total of 113,138 that are experiencing rates affordability problems.

The report used rating data from the following Councils across the region:

- Kawerau District Council
- Ōpōtiki District Council
- Rotorua District Council
- Tauranga City Council
- Western Bay of Plenty District Council
- Whakatāne District Council

With a comment that Bay of Plenty Regional Council rates were also included in the affordability calculations. BoPRC supplied the rating data to BERL for all of the above Councils, for lower, median, and upper quartile household rates, for the 2018/19 year, and inclusive of GST.

Some charges and rates were excluded from the calculations. These were Rotorua Lakes Council sewerage development charges, water by meter charges, and Bay of Plenty Regional Council river scheme rates due to their high variability across properties. It was also disclosed that due to compiling rates across multiple TAs a broad brush approach was applied to some property types which treated them as residential properties when they may not have been, this was disclosed as overestimating the rates on properties particularly in the Western Bay of Plenty.

The report takes a view that rates above 5% of gross household income is where affordability issues can arise. It highlights that households in the lowest 40 percent of income have rates ranging from 4.3% to 12.5% of gross household income. The table below outlines these.

Household composition type	Rates quartile range	Kawerau	Ōpōtiki	Rotorua	Tauranga	Western BoP	Whakatāne
Single superannuitant with no other income	Low	8.1	7.2	10.9	9.8	14.2	10.9
	Median	9.0	8.3	11.9	10.9	15.7	12.3
	High	10.1	10.3	13.9	12.5	17.9	14.7
Married superannuitant with no other income	Low	5.4	4.8	7.2	6.5	9.4	7.2
	Median	6.0	5.5	7.9	7.2	10.4	8.1
	High	6.6	6.8	9.2	8.2	11.8	9.7
Single adult earning median wage	Low	3.5	3.5	4.3	3.8	5.9	4.3
	Median	3.8	4.0	4.8	4.2	6.5	4.9
	High	4.3	4.9	5.6	4.8	7.4	5.8
Single adult with 2 children, in receipt of Sole Parent Support	Low	9.9	8.7	13.2	11.9	17.2	13.2
	Median	10.9	10.0	14.5	13.2	19.0	15.0
	High	12.2	12.5	16.9	15.1	21.7	17.8
Single adult with 2 children, earning median wage	Low	3.5	3.5	4.3	3.8	5.9	4.3
	Median	3.8	4.0	4.8	4.2	6.5	4.9
	High	4.3	4.9	5.6	4.8	7.4	5.8
Couple with 2 children, one adult earning median wage	Low	3.5	3.5	4.3	3.8	5.9	4.3
	Median	3.8	4.0	4.8	4.2	6.5	4.9
	High	4.3	4.9	5.6	4.8	7.4	5.8
Couple with 2 children, two adults earning median wage	Low	1.7	1.7	2.2	1.9	2.9	2.2
	Median	1.9	2.0	2.4	2.1	3.2	2.4
	High	2.1	2.5	2.8	2.4	3.7	2.9

The Western Bay of Plenty District appears to be the worst off in this regard, but that is likely a result of the broad brush assumptions made around property types as outlined above, with Ōpōtiki seemingly to have the lowest number of situations where rates are over 5% of gross household income.

The areas of concern for Ōpōtiki in the report are Single superannuitants with no other income, married superannuitants with no other income, and a single adult with two children in receipt of Sole Parent Support.

The report then provides an assessment of the impact of Territorial Authority rates only by excluding BOPRC rates from the calculations, with similar results in an attempt to highlight that BOPRC rates are only a small portion of household rates. However, it neglects to include Regional Council River Scheme Rates in any of the calculations due to the high variability of these rates on different property types. Ōpōtiki Council has for a decade lobbied Regional Council to amend their funding splits on River Scheme Rates due to affordability issues. Procuring a report to understand affordability of rates on

households contained within the Region, and then excluding those rates that Councils have lobbied against seems to have missed the point of the exercise completely.

The report then followed on by looking at housing costs as a percentage of gross income across local authorities.

Household composition type	Kawerau	Ōpōtiki	Rotorua	Tauranga	Western BoP	Whakatāne
Single superannuitant with no other income	33.8	33.8	33.8	33.8	33.8	33.8
Married superannuitant with no other income	34.8	34.8	34.8	34.8	34.8	34.8
Single adult earning median wage	21.0	23.6	19.7	19.0	20.3	19.6
Single adult with 2 children, in receipt of Sole Parent Support	67.0	67.0	67.0	67.0	67.0	67.0
Single adult with 2 children, earning median wage	23.5	26.4	22.1	21.3	22.8	21.9
Couple with 2 children, one adult earning median wage	24.5	27.6	23.0	22.2	23.7	22.9
Couple with 2 children, two adults earning median wage	12.3	13.8	11.5	11.1	11.9	11.4

This highlights that there are some very broad brush assumptions being used in preparing this report. It assumes similar housing costs for Ōpōtiki as it does for Tauranga consistently for the most parts. This seems to be completely in contravention to the people moving to the Eastern Bay of Plenty from Tauranga because of the high cost of living.

The report also discusses the Rates Rebate Scheme (RRS) provided by DIA, and in summary states that the RRS on the whole does not alleviate rates affordability for the three categories of households mentioned earlier, where rates are more than 5% of household income.

A summary for the Ōpōtiki District contained in the report focussed on the three categories where there could be potential rates affordability issues was provided.

Table 6: Ōpōtiki household types benefiting from the RRS

Household type	Rates range	RRS (\$)	Total rates (\$)	Total income (\$)	Rates as a % of income	
					Before RRS	After RRS
Single superannuitant, no other income	Low	630.00	1736.57	24078.00	7.2	4.6
Single superannuitant, no other income	Median	630.00	1988.51	24078.00	8.3	5.6
Single superannuitant, no other income	High	630.00	2476.25	24078.00	10.3	7.7
Married superannuitant, no other income	High	132.00	2476.25	36479.00	6.8	6.4
Single adult, 2 children, Sole Parent Support:	Low	630.00	1736.57	19868.00	8.7	5.6
Single adult, 2 children, Sole Parent Support:	Median	630.00	1988.51	19868.00	10.0	6.8
Single adult, 2 children, Sole Parent Support:	High	630.00	2476.25	19868.00	12.5	9.3

The table above highlights the impact of the RRS on affordability for superannuitants and single adult with two children receiving Sole Parent Support. Of these only the lower quartile of the Single superannuitants have their rates reduced to a level below 5% of gross household income.

When the report looks at the prevalence of these affordability issues across the region they come up with the following summaries:

- 21,783 single and married superannuitant households across the region, with nearly half of them based in Tauranga. 516 identified as being in Ōpōtiki.
- Single adult with two children in receipt of Sole Parent Support are estimated to number only 189 households across the region. Four from Ōpōtiki.
- Single adults with two children earning median wage number 566 households across the region, with only 11 instances in Ōpōtiki.
- 28 Couples with one working adult and two dependent children households in Ōpōtiki.
- 4,085 households with a single adult earning the median wage across the region, but on the whole are unlikely to be experiencing rates affordability issues. 99 in Ōpōtiki.
- 3,645 households with two working adults and two children which do not appear to have rates affordability issues. 42 in Ōpōtiki.

So for Ōpōtiki there is clearly an opportunity to understand further the affordability issues for our 516 superannuitants with no other income sources, and whether there is anything we can do to alleviate any of the issues. If we can address any affordability issues with the 516 superannuitants it is likely that these same measures will alleviate rates affordability for the other 15 households in our district that are impacted. Initial thoughts are that we might be able to address these issues through more effective

use of the Rates Rebate Scheme and lobbying of DIA to implement improvements to their systems and processes to make it easier to apply.

Following receipt of this report staff sought a more detailed report from BERL on Ōpōtiki to get a better understanding of the issues. A subsequent report was prepared in 2020 specifically for the Ōpōtiki District.

The Ōpōtiki report looked at the same categories of households to be consistent with the regional report. However this report used different figures for lower, median, and higher quartile rates. This is because for our report we included the BOPRC River Scheme rates instead of excluding them.

	Regional report	Ōpōtiki report
Lower Quartile	\$1,736.57	\$2,175
Median	\$1,988.51	\$2,739
Higher Quartile	\$2,476.25	\$2,976

We also wanted more of a focus on specific factors that were pertinent to the Ōpōtiki District, so asked for residential properties on Māori land to be considered as well.

The same income data was used for this report with the stipulation that our median wage is much lower than the national median wage. The median wage for the BERL report was set at \$50,325. However, the median for the Ōpōtiki district is only \$32,500, with Māori only earning a median of \$27,500.

The data and review process that went in to preparing this report was a lot more in-depth than the one prepared for the Regional Council, and we provided BERL with a complete extract of our rating system to undertake their analysis on. The data cleansing project undertaken to ensure BERL were considering only residential properties identified 2,607 households. 274 were identified as being on Māori land, and 2,333 were identified as being on general land.

Again, the same three categories of households were identified as having potential affordability issues with rates at a level of more than 5% of gross income.

The tables over the page illustrate these.

Table 2.1 All residential properties – Single Superannuitant with no other income

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	9.0	7.4	1.6
Median	11.4	8.8	2.6
High	12.4	9.2	3.1

Table 2.2 All residential properties – Married Superannuitant with no other income

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	6.0	4.9	1.1
Median	7.5	5.8	1.7
High	8.2	6.1	2.1

Table 2.3 All residential properties – Single adult earning median wage

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	4.3	3.6	0.8
Median	5.4	4.2	1.2
High	5.9	4.4	1.5

Table 2.4 All residential properties – Single adult with two children, in receipt of Sole Parent Support

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	10.9	9.0	1.9
Median	13.8	10.7	3.1
High	15.0	11.2	3.8

Table 2.5 All residential properties – Single adult with two children, earning median wage

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	4.3	3.6	0.8
Median	5.4	4.2	1.2
High	5.9	4.4	1.5

Table 2.6 All residential properties – Couple with two children, one adult earning median wage

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	4.3	3.6	0.8
Median	5.4	4.2	1.2
High	5.9	4.4	1.5

Table 2.7 All residential properties – Couple with two children, two adults earning median wage

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	2.2	1.8	0.4
Median	2.7	2.1	0.6
High	3.0	2.2	0.7

Interestingly, properties on Māori land appear to be less impacted than those on general title land.

Table 2.17 Māori land – Single Superannuitant with no other income

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	4.6	3.8	0.7
Median	5.5	4.7	0.7
High	6.9	6.1	0.9

Table 2.18 Māori land – Married Superannuitant with no other income

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	3.0	2.5	0.5
Median	3.6	3.1	0.5
High	4.6	4.0	0.6

Table 2.19 Māori land – Single adult earning median wage

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	2.2	1.8	0.3
Median	2.6	2.3	0.4
High	3.3	2.9	0.4

Table 2.20 Māori land – Single adult with two children, in receipt of Sole Parent Support

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	5.5	4.6	0.9
Median	6.7	5.7	0.9
High	8.4	7.3	1.0

Table 2.21 Māori land – Single adult with two children, earning median wage

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	2.2	1.8	0.3
Median	2.6	2.3	0.4
High	3.3	2.9	0.4

Table 2.22 Māori land – Couple with two children, one adult earning median wage

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	2.2	1.8	0.3
Median	2.6	2.3	0.4
High	3.3	2.9	0.4

Table 2.23 Māori land – Couple with two children, two adults earning median wage

Rates	% of gross income		
	Total	Ōpōtiki	BoPRC
Low	1.1	0.9	0.2
Median	1.3	1.1	0.2
High	1.7	1.5	0.2

There is some logical reasoning to this though, and that is that the vast majority of properties that receive targeted rates for services such as wastewater, water, and rubbish collection are general title properties.

The conclusions of the Ōpōtiki report are that all residential properties, except for those on Māori land who are reliant on benefits from the Government could have affordability issues. This includes both single and married superannuitants, and single adults with two children in receipt of Sole Parent Support, which the earlier report identified 11 households with such make-up.

Households with at least one working adult earning median wage may have rating affordability issues where rates are in the median or higher quartile. However, weighting averages indicates affordability issues are likely to be prevalent across all household types considering the lower median wage in Ōpōtiki.

Statistics NZ data highlights that a considerable number of rental properties exist in Ōpōtiki. However, tenants will likely be facing similar housing costs to homeowners, with similar issues concerning low income.

DISCUSSION AND OPTIONS SECTIONS

A full review of the both rates affordability reports was undertaken and some of the findings and important questions that need to be addressed are:

- In relation to the Bay of Plenty Region affordability report, we need to question why they would procure an affordability report to understand if there are issues within the region, and then exclude some of the most unaffordable rates to the community. Leaving out the river scheme rates which are some of the highest in the country begs the question, has the report served its purpose at all?
- For the Regional Report the median income data was sourced for those earning a wage or salary was derived from the Housing Expenditure Survey (HES), completed in June 2016. This survey was a survey of only 5,000 New Zealanders across the country, and was supposedly “statistically representative” of not only the country, but the regions and districts contained within. The raw data contained within this survey is not broken down any further beyond five large geographical areas (Auckland, Wellington, Canterbury, rest of North Island, and rest of the South Island). For Ōpōtiki that means our household income information is combined and aggregated with the household income data from larger and more populated areas including Tauranga. In our district we know that household income is significantly lower than the national average, so the use of an

aggregated income level may disguise or obscure real affordability issues in the most deprived parts of our country. For the Ōpōtiki report we provided our own median income data for the analysis to be undertaken on.

- The 2013 Census data is now over six years out of date. The results of the 2018 Census were not available at the time of preparing the report, which could ultimately misrepresent the results for our district. The 2013 Post Enumeration Survey Report suggested that the net undercount of Māori in our district in the 2013 Census was significantly underestimated. This will have a pronounced impact on the robustness of information available on incomes within our district.
- Housing costs were calculated using the HES as well, which will have the same impact of aggregating data across the five large geographical areas. Again, we will be sitting in the 'rest of North Island' area, which excludes only Wellington and Auckland. Housing costs are the sum of home ownership costs like property maintenance, interest payments, property rates and related services, and other housing expenses. These costs are a national average but are supposedly adjusted to the Bay of Plenty region using a comparative ratio from the HES.
- The report also make some very broad assumptions around income and household conditions. For example out of the properties that are occupied by one adult and two dependent children it assumes 25% of them receive Sole Parent Support, and 75% of them to earn a median wage. And 40% of the households that have a couple and two dependent children will have one adult earning a median wage, whilst 60% will have both adults earning a median wage.
- The report also excludes Working for Families for all categories of households that have children. This can provide significant additional revenue to families. Even a household with a couple with two children both earning the median wage will receive Working for Families Support.

Since the preparation of these reports Statistics New Zealand has made the 2018 Census data available to the public. Staff have accessed this data to undertake some analysis and reconciliation against the BERL reports, which are based on older 2013 Census data and a national survey consisting of 5,000 respondents across the whole country, to see if there had been any movement in the income situations of Ōpōtiki households over the last five years.

Some limitations of the 2018 Census data is that they have only released the data at a Statistical Area level, which can be the aggregation of around 200 individual households in some cases, but it is much more accurate than aggregating our data with the likes of "Rest of North Island". Ideally we would like

to have data at a much more granular level, but without free access to Government data this is the best that we can do to measure affordability for our district.

The results of that investigation are outlined below.

Average household incomes across the district are higher than expected at \$64,252. This is due to the fact that there are often more than one adult either earning or receiving a benefit in the household. The average income per individual in Ōpōtiki is however \$28,643, which is much lower than the national median of \$53,325 used for the Regional Report. Unfortunately, without the ability to understand household income at a household level we cannot find those outliers where there is only one adult earning or receiving a benefit. It is these households that might have affordability issues as outlined earlier.

Rating however is a broad brush approach to allocating the funding needs of the Council across those in the district. It is difficult to consider affordability at an individual household level without appropriate household data, remembering reducing rates on one household means increasing them on another.

Ward	Number of Households	Average Rates Amount	Average Household Income	Rates as a Percentage of Household Income	Average Individual Income
Coast Ward	1,295	\$1,828	\$52,206	3.5%	\$25,898
Ōpōtiki Ward	1,908	\$3,157	\$64,109	4.92%	\$27,500
Waioeka-Waiōtahe Ward	1,906	\$3,222	\$73,580	4.38%	\$33,500
Unknown	612	\$1,479	Unknown	Unknown	Unknown

The table above summarises the results from the 2018 Census across the whole district. It does include properties that are not residential. The Unknown category needs some further investigation to determine why these are coming through from the data. It could be, perhaps, that these households did not respond to the Census survey. We have been able to provide rating information for these properties though.

When we consider the residential properties only across the district we can identify through the land usage codes in our rating database that there are 3,104 rating units that are classified as residential.

The average rates for these households is \$2,396, and the average household income is \$64,851, meaning that rates are 3.69% of the household income.

SIGNIFICANCE ASSESSMENT

Assessment of significance

Under Council’s Significance and Engagement Policy, on every issue requiring a decision, Council considers the degree of significance and the corresponding level of engagement required. The level of significance for BERL Affordability Report is considered to be low as determined by the criteria set out in Section 17 of the Significance and Engagement Policy.

Assessment of engagement requirements

As the level of significance for BERL Affordability Report is considered to be low, the engagement required is determined to be at the level of Inform according to Schedule 2 of the Significance and Engagement Policy.



CONSIDERATIONS

Financial/budget considerations

It is recommended that Council consider affordability as a key pillar in developing the next Long Term Plan. This will be all the more important now as we look to recover from Covid-19.

RECOMMENDATIONS

- 1. That the report titled "BERL Affordability Report" be received.
- 2. That the Council consider affordability as a key pillar in the Financial Strategy for the next Long Term Plan.

Bevan Gray

FINANCE AND CORPORATE SERVICES GROUP MANAGER



REPORT

Date : 15 June 2020
To : Extra Ordinary Council Meeting, 30 June 2020
From : Finance and Corporate Services Group Manager, Bevan Gray
Subject : **ADOPTION OF 2020/21 ANNUAL PLAN**
File ID : A202129

EXECUTIVE SUMMARY

Under Section 95 of the Local Government Act 2002 Council must prepare and adopt an Annual Plan for each financial year before the commencement of the year to which it relates. The 2020/21 Annual Plan is now presented for adoption.

PURPOSE

To have Council adopt the 2020/21 Annual Plan and the Fees and Charges Schedule.

BACKGROUND

Annual Plans support Long Term Plans and provide the basis for setting and assessing rates for the year to which they relate.

The Local Government Act 2002 (LGA 2002) requires Council to prepare and adopt an Annual Plan for each financial year. Circulated as a separate document is the proposed 2020/21 Annual Plan (year three of the 2018-2028 Long Term Plan) incorporating the Fees and Charges Schedule.

In the past, the LGA required councils to run a Special Consultation Procedure (with submissions and hearings) as part of the annual plan development process. Amendments in 2014 to the LGA under section 95(2A) now mean that councils do not need to follow this procedure every Annual Plan year.

As Council has not made any significant changes or material differences from the content in the Long Term Plan, then, under the new Act, we have been able to save ratepayers the cost of conducting the

Special Consultation Procedure. Given the significant positive funding decisions we are also needing to focus our capacity on the development of the Long Term Plan, where we are able to make significant changes, rather than this year's annual plan where our scope is limited.

Instead the 2020/21 Annual Plan Information Document 'Our plan in action' was adopted for public engagement by Council on 21 April 2020. The Information Document includes details of what rates are expected to be and tells how Council plans to progress our major projects for the 2020/21 year. While Council did not call for formal submissions it did still seek feedback.

- A consultation page on our website was made live on 20 April
- A media release was placed on our website and was sent to all usual media outlets on 20 April
- Antenna post on 22 April advising release of information document and call for feedback
- Call for submissions included in front page story in Ōpōtiki News newspaper on 23 April including highlighted pop out box beside article
- A post went on the Ōpōtiki District Council Facebook page on 30 April
- A front page full width ad was placed in Ōpōtiki News newspaper on 30 April
- The 30 April full back page 'Council services during COVID-19 response' in the Ōpōtiki News newspaper included information on the release of the information document and call for feedback
- Information on the call for feedback was included in the Ōpōtiki News newspaper on 30 April within an article on Council's essential services continuing during COVID-19 response
- Mayor Lyn Riesterer calls for feedback during community video update on 1 May – post on Ōpōtiki District Council website, ODC Youtube channel, Facebook and link from Antenna
- Call for feedback also mentioned during Mayor Lyn Riesterer's community updates during COVID-19 response.
- A post went on the Ōpōtiki District Council Facebook page on 20 May advising feedback was about to close
- Antenna post on 20 May advising feedback about to close.

Council heard from submitters on Friday 12 June 2020 as a number of those that had provided feedback wished to be heard by Council. The resulting Annual Plan that we are looking to adopt today takes into account that feedback and councillor direction given in a workshop.

There was a strong theme that Council needs to consult better with the community on things that affect them. We are seeing this as a result of more connectivity across the district, and more modes of consultation being created. Council needs to look at new and better ways to engage with the public using social media, because despite the numerous channels and calls for feedback there is still a

perception that we don't consult effectively enough. This will certainly be something that the Council will focus on and hopefully address through the upcoming LTP process. In recent months the COVID-19 lockdown has of course reduced Council's ability to meet face to face.

Council has compiled all feedback received with the intention that this can be taken into account when making final decisions on the 2020-21 Annual Plan and to inform the development of future plans. A record of all feedback received is included in this report.

A significant amount of work went into preparing the 2018-2028 Long Term Plan and Council can be confident they have built a strong foundation and can therefore, with only a few minor differences, stick to the existing programme of work and levels of service.

THE 2020/21 ANNUAL PLAN

Overall capital expenditure planned for 2020/21 of \$36.2 million is higher than the \$25.9 million planned for year three of the 2018-28 LTP. This is mainly due to some delays in projects in the earlier years of the LTP that should be completed next year, and the Government COVID response package where we will receive funding for some significant cycleways and footpath projects. There have been variations and movements in the proposed capital projects as new information has come to light regarding available funding, and investigation has identified some asset replacement as more critical than others. Council has been conscious of any changes and has strived to ensure that what we plan to do in the Annual Plan will have the same or less financial impact than what was proposed in the LTP.

Overall the variations across activities for both operational and capital expenditure are as follows:

Wastewater

Driven by the potential for growth from a harbour and by unacceptable levels of service, Council over the last seven years has invested heavily in the investigation, data collection, and then repair of the Ōpōtiki sewer reticulation. This Annual Plan sees the interest on the loan funded rehabilitation coming through and impacting targeted rates.

The effect of the sewer reticulation cleaning that accompanied the rehabilitation work, has been to push sediment through the system into the treatment ponds requiring us to bring forward our de-sludging. Council has already decided by resolution of council to bring forward a number of treatment upgrades to reduce the effects caused by the cleaning, and to ensure ongoing environmental performance. It also means there will be capacity in the system for growth and the planned reticulation of Hukutaia in coming

years. Over the coming year we propose we will complete the planning for the Hukutaia reticulation and consult on this in our next Long term Plan. We also have a live CIP application to fund and bring forward this work.

Harbour Development

In February 2020 Government confirmed its investment in the long awaited Ōpōtiki Harbour. The \$99.4m project will be funded by \$79.4m from the Government's Infrastructure Fund and \$20m from the Bay of Plenty Regional Council Infrastructure Fund, first pledged in 2013 and reconfirmed in 2020. In the coming months Council will consider a Heads of Agreement with MBIE covering both the delivery and ongoing operation of the harbour. For the Annual Plan a status quo position has been adopted with significant work required in the LTP process to reflect yet to be finalised arrangements.

Council Property

At the end of 2019, Council resolved to proceed with the Te Tāhuhu o Te Rangi – Technology and Research Centre. Construction works are expected to commence shortly. This coming year will see the redevelopment of the animal control building (Pound) that has been tendered in conjunction with Te Tāhuhu to gain efficiencies in procurement and potentially demolition.

Council has instructed staff to reconsider the options for redevelopment of Lots 9 and 10 Church Street and it is expected this work will be informed by the Town Centre Revitalisation Project planning outcomes and commenced once our new Property Officer has started.

Parks and Reserves

Significant enhancement and extension of the existing Motu cycle trail is planned, subject to external funding. Recently Government has announced funding for a further 7.5km of trail from town to Waiōtahe Beach. These works will be contracted shortly and will be no cost to ratepayers.

Construction works are currently underway on the Church Street Reserve (Rose Garden) renovations. Our plans include new public toilets (which Council has already resolved to proceed with), and other facilities as funding allows or is obtained.

Land Transport

Council has a policy of sealing roads where a 60% contribution is provided by those requesting the seal extension to a maximum of \$200k per year. This year we have been approached for the sealing of Wainui Road at Tōrere and it is proposed we proceed with that proposal.

We are also continuing our programme of footpath and street light upgrades which we started in 2019. Filling the gaps between street lights which we started last year will continue this year and the year after. This has been externally funded.

Council has also been funded a significant sum from the Provincial Growth Fund to build new footpaths. As we go to print Council is preparing to let contracts, aimed at improving our infrastructure and creating jobs to address the impacts of the COVID-19 Lockdown.

Solid Waste

Ōpōtiki's solid waste service moved to a zero waste ethos two decades ago now, being one of the first in the country to undertake such a commitment to reducing, reusing and recycling. As a district that places great importance on our environment we propose to continue to keep encouraging reduction, re-use and recycling. In the last year have seen a significant increase in the costs of disposal of waste. Around 1% of the proposed rate rise is driven by the increased cost of disposal which requires solid waste to be sent by truck and disposed of at a landfill at Tirohia in the Waikato. This waste comes from the kerbside collection, Council bins and resource recovery centres at Waihau Bay, Te Kaha and Ōpōtiki. Other recyclable waste is sent to various recycling locations and is also funded in part through rates.

REVALUATION

In September 2019 the three yearly district revaluation was undertaken. This is a legislative requirement for Councils and is overseen by the Office of the Valuer-General.

The district as a whole increased in value by 34.2%. Council uses the capital value of properties to allocate general rates across the district. This is common practice across the country as being the most equitable manner of allocation.

In general if the property increase in value was less than the overall 34.2% increase then the property is likely to get a general rates decrease, targeted rates for services aside, as these will be driven by increases or decreases in the direct cost of the activities.

Dairy & Pastoral, Forestry, Other, and Utilities as sectors have had valuation increases lower than the district average, which means that the majority of those properties will receive decreases in rates.

A table of the valuation movements across the different property types is provided below;

Sector	No. Assets	2019 CV (\$000)	CV % Change	2019 LV (\$000)	LV % Change
Dairy & Pastoral	310	\$388,842	14.5%	\$288,867	13.7%
Horticultural & Specialist	225	\$483,055	70.8%	\$138,298	42.4%
Forestry	118	\$71,112	21.3%	\$65,664	22.3%
Lifestyle	1,544	\$617,851	33.8%	\$408,805	42.1%
Mining	0	\$0	0.0%	\$0	0.0%
Residential	3,183	\$964,926	33.2%	\$468,510	53.4%
Commercial	146	\$84,900	32.2%	\$27,723	75.4%
Industrial	73	\$41,480	36.3%	\$10,106	75.2%
Other	476	\$111,391	21.8%	\$57,975	48.0%
Utilities	30	\$52,097	15.9%	\$1,178	33.5%
TOTAL	6,105	\$2,815,653	34.2%	\$1,467,126	38.5%

COVID 19

There has been much commentary on the potential effects of COVID-19 on the economy.

1. LGNZ/SOLGM/DIA Financial Report – this estimates a 2-11% decrease in revenue for councils across NZ. For us this comes on top of a 9 % non-payment of rates.
2. Infometrics – This report estimates a reduction in economic output for the district of 7.2% for the year to March 2021, including possible job losses numbering over 350. For a small district like Ōpōtiki this is a significant proportion of the working population.
3. Stakeholder Strategies – This report estimates increases in unemployment from 4.1% to 8.5% over the first quarter of 2021 and that any recovery will be a very long process, “a marathon, not a sprint”. Eastern Bay of Plenty is already lagging behind the rest of New Zealand in terms of GDP growth, the impact of COVID will worsen this impact. This is because the Eastern Bay of Plenty is three times more exposed to impacts on export markets than New Zealand as an average.

So far we have seen little of the predicted impact although recent MSD data is showing increases in the numbers of people taking up the unemployment benefit.

In terms of timing we expect the impacts to be felt in the new financial year and we expect the impacts to be across our different sources of revenue. We are approaching remissions on a case by case basis to ensure our interventions are targeted and to ensure we retain maximum revenue.

Councils have been seen as important to the economic recovery of New Zealand and through our PGF and business as usual projects it is important that we drive infrastructure projects. The harbour project is now underway and in conjunction with the Mussel processing factory build and the footpaths/cycleway funding will provide significant inflow to the local economy. In managing the rate setting Council needs to be mindful of maintaining organisational capacity to deliver.

CUTS FROM DRAFT ANNUAL PLAN

To enable a rates reduction as sought by a number of the community and councillors, staff have reduced the budgets for:

- Travel and Accommodation.
- Salary budget – assumed Council carries at least one vacancy throughout the year.
- Salary budget – we have advised staff and the union that there will be no market movement in salaries this year. Our Remuneration Policy provides for us to consider external circumstances that compromise our ability to manage the system as intended.
- Consultant budget – we had initially included additional budget for consultants for next year to aid in the preparation of the Long Term Plan. Consultants usually undertake key works that provide relevant information for Council to make assumptions and decisions in relation to the LTP. This work will need to largely be undertaken by staff now.

FEES AND CHARGES

No increases have been made to the proposed fees and charges for the 2020/21 year. All fees and charges remain the same as they were for the 2019/20 year. A copy of the proposed Fees and Charges for 2020/21 is included in this report.

COMBINED IMPACT OF CHANGES TO DRAFT ANNUAL PLAN

The total rate increase as forecast by the 2020/21 Annual Plan is 2.92% compared to 5.06% proposed for year three in the 2018-28 LTP. The bulk of the increase arises from unavoidable increases in costs in the solid waste disposal, and some increases via the targeted rate for the sewer rehabilitation and Ōpōtiki

Water Supply. Aside from these unavoidable increases we are effectively at a zero increase position, albeit with variable impacts arising from the revaluation process.

SIGNIFICANCE ASSESSMENT

Under Council’s Significance and Engagement Policy, on every issue requiring a decision, Council considers the degree of significance and the corresponding level of engagement required. The level of Significance for adoption of the 2020/21 Annual Plan is considered to be low as determined by the criteria set out in section 12 of the Significance and Engagement Policy. As the level of significance is considered to be low, the level of engagement required is determined to be at the level of Inform according to Schedule 2 of the Significance and Engagement Policy.



COMMUNITY INPUT AND PUBLICITY

Council did not undertake the Special Consultative Procedure as part of the development of the 2020/21 Annual Plan. However, Council did produce an information document titled ‘Our Plan in Action’ which was distributed electronically via Council’s website and social media channels as set out in the Background section to this report. A media release advising of the availability of the information document appeared in the Ōpōtiki News newspaper.

RECOMMENDATIONS:

1. **That the report titled "Adoption of the 2020/21 Annual Plan" be received.**
2. **That Council:**
 - (a) **Adopts the 2020/21 Annual Plan.**
 - (b) **Adopts the Funding Impact Statement contained within the 2020/21 Annual Plan.**
 - (c) **Adopts the Schedule of Fees and Charges**
3. **That Council agrees to proceed with a contribution of up to \$140k for sealing 2.2 km of Wainui road at Tōrere.**

4. **That Council authorises the relevant asset additions and disposals as outlined in the Annual Plan and corresponding schedule of projects, and delegates the authority to the Chief Executive.**

Bevan Gray

FINANCE AND CORPORATE SERVICES GROUP MANAGER

Feedback received for Ōpōtiki District Council 2020-21 Annual Plan

Received by:	Feedback number	Name	Email	Contact phone	Organisation if applicable	Main feedback points or requests	Page number
Social Media	1	Mike Fletcher				Supports the plan and the rates rises.	1
Social Media	2	John Hunia				Supports cycleway extensions	2
Online form	3	Angela Bryan	ka.bryan@orcon.net.nz	+6473154891		Rates increases for kiwifruit properties are unfair	3
Email	4	Chris Hopman	chrishopman@gmail.com			Rating system is unfair - wants report into rating system for rural ratepayers	4
Online form	5	Chris Hopman	chrisahopman@gmail.com	027 406 2334	NA	Reserves, toilets, vehicle access, tourism.	5
Social Media	6	Julie Deeley				Roading - barrier near Thornton Park resthome	6
Social Media	7	Bertie Tyrie				Facilities - wants heated pool	7
Email	8	Sport Bay of Plenty				Feedback only	8
Email	9	Coast Community Board				Tourism infrastructure, roading, solid waste, housing, parks and reserves, mobile library.	11
Online form	10	Aniko Hegedus	dr.hegedus.aniko@gmail.com			Roading. Freeze rates.	12
Online form	11	Josephine Kahukiwa	dwlee75@yahoo.co.nz	0273491866		No rates increases. Longer consultation.	13
Online form	12	Louise Luscombe	louise-jayne3@hotmail.com	0277805278		Stop rates increase	14
Online form	13	Janet Loughnan	W_loftee@slingshot.co.nz	021816805	Resident	Freeze rates for 12 months	15
Online form	14	Carol Kimber				Decrease rates	16
Online form	15	A Hargreaves & R Clark	snow.safari@xtra.co.nz	07 315 8878	Safari Orchard Partnership	Against large rates increase for kiwifruit growers. Lack of consultation/transparency	17
Online form	16	R & C Clark	paerata.clarks@xtra.co.nz	07 315 7610	Tandara & Y2,	Against large rates increase for kiwifruit growers. Lack of consultation/transparency	18
Email	17	Gina Henderson	ginahenderson1@gmail.com			Against rates increases	19
Online form	18	Whanake Kiwi Limited	snow.safari@xtra.co.nz	07 315 8878	Whanake Kiwi Limited	Against large rates increase for kiwifruit growers. Lack of consultation/transparency	20
Email	19	Craig Morrison	hukawai@hotmail.com			Against large rates increase for kiwifruit growers. Lack of consultation/transparency	21
Email	20	Ngai Tamahaua Hapu	tracyhillier@ngaitai.iwi.nz	07 3158485		Various. More consultation.	22
Email	21	Ngai Tai Iwi Authority	tracyhillier@ngaitai.iwi.nz	07 3158485		Various. More consultation.	24
Online form	22	Jim Kemp	ruku.kemp@xtra.co.nz	073253609		Against large rates increase for rural properties. Lack of consultation/transparency	26
Email	23	Opotiki Federated Farmers and Opotiki Kiwifruit Growers	adrianjulie@otaralandco.co.nz			Against large rates increase for kiwifruit growers. Lack of consultation/transparency	27
Email	24	Nane Rio	nanetupuna@gmail.com			Waive current rates round	33

Email	25	Warneford Farms - Paul Waneford	warneford.farms@xtra.co.nz			Rural rates increases	34
Online form	26	Rhonda Anstis	rhondaanstis@gmail.com	0274863885	Woodlands Hall Charitable Trust	Requests \$20K to upgrade Woodlands Hall for civil defence purposes. Parks and Reserves. Main street. Congratulates Council on 2020-21 Annual Plan	35
Email	27	Daniel Morrison	opogrown@hotmail.com			Against large rates increase for kiwifruit growers.	36
Email	28	John Gread	nzmadjohn@yahoo.com			Against large rates increases	37
Email	29	Carol Franklin	franklinfamily@xtra.co.nz			Against large rates increase for kiwifruit growers.	38
Email	30	Andrew Taylor	anaru.t@farmside.co.nz			Against large rates increase for kiwifruit growers.	39
Email	31	NZ Kiwifruit Growers Incorporated	sarah.cameron@nzkgi.org.nz			Would like council to defer rates increases and consult with affected parties re increases to rates for kiwifruit growers.	40
Email	32	Federated Farmers of New Zealand and Ōpōtiki Federated Farmers	nbillings@fedfarm.org.nz	027 803 0849		Wants Council to retain uniform annual general charge at its existing level pending appropriate consultation and transparency accorded to the Long-term Plan.	43
Online form	33/34	Adrienne Walker and Andrew Edgington	agewalker@gmail.com			Questions on rates increases and transparency	46
Email	35	John Donaldson	j.donaldson@xtra.co.nz			Does not support rates increases on kiwifruit land and requests opportunity to speak to Council	48
Email	36	Carolyn Scholtens	scholtens7@xtra.co.nz			Does not agree with rates increase for rural/farming areas	49
Email	37	Ian and Vanessa Nicholl	ian.bayblue.nicholl9@gmail.com			Against large rates increase for kiwifruit growers.	50

Name **Mike Fletcher**

Received by: Social Media

Feedback number **1**

Do you have other feedback? The council has a well thought out annual plan for 2020-21. It must continue to action the plan including adopting the proposed rates rises. It cannot afford to delay the rates rises, despite the Covid19 crisis.

Name **John Hunia**

Received by: Social Media

Feedback number **2**

**Do you have other
feedback?** Cycleway extensions are a cool idea.

Name **Angela Bryan**

Received by: Online form

Feedback number **3**

Do you have other feedback? Wow 37% and 55% rates increase for kiwifruit properties, talk about biting the hand that feeds you. This is just straight out price gouging. The latest rounds of valuations on kiwifruit orchards are totally out of line with property valuations. In over 30 years we have never seen a valuer visit our property, how do they come to these crazy figures. How does a property increase over 1 million dollars in a year when there has been no improvements done and kiwi fruit vines have actually been removed. No one minds paying their way and rates increases are part of this. But the percentages that you have inflicted on kiwifruit properties are totally unfair.

Chris Hopman

Submission to Opotiki District Council 2020/21 Long Term Plan

To the District Councillors,

Thank you for the opportunity to make this submission.

You are all probably aware that general rate take will be \$8.8m for 20/21. What you may not be aware of is that 21.5% or \$1.9m is paid by all District ratepayers for water, wastewater and stormwater.

This means that 3900 rural ratepayers are subsidising 1565 urban users by approximately \$1.35m each year.

To make this subsidy more unfair, these rural properties on top of paying for their urban counterparts, also have to pay for their own water supplies, their own wastewater treatment and disposal and for their own drainage. They cannot also get the advantage of economy of scale that the town people can.

I am aware that rating policy can not be changed overnight. However it can be reviewed for the LTP.

My submission to you, is that Council commission an independent report in 2020/21 to review the current practice of charging rural non users of Council supplied and maintained water, wastewater and stormwater schemes when they have no interest in them. The report should address the legal and financial implications to all ratepayers in order that a fair and equitable can be factored into the 2021-2031 LTP, and the result of the report should be available to all ratepayers.

Yours sincerely,

Chris Hopman

Name Chris Hopman

Received by: Online form

Feedback number 5

Are there future projects to consider? Improvements to the ODC portion of the Onekawa Regional Park eg steps, seats, track surface and general maintenance.

Are there things you think we could do better? Reserves maintenance, more toilet upgrades and maintenance

Are there things you would like us to do less of? Reduce frequency of toilet cleans at Ohiwa Beach and Ohiwa Boat ramp but improve the cleaning per visit.
Don't restrict access for vehicles on the beach between Ohiwa and Waioatahe Beach

PGF - planning or infrastructure? Develop tourism, improve cycleways especially the current surfacing which has never been maintained and think about sealing of concreting the surface for long term durability and rider comfort. Build a cycle link between Opotiki and Whakatane

Do you have other feedback? See previous submission form which is my main submission.

Name Julie Deeley

Received by: Social Media

Feedback number 6

Are there future projects to consider? Be nice to see a safe track in concrete with a barrier protecting from cars from Snells road past the elderly care home to under the bridge on the north side and up the other, south side to the footpath access (similar to what is in place on the west side of the bridge already). Lots of people like dog walkers use that route both ways as part of a circular route to the foot bridge further down over the river and elderly on scooters risk their lives coming into town going across and along the highway from the elderly home there. It would also become an alternate route for cyclists to access the dunes trail.

Name Bertie Tyrrie

Received by: Social Media

Feedback number 7

Are there future projects to consider? I think our district deserves an all year round covered in heated pool complex. Great for exercise for ALL ages. Please please consider this Opotiki District Council.

Feedback number 8

21 May, 2020



Opotiki District Council
108 St John St
Opotiki 3122

RE: SUBMISSION TO OPOTIKI DISTRICT COUNCIL ANNUAL PLAN 2020

Introduction

Sport Bay of Plenty is a charitable trust which focuses on informing and supporting the Sport, Recreation and Physical Activity sector of the Bay of Plenty. We work in collaboration with a number of stakeholders including regional and local sport and recreation organisations, health organisations, Local Government and Sport New Zealand.

We endorse the work of the Opotiki District Council; and we advocate that sport and recreation continue to be a core service and purpose of the Council.

We would like to take the opportunity to thank the various staff members and Councillors at ODC for their positive approach to working with Sport BOP, in particular Garry Page.

Summary of key points

- 1 Reinforce the purpose and Importance of Sport and Recreation to Strong Communities. Given the covid-19 situation localised/grassroots sport and recreation should be a priority area given focus in community wellbeing rebuilding and reconnecting communities.
- 2 Support and commend Council with the ongoing provision of Spaces and Places/Facilities, including the representation within the Bay of Plenty Regional Facilities Strategy.
- 3 Sport BOP greatly values the strategic partnership we have with Opotiki District Council and would like this relationship to continue to meet the long term community outcomes.



Tauranga | P 07 578 0016 | PO Box 13355 Tauranga 3141
Rotorua | P 07 348 4125 | PO Box 323 Rotorua 3040
Whakatane | P 07 308 8304 | PO Box 857 Whakatane 3158



Sport Bay of Plenty *more people, more active, more often*

www.sportbop.co.nz

Provision and Planning of Spaces and Places

Through well planned and thought-out infrastructure provided in communities we see sport and recreation become a critical piece to how our community live their lives. At all levels of participation having spaces and places that meet community demand is important. We applaud Opotiki District Council for their ongoing commitment to the Bay of Plenty Spaces and Places initiative, while also doing the upmost to provide for the ever changing community needs, the well provided sport and recreation infrastructure in the district provides for demand is crucial to supporting the overall goal of wellbeing. A good example of this is the support work in alongside the Motu Trails extension back towards Ohope and the opportunities this will create.

Sport Bay of Plenty Strategic Partnership

We wish to thank Opotiki District Council for their continued partnership with Sport Bay of Plenty. The partnership has seen us together achieve many great community outcomes through Sport and Recreation. By supporting people district wide to engage in healthy active lifestyles. Weekly sport can be seen being enjoyed by residents of all ages. The outcomes achieved together are a true reflection of both organisations values and aspirations to collectively work towards a stronger healthy community.

We would like to thank you for your consideration of this feedback to the Opotiki District Council Annual Plan.

Yours sincerely
SPORT BAY OF PLENTY



Heidi Lichtwark
Chief Executive



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Sport Bay of Plenty Strategic Plan



Purpose: Leadership of sport and recreation in the Bay of Plenty

Vision: Enriching lives through sport, recreation and physical activity in the Bay of Plenty:

More People, More Active, More Often

Key strategic priority areas aligned with our Vision 2030:

- **Partnerships and Collaboration:** Provide regional leadership through collaborative partnerships and shared goals
- **Opportunities to Participate:** Motivate targeted groups by utilising the Physical Literacy approach
- **Community and People Focused:** Support and work within communities to provide focused initiatives
- **Fit for Purpose Infrastructure:** Ensure our community has the best spaces and places to play
- **Expertise in the Sector:** Develop our sector through a capable workforce
- **Embracing Technology:** Identify and review technology opportunities

Feedback on Annual Plan

Importance of Sport and Recreation in Covid-19 Recovery

Covid-19 has put us all in a situation almost no one ever thought we would experience in our lives. However, how our nation has banded together in a response has been a true reflection of who we are as a country. While we still do not understand completely the implications this situation has will have long term, we do know there will be many financial, social, mental and physical challenges. Local, grassroots sport and recreation has always been a valuable vehicle for Community Development connecting and strengthening communities on a consistent basis offering something for everybody regardless of background, age, demographic.

Through the lockdown we have seen our local community sport and recreation clubs continuing to provide a sense of community by reaching out in various ways and giving individuals a strong feeling of pride and connection. As we progress downwards through the alert levels and once we have been successful in eliminating Covid-19, our local clubs are going to remain critical in the response and recovery of sport and recreation. When alert levels allow, the sport and recreation community is poised ready to activate their activities again and bring their communities back together. There are some wider challenges to this however that as stakeholders we all need to look to support in the following areas-

1. Sport and Recreation will be focused primarily around the grassroots/local level first and foremost. With the unknown around having mass numbers of people in areas etc and the logistics of contact tracing forth coming, keeping things very local and downsized will be important.
2. The financial challenge that the sector faces due to the lack of class 4 gaming will mean sporting organisations and clubs will be needing to cover costs and struggle to find opportunities to fill this gap. Cost is already a barrier to participation and given the considerable loss of income our sector faces over the coming months/year we need to ensure this is not increasing the impact of this barrier.



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Name **Coast Community Board**

Received by: Email

Feedback number **9**

Do you have other feedback? The Coast Community Board would like to indicate it's support for the proposed 2020/21 Annual Plan and make the following requests;

- Coastal Tourism Infrastructure – The Board understands that the Council has successfully developed a disposal field model at the Pipi Beds, and requests that the Council continues with the roll out of this model across three toilet blocks on the Coast, Te Kaha, Ōmaio, and Waihau Bay, and to continue to seek government co-funding. And also requests that Council with some urgency liaise with the owners of the Waihau Bay block around future use, and consider alternative sites and options. The Board also suggest that Council liaise with MBIE and Minister Jones around utilising Māori Reserve Land for funded toilets.
 - Seal extensions – The Board requests that Council develop a five year roading upgrade and sealing project plan to enable PGF funded projects to be successful, and to submit to NZTA and MBIE for approval and funding.
 - Solid Waste and Recycling – The Board requests that Council look at options around increasing the solid waste service levels to parts of the Coast that have no service, and ask that Council look at more innovative ways for disposal of waste at a sub-regional level, including waste to energy options.
 - Housing Demand – The Board requests that Council look at options to reduce the red tape and paperwork around the consenting process, and in general look at ways to make compliance easier for those that live on the Coast.
 - Parks and Reserves – The Board would like Council to increase the number of parks and playgrounds on the Coast, and to reinstate the summer pontoons at local beaches and bays for summer.
 - Mobile Library – The Board requests that Council continue to look at providing this service to the Coast, and supports the proposal for a mobile library and digital services initiatives.
-

Name Aniko Hegedus

Received by: Online

Feedback number 10

Are there future projects to consider? Repairing collapsed drains and collapsed pathways in Ohiwa

Are there things you think we could do better? Join to the national movement and FREEZE RATES when everyone (except of course the "too valuable" council) loosing money.
Stop increasing the rates which are already far too high!

Are there things you would like us to do less of? Yes, stop increasing our rates.

Are there things you would like us to do more of? Listen to rate payers. Communicate with them,just like you did it when you wanted to be elected .

Name Josephine Kahukiwa

Received by: Online

Feedback number 11

Are there future projects to consider? No

Are there things you think we could do better? Yes

Are there things you would like us to do less of? Increase our rates! At this time we are finding it hard to keep up with what we need to catch up on and now to pay more on rates is unbelievable!

Are there things you would like us to do more of? Yes a lot of things
1. At least a month's notice before increasing the rates
Letting the community speak and maybe listening to what they have to say

PGF - planning or infrastructure? Large amount of funding coming into the district and you still want to increase the rates!
Give us a break!

Do you have other feedback? Why the need to increase the rates at this time?
We have just come out of lock down a lot of whanau haven't been to work for a month, catching up on bills that couldn't be paid during lock down is enough stress for some of us and now rates increase!
That's more stress added on!

Name Louise Luscombe

Received by: Online

Feedback number 12

Are there future projects to consider? How can the ODC think that an uneven (4.25% in town, 10.33% for Woodlands and a possible 55% for some orchardists, yet TeKaha get a 8% decrease!!) unreasonable rates increase after valuations have rocketed at the slow end of a pandemic be seriously accepted. People have lost jobs, lost incomes lost potential wage increases if your lucky enough to be back at work full time. Why the large differences between town and Woodlands, why slam the main industry in a time of such uncertainty, why does TeKaha get a discount. What council has ever done that in NZ. Why do this to a town trying and some struggling to get by. This council will get more rates out of us all just through new valuations, that includes all renters, you will all get hit hard with rent increases because of this - rates go up, insurance goes up and so does your rent. Rates will go up with new valuations, so I personally think all rates increases should be frozen for a minimum of 12 months ODC, let us all catch our breath before you money grab again.

Are there things you think we could do better? All councillors should give a straight answer, don't refer people to websites or links, give the dam answer to the question!!

Are there things you would like us to do less of? Don't be ignorant to questions asked

Are there things you would like us to do more of? Be honest and give a straight direct answer to a question

PGF - planning or infrastructure? Reducing all odc overheads, reduce unnecessary staff, purchase all essentials from local stores

Do you have other feedback? Stop the rate increase

Name Janet Loughnan

Received by: Online form

Feedback number 13

Organisation if applicable Resident

Are there things you think we could do better?

I read that there was to be a 6% rate increase for water facing properties at Ohiwa.

I moved here one year ago from Hamilton.

I pay the equivalent of rates here as I did in Hamilton. However, the big difference is that I get no services for my rates. I have a septic tank, which I pay to empty and maintain. I pay water rates to a community provider. I pay to have my rubbish collected. I pay the opotiki dump to take my excess rubbish and recycling.

I have no streetlighting, no footpaths. The only thing I use is the roads .

So what am I paying the extra 6% for?

I have to drive to whakatane to work as I could only get employment there at a lot less wage than Hamilton.

Why are some areas getting an increase and some like Te KAHA getting a decrease?

House valuations may have risen but the reality of aftermath of Covid - will be decrease in house values.

Feels like I'm stuck between a rock and a hard place.

Interesting I heard on radio this am.councils don't pursue overdue rate debts over 6 years old. So what if everyone just stops paying for 6 years.

If you want to attract employers to region and people here, please listen to your ratepayers. We essentially keep you in your jobs.

Name Carol Kimber

Received by: Online form

Feedback number 14

Are there future projects to consider? That the covid 19 epidemic has likely devalued our properties for the purpose of rates valuations and as more of us have less work and less income now is not the time for a rates increase.

Are there things you think we could do better? Less rates.

Are there things you would like us to do less of? Put the rates up.

Are there things you would like us to do more of? Bring the rates down during the pandemic period.

Received by:	Online form
Feedback number	15
Name	A Hargreaves & R Clark
Organisation if applicable	Safari Orchard Partnership
Are there future projects to consider?	Stopping the proposed rate increase for kiwifruit growers.
Are there things you think we could do better?	Communication about things like libraries, rate increases needs to be improved. The people carrying the cost of these such projects should be made aware, by a simple note in our rates bills. If you are not aware these changes are in the process you are not aware you need to be putting in submissions.
Are there things you would like us to do less of?	Sneaky transactions the rate payers pay for without enough communication with us.
Are there things you would like us to do more of?	Transparency.
PGF - planning or infrastructure?	No I think council are doing a good job of the infrastructure.
Do you have other feedback?	<p>We have a huge issue with the rates increases to kiwifruit orchards. The increase in value to these orchards due to our Gold licence means nothing to us, until we decide to sell. Every kiwifruit grower I have spoken to in the last two days have found out about this rates increase through the Beacon/Article yesterday, not good enough, it seems sneaky and nontransparent. We would like the opportunity with other growers and support persons to meet with the council to discuss this when the submissions close.</p> <p>ODC have jeopardised the Opotiki Kiwifruit Growers Trust, which was a great initiative to give back to the community. With our proposed \$7k increase we will not be participating in this project in the future.</p>

Name	R & C Clark
Received by:	Online form
Feedback number	16
Organisation if applicable	Tandara & Y2,
Are there future projects to consider?	Stop the increased kiwifruit orchard rate rise.
Are there things you think we could do better?	Transparency, rate payers should have been made aware of these increases in the rates bills that came out last month.
Are there things you would like us to do less of?	Let rate payers be aware on increased rates or projects that will cost the ratepayer
Are there things you would like us to do more of?	Communicate.
PGF - planning or infrastructure?	No, good job there
Do you have other feedback?	The rates increases for kiwifruit growers is ludicrous. The increased value in our land from a Gold license is only relevant to us if we sell our orchard. This should have been communicated in our last rates bill, not read about it the in the Opotiki News. I admit I hadn't picked up on it on the Council plan, but feel the way this has been communicated is not acceptable. We would like the opportunity to meet with ODC, with other growers, and our support person, to discuss this.

Feedback number 17

Gina Henderson

22 May 2020

Hi there,

Just here to provide some feedback ... while many towns and cities around the country have agreed to no rates increases this year, Opotiki is going ahead with one!? Seems very odd during a time of real struggle for much of our country including the local community within Opotiki. Surely the new library could be put on hold to actually help the community in a real way and to also to help local businesses who seem to be closing up left and right. Community development is great, but housing and jobs trump a library. It's time to look out for your people.

Thanks,

Gina

Name Whanake Kiwi Limited

Received by: Online form

Feedback number 18

Are there future projects to consider? No

Are there things you think we could do better? Communication and transparency for projects costing the rate payer.

Are there things you would like us to do less of? Sneak things through in the annual plan and not highlight huge costly changes to the rate payer on a piece of paper in our rates bills.

Are there things you would like us to do more of? Communicate rate increases more transparently

PGF - planning or infrastructure? No, they are doing a good job here

Do you have other feedback? We feel the council has taken advantages of the value kiwifruit growers Gold licence, when in fact it is only relevant if sell the orchard. A 55% increase is ridiculous and we feel the way ODC has gone about this is sneaky and underhand. Every kiwifruit grower we have spoken to since reading about these increases were unaware of the proposed changes until they read about them in the Opotiki News. So obviously they haven't picked up on it whilst reading the annual plan. A simple letter asking for submissions in their rates bills would have alerted growers and they would have had more than two days to make their submission.
We would like to meet with other growers to be heard, with our support people, after these submissions close.

Feedback number 19

Craig Morrison

Hello ODC

I am writing to question a 55% increase in rates on the kiwifruit properties in particular those which have a value over \$9.35m.

What calculation has been used to come up with this figure of 55%?

Has the ODC consulted with any of the members of this group of rate payers to give justification and consultation prior to the document i have just read today and have 1 day to submit my feedback on?

Kind regards,

Craig Morrison.



NGAI TAMAHAU HAPU

Opotiki District Council 2020-21 Annual Plan Our Plan in Action.

As Ngai Tamahau Hapu and WAI 1781 Claimant I present this submission in response to Opotiki District Council 2020-21 Annual Plan Our Plan in Action.

Under tikanga our first action as Ngai Tamahau is to acknowledge the previous Mayor John Forbes for his inclusive and respectful leadership which was open to consultation with our Hapu Ngai Tamahau on issues of importance to us as a people, which enabled our Hapu to contribute to projects and activities that achieve positive outcomes for our District, and allowed for a level of expression of Rangaitatanga. We would like to see this relationship continue with the new Mayor and the team of Councillors as we believe that these relationships are beneficial for the Council and Local Government activities like the Annual Plan.

The new Council under Mayor Lyn Riesterer has seen the outcome of over twenty years work with the Mussel Farm development and other aquaculture projects that leveraged the call for a Harbour Development. This new Council has been through the Whakaari eruption December 2019 and now Co VID 19 March 2020 while coming to terms with the Councils roles and responsibilities.

As Ngai Tamahau we submit that this new Council have a prime opportunity to review and reset through the Annual Plan a recommitment to positive Community Development Projects as we seen presenting the service development activities around sewerage, water systems, solid waste management and set a platform for new projects in response to the Economic Recovery Opportunities.

Another opportunity the Annual Plan gave to the Mayor and the Councillors was to review and refocus key relationships especially those with Tangata Whenua, Hapu and Iwi that goes beyond interest group status, and activates a true Tiriti based partnership relationship.

One of the primary responsibilities of the ODC is the requirement to have effective relationships with the Tangata Whenua with Hapu and Iwi. We recommend the Opotiki District Council's recommit to the vision Strong community Strong future to bring the people together to build resilience and capacity to contribute to the Economic Recovery for our District, which will enhance and grow Employment Options and Business Opportunities.

As Ngai Tamahau we are concerned with the ODC's decision to withdraw from engaging in a full consultation process and for engaging a consultation process during a period of a National State of Emergency at Level 3. This decision has had an impact on Ngai Tamahau's ability to engage a wide consultation process with our Ngai Tamahau un.

For Ngai Tamahau we consider consultation around the Annual Plans 2020-2021 and Bylaw Reviews to be significant events. It is disappointing that the Opotiki District Council has decided to limit the full consultation process which reduces the ability of our Hapu to exercise our Rights to have input into the Annual Plans and planning cycle over areas Ngai Tamahau have an interest and exercise Mana and Rangaitatanga.

These customary rights are protected as signatories to the Treaty of Waitangi signed on the 27th and 28th May 1840. The Protection these rights has been embedded within the document Te Tawharauria o Nga Hapu o Whakatohia this has been acknowledged and adopted by the ODC requiring the ODC to consult with the Hapu on matters of significance to Ngai Tamahau.

We represent these position documents to the ODC who when under taking the Annual Plan Review process should be aware of these documents and incorporate a consideration within the Planning process.

Ngai Tamahau wish to raise to the ODC the perceived movement away from direct and meaningful consultation with Hapu and Iwi in areas of planning and review which is a deviation from the practice applied by the previous Mayor and the ODC. We seek that the Council review this approach and engage with Ngai Tamahau Hapu on matters of importance raised in the Annual Plan.

Areas of significance for Ngai Tamahau as the holders of rights and interest as Mana Whenua relate to the

- A) Watowaiti Drifts Development and consideration of planning and consent issues when further Kowiri have been found in December of 2019
- B) Harbour Development seeking clear information on the development plans, and analysis on the affect on the environment around the sacred sites of Pukohikura and Hikarawatawa and the affect on the Waioweka and Orangi River and the Mauri of the Wai and significant breeding sites for whitebait and tuna
- C) Exclusion Zones around the Reserves and Foreshore area, Ngai Tamahau Hapu and Tiroko Whanau have MāCā claims to be heard in the High Court We also have a WAI 1781 Claim over these areas and therefore requires the ODC to engage in consultation. We are particularly concerned with the reduction in Rights of Access and Rights of Access for the Elderly and Disabled who may not be able to enjoy these areas without some form of vehicle
- D) We submit the ODC need to include within the Annual Plan commitment to extending the sealed roads in areas like Opape, Awaawakawa, Torere on Waiohi, Waahi, Te One and Te Hanoa and should access funding to reduced the contribution from the 40% level. The lack of sealed roads are a health and safety risk for Whanau, Rural and Coastal residents should be given the same opportunity to access the provision of sealed roads as the Urban residents
Torere also needs road strengthening to ensure that Ngai Tai can participate in the Economic Recovery around Forestry and this requires ODC support.
- E) Flood Protection and Drainage this kaupapa needs to be given consideration within the Annual Plan There are a number of areas within the district affected by the influence of Global Warming and have a high flood risk. These areas include Torere, Opape, Kutarere Waiata. The second issue is the flooding and drainage threat influenced by global warming. Pockets of settlement housing are at risk This includes Kutarere, Waiata, Opape, Torere and Apanui settlements and ODC need to plan and commit to flood protection strategy to protect the homes in these areas.

- I) ODC launched a number of proposed Bylaw changes and application of exclusion zones. Ngai Tamahau is opposed to the application of these zones without full consultation and agreement with Mana Whenua. Ngai Tamahau Hapu and Titoko Whanau have MACA Claims over these areas and are opposed to the ODC policy
- H) Ngai Tamahau supports the development of the Library and Digital Hub as an essential asset for our Town and Community, as a facility to pull the Community together and focus on achieving positive outcomes, and Community cohesion for all from children to parents to mature participants to enjoy. The Library building is going to be placed on the Mana Whenua of Ngai Tamahau. We are very interested in engaging with the ODC to ensure the protocols of Kaitiakitanga are upheld according to the Tikanga and Rangatiratanga of the Hapu working in a partnership with the ODC to see this long awaited project realised.
- I) National Kapa Haka we have the local competition within the Mataatua region Every 10 years we have a responsibility as a Regional Competition in 2022 the event will be a Ngai Tai then going to Whanau Apanui The Annual Plan should indicate the level of financial support to contribute to these events

As Ngai Tamahau Hapu we support the Projects presented in the Annual Plan including work on the sewer pipes rehabilitation, treatment facilities, and options for extending sewerage into Hukutaia as essential services that the ODC should provide across the District but by submission we believe the ODC should apply fairness and equity and guarantee the provisions these services to all areas of the Coast within Whanau Apanui Ngai Tai Iwi at Opape and Omarumutu and Upokorehe Iwi at Katarere and Roimata.

The ODC Annual Plan Document also references a Co VID 19 Civil Defence response but with very little detail. The ODC should provide a full report on the Civil Defence Strategy applied and Who, What and how this process was engaged and the Relationships so those like Ngai Tamahau who are responsible for a significant number of the Community can review the ODC approach. To engage in a level of Safety for our Whanau and Hapu we need to understand the ODC approach and how we can get ODC's support for our Hapu's plans. During the Co VID 19 period there were significant areas at risk at Opape through the action of the Community launching boats and going to the Beach area even at night. We need the support of the Civil Defence to assist and address these areas of risk for Whanau who live at Opape and are exposed to Community behaviour. We also raise the issues of Freedom Campers who have no respect in exposing our Whanau and the environment to risk.

There should be inclusion within the Annual Plan the Civil Defence strategies to respond to future events to keep our Communities Safe and essential services running. Also what rating resources have been committed to the provision of a Co VID 19 response, which should of been included in the Annual Plan even if it was a supplementary document.

With projections stating that this may not be a one off event there needs to be clear planning and consultation with all groups on the way forward for our Collective Communities so we our Communities are kept safe and able to ensure economic survival. There were many lessons to learn and the Annual Plan needs to give more consideration to planning around this event then just backing up activities and then back to business of the new PGF investment projects. This strategy creates risk if government funding levels are withdrawn

The Annual Plan should have specific and more detailed information on the activities engaged on behalf of economic recovery, and the ODC aligning to future intergenerational application to ensure what ever system is applied that there is not an excessive debt burdening to future generations.

If there is going to be a significant economic downturn, our Community needs to be fully informed of how the ODC is going to respond to this risk. The Community needs to be informed on all the large projects and specific information cost projections on these projects and how these projects are going to be paid for and not subjecting the Community to huge levels of debt without an ability to pay

Ngai Tamahau Hapu in previous submissions have always supported the development of employment initiatives but the ODC approach seems to very reliant of Provincial Growth Funding ODC needs to be transparent on the rating component to these projects

The Annual Plan notes the potential for a significant number of people returning to the district. The ODC needs to commit to planning to support the Community in housing, employment and support networks, We need Whanau and Community facilities. Like Gym expansions, Pools and sports events.

The ODC also needs to have open and transparent action in reference to the Opotiki Harbour Development planning and development, and analysis of the environmental impact of the activities planned and ensure that Hapu and Iwi are consulted and the costing hold no hidden cost to the Public

Solid waste (rubbish) management is another focused activity that the Council applies through reducing, reusing and recycling. Ngai Tamahau would like to join the 3R's Service with Ngai Tai so that are Whanau at Opape and Awaawakino are kept safe. We have skilled kaitiaki that can be referenced to deliver this service to Whanau, Hapu and Iwi. Every Whanau should be encourage and support to have a Maara/Garden.

In our area of Opape and Awaawakino and Torere there are huge conductivity problems preventing engagement and use of IT The Annual Plan ODC needs to engage with the Community to identify Community Needs and work to attract IT service providers to bridge this gap.

These are areas of opportunity that the ODC could review and respond within the Annual Plan that go beyond business as usual and Provincial Growth Funded projects. It is Ngai Tamahau's recommendation that ODC being a new group of Leaders review the Plan and direction of the ODC and use the Annual Plan as a tool to engage this process and then refocus on what needs to be achieved within realistic parameters that does not create a rate burden beyond our ability to pay.

Our final recommendation is for the ODC to apply a principle of equity in that our more distance members of this District receive the same level of services as those who live in the Township of Opotiki, and also apply a process of full open and transparent consultation.


 Tracy Hillier
 NGAI TAMAHAU HAPU



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Opotiki District Council 2020-21 Annual Plan Our plan in action.

This submission has been prepared by the Ngaitai Iwi Authority to the Opotiki District Council 2020-21 Annual Plan Our plan in action.

It is again disappointing to note a lack of acceptable professional practice on behalf of the Oponki District Council to engage in a consultation process on the Annual Plan during a period of a National State of Emergency at Level 3, which impacts on responding entities like NIA reducing our ability to fully consider the consultation document, and consult with our membership within our Whanau and Iwi.

The process of consultation on the Annual Plan 2020-2021 is a significant activity, even if the Opotiki District Council does not deem their statutory responsibility and accountability to the people and the Iwi Groups within the region of the Council to be of such level to engage a full consultation process.

As an Iwi Entity, we note that the Opotiki District Council (ODC) has not engaged in the annual Iwi consultation on matters of importance to Iwi. If there has been a change of Policy due to the change of Mayor we would recommend that this high level consultation needs to be re engaged.

We also note that the consultation document produced by the ODC lacks details. Other than scant reference to COVID 19 deemed to be essentials services, which are normal Council services and business, there is no evidence on what the ODC considers business as usual and activities to prepare our District for economic recovery. There lack of definition and provision of information is very concerning, as the major activities being considered have significant rating implications.

If there is going to be a significant economic downturn, our Community needs to be fully informed of how the ODC is going to respond to this risk. The Community needs to be informed on the described but not identified large projects, and provide specific information on how this projects are going to be paid for, and not subject the Community to huge levels of debt without an ability to pay.

Ngaitai Iwi Authority have a number of economic recovery initiatives in health, education and supporting forestry and land development as Primary Industries that could fit within a Opotiki District Economic Recovery Strategy. NIA submits that ODC needs consider when applying for Crown Funding to go beyond the simple promotion of ODC generated projects.

Ngaitai Iwi Authority supports the development of employment initiatives and within the Consultation Document there appears to be a ODC strategic reliance of government's provincial growth fund, but the ODC needs to be transparent on the rating component to these projects. Ngaitai Iwi Authority submits that we believe there will a significant number of people returning to the district. We as a Community need to engage planning around housing and support services. As a Community we will also need Whanau friendly activities to meet the needs of Tamariki and Rangatahi for social engagement and learning opportunities. The lack of Health Service provision is an area ODC needs to give some consideration even if it is at the level of supporting the Communities plans.

The ODC also have to open and transparent in reference to the Opotiki Harbour Development planning and development, the environmental impact of the activities planned. Again we raise the fact that the document the ODC has produced fails to provide information to the required standard to engage in the consultation and the lack of financial analysis presented to the people on the liability being generated and placed on future generations.

Work on the sewer pipes rehabilitation, treatment facilities, and options for extending sewerage into Hukutai are essential services that through submission NIA supports from a Community Development perspective.

Solid waste (rubbish) management is another focused activity that the Council through reducing, reusing and recycling. Ngaitai Iwi Authority has been in partnership with the ODC and we as an entity would support the extension of this service to include Community Education around the 3 R's and environmental protection and growing Community gardens. With the influence of Co VID 19 each Community needs to have Community Food generating activities like Maara and capacity to remove rubbish safely. We have key relationships with Hapu and Iwi with a focus of exercising Kaitiakitanga and environment protection and educating the Community and caring for our Mana Whenua, Mana Moana Ngahere and Awa and the negative impact of Tourism and Freedom Campers and dumping from people from the local Community onto the whenua when they are visiting beaches, parks bush and river areas. The ODC Annual Plan needs to consult and work with Hapu and Iwi to activate true partnership within the rohe of each Hapu and Iwi not just apply an externalised Central Government directive.

NIA supports the development of Te Tāhuhu o Te Rangi (the research and technology library). In submitting support for the investing in the provision of these services and developments, NIA would like to enter into discussions with ODC on a number of projects that could contribute to economic recovery and employment and included in the PGF strategic approach for development within specific Iwi rohe like Torere.

NIA would like to raise three issues to the attention and Annual Planning table of the ODC.

The first is the lack of commitment to providing sealed roads with the rohe of Torere on Te Waiti, Te Onetapu, Te Hanoa, and Wainui Roads. The lack of sealed roads are a health and safety risk to travelling Whanau. NIA submits that Torere residents should be given the same opportunity to access the provision of sealed roads as the Opotiki Urban residents, and not be required to financially contribute a significant level of 40% contribution. Ngaitai Iwi need operational roads to take a lead role as land owners and as part of the Economic Recovery opportunity and support the Torere 64 Forestry Plan, and the commitment and contribution of ODC needs to be reflected in the Annual Plan so that Ngaitai Iwi and the Community of Torere can share in the benefits.

The second issue is the flooding and draining threat influenced by global warming that NIA would like to engage in discussion with the ODC to assess the options for protection. The Annual Plan makes no real comment or commitment to addressing any of the issues of Global Warming. Global Warming is raising the water table and tidal heights and risk. NIA submits that the ODC Annual Plan should include some consideration from all areas within the district that face the same flooding risk, these areas include Kutarere and Waaua. Resources should be committed to protect homes to the same levels as Urban areas within the district

The third issue that NIA would like to raise that came out of the planned bylaw approach of the ODC to apply a vehicle exclusion policy on the foreshore of Ngai Tai and Ririwhenua Hapu. NIA also raises the fact that both Ngai Tai Iwi and Ririwhenua have MACA claims over this area and there is already two gazetted reserves within this zone. NIA wishes to raise the lack of consultation on the intent and application of the policy and Ngai Tai Iwi and Ririwhenua are strongly opposed to the application of the Policy, and therefore directs that until there was been full and direct consultation and consent that this policy should be withdrawn


The fourth issue I would like to raise on behalf of Ngai Tai Iwi even though this event is not until 2022 is the Mataatua Kapa Haka Regionals to be held in Torere. The event is significant to Te Ao Maori and the five Iwi within the district. I submit that the ODC include within the Annual Plan substantial commitment to support Kapa Haka as a key event to the Opoitiki District that brings positive health and wellbeing outcomes to our Community in building resilience and cultural capacity, but must also be viewed as a vehicle to advancing Economic Recovery as the investment of 2 years planning to delivery a lead cultural event to celebrate and engage our Community and taking our District out to a world wide audience

The consultation document presented by the ODC on the Annual Plan opened with the ODC Civil Defense response to Co VID 19 without clearing presenting what the ODC did in this space. With projections stating that this may not be a one off event there needs to be clear planning and consultation with all groups on the way forward for our Collective Communities so we our Communities are kept safe and able to ensure economic survival. There were many lessons to learn and the Annual Plan needs to give more consideration to planning around this event then just backing up activities and then back to business of the new PGF investment projects. This strategy creates risk if government funding levels are withdrawn. Therefore as NIA we submit that the Annual Plan of the ODC going forward must include a plan approach to responding to future CO VID 20 risks and beyond.

As Ngai Tai Iwi we would like to acknowledge the previous Mayor John Forbes for his strong leadership within a collective approach to Iwi which was beneficial to attain Iwi driven outcomes and Community Outcomes. Turning to the new group of governors around the Council table, and to the Mayor, Lyn Riesterer congratulations on your first term, as NIA we look forward to the opportunity to develop the relationship between the Opoitiki District Council and Ngai Tai Iwi Authority to contribute to achieving the current Opoitiki District Council's vision Strong community Strong future and to be part of the Strategic Approach to deliver Employment Growth and Economic Recovery to our whole district of Opoitiki



David Te Marama Peters
Chair Ngai Tai Iwi Authority



Tracy Hillier
CEO Ngai Tai Iwi Authority

Name **Jim Kemp**

Received by: Online form

Feedback number **22**

Do you have other feedback? Hi , I would like to protest the councils planned increase in rating on rural properties. 29% is way over the top ! Is the council aware of the fact that inflation is at all time lows? These sort of increases are unfaire and unwarrented. Why is there no consultation process with this increase ?

Yours Unhappily, Jim Kemp.

Adrian Gault

Opotiki Federated Farmers

Opotiki Kiwifruit Growers

02 June 2020

Feedback on Opotiki District Council 2020-21 Annual Plan information paper

Thank you for agreeing to meet with the Rural and orchard Property Ratepayers from within the Opotiki District.

1. We wish to strenuously oppose the proposed rate strike that this Council has set out on the grounds that

- a) The rate increase on rural property and Kiwifruit property sectors is excessive and is neither Fair nor Equitable.
- b) The process that Council staff and Councillors have undertaken has been over-simplified, particularly given the scale of the reduction of the uniform annual general charge. It has lacked transparency and the level of public consultation in this instance can be viewed as a breach of Opotiki District Council's own Significance and Engagement policy.
- c) That Council's proposed 4.25% district average rate increase is too high for the current economic environment this country faces post Covid -19. Council's proposal to apply this increase in such a way that farms in the district face increases that appear to be up to 30% is totally inappropriate. The increase runs counter to the major issue identified by councillors - rates affordability, by adding to that problem.
- d) ODC must, like most other businesses in the country, "Cut the suit to fit the cloth" . That is scale the business to carry out the essential services well, reprioritize work streams to increase the efficiency of delivery and postpone the non-essential projects until such time as the community can afford them. This is the most compassionate measure a small council such as ODC can take for its community.

Action sought

- **We seek Council to stop the current process and undertake a comprehensive review of ODC's Revenue and Financing (Rating) Policy as part of the formal consultation on the 2021 Long Term Plan.**
- **We encourage Council to utilize the tools available to them under the Local Government (Rating Act) 2002 to better achieve a reasonable and equitable distribution of rates in the Opotiki district. Council should fully utilize the Uniform Annual General Charge UAGC (30% of total rates less water and sewerage) ,consider**

more targeted rates to reflect levels of access to general services, use differential rating where appropriate, and in the immediate future provide for modest increases in rates.

- In order to more directly assist low income households that pay rates, in addition to central government's rates rebate scheme for low income ratepayers, ODC should enhance its rates remission policies.

2. The 2020/21 rates increase and its allocation is excessive and is neither Fair nor Equitable

The current proposed increase in rates ranging between 13% and 29% for farmland and 37% to 55% for Kiwifruit properties is grossly excessive. This is on the back of substantial rate increases three years ago for these properties.

Personally, I have never heard of such extreme increases, and I feel that this borders on recklessness by the leaders of this community. Their actions have the potential to divide the community, pitting the productive sector against the residential sector instead of bringing Opotiki together as a community.

Over the last 12 years ODC rates policy has seen the urban, residential and commercial/industrial sectors being cross subsidized by the rural sector because Council have struggled to come to terms with the affordability of Council to the whole community of ratepayers. Council has opted to take the erroneous strategy of generalizing who can pay and who cannot, rather than who benefits and who should pay. Council Management and Councilors have taken the easy options, creating unfairness and inequity.

Rating and the rate allocation are among the most important roles that Council and Councilors undertake, and the time and effort required for this process has not been applied.

We submit that the anomaly in the 2020/21 allocation of rates has eventuated due to the promotion and adoption of poor policy assumptions.

3. Firstly, council management have promoted to Councilors a "simple" rating system as they believe "the more complex a rating system is the more difficult it is to manage, with increased likelihood of legislative non-compliance. Complex rating systems are also very difficult to explain to ratepayers, which can lead to confusion and a perception of unfairness" (April 2020 ODC Agenda - Rating Review Workshop).

Rating is complex by its very nature. As rates are a tax on a particular asset there are a range of modifiers and mechanisms available in legislation that can be used to appropriately reflect what is reasonable for owners of differing property types to pay. Allocation of rates should not be left to valuation alone, and this is implicit in the funding principles contained in section 101 of the Local Government Act that are there to guide councilors.

Time and energy should be spent by Council to fully understand all aspects of the striking of rates, how much rate does council require, what services and projects we can afford, who benefits from those and who should pay for them.

As earlier stated, the Rating Act gives various tools to Councils to enable them to make rates fair and equitable: Uniform Annual General Charge (UAGC), Targeted Rates, General Rates and Fees for services. By adopting a simple rating approach, it does not make rating more transparent, in fact it has the opposite effect as the majority of the rate take falls into the General rate and the accountability and transparency is lost to most ratepayers. A large General Rate budget gives Council management and Councilors the ability to manipulate spending with considerably less scrutiny.

By adopting a simple rating system, council allows the rates to be set by the QV valuer with no linkage between the Capital Value of properties and the services council provide and to whom.

Many councils in NZ use a series of Targeted rates to identify services to specific beneficiaries of those services, therefore sheeting home the cost of those services to those that use those services. This is both fair and transparent. ODC use this approach sparingly, predominantly on the Urban sector for water, storm water, sewerage and rubbish collection. A series of targeted rates in areas such as roading, and community and cultural Sustainability, would provide clarity around those activities.

This Council and recent previous Councils have identified the affordability of rates as a major issue for the Opotiki district community. This is commendable, however in the same breath this council has increased the total rate take by 4.25%, far and beyond inflation.

The fixed charges of Council are charges that all rateable properties should share as a consequence of having a rateable property in the Opotiki District. They should be reflected in the UAGC and they should minimize the cross subsidization by others in the community.

The Rating Act provides Council with the ability to collect up to 30% of rating revenue by way of a Uniform Annual General Charge. If ODC had undertaken a full review of its funding and financing policy it would clearly show that costs for public good services benefitting people regardless of their property value would be well in excess of 30% of the rate take.

Therefore, we submit that ODC should be setting the UAGC at its full maximum.

4. In recent years ODC have taken the view that the fixed charges in our rating system have a greater impact on low incomes and smaller properties, and that they cannot afford to pay. This however is the real cost of Council and the costs should fall where they lie. Councils' policy has been a "decisive reduction in the UAGC over recent years that we have made will have a positive impact on those ratepayers with low income, living in low valued properties. It was agreed that this was the best way to deal with affordability issues on these types of properties".

This policy assumption is clearly misguided and the resultant action of lowering the UAGC is like hitting a tack with a sledgehammer. It has distorted the apportionment of rates over the whole district and has pushed a larger proportion of the rate take into the General rates and hence unfairly over-burdened the primary sector properties.

This affordability policy has failed on several levels.

1. The council have made a general assumption that they can determine who can afford to pay and who cannot pay. Council has no way of accurately making this assumption. Secondly, they have erroneously assumed that the ratepayers of the Opotiki township are all on low incomes and cannot afford to pay.

This is not correct, using 2018 Census data it shows that 54% of dwellings in the Opotiki Township are rentals or non-owner occupied, and over the whole district 37% fall into this category. Therefore one of the unintentional consequences of lowering the UAGC is that the ODC has given landlords (investment owners and people clearly able to afford paying their rates) a subsidized rate.

2. The other unintentional consequence is that rural residential properties are getting a rate reduction and those in Woodlands/Hikutaia are receiving a lower rate increase than they would have received due to their capital valuation increase. ODC cannot assume that these ratepayers are also low income and cannot afford to pay. The reality is what they can't afford to pay is the growing true fixed cost of Council, because if ODC allocate the actual fixed costs their rates would be substantively more. Coincidentally, and ironically, the Mayor and all councillors are receiving either a rates reduction on their property or are receiving a lower increase. This seems to be at odds to the rationale of affordability and the notion that Council can determine ratepayers with low incomes.
3. The other category that has received benefit from the reduction of UAGC is the less capital intensive Commercial/Industrial properties, however like the primary sector the more Capital intensive businesses get a disproportionate level of the general rate and any increase in the overall rate increase.

4. If council want to address the affordability of rates to those that are struggling, then:

We submit that council should promote the already in place Government Rate Rebate Scheme which provides up to \$680 per rateable property. ODC should also enhance its own Rates Remission Policy which would target those that are in genuine hardship.

5. Lack of Process and Consultation

The setting of the annual rates and the apportionment of who should pay the rates is probably the most important function that Councillors need to undertake. This process needs to be Fair and Equitable and, most importantly, transparent to ratepayers.

It would appear from the ODC's own Agendas and the discussion papers in those agendas that the process of setting the rates lacked the integrity and scrutiny it requires. The decision not to provide any substantive consultation on the proposed "next years" (2020/21) rates is clearly wrong.

Not only has the Council Management, taken a "time and money saving" approach to setting the rates they have missed the opportunity to upskill and train the councilors (most of whom are relatively new to council) by not taking them through a rate funding review. Hence, they have proposed a lopsided rating schedule which is neither fair nor equitable but has been built on poor assumptions.

Secondarily, they have decided that the level of Significance of this rate strike is low and hence does not require a full consultation.

We submit a rate rise of 17-55% for part of a district in our view is significant, and we assert that ODC are in breach of their own Significance and Engagement Policy.

In particular with principles 4,8,11,13,and 14. We also believe that ODCs' criteria for determining Significance has been overlooked (A decision that will have a major and long-term impact on a wide range of people and/or groups who reflect the makeup of the districts community).

We therefore submit that the level of significance is substantively higher and that a higher level of public consultation is required.

If it had not been for the Opotiki News article, most ratepayers would not have known about the impending rate rises or decreases. In fact, to find any relevant information pertaining to this proposed increase you had to go through a couple of layers on the Council Website.

This method of consultation is clearly inadequate, and one could assert that ODC was trying to sneak something past without most ratepayers knowing. We can assure Councillors and Management that most of our sector ratepayers are too busy trying to run their businesses to trawl websites to find out their next years rates. ODC had the perfect platform to access every ratepayer to inform them of the impending rate strike in the April Panui, council's community newsletter which goes to ratepayers with their quarterly rate demand, but there was no mention of it. However, it did show plenty of pictures of the Opotiki Street party that cost the ratepayers \$42,000. Probably this was paid out of the general rate!!

6. Council's proposed 4.25% rate increase is too high for the current economic environment

The Councillors have identified that rates affordability is a major issue for the Opotiki District. Setting a 4.25% rate increase adds significantly to this issue. New Zealand and the rest of the world is facing an economic recession post Covid-19. Many businesses are facing closure or are reducing staff to resize their businesses to ensure their survival. Unemployment could rise dramatically.

Council like most business cannot continue down an expansionary path when its ratepayer base is contracting or there is major uncertainty. This is the time when the ruler must be put over all of council's cost centres to find out what is essential and how efficiently they are performing.

We submit that ODC should only have a rate rise of between 1-2%

The affordability of maintaining an autonomous council in a District the size of Opotiki (population 9720) needs to be debated and needs to be done sooner than later. Clearly the overhead costs are rising, and the corresponding rate increases to support the overheads needs investigating. Council must continue to prioritise the maintenance and upgrades of key services that are deemed essential, roading, water, wastewater, sewerage, and rubbish. Many of the nice to have projects that are discretionary must be considered carefully. It is easy to accept external funding to build new capital projects, however these assets sit on the Council books and have to be maintained/operated and depreciated adding to the overhead of Council and subsequent rate increase.

This debate will be difficult and emotive. It is however one that requires leadership from Council and a full and frank consultation with the community.

THANK YOU

Feedback number 24

From: Nane Rio

Sent: Thursday, 30 April 2020

Kia ora,

I just want to express my thoughts on the rate notice I received as well as for others who would have also received their rates.

I noted in the Pānui (Issue 81) using words such as 'difficult times', 'so much of what council provides is essential to healthy communities ...' so is this why we need to pay our rates during a pandemic. It doesn't matter if the Opotiki community already experiences high levels of low employment, (11% of 15yrs and over compared to 7% across NZ), the BOP which included Opotiki have a higher proportion of Māori (25%) in comparison to the national average (16%) and as we keep getting reminded that we have the poorest health outcomes than any other ethnic group. Not to mention that by 2036 it is estimated that the population for Māori in the BOP will increase by 29% compared to that of NZ at 19%. I think you need to choose your words more carefully people are not stupid and the language in this `Pānui is insulting during a time where most will be struggling just to put food on their table.

The least this council could do is to waive the rates for this round particularly for those who need that support. I am sure that areas, such as the digital hub, tourism promo, playgrounds, leadership, to name a few can understand that the funding they require will be better spent on those who are suffering even more now through no fault of their own. Another suggestion is to raise funds to pay the rates for those less fortunate. People like yourself Major could allocate some of your own salary.

It only has to be a once off, and for those who will find it difficult. As we all know equity is a major issue in this country and anyone who is Māori will know this too well. The Opotiki region has high number of Māori show some heart and take action on something that all councils should be thinking of doing in these very uncertain times.

Nane

Feedback number 25

From: Warneford Farms

Sent: Sunday, 31 May 2020

Hi I have just been looking at your web site and came across your Rates table WOW why the large increase in Rural rates compared to the urban I thought we were in user pays time we don't use town water or rubbish collection or sewage but it seem we as rural are having to pay for all the upgrades in the town and district that we don't use come on play fair equal increases for all

You need to tell us why we are being targeted and where it is going to be used regards Paul Warneford

Name	Rhondda Anstis
Received by:	Online form
Feedback number	26
Organisation if applicable	Woodlands Hall Charitable Trust
Are there future projects to consider?	Upgrading of the Woodlands Hall to utilise it as a Civil Defence Emergency Base for the Opotiki District - installation of connections to enable a generator to be used in case of power outage. Making changes to the set up of the hall to provide the ability to have members of the community use it as a safe place to evacuate residents to during a Civil Defense emergency. This will include emergency lighting, storage for supplies for evacuees, essential supplies such as torches, blankets etc. We would like to request a sum of \$20,000 to go towards the costs associated with making these changes.
Are there things you think we could do better?	We as a Committe appreciate what Council does for our community and would be very grateful to the Council to support this initiative of making Woodlands Hall into a Civil Defence Emergency Base.
Are there things you would like us to do more of?	Continue to support community initiatives for the better of the Opotiki District community including infrastructure and employment
PGF - planning or infrastructure?	The township (main street) could do with an upgrade and it would be great to see more shops open. This would make it more attractive to businesses opening and tourists stopping in which would be beneficial to supporting our local economy.
Do you have other feedback?	All of the gardens around Opotiki could do with a revamp/ tidy up so they are looking smart and attractive which in turn will help people travelling through want to stop and have a look at our beautiful town. Congratulations to our Council, the Annual Plan has a lot of positive initiatives in it!!

Feedback number 27

From: Daniel Morrison

Sent: Wednesday, 3 June 2020

Hi, I'm writing this as I do not support the rate increase of 55% to a certain group of kiwifruit growers in the region. I have not received enough information to show why the increase has jumped so much in one financial year and look forward to hearing why. I understand there is further talks with growers relating to this issue that I would like to be part of.

Regards

Daniel Morrison

Feedback number 28

From: John Gread

Sent: Tuesday, 2 June 2020

From OPOTIKI NEWS MAY 21

Council only received 5 submissions on its 2020-21 Annual Plan in which it signalled an average rate rise of 4.25%, down from 5.06% originally budgeted.

GREAT.

No need for submissions.

No feedback necessary.

So, Bevan Gray thinks that there is no financial hardship in the community!

HELLO !!!

Has he not realised that there was a covid-19 lockdown in force.

And, "so to save time and money, the council is not undertaking a consultative procedure".

By adopting a differential rating plan for "those properties that can't afford it" would appear to be a "Major exception" from the 2018-2028 Long Term Plan.

NO consultation needed??

From the Council "We have reduced the Uniform General Charge (UAGC) to try to offset to the increase to those properties that can't afford it".

Does this mean that we have an area of town that is upper class and CAN afford it?

What is the rational behind this idea?

Who thought up this idea?

From COUNCILS VISION

Community Outcomes = Fair and efficient Leadership

Our Values = Fairness and Equity

So to "save time and money" can the council tell us through the local newspaper (this should not cost much) how these massive increases are justified?

By saying that "this is consistent with the Financial Strategy contained in the 2018-28 Long Term Plan. does nothing to explain.

Regards,

John Gread

122 Grant Road

Opotiki 3122

Feedback number 29

Name: Carol Franklin

I am totally against such a substantial rates rise for Kiwifruit Orchardists. I experienced a **total** loss of all to PSA with no reduction in rates after requesting for assistance. It has taken me four years on from PSA years to be fully productive again under extreme hardship and borrowing and now find myself facing a huge rates rise. To me, this is theft.

I remain,

Carol Franklin

Feedback number 30

From: Andrew Taylor

Sent: Wednesday, 3 June 2020

I am involved with 2 orchards.

The value of both properties increased considerably as a result of the district revaluation

So I expected a hefty rate increase and am happy to pay my fair share of rates

I have read *Our plan of action*, information provided by KGI, and the Adrian Gault belated submission

Looking at the table *Next Year's Rates* it would appear that the rate increases for Kiwifruit properties are proportionally higher than other properties

I would be interested in understanding the reason for that

Regards

Andrew Taylor

95 Armstrong Rd

RD2

Opotiki 3198

New Zealand

073158048

0276998363



5 June 2020

Mayor Riesterer
Opotiki District Council
PO Box 44
Opotiki

Via email to lynr@odc.govt.nz

Dear Mayor

New Zealand Kiwifruit Growers Incorporated (NZKGI) advocates on behalf of New Zealand kiwifruit growers by being involved in industry and government decision making. NZKGI is sending this letter on behalf of Opotiki kiwifruit growers with strong support from the Maori Kiwifruit Growers Forum.

On May 2020, NZKGI became aware of an article¹ in Stuff that detailed a 55% rates increase for kiwifruit orchards in the Opotiki District. The article went on to say that rural properties such as dairy, pastoral and horticultural increased in value by 16, 18 and 70% respectively at the last valuation.

While NZKGI understands that increase to property valuations generally means an increase to property rates, NZKGI is concerned that Council reduced the uniform annual general charge component of the general rating system without consultation with the community.

The Local Government Act has specific requirements for consultation.

Section 78² Community Views in relation to decisions

A local authority must, in the course of its decision-making process in relation to a matter, give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter.

Section 82³ (1) (a) Principles of consultation

Consultation that a local authority undertakes in relation to any decision or other matter must be undertaken, subject to subsections (3) to (5), in accordance with the following principles:

(a) that persons who will or may be affected by, or have an interest in, the decision or matter should be provided by the local authority with reasonable access to relevant

¹ <https://www.stuff.co.nz/national/politics/local-democracy-reporting/121580652/rates-rise-to-hit-ptiki-orchardists-hardest>

² <http://www.legislation.govt.nz/act/public/2002/0084/latest/DLM172321.html>

³ <http://www.legislation.govt.nz/act/public/2002/0084/latest/DLM172327.html#DLM172327>

information in a manner and format that is appropriate to the preferences and needs of those persons:

(b) that persons who will or may be affected by, or have an interest in, the decision or matter should be encouraged by the local authority to present their views to the local authority:

Section 82 goes on to say that a local authority must ensure that it has in place processes for consulting with Māori in accordance with subsection (1).

Section 95⁴ Annual Plan

A local authority must consult in a manner that gives effect to the requirements of section 82 before adopting an annual plan under this section.

Council website states that:

As we are not planning any major changes to what we said we would do in the 2018-2028 Long Term Plan (LTP), we are not undertaking a time-consuming and expensive special consultative procedure before adoption of the 2020/21 Annual Plan.

NZKGI would argue that a change to the uniform annual general charge which has contributed to the 55% rates increase for kiwifruit growers is a significant change and therefore a consultation process should have been conducted. NZKGI requests that Council defer the rates increase for 2020/21 and provide the industry with a consultation process that allows the industry to have their say.

Council has advised NZKGI a meeting will take place with growers however we are yet to hear when this will be. Council is encouraged to hold this meeting as soon as possible.

Opotiki kiwifruit growers are proud of the community they live in and have established the Opotiki Kiwifruit Growers Community Fund which they personally fund. The fund was established out of a desire by local growers to support and grow their community and its facilities. The fund will be directed towards projects which create opportunities to grow and build a strong, resilient and cohesive community. Furthermore, the Maori kiwifruit growers from Opotiki through to Te Whanau a Apanui, have made immense contributions to their respective communities with a particular focus on employment and Rangatahi (youth) support through education and vocational contributions. The proposed rates increase, without a clear engagement and consultation process with Iwi and Maori growers, could severely impact that ongoing support.

The kiwifruit industry is a major contributor to regional New Zealand, returning \$170m to Opotiki in 2018/19.

Yours sincerely



Doug Brown
Chairman
NZKGI

⁴ <http://www.legislation.govt.nz/act/public/2002/0084/latest/DLM172347.html>

Feedback number 32

08 June 2020

Lyn Riesterer
The Mayor
Opotiki District Council
PO Box 44
Opotiki 3162



Via email to: lynr@odc.govt.nz

Dear Mayor Riesterer,

This correspondence is written on behalf of the farming and horticultural communities in the Opotiki district.

We are requesting that Opotiki District Council not amend its rating policy for the 2020/21 year. Council's intended change, which is to substantially reduce the uniform annual general charge component of the general rate, will have a significant impact on the farming and horticultural communities in the Opotiki district.

We do not believe council has engaged with the community at the appropriate level to make this significant change to rating policy. It has not delivered on transparency or sound reasoning in its meagre communications on this subject, and the financial strategy of council, adopted as part of the 2018 Long-term Plan, does not and is not intended to supplant consultation on rating and funding.

We urge Opotiki District Council to retain the uniform annual general charge at its current level and consult on a review of the revenue and financing policy as part of the upcoming deliberations on the 2021 Long-term Plan.

Background

Our community only came to know about the rate increase intended for our properties through an article in the Opotiki News. Nothing had been mentioned in the most recent edition of Te Panui.

We were alarmed and sought more information from council's website, eventually locating an information paper "Our Plan in Action" on the annual plan page: its existence was not indicated by the home page of council's website.

The information paper focusses primarily on projects that council has planned, with a page offering options for readers to comment. There is no timetable for this, and it is stated that council does not wish to engage in an "expensive and time-consuming" consultation process.

Following the feedback options there is a page entitled "next year's rates", with a table of example rates on differing property types accompanied by a short commentary. The table

shows substantial increases in rates for dairy, pastoral and orchard properties. The increases range from 17% and 29% for farms, and 37% to 55% for orchards.

There is no question that these are substantial increases, and it is clear from the percentage rate increases shown for residential properties of 4% to 5% that rural rate increases are not caused by the new property valuations being applied by council. Rather they are caused by a significant change to the rating policy of council.

The information paper contains one paragraph referring to a reduction in the uniform annual general charge but does not define the extent of the measure in percentage or dollar terms. This paragraph suggests that the uniform annual general charge is being reduced to cushion the impact on properties connected to council's wastewater network and on solid waste collection that are experiencing increases in the targeted rates for those activities.

This is no reason to drive rural rates up to such an extent and has no basis in the funding considerations in section 101 of the Local Government Act 2002 (LGA).

Financial strategy

While council's financial strategy from the 2018 Long-term Plan mentions an intention of lowering the UAGC we do not see the strategy as intended to supplant consultation on future changes in rating policy. Indeed, section 101A (2) of the LGA states that:

“(2) The purpose of the financial strategy is to —
(a) facilitate prudent financial management by the local authority by providing a guide for the local authority to consider proposals for funding and expenditure against; and
(b) provide a context for consultation on the local authority's proposals for funding and expenditure by making transparent the overall effects of those proposals on the local authority's services, rates, debt, and investments.”

Significance and Engagement Policy

The information paper “Our Plan in Action” states that:

“As we are not planning any major exceptions to what we said we would do in year three of the 2018-2028 Long-term Plan, we are not undertaking a time-consuming and expensive special consultative procedure.”

This statement is not accurate. In the funding impact statement of the Long-term Plan revenue from the uniform annual general charge is budgeted to increase 2,009,189 in 2019 to 2,214,504 in the 2021 year.

In our view the proposed change this year to the uniform annual general charge is significant in terms of Council's Significance and Engagement Policy and requires far more transparency and opportunity for input than has been afforded the community in this process.

The proposed increase in rates will affect members of the farming and orchard community and their families in the short and long-term. The increased financial demand is considerable for farmland in particular, that has experienced a record-setting drought this summer.

In the longer-term farms and orchards will bear the greater part of Opotiki District Council's general costs. The loss of confidence in council on the part of the rural business community will also, in my view, be significant and long term.

On the basis of all of the above we call upon you to retain the uniform annual general charge at its existing level as foreshadowed in the funding impact statement Long-term Plan, pending appropriate consultation and transparency accorded to the Long-term Plan.

Yours sincerely



Adrian Gault
On behalf of Opotiki Federated Farmers
027 225 5587
adrianjulie@otaralandco.co.nz



Nigel Billings
Senior Policy Advisor
Federated Farmers of New Zealand
027 803 0849
nbillings@fedfarm.org.nz

Name Adrienne Walker and Andrew Edgington

Received by: Online

Feedback number 33/34

Do you have other feedback?

Further to my earlier submission, I have one further point (5) in addition to my previous comments. I have included all my earlier points 1-4 again for clarity:

ODC Annual Plan feedback:

1. General Comment: It is disingenuous to claim a proposed total rates increase of 4.25% considering the vast discrepancies in the rates increase % and decrease % in the various wards that have made up this averaged figure.

2. Rates Transparency: There is no transparency on the rates breakdowns per property. I'd like to see ODC implement the same online service that Whakatane DC offers with this Property Rates Search found here:

<https://www.whakatane.govt.nz/residents/rates/rates-property-search>
(see attached screenshot of WDC breakdowns).

a. I'm aware ODC has a similar online page:

<https://www.odc.govt.nz/our-services/property-and-rates/property-and-rating-search/Pages/default.aspx> with the key difference being there is no breakdown of the rates calculated specifically for each ODC property.

b. When using the WDC rates search facility you can easily see the breakdown in all areas such as general, roading, sewage etc plus which charges are based on the valuation and which are the fixed and target costs, which we in ODC are not able to see for our specific properties.

c. As it stands, I believe I am paying the same amounts for solid waste, waste water, water supply and storm water as properties in town, even though we don't enjoy any of those services here in Ohiwa. This is exacerbated by the lack of transparency by not being able to easily fact-check this online.

3. Rates increases not tracking inflation: I would like to have some confidence in future rates not being raised to surprising levels year on year. Instead I would like some measure of capping or tracking facility linked to inflation, with exceptions outside of agreed ranges explained and agreed by the communities being asked to pay. The 6% being asked by Ohiwa residents on top of the revaluation of 57% being applied is unexpected to say the least and there is no confidence that this will not be applied year on year endlessly without having reasonably capped measures in place.

4. Covid impact on spending: Considering Covid and the effect this has had on people's jobs and incomes (I have a small business and

have lost my contract as a direct result of Covid), I would like to see the council re-prioritise spending initiatives and projects, rather than 'carrying on as planned as at end of 2019' - which appears to be the case. Where can the council save money, what hard questions are being asked about priorities so those cost savings can be passed onto the communities being hit hard by Covid? I would like ODC to give feedback directly and specifically on where they're planning to save money considering Covid and it's impacts.

5. Rates % increases: How did ODC decide these and what is the justification for these much higher than expected figures? The AP has the following to explain it "Cost increases are driven by the investment in Solid Waste through the provision of bins and moving to a two day collection, and Wastewater reticulation rehabilitation works. Both are funded by targeted rates on those that receive a service." Yet, Ohiwa residents, who receive none of these services, are increasing by 6% and properties in town, who do receive these services, are going up 4-5%. I understand our rates go to a whole range of vital community projects & essential services, however, I think these severe increases on top of the higher than reasonable revaluations show the ODC is out of touch with it's community. I want to see clear justification for the % increase and breakdown of where the spending is going for each ward plus a reduction in current proposals in keeping with cost savings as a result of rethinking of priorities.

I look forward to your response to each of the points raised above.

Yours sincerely
Adrienne Walker and Andrew Edgington
11 Vedder Road, Ohiwa
0272359436

Feedback number 35

From: John Donaldson

Sent: Thursday, 11 June 2020

To whom it may concern.

I do not support the proposed rate increase on Kiwifruit land, and wish an opportunity to express views.

Regards

John Donaldson

From: Scholtens <scholtens7@xtra.co.nz>
Sent: Monday, 22 June 2020 9:24 PM
To: @Information Requests <info@odc.govt.nz>
Subject: 2020/2021 plan feedback

Evening,

Do not agree with the big hike in the rates for rural/farmland of 29% INCREASE
Council has provided no good reason for this to happen.
What more do we get for this???even better what reason is there for this size increase

Carolyn Scholtens

Whakatane District Council: submissions@whakatane.govt.co.nz

Opotiki District Council: info@odc.govt.nz

18/06/20

Submission in relation to Proposed Rural Rates Increases

To whom it may concern:

- We as a family own Kiwifruit Orchards in Opotiki and Poroporo and will be adversely effected by the proposed increase to rates in our industry. We are in development and are cash poor, and like a lot of Kiwifruit orchards, we are basically owned by the bank.
- The Formula that Council has used for upcoming Rates across the District shows that Horticulturists are going to face excessive Rates increases, which we know is unjustified.
- We use less services, ie., No sewerage, No water supply. We installed our own Bore at both properties at considerable expense. We don't object to a valuation increase, but to any proposed increase in rates outside a standard increase is not fair in relation to increases to other Ratepayers in the area.
- A proposed 55% increase to rates for Kiwifruit orchards is outrageous (for Opotiki). We had to supply our own water and sewerage (at considerable cost) as council would not help us.
- A reasonable increase would be CPI or 5%, anything above is not reasonable in any area at any time. The proposed rate increase of less than 5% that was announced prior to lockdown is acceptable.
- In our opinion, the Council needs to push back to the Government for Assistance when Natural disasters/pandemics occur, rather than unfairly seeking extra funds from one sector of the Community.
- It is one thing to support the community getting back on its feet after COVID-19, but to penalise one industry that provides employment in the district and supports growth is unfair.
- The community as a whole should be in it together. Not one rule for one and other for a different sector.

I realise this does not provide solutions, however I hope you can understand that we are simply kiwi's working hard for our futures, and would like our local council to be supporting us as we try to grow our family and community. Imposing high rates really does not help.

If you were renting, it would be considered outrageous to impose an increase above 10%. How is it even possible/legal to consider a 55% increase?

Look forward to hearing back from you or receiving an invite to attend a community meeting on this subject.

Ian and Vanessa Nicholl

Mob: 027 533 2445

Email: ian.bayblue.nicholl9@gmail.com



Opotiki District Council

2020/21 Fees and Charges

User fees and charges help fund the operation and maintenance of a variety of services provided to the community. User fee revenue reduces the rates revenue required to be collected from ratepayers.

Actual and reasonable costs as referred to in this document will vary, but will represent staff cost plus an allowance for overheads.

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Regulation and Safety

Animal Management

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
Dog Registration		
The following fees apply to registration of dogs in the Ōpōtiki District		
Discounted fee (applies if paid on or before 1 August)		
Complete dog	\$110.00	\$110.00
Neutered dog	\$55.00	\$55.00
Working dog*	\$40.00	\$40.00
Full fee (applies if paid after 1 August)		
Complete dog	\$165.00	\$165.00
Neutered dog	\$82.50	\$82.50
Working dog*	\$60.00	\$60.00
Certified disability assist dog	\$15.00	\$15.00
* At the Ordinary Council meeting on 23 April 2019, Council resolved that hunting dogs that are kept solely or principally for the purposes of hunting game by a person undertaking legal hunting activities, and that have completed avian awareness and aversion training, be declared to be working dogs for the purposes of the Dog Control Act 1996.		
Dog Pound and Other Fees		
Seizure of dogs – charge per dog		
1st occasion	\$50.00	\$60.00
2nd occasion	\$100.00	\$100.00
3rd and subsequent occasions (within 12 months)	\$150.00	\$150.00
Sustenance charge – per day per dog	\$10.00	\$10.00
Destruction/euthanasia – per dog	\$45.00	\$45.00
Replacement of registration tags	\$5.00	\$5.00
Implant of microchip transponder	\$25.00 – free for dogs with annual 2019/20 registration paid before 1 August	\$25.00 – free for dogs with annual 2020/21 registration paid before 1 August
Hireage of dog barking collar (per fortnight)	\$15.00	\$15.00
Application for permit to have more than 2 dogs on a property	Free	Free
Droving Charges		
Collection fee and costs incurred (plus impounding cost if appropriate) in leading, driving or conveying stock from the place where it is found to the pound or to the place where it is delivered to the owner. Mileage @ 95c/km plus actual cost of staff time. Note: Costs for after-hours will be as billed.	At cost	At cost

(All charges include GST)

**Charges
1 July 2019**

**Charges
1 July 2020**

Impounding of Stock		
The fees charged will be either those charged by any contractor employed by the Council or Council officers. The charge-out rate for Council staff is calculated on time spent and is set at \$70.00 per hour.		
Impounding per day per animal	At 1 July 2019 was charged on 1 st , 2 nd , and 3 rd instance basis of	
Cattle, horses, deer	\$50.00	\$50.00
All other livestock	\$100.00	\$25.00
Sustenance charge per head of stock per day	\$15.00	15.00
Call-out fee	To be included in sale price	\$70.00 per officer
Advertisement fee		Actual cost plus 10% administration fee
Droving fee minimum fee		\$25.00 plus actual cost
Transport		95cents per km
Horse Float		\$200.00

Noise Control

(All charges include GST)

**Charges
1 July 2019**

**Charges
1 July 2020**

Return of seized equipment	\$100.00	100.00
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Environmental Health

(All charges include GST)

**Charges
1 July 2019**

**Charges
1 July 2020**

Registration and Verification under the Food Act 2014		
All fees and charges are based on an estimated time to process applications and verify (inspect). If more time is required, a further \$130 per hour will be invoiced.		
Application for registration of a new food control plan	\$260.00 (includes 2 hours of processing time)	\$260.00 (includes 2 hours of processing time)
Application for registration of a new national programme	\$130.00 (includes 1 hour of processing time)	\$130.00 (includes 1 hour of processing time)
Renewal of registration of a food control plan or national programme	\$130.00 (includes 1 hour of processing time)	\$130.00 (includes 1 hour of processing time)
Application for amendment to registration	\$130.00	\$130.00
Verification of a food control plan (including initial site visit, verification report, and any revisits)	\$130.00 per hour	\$130.00 per hour
All other services for which a fee may be set under the Food Act	\$130.00 per hour	\$130.00 per hour
A copy of template for food control plan	\$25.00	\$25.00
A copy of national programme guidance	\$25.00	\$25.00

Other

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
Camping Grounds		
Application for initial registration	\$260.00	\$260.00
Application for annual renewal of registration	\$240.00	\$240.00
Certificate of exemption from Camping-Grounds Regulations 1985	\$240.00	\$240.00
Hairdressers		
Annual premises registration fee (includes 30 minute visit)	\$200.00	\$200.00
Funeral Directors		
Registration of premises	\$130.00 per hour	\$130.00
Street Stall		
Charitable or non-commercial organisation	No charge	No Charge
Commercial		
Food stalls	\$60.00 (per event)	\$60.00(per event)
Non-food stalls	\$20.00 (per event)	\$20.00 (per event)
Hawker's Licence		
Hawker's licence (Any food sold must comply with the Food Act - refer to Environmental Health fees).	\$35.00	No charge
Mobile Traders		
Mobile Traders (non-food)	\$75.00 (6 months) \$150.00 (12 months)	\$75.00 (6 months) \$150.00 (12 months)
Mobile Traders (sale of food) (Compliance with the Food Act also required - refer to Environmental Health fees)	\$50.00	\$50.00
Amusement Devices (set under legislation)		
Approval to operate:		
(a) 1 device up to 7 days	\$11.50	\$11.50
(b) Additional device up to 7 days	\$2.30	\$2.30
(c) Each device for 7 day period after first 7 day period	\$1.30	\$1.30
Class 4 Gambling Venue		
Application fee	\$465.00	\$465.00
Any other certificate or amendments		
	\$130.00 per hour	\$130.00 per hour

Litter Infringements

(All charges include GST)

Offence	Charges 1 July 2019		Charges 1 July 2020	
	1st offence	2nd or subsequent offence within 1 year	1st offence	2nd or subsequent offence within 1 year
Litter, of less than or equal to 1L, left in a public place, or on private land without the occupier's consent	\$75	\$200	\$75.00	\$200.00
Litter, of more than 1L and less than or equal to 20L, left in a public place, or on private land without the occupier's consent*	\$100	\$400	\$100.00	\$400.00
Litter, of more than 20L and less than or equal to 120L, left in a public place, or on private land without the occupier's consent**	\$250	\$400	\$250.00	\$400.00
Litter, of more than 120L, left in a public place or on private land without the occupier's consent	\$400	\$400	\$400.00	\$400.00
Hazardous or offensive litter left in a public place or on private land without the occupier's consent	\$400	\$400	\$400.00	\$400.00

*20L is the approximate maximum capacity of two standard supermarket bags in normal conditions.

**120L is the approximate maximum capacity of a standard mobile garbage bin in normal conditions.

Hazardous litter refers to broken glass, barbed wire, jagged metal, medicines, and hazardous waste.

Offensive waste refers to rotting food, animal remains, faeces and discarded nappies.

Sale and Supply of Alcohol

The following risk matrix fees structure was implemented under the Sale and Supply of Alcohol (Fees) Regulations 2013 effective from 18 December 2013.

(All charges include GST)

Charges
1 July 2020

Alcohol licensing fees – set by regulation		
Temporary authority		\$296.70
Manager's certificate application		\$316.25
Renewal of manager's certificate		\$316.25
Special licence	Class 1 (1 large event; more than 3 medium events; more than 12 small events)	\$575.00
	Class 2 (3 to 12 small events; 1 to 3 medium events)	\$207.00
	Class 3 (1 or 2 small events)	\$63.25
On-licence/renewal application	See below for new risk matrix fee structure	
On-licence – BYO endorsed	See below for new risk matrix fee structure	
Off-licence/renewal application	See below for new risk matrix fee structure	
Club licence/renewal application	See below for new risk matrix fee structure	
Resource management and building certificates required under the Sale and Supply of Alcohol Act 2012	See below for new risk matrix fee structure	

Definitions

Type	Class	Description
Restaurants	1	A restaurant that has or applies for an on-licence and has, in the opinion of the territorial authority, a significant bar area and operates that bar area at least one night a week in the manner of a tavern.
	2	A restaurant that has or applies for an on-licence and has, in the opinion of the territorial authority, a separate bar area and does not operate that bar area in the manner of a tavern at any time.
	3	A restaurant that has or applies for an on-licence and, in the opinion of the territorial authority, only serves alcohol to the table and does not have a separate bar area.
	BYO	A restaurant for which an on-licence is or will be endorsed under section 37 of the Act.

Type	Class	Description
Clubs	1	A club that has or applies for a club licence and has at least 1,000 members of purchase age and in the opinion of the territorial authority, operates any part of the premises in the nature of a tavern at any time.
	2	A club that has or applies for a club licence and is not a class 1 or class 3 club.
	3	A club that has or applies for a club licence and has fewer than 250 members of purchase age and in the opinion of the territorial authority, operates a bar for no more than 40 hours each week.
Remote sales premises		Premises for which an off-licence is or will be endorsed under section 40 of the Act.

Enforcement holding	A holding as defined in section 288 of the Act, or an offence under the Sale of Liquor Act 1989 for which a holding could have been made if the conduct had occurred after 18 December 2013.
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Latest alcohol sales time allowed for premises

Type of Premises	Latest trading time allowed (during 24 hour period)	Weighting
Premises for which an on-licence or club-licence is held or sought	2.00 am or earlier	0
	Between 2.01 and 3.00 am	3
	Any time after 3.00 am	5
Premises for which an off-licence is held or sought (other than remote sales)	10.00 pm or earlier	0
	Any time after 10.00 pm	3
Remote sales premises	Not applicable	0
On-licence	Class 1 restaurant, night club, tavern, adult premises	15
	Class 2 restaurant, hotel, function centre	10
	Class 3 restaurant, other premises not otherwise specified	5
	BYO restaurants, theatres, cinemas, winery cellar doors	2

Type of Premises	Latest trading time allowed (during 24 hour period)	Weighting
Off-licence	Supermarket, grocery store, bottle store	15
	Hotel, tavern	10
	Class 1, 2 or 3 club, remote sale premises, premises not otherwise specified	5
	Winery cellar doors	2
Club-licence	Class 1 club	10
	Class 2 club	5
	Class 3 club	2

Number of enforcement holdings in respect of the premises in the last 18 months	Weighting
None	0
One	10
Two or more	20

Fee categories for premises

A territorial authority must assign a fees category to any premises for which an on-licence, off-licence or club licence is held or sought in accordance with the table below except that it may, in its discretion and in response to particular circumstances, assign a fee category to premises that is one level lower but no premises may be assigned a category lower than very low.

The date on which the fees category must be determined is, for the purpose of an application fee, the day on which the application is made or, for the purpose of the annual fee, the day on which the annual fee is payable.

Cost/risk rating	Fees category	Application fee \$ incl GST	Annual fee \$ incl GST
0-2	Very low	\$368.00	\$161.00
3-5	Low	\$609.50	\$391.00
6-15	Medium	\$816.50	\$632.50
16-25	High	\$1,023.50	\$1,035.00
26 plus	Very high	\$1,207.50	\$1,437.50

(All charges include GST)

**Charges
1 July 2020**

Temporary licence	Fee payable to the territorial authority by a person applying under section 74 of the Act to sell alcohol pursuant to a licence from premises other than the premises to which the licence relates	\$296.70
Permanent Club Charter	Annual fee payable to the territorial authority in which the club's premises are located by the holder of a permanent club charter as described in section 414 of the Act	\$632.50
Extract from register	Fee payable to a licensing committee under section 66(2) of the Act for an extract from a register	\$57.50
	Fee payable to ARLA under section 65(2) of the Act for an extract from a register	\$57.50
Appeals	Fee payable to ARLA under section 154 of the Act (against a decision of a licensing committee)	\$517.50
	Fee payable to ARLA under section 81 of the Act (against a local alcohol policy)	\$57.50

Resource Management Services

(All charges include GST)

Charges
1 July 2019

Charges
1 July 2020

ALL CHARGES MINIMUM PLUS ACTUAL AND REASONABLE COSTS unless otherwise stated.		
<p>The amount stated is a fixed deposit, payable at the time of lodging an application or when making any other request for Council to perform any other function under the Resource Management Act 1991 (RMA). The below deposits are charges fixed under section 36(1) of the RMA and are payable in full at the time of lodging the application.</p> <p>A charge additional to the fixed deposit paid may be made once the application has been determined, to cover the actual and reasonable costs incurred in determining the application.</p> <p>Actual and reasonable costs will also be charged for applications that are withdrawn.</p> <p>Actual and reasonable costs will include costs incurred by Council in respect of staff salaries and wages (including travel time, and on-costed to cover overheads), internal analytical costs, record keeping/storage (e.g. photocopying), external analytical costs or consultant costs, vehicle usage costs and any other direct costs or disbursements (including postage, advertising costs, etc.), plus GST. The charge out rate for Council officers is \$130.00 per hour.</p>		
Resource consent applications (see note above)		
Land use applications (non-notified)		
<ul style="list-style-type: none"> Non-notified 	\$1,040.00	\$1040.00
<ul style="list-style-type: none"> Resource consent limited to non-compliance with Zone standards 	\$650.00	\$650.00
Subdivision (non-notified and includes full partitions)		
1 to 2 lots	\$1,560.00	\$1,560.00
3 plus lots	\$1,820.00	\$1,820.00
Boundary adjustment / Full partitions / Cross lease flats plan update (all inclusive)	\$1,000.00	\$1,000.00
All notified application (includes land use, subdivision and full partitions):		
Notified / limited notified requiring a hearing (includes private plan change, designation, and heritage order)	\$3,900.00	\$3900.00
Hapu Partition and occupation orders (assessments)- up to 20 days to process	\$260.00	\$260.00
Additional urgency fee (under 5 days to process)	\$130.00	\$130.00
Trimming, disturbance or removal of a Notable tree, when supported by an arborist's report, for the purpose of maintaining the health of the tree, or for protecting human life and/or property	1 hour free processing time, \$130 per hour thereafter (maximum chargeable time = 2 hours)	No Charge
Trimming, disturbance or removal of a Pohutukawa tree within the Coastal, Coastal Settlement and/or Ōhiwa Harbour Zones, when supported by an arborist's report, for the purpose of maintaining the health of the tree, or for protecting human life and/or property (and where the activity is not permitted by the District Plan rules)	1 hour free processing time, \$130 per hour thereafter (maximum chargeable time = 2 hours)	No Charge

(All charges include GST)

Charges
1 July 2019

Charges
1 July 2020

Certificates and legal documents		
Section 124 – Renewal of resource consent	\$390.00	\$390.00
Section 125 – Lapsing consent application	\$260.00	\$260.00
Sections 127 – 132 Change, review or cancellation of consent conditions		
Land use	\$520.00	\$520.00
Sub division	\$390.00	\$390.00
Section 139 – Certificate of Compliance	\$455.00	\$455.00
Section 176 – Assessment of outline plan	\$585.00	\$585.00
– Outline plan waiver	\$260.00	\$260.00
Section 221 – Preparing consent notice	\$260.00+ legal costs	\$260.00 + legal cost
Section 221 – Change or cancellation of consent notice (221 (5))	\$325.00	\$325.00
Section 223 Survey plan	\$130.00	\$130.00
Section 224 (c) Certification including compliance with consent	\$455.00	\$455.00
Section 224 (f) Certificate	\$60.00	\$60.00
All other certificates reviewing, preparing, signing including peer review	\$260.00	\$260.00
Resource Management Plans - fixed charge		
District Plan Purchase	\$300.00	\$300.00
Or charged in components		
• Hard copy maps	\$125.00	\$125.00
• Hard copy District Plan	\$175.00	\$175.00
• Disc / USB	\$10.00	\$10.00
Resource Consent Conditions Monitoring - fixed charge		
Monitoring of resource consent conditions hourly rate Plus mileage @ 95c/km (if appropriate)	\$130.00	\$130.00
Local Government (Section 348)		
Section 348 – Easement approvals and revocation	\$280.00	\$280.00

Land Information Memorandum (LIM)

(All charges include GST)

Charges
1 July 2019

Charges
1 July 2020

The following fees are fixed fees		
Rural or residential LIM	\$335.00	\$335.00
Commercial/industrial LIM	\$630.00	\$630.00
Urgency fee (under 5 days)	\$160.00	\$160.00
Copy of Certificate of Title	\$30.00	\$30.00
	Plus \$5 for additional instruments	Plus \$5 for additional instruments

Building Services

(All charges include GST)

Charges
1 July 2019

Charges
1 July 2020

Project Information Memorandum (PIM)		
It is recommended an owner apply for a PIM if they are considering carrying out building work and before lodging a building consent.		
All projects valued under \$50,000	\$130.00	\$130.00
All projects valued over \$50,000	\$215.00	\$215.00
Building Consents and Code of Compliance Certificate (CCC)		
This deposit is payable for all residential and commercial consent applications and is non-refundable. All fees are deposits unless otherwise stated. All deposits are non-refundable. An assessment of total fees will be made based on actual cost (including any specialist reviews). The deposit will be deducted from the actual cost. All fees and \$145.00 hourly rate are inclusive of GST and are payable before the Code of Compliance Certificate is issued.		
Category 1 Solid fuel burners, demolitions, decks and solar systems etc.	\$260.00	\$260.00
Category 2 Carport, deck, septic tank /on-site effluent treatment disposal systems	\$335.00	\$335.00
Category 3 (\$5,001 - \$20,000) Building work such as sleep-outs, garages, farm buildings without plumbing and drainage	\$780.00	\$780.00
Category 4 (\$5,001 - \$50,000) Building work such as sleep-outs, additions, garages and farm buildings including plumbing and drainage	\$1,300.00	\$1,300.00
Category 5 (\$50,001 - \$100,000) Large additions, alterations to dwellings, alterations to commercial buildings without plumbing and drainage	\$1,560.00	\$1,560.00
Category 6 (\$100,001 - \$300,000) New dwellings, large additions/alterations, commercial buildings with plumbing and drainage	\$2,600.00	\$2,600.00
Category 7 (over \$300,000 - \$500,000) New dwellings, commercial buildings	\$3,770.00	\$3,770.00
Category 8 (over \$500,000) New construction dwellings, commercial buildings.	\$4,290.00	\$4,290.00
BCA accreditation levy (per application) Per \$1,000 of work.	\$2.00	\$2.00
Compliance schedules Applies to new buildings with certain automatic systems that require annual maintenance.	\$260.00	\$260.00
Note: All building consent applications requiring a compliance schedule must include the compliance schedule application. The above fees do not include the costs of checks by structural engineers or Fire and Emergency New Zealand.		

(All charges include GST)

**Charges
1 July 2019**

**Charges
1 July 2020**

Government Levies		
Building research levy collected by the Council under the Building Research Levy Act 1969 to be paid to the Building Research Association (BRANZ).	\$1 per \$1,000 or part thereof of building works \$20,000 or more	\$1 per \$1,000 or part thereof of building works \$20,000 or more
Building levy collected by the Council under the Building Act 2004 to be paid to MBIE.	\$2.01 per \$1,000 or part thereafter of building works \$20,444 or more	\$1.75 per \$1,000 or part thereafter of building works \$20,444 or more
Following minimum charges plus actual and reasonable costs		
Application for change of use of a building Applies to buildings in relation to fire safety and access for persons with disabilities (includes one inspection). Plus mileage at 95c/km	\$500.00	\$500.00
Amendment to Consent Plans Minor changes Significant changes	\$200.00 \$300.00	\$200.00 \$300.00
Extension of time to start or complete building work	\$50.00	\$50.00
All other applications under the Building Act	Actual and reasonable costs, including mileage if appropriate.	Actual and reasonable costs, including mileage if appropriate
Code Compliance Certificate (excludes category 1, where CCC is included in the fee)	\$100.00	\$100.00
Inspection	Actual cost (minimum charge \$130.00)	Actual cost (minimum charge \$130.00)
WOF Inspection Existing Compliance Schedules (Auditing)		
Audits and inspection fees	Actual cost (minimum charge \$130.00)	Actual cost (minimum charge \$130.00)
Building WOF annual renewal fee	\$130.00	\$130.00
Certificate of Acceptance		
Application for Certificate of Acceptance	Actual cost (minimum charge \$1,000.00)	Actual cost (minimum charge \$1,000.00)
Application for Certificate of Public Use	\$200.00	\$200.00
Mileage	95c/km	95c/km
Fencing of Swimming Pools Inspection of pool fence under Building Act, as required by the Building (Pools) Amendment Act 2016 (supersedes the Fencing of Swimming Pools Act 1987). Inspections include an audit every 3 years and any follow-up inspections required to ensure any identified issues are addressed.	\$150.00 first inspection 2nd inspection free if the pool has been made compliant.	\$150.00 first inspection 2nd inspection free if the pool has been made compliant.

(All charges include GST)	Charges 1 July 2019	Charges 1 July 2020
Issuing of a Notice to fix		
Service of a notice to fix	\$260.00	\$260.00
Request for Information – Regular		
Annual subscription for the regular provision of copies or summaries of building consents, or applications or ancillary information:		
• Request for 1 month	\$50.00	\$50.00
• Per year	\$200.00	\$200.00
Other Fees		
Title endorsements under s73 Building Act (includes Land Registrar fees) per lot		\$450.00
Note: Legal fee component may vary and is cost recoverable.		

Engineering Charges

(All charges include GST)	Charges 1 July 2019	Charges 1 July 2020
(a) Road, street, footpath and infrastructure damage		
• Bond	\$850.00	\$850.00
• Inspection fee	\$160.00	\$160.00
(b) Water supply connection fee For Ōpōtiki, Ōhiwa, Te Kaha plus actual costs of any additional materials, plant, and labour required.	\$310.00	\$310.00
(c) Sewer connection fee For Ōpōtiki plus actual costs of any additional materials, plant, labour required.	\$350.00	\$350.00
(d) Stormwater discharge Fee for discharge to land administrated by Council	\$250.00	\$250.00
(e) Vehicle entrance – approved contractor		
Specification Entrance Description		
R08 1 Lot – Residential	\$3,600.00	\$3,600.00
2 Lots – Residential	\$4,100.00	\$4,100.00
R09 Heavy Industrial Single	\$9,700.00	\$9,700.00
Heavy Industrial Double	\$13,800.00	\$13,800.00
Light Industrial Single	\$9,200.00	\$9,200.00
Light Industrial Double	\$13,300.00	\$13,300.00
R10 1 Lot – Existing Residential	\$3,600.00	\$3,600.00
2 Lots – Existing Residential	\$4,100.00	\$4,100.00
R28 1 Lot – Rural Vehicle Entrance	\$5,100.00	\$5,100.00
2-3 Lots – Rural Vehicle Entrance	\$6,100.00	\$6,100.00
Inspection fee		
Entrance cost refundable if approved contractor used and entrance installed to specification.	\$160.00	\$160.00
(f) Peer review of engineering specifications	At cost	At cost
Note: Where costs exceed bonds applicants will be required to meet the difference after receiving invoice.		

Community Facilities

CBD and i-SITE Public Toilets Usage

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
i-SITE showers	\$3.00	3.00

Hire of Reserve Land

Leases or licence for exclusive use of reserve land shall be determined by public tender or valuation. Community groups may be granted preferential exclusive use of reserve land where the reserve meets the group's specific requirements.

Temporary use of Council reserves for a commercial operation charged \$100.00 application fee plus \$50.00 per day. For example circus or similar.

A commercial concession may be granted for a food or beverage stall occupying less than 10 square metres to operate on reserve land - charge \$50 application fee, \$10 per day or \$50 per week.

No charge shall apply for A&P Association use of the Showgrounds for the annual show.

Hire of Sports Pavilions

	Cost / Session 1 July 2019	Cost / Hour 1 July 2019	Cost / Session 1 July 2020	Cost / Hour 1 July 2020
Community group (non-profit)	\$40.00	\$15.00	\$40.00	\$15.00
Private (i.e. family function, no entry fee)	\$100.00	\$25.00	\$100.00	\$25.00
Corporate/commercial use	\$150.00 + GST	\$50.00 + GST	\$150.00 + GST	\$50.00 + GST
* Session is defined as: 7 am – midday, midday – 5 pm, 5 pm – midnight				
* A refundable bond up to \$500 may be charged.				

Library Fees and Charges

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
Membership		
Replacement card (lost)	Nil	Nil
Temporary members and visitors – deposit	\$50.00	\$50.00
Temporary members and visitors – refund (on return of library card and all resources borrowed)	Nil	Nil
Loans		
Rental fees	\$0.00 - \$5.00	\$0.00 - \$5.00
Holds	\$1.00	\$1.00
Fines (per day)	\$0.20	\$0.20
Lost / damaged / unreturned items	Replacement cost	Replacement cost
Interloans U18	Nil	Nil
Interloans (where reciprocal borrowing applies)	\$4.00	\$4.00
Interloans (where reciprocal borrowing does not apply)	\$15.00	\$15.00
Printing and Photocopying		
A4 B&W	\$0.20	\$0.20
A4 Colour	\$1.00	\$1.00
A3 B&W	\$0.40	\$0.40
A3 Colour	\$2.00	\$2.00
Faxing / Emailing		
New Zealand	\$1.00	\$1.00
Other countries		
Sale of old stock		
	As marked	As marked
APNK Internet Service (Internet access, email, word-processing etc.)		
	Nil	Nil

Cemetery Fees and Charges

(All charges include GST)

		Charges 1 July 2019	Charges 1 July 2020
Cemetery Plots			
Purchase plot (also reserve plot)	Adult	\$1,315.00	\$1,315.00
	Child	\$630.00	\$630.00
Interment fee	Adult (Single depth)	\$525.00	\$525.00
	Adult (Double Depth)		\$850.00
	Child	\$235.00	\$235.00
	Stillborn	\$235.00	\$235.00
	Saturday	\$740.00	\$740.00
Ashes – niche wall	Ashes	\$115.00	\$115.00
	Adult/Child	\$315.00	\$315.00
Ashes – cremation strip			
• Purchase plot	Adult/Child	\$370.00	\$370.00
• Interment fee	Adult/Child	\$125.00	\$125.00
Monument permit		\$48.00	\$48.00

Water Supply

Bulk Water Take From Hydrants

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
All bulk water supplies using Council's hydrants must comply with Section 11 Tankard Drinking Water compliance criteria of the Drinking Water Standards for New Zealand 2005 (Revised 2008).		
Bulk water cost to fill tankers from hydrants from Ōpōtiki and Te Kaha water supplies	\$10.00 / m ³	\$10.00 / m ³

Water Meter Charges

Any property that is connected to the Ōpōtiki, Te Kaha or Ōhiwa Water supplies, where there is a water meter, the metered volumes of water used shall be charged to the following rates per cubic meter

Ōpōtiki	65.5 c/m ³	65.5 c/m ³
Te Kaha	\$1.15 /m ³	\$1.15 /m ³
Ōhiwa	\$1.15 /m ³	\$1.15 /m ³

Request Water Meter Reading

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
Request water meter reading	\$60.00	\$60.00

Water Testing

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
This charge covers transport, testing and reporting on private water samples from Ōpōtiki by the laboratory in Whakatāne. Test covers bacterial compliance.	\$60.00	\$60.00

Land Transport

Temporary Road Closure Fees

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
Processing fee	\$110.00	\$110.00
+ Advertising costs If full road closure under statutory requirements (road closure), two advertisements are required. If temporary road closure under statutory requirements (disruption to traffic), one advertisement is required.	\$160-\$220 per advertisement	\$160-\$220 per advertisement

Road Stopping Fees

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
+ Deposit fee: For contribution to initial evaluation – to accompany application.	\$950.00	\$950.00
+ Additional fees: The actual and reasonable costs incurred by the Council will be charged for all applications. Therefore, a charge additional to the deposit fee may be made once the application has been determined. Actual and reasonable costs will also be charged for applications that are withdrawn.	Actual and reasonable costs	Actual and reasonable costs

Rapid Number Assessment

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
Assignment of rapid number (excludes number plates)	\$90.00	\$90.00

Solid Waste

Ōpōtiki District Resource Recovery Centers (RRC)

(All charges include GST)

Household/ Domestic Waste	Green Waste	% Recyclable				Non- Recyclable
		100%	75%	50%	25%	
Cars	\$5.00	\$5.00	\$8.00	\$10.00	\$12.00	\$15.00
Ute, station wagon, van, small trailers (up to 1m ³)	\$8.00	\$8.00	\$11.00	\$14.00	\$17.00	\$20.00
Large trailers (1m ³ to 2m ³)	\$16.00	\$16.00	\$22.00	\$28.00	\$34.00	\$40.00
Loads greater than 2m ³ (per cubic metre charge)	\$10.00	\$10.00	\$25.00	\$40.00	\$55.00	\$70.00
Plastic bags (each)	Small - less than 25 litres \$2.00	Large - up to 75 litres \$3.00	Extra-large - over 75 litres and wheelie bins \$5.00	Wool \$20.00	fadge	
Commercial/Industrial/Business						Waste
Depending on ease of handling, price by negotiation, but generally \$70.00 per m ³ . For loads greater than 2m ³ , waste depositors may have to arrange for their own transport to landfill. Note: Council reserves the right to reject any commercial, business or industrial loads.						
Whiteware, TVs, PCs etc.	\$5.00 each					
Car bodies: empty (no fuel or oil)	\$25.00 (car bodies are only accepted at the Ōpōtiki RRC)					
Gas bottles	Empty		With gas			
Up to 9.00 kg	\$5.00		\$10.00			
Over 9.00 kg	\$10.00		\$20.00			
Tyres	Without rims		With rims			
Car / van	\$3.00		\$4.00			
4x4 ute or truck	\$7.50		\$10.00			
Tractor or truck	\$11.00		\$15.00			
Waste definitions						
Household / Domestic Waste	The amount of refuse that would normally be generated from a residential property up to a volume of 2m ³ load.					
Commercial / Industrial / Business Waste	Any load greater than 2m ³ in volume. Any waste generated from commercial, industrial or business activities, inclusive of forestry, orchard, farming and property rental activities.					
Green waste	Vegetation and garden waste with tree limbs up to a maximum of 100mm in diameter.					
WE DO NOT ACCEPT:						
Ōpōtiki						
<ul style="list-style-type: none"> • Asbestos • Explosives (including flares and bullets) • Soil • Hypodermic needles • Hot fire place embers • Vegetation other than household garden material and trees. 						
Te Kaha and Waihou Bay						
As for Ōpōtiki above and including:						
<ul style="list-style-type: none"> • External and internal wall and roof linings • Commercial quantities of timber framing/ building framing and materials • Lawn clippings • Agricultural chemicals and poisons. 						
Note: these additional categories of materials will be accepted if deposited at Ōpōtiki RRC.						

Other

Copying and Access to Records and associated Consents

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
All charges minimum plus actual and reasonable costs		
Administration cost	\$5.00	\$5.00
a) Suppling information, photocopy or digital		
A4 B/W	\$0.50	\$0.50
A4 Colour (maximum 40% coverage)	\$1.50	\$1.50
A3 B/W	\$1.00	\$1.00
A3 Colour (maximum 40% coverage)	\$5.00	\$5.00
A2 B/W	\$2.00	\$2.00
A2 Colour (maximum 40% coverage)	\$10.00	\$10.00
A1 B/W	\$4.00	\$4.00
b) Supply of digital files		
Plus Administration cost		20c per Mb
c) Published documents		
Fee fixed per document to include the cost of printing, postage and may include actual and reasonable costs in preparing the document. Search fee (first 30 minutes free)	\$45.00 per hour	\$45.00 per hour

Hire of Chambers Meeting Room

Plus reasonable charges

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
Government/other council use – per hour	\$69.00	\$69.00
Full day	\$414.00	\$414.00

Official Information Requests

(All charges include GST)

	Charges 1 July 2019	Charges 1 July 2020
Staff time – First hour	Free	Free
Staff time – (after the first 1 hour free) per half hour	\$38.00	\$38.00
Photocopying – first 20 pages	Free	Free
Photocopying – (additional to first 20 pages)	current copying charges apply	current copying charges apply
Other actual and reasonable costs	At cost	At cost



REPORT

Date : 17 June 2020

To : Extra Ordinary Council Meeting, 30 June 2020

From : Finance and Corporate Services Group Manager, Bevan Gray

Subject : **SETTING OF 2020/21 RATES, DUE DATES FOR PAYMENT, AND THE PENALTIES REGIME**

File ID : A169175

EXECUTIVE SUMMARY

With Council having adopted the 2020/21 Annual Plan, Council has to set the rates, due dates for payment and penalties regime for the financial year from 1 July 2020 to 30 June 2021.

PURPOSE

The purpose of this report is to present the rates for the 2020/21 year for Council to set. Under the Local Government (Rating) Act 2002 it is necessary to set the rates, due dates for payment, and penalties regime by Council resolution.

BACKGROUND

The various rates are set out in the Funding Impact Statement included in the 2020/21 Annual Plan. The total rate requirement as forecast by the 2020/21 Annual Plan has increased by 2.92% when compared to the current financial year. This comes in below the 2018-28 Long Term Plan rate increase for 2020/21 year of 5.09%.

The rates and charges are detailed inclusive of GST.

SIGNIFICANCE ASSESSMENT

Rate income represents the majority of Council's revenue and is therefore considered significant. The rate requirement for the 2020/21 financial year was established through the 2020/21 Annual Plan and

Revenue and Financing Policy process set in 2018-28 Long Term Plan which was subject to special consultative procedure under the Local Government Act.

OPTIONS

There are no realistic alternative options. Council must set the rates for the 2020/21 rating year based on the adopted 2020/21 Annual Plan. Rates should be set now to allow them to be assessed and invoiced in time according to the Council's usual timeframes which are recommended to be continued in the 2020/21 year.

COMMUNITY INPUT AND PUBLICITY

The rate requirement for the 2020/21 financial year was established through the 2020/21 Annual Plan and Revenue and Financing Policy process set in 2018-28 Long Term Plan which was subject to special consultative procedure under the Local Government Act. The minimum requirement is consultation in accordance with the principles of section 82 of the Local Government Act 2002. We have complied with those principles through the use of a special consultative procedure.

RECOMMENDATIONS:

- 1. That the report titled "Setting of 2020/21 Rates, Due Dates for Payment, and the Penalties Regime" be received.**
- 2. That the Ōpōtiki District Council, pursuant to the provisions of the Local Government (Rating) Act 2002, set the following rates for the period 1 July 2020 to 30 June 2021:**

1 GENERAL RATES

(a) General Rate

Pursuant to Section 13 of the Local Government (Rating) Act 2002, a general rate of 0.3079 cents in the Dollar of Capital Value on all rateable rating units in the Ōpōtiki District.

Revenue Sought* *\$8,259,771

(b) Uniform Annual General Charge

Pursuant to Section 15 of the Local Government (Rating) Act 2002, a uniform annual general charge of \$476.24 on every rateable rating unit in the district.

Revenue Sought* *\$2,254,511

2 TARGETED RATES

(a) Water Supply Charges

Pursuant to Section 16 of the Local Government (Rating) Act 2002, a targeted rate for water supply shall be set within the following water supply areas as follows:

	Supply Name	
(i) A full charge for the ordinary supply of water in respect of each separately used or inhabited part of a rating unit to which water is supplied.	Ōpōtiki/	280.07
	Hikutaia	
	Te Kaha	324.96
	Ohiwa	786.55
(ii) A half charge in respect of every rating unit to which water can be, but is not supplied, situated within 100m of any part of the waterworks.	Ōpōtiki/	140.03
	Hikutaia	
	Te Kaha	162.48
	Ohiwa	393.28
<i>Revenue Sought:</i>	<i>Ōpōtiki/</i>	<i>\$642,479</i>
	<i>Hikutaia</i>	
	<i>Te Kaha</i>	<i>\$115,325</i>
	<i>Ohiwa</i>	<i>\$16,911</i>

Pursuant to section 19 of the Local Government (Rating) Act 2002, a targeted rate for water supplied by meter is applied as well as the connection charge outlined above as follows:

Any property that is connected to one of the above water supplies where there is a water meter, the metered volumes of water used shall be charged at the following rates per cubic meter:	Ōpōtiki	66 c/m ³
	Te Kaha	\$1.15 m ³
	Ohiwa	\$1.015 m ³
<i>Revenue Sought:</i>	<i>Ōpōtiki</i>	<i>\$327,750</i>
	<i>Te Kaha</i>	<i>\$71,875</i>
	<i>Ohiwa</i>	<i>\$5,750</i>

(b) Sewerage Drainage Charges

Pursuant to Section 16 of the Local Government (Rating) Act 2002, a targeted rate shall be set in each urban drainage area as follows:

	Scheme Name	2020/21
(i) One full charge in respect of every separately used or inhabited part of a rating unit connected to a public sewerage drain.	Ōpōtiki	578.06
	Waihau Bay	498.06
(ii) Half of the full charge in respect of each rating unit to which sewer drainage can be, but is not connected, situated within 30m from any part of the public sewerage drain.	Ōpōtiki	289.03
	Waihau Bay	249.03
(iii) 80% of the full charge in respect of every separate toilet pan, water closet, or urinal where there are multiple connections on one rating unit.	Ōpōtiki	462.45

Note:

A residence of not more than one household shall be deemed to have not more than one water closet, toilet pan, or urinal.

Revenue Sought	Ōpōtiki	\$986,870
	Waihau Bay	\$12,701

(c) Waioeka Wastewater Extension

Pursuant to Section 16 of the Local Government (Rating) Act 2002, a targeted rate shall be set as a fixed amount per rating unit connected to the Waioeka Wastewater Extension of \$23,285.78.

<i>Revenue Sought:</i>	<i>Waioeka</i>	<i>\$46,572</i>
	<i>Extension</i>	

(d) Kerbside Refuse Collection Charge

Pursuant to Section 16 of the Local Government (Rating) Act 2002, a targeted rate for kerbside refuse collection within the defined Ōpōtiki Ward and Waiotahi/Waioeka Ward collection areas set as follows:

- (i) A full charge of \$233.56 per separately used or inhabited part of a rating unit (except those not used or inhabited) within the defined Ward collection areas
- (ii) A half charge of \$116.78 per rating unit that is not used or inhabited within the defined Ward collection areas.

<i>Revenue Sought</i>	<i>\$513,373</i>
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(e) Communities of interest

Pursuant to Section 16 of the Local Government (Rating) Act 2002, a communities of interest targeted rate set as an amount per rating unit as follows:

- (i) Residential communities of interest
\$42.00 per rateable rating unit within the defined rating areas where land use is residential.

<i>Revenue Sought</i>	<i>\$88,629</i>
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- (i) Rural communities of interest
\$24.81 per rateable rating unit within the defined rating areas where land use is rural.

<i>Revenue Sought</i>	<i>\$59,661</i>
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- (ii) Commercial/industrial communities of interest
\$827.60 per rateable rating unit in the district where land use is commercial or industrial.

<i>Revenue Sought</i>	<i>\$177,934</i>
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3 INSTALMENT DATES

That the Ōpōtiki District Council resolves that all rates are payable in four equal instalments, due on or before:

- Instalment One : 21 August, 2020**
- Instalment Two : 20 November, 2020**
- Instalment Three : 26 February, 2021**
- Instalment Four : 21 May, 2021**

That the Ōpōtiki District Council resolve that all metered water charges are payable in six monthly instalments based on usage, due on or before:

- Instalment One : 18 December, 2020**
- Instalment Two : 17 June, 2021**

4 ADDITIONAL CHARGES ON UNPAID RATES

That the Ōpōtiki District Council authorise the addition of penalties to unpaid rates in accordance with the following regime:

Under the provisions of Sections 57 and 58 of the Local Government (Rating) Act 2002, a penalty of 10% will be added to the amount of the first instalment of rates remaining unpaid after the due date, on 26 August, 2020; of the second instalment of rates remaining unpaid after the due date, on 25 November, 2020; of the third instalment of rates remaining unpaid after the due date, on 3 March, 2021; and of the fourth instalment of rates remaining unpaid after the due date, on 26 May, 2021.

5 GOODS AND SERVICES TAX

The rates stated above are exclusive of goods and services tax payable. GST should be applied at the current rate of 15% to rates payable on invoices and to any voluntary prepayments made.

Bevan Gray

FINANCE AND CORPORATE SERVICES GROUP MANAGER

REPORT

Date : 18 July 2020

To : Extra Ordinary Council Meeting, 30 July 2020

From : Planning and Regulatory Group Manager, Gerard McCormack

Subject : **THE OPOTIKI TOWN CENTRE STRUCTURE PLAN**

File ID : A202699

EXECUTIVE SUMMARY

The town centre of Opotiki is facing numerous challenges. However, the harbour development, work required in respect of earthquake prone buildings, and Council led projects currently planned or underway, provide opportunities for enhancement and growth. Council has allocated funds through the 2018-2028 Long Term Plan toward the revitalisation of the town centre. The Opotiki Town Centre Structure Plan has been developed in response, to provide direction to Council on how revitalisation should occur. The Town Centre Structure Plan includes a number of recommendations that this report seeks to have endorsed.

This report recommends the following:

1. That the report titled "The Opotiki Town Centre Structure Plan" project be received.
2. That Council endorse the recommendations ("Next Steps") set out in the Opotiki Town Centre Structure Plan as follows:
 - 1: Development of a masterplan.
 - 2: 'Spruce it Up': Council and building owners work together to smarten up the town centre. This could include activities such as painting building facades, repairing verandahs, decluttering signage and replacing flags.
 - 3: 'Heritage and Taonga': Council work with stakeholders to develop a heritage and taonga trail into, and around, the town centre.
 - 4: 'Connecting Land and Sea': Council work with stakeholders to develop a walkway/cycleway between the town centre and wharf.

PURPOSE

The purpose of this report is to seek Council endorsement of the Ōpōtiki Town Centre Structure Plan and its recommendations. This document sets out the next steps for revitalisation of the Ōpōtiki Town Centre.

BACKGROUND

The current situation

The Long Term Plan (LTP) 2018-2028 (p68) provides \$200,000 in 2019 for the project 'CBD Integration with Harbour Environment' and then \$3m from 2023-2025. The LTP (p15) states:

"We have included \$3million of budget in the latter part of the LTP once the harbour has been completed and the aquaculture industry is booming to allow for Council to make inroads into the CBD development. This may involve conceptually turning the town CBD around to face the water. Both this project and the previous wharf project will be in subsequent LTP's so will be available for consultation a number of times before any commitment is made. At this stage we are signalling the direction."

Work has now been completed on the Ōpōtiki Town Centre Structure Plan, attached at Appendix 1. This work was undertaken in accordance with the Council resolution to have a structure plan completed by 1 July 2020.

Consultation has been wide ranging over the last nine months with feedback received from the business community, pop up shops, iwi, engaging directly with shop owners, library workshops, Councillor workshop, officers talking to visitors to the town staying in campgrounds, online Facebook, the local newspaper and the Council website. Care has been taken to ensure the Structure Plan reflects the Ōpōtiki culture, environment, and heritage and desired future direction rather than directly importing ideas.

DISCUSSION

The Structure Plan sets out the background to the project and provides a context for the town centre revitalisation. It then examines the opportunities and challenges facing the town centre and develops a set of principles to be considered. From there it presents four recommendations for consideration along with their advantages and disadvantages.

The four recommendations can be summarised as follows:

- 1: Development of a masterplan.

- 2: 'Spruce it Up': Council and building owners work together to smarten up the town centre. This could include activities such as painting building facades, repairing verandahs, decluttering signage and replacing flags.
- 3: 'Heritage and Taonga': Council work with stakeholders to develop a heritage and taonga trail into, and around, the town centre.
- 4: 'Connecting Land and Sea': Council work with stakeholders to develop a walkway/cycleway between the town centre and wharf.

These recommendations allow some work and investment to occur in the town centre immediately (recommendations 2 and 3) whilst also allowing more detailed work to be carried out on the development of a masterplan that will provide long term strategic direction for the future of the town centre that the Council can work toward (recommendation 1).

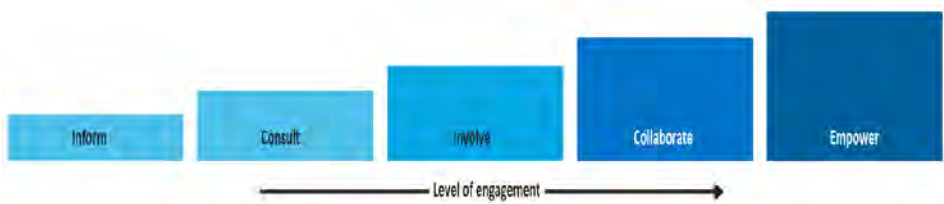
SIGNIFICANCE ASSESSMENT

Assessment of significance

Under Council's Significance and Engagement Policy, on every issue requiring a decision, Council considers the degree of significance and the corresponding level of engagement required. The level of Significance for The 'Ōpōtiki Town Centre Structure Plan' is considered to be low as determined by the criteria set out in section 12 of the Significance and Engagement Policy. The content of the Structure Plan has been subject to extensive public consultation and many stakeholders have contributed to its development. This report seeks to have The Ōpōtiki Town Centre Structure Plan endorsed. Endorsement of the Structure Plan is considered to be of low significance.

Assessment of engagement requirements

As the level of significance for The Ōpōtiki Town Centre Structure Plan is considered to be of low significance, the level of engagement required is determined to be at the level of inform according to Schedule 2 of the Significance and Engagement Policy.



CONSIDERATIONS

Financial/budget considerations

\$200,000 has been allocated within the 2019 year of the 2018-2028 Long Term Plan for 'CBD Integration with Harbour Environment' with a further \$3m dollars over from 2023-2025. Costs of delivering the recommendations set out in the Structure Plan would be covered by the \$200,000 and supplemented by external funding where available. The masterplan will provide guidance on how any future funding ought to be allocated and this will inform development of the next Long Term Plan.

CONCLUSION

This report seeks Council endorsement of the Ōpōtiki Town Centre Structure Plan. The Structure Plan has been developed following a significant amount of public consultation and highlights the background, context, challenges and opportunities facing the town centre. The Structure Plan also sets out a number of recommendations for consideration and this report seeks Council's endorsement for those recommendations. The recommendations allow for immediate investment in the town centre, but also provide scope for additional work to be done to develop a long term strategic direction for the future of the town centre that the Council can work toward.

RECOMMENDATIONS:

- 1. That the report titled "The Ōpōtiki Town Centre Structure Plan" project be received.**
- 2. That Council endorse the recommendations ("Next Steps") set out in the Ōpōtiki Town Centre Structure Plan as follows:**
 - 1: Development of a masterplan.**
 - 2: 'Spruce it Up': Council and building owners work together to smarten up the town centre. This could include activities such as painting building facades, repairing verandahs, decluttering signage and replacing flags.**
 - 3: 'Heritage and Taonga': Council work with stakeholders to develop a heritage and taonga trail into, and around, the town centre.**
 - 4: 'Connecting Land and Sea': Council work with stakeholders to develop a walkway/cycleway between the town centre and wharf.**

Gerard McCormack

PLANNING AND REGULATORY GROUP MANAGER



Opotiki District Council
STRONG COMMUNITY STRONG FUTURE

The Opotiki Town Centre Structure Plan

JUNE 2020



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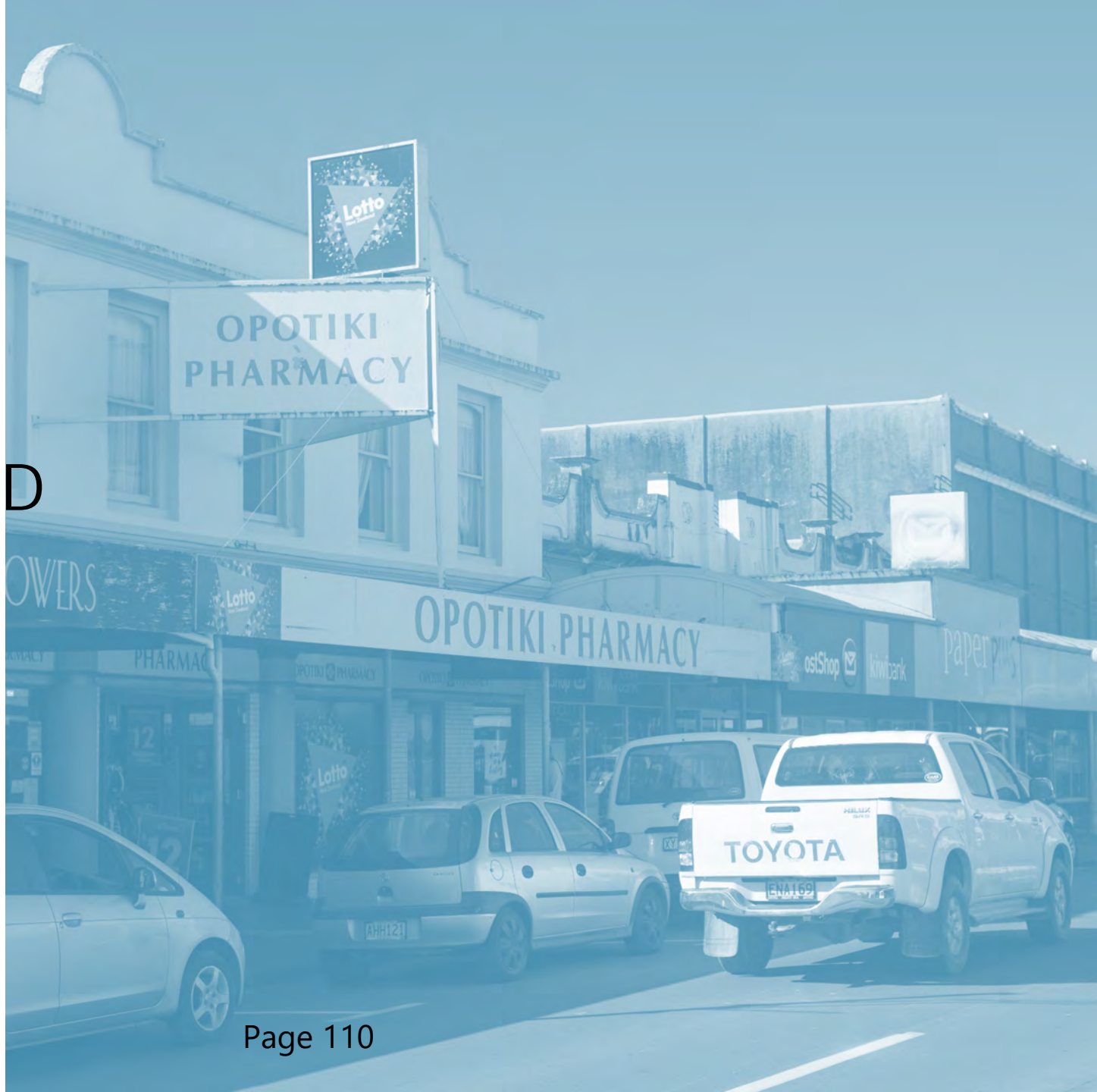
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BACKGROUND





The town of Ōpōtiki is located on the Bay of Plenty coastline between the Waioeka and Otara rivers. Around 3,759 people lived in Ōpōtiki in 2018, of which 2,829 identified as Māori.

What is the Ōpōtiki Town Centre Structure Plan?

It is important for the future prosperity of Ōpōtiki that its town centre is a thriving, authentic, and attractive place for residents, businesses, and visitors. To ensure this vision is achieved, the Ōpōtiki District Council has been working with Iwi and the community to develop a Structure Plan that will provide a framework for the development of the town centre.

The Structure Plan will guide future decision-making regarding the revitalisation of the town centre. This will provide certainty to business owners, the wider community, and stakeholders about what development activity is likely to happen, and when. It will also help Council, businesses and landowners to prioritise spending on activities within the town centre.

The community has identified that the Structure Plan is a chance to create a town centre that is more than just a physical space. Instead, the town centre will be an expression of Ōpōtiki's unique identity and character, supporting its residents to thrive.

The Structure Plan considers the opportunities and challenges facing the Ōpōtiki town centre and the feedback received through public consultation completed to-date. It includes general principles and strategies for revitalisation of the town centre, supported by a set of recommendations to achieve revitalisation in an efficient and cost effective manner. Working together, revitalisation of the town centre can provide a catalyst for future development and investment within our town.

2018
STATS



Median income
\$20,000
Page 111



Employed full-time
42.2%



Te Reo speakers
25.8%

Why do we need a Town Centre Structure Plan for Ōpōtiki?

Discussion regarding the revitalisation of the Ōpōtiki town centre has been ongoing, drawing on the thoughts and opinions of a number of stakeholders. The Structure Plan brings all of these voices together to identify a set of recommendations for town centre revitalisation. This will focus further discussion so that an endpoint can be reached, being the future development of the Ōpōtiki town centre.

The Structure Plan will then link to Council's Infrastructure Strategy and Long Term Plan to guide the development of a town centre revitalisation master plan. This will ensure that the vision for the Ōpōtiki town centre remains on-track and relevant as the needs of our town evolve over time, particularly given the recent significant central government investment in Ōpōtiki.



The town centre underwent an upgrade in 1996 which included underground infrastructure, paving and streetscape at a total cost of approximately \$1 million.

It is now timely to revisit the look and feel of the Ōpōtiki town centre to capitalise on this earlier investment and ensure that the town centre reflects the aspirations and

needs of locals and visitors alike. This needs to be achieved within the Council's current budget of \$200,000 for town centre revitalisation activities.

The Ōpōtiki Town Centre Structure Plan will complement Council's existing suite of strategies, policies, and regulatory documents; a number of which already reference actions and priorities relevant to the town centre.

Ōpōtiki District Plan

Long Term Plan

Annual Plan

Infrastructure Strategy

Economic Development Strategy

Visitor Strategy 2014-2018

Walking and Cycling Strategy

Town Centre Structure Plan

Town Centre Master Plan



"Brand and develop the Ōpōtiki town centre as an historic precinct."
Economic Development Strategy, Action V6-4



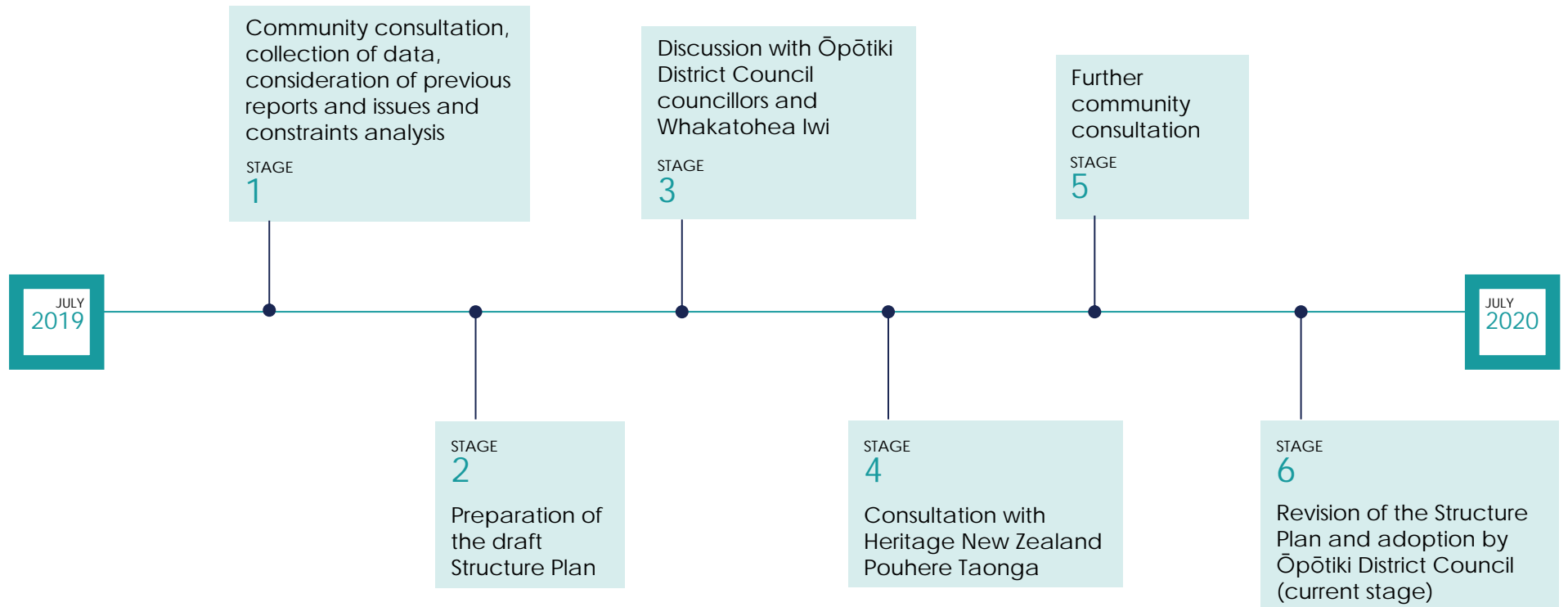
"Develop a walking and cycling route that effectively links Opotiki Township with Waitohi and Te Ngaio beaches that is both functional and scenic."
Walking and Cycling Strategy, Goal 1 Priority action



"Establish Ōpōtiki town as a visitor hub. It does not currently have a presence as a visitor service centre and a lot of visitor traffic passes by."
Visitor Strategy 2014-2018, Strategic focus area

How has the Ōpōtiki Town Centre Structure Plan been developed?

All good things take time, and the Structure Plan is no exception. It was important to Council that everyone had the opportunity to have their say. The Structure Plan was developed over a 12-month period from July 2019 to July 2020 in six stages, as illustrated.



Where is the town centre?

- The Ōpōtiki town centre is based on Church Street, and extends from Kelly Street in the north to Richard Street in the south.
- It encompasses a range of existing retail and commercial land uses, with car parking and pockets of open space.
- It also represents all of the land with the Town Centre Zone of the current Ōpōtiki District Plan.



What is the Ōpōtiki town centre like now?

The current Ōpōtiki town centre is set on a traditional flat street grid. The southern entrance to the town centre is marked by a waharoa, while the northern end is characterised by a precinct of older buildings and a war memorial area. The intersection of Church and Elliot Streets contains a striking pou whenua which illustrates the history of both Tāngata whenua and Pākehā in the Ōpōtiki district.

The buildings of the town centre have a predominantly government or commercial purpose with the majority being constructed in the late twentieth century. These are made of unreinforced masonry, many with verandahs. There are several timber buildings constructed

in the mid nineteenth century. The heritage and cultural value of most of the buildings however, is overshadowed by their tired appearance both at the front and rear, corporate colour schemes, and un-coordinated signage. Some of these buildings make a significant contribution to the streetscape particularly those at the intersection of Church and King streets and to New Zealand's history (for example, St Stephen's Church). Buildings have been constructed to the footpath line providing a uniform setback throughout the town centre.

The footpath has a distinct pattern of red and stone tiles interspaced with bitumen reflecting traditional tukutuku patterns known as 'niho

taniwha' and 'pātiki'. There are several established Pohutukawa and Nikau trees at the northern end of the town centre. Newly planted areas provide a contrast to some of the footpath, street furniture, public art and banner poles art that requires refurbishment. Over thirty murals around the town centre depict the Ōpōtiki lifestyle and culture.

The centre of Church Street contains a small tiled area where the Art Deco former Ladies Rest Rooms and public toilets are located. Behind these buildings is public car parking. Moody Place, to the east, provides the opportunity for outdoor markets, seats and tables.



OPPORTUNITIES & CHALLENGES



Opportunities



Harbour:

The development of Ōpōtiki wharf provides the opportunity to link the town centre to the wharf, connecting sea and land.



Heritage and culture: Tāngata whenua and Pākehā heritage and culture of the town is unique and more could be made of it.



Residential activity: could be encouraged above shops, to provide 'life' in town when shops and offices close for the day.



New development: by Council in Church Street, and upgrade of the former Ladies Rest Room, may stimulate private development.



Library and internet: The new library will provide a focal point within the town centre. Increased internet capacity will provide connectivity opportunities for locals and visitors alike.



Natural environment: Existing open space networks could be enhanced to draw people into town and provide connections to the harbour and creek.



Community spirit: Ōpōtiki is known for its public spirit, which could be harnessed to undertake improvements such as restoration of Tarawa Creek.



Treaty settlement: The Whakatohea Treaty Settlement may create town centre business opportunities.



Visitors:

Specialist shops could draw visitors into town.



Bridge Street commercial area: Should appropriate buildings become available, opportunities exist to relocate light industrial activities outside of the town centre, to make way for retail or office space.



Horticulture and agriculture: could provide business opportunities given the diverse range of local produce.



Challenges



A tired town centre: as a result of poor maintenance and dated streetscape furnishings.



Advertising signs: are un-coordinated and present an image of clutter.



A limited retail offer: means that people may shop elsewhere or online. There are very few clothing shops or tourism-related businesses.



Earthquake prone buildings: will require strengthening work and may impact the heritage value of some buildings.



Recreation opportunities: are limited, there are few places for people to sit and enjoy the town centre environment. The open space areas adjoining the town centre are rarely utilised except for the skatepark.



Flooding: primarily from stormwater runoff affects the town centre. Whilst there is a risk of a major flood event, a preventative approach needs to be taken. This includes the need for a raised floor level and flood protection devices which are likely to increase the construction cost of a building or substantial renovations.



Heritage and culture: receives little recognition in the town centre. While there are some taonga, there is no means of understanding the significance of these.



Residential accommodation: is limited and often does not meet fire safety and disabled access requirements.



Economic development: is limited within the town centre, which creates a negative image.



Crime and safety: requires addressing, in order to make the centre feel safer. This may include measures such as new lighting and the removal of vegetation in some areas.



Lack of a clear theme: The town centre does not present a clear theme, which results in businesses and building owners reflecting their own style. The result is incohesive and the town's unique culture and heritage is not obvious.



Landscaping and connections: Many of the mature street trees are in poor condition and provide limited shade. Public art including murals and sculptures is often 'hidden'. Coupled with poor lighting, there is no clear connection across the town centre to open space, car parking and laneways. Additionally, there is little clear signage leading to the town centre.



Lack of connectedness: Although Ōpōtiki is known for its enormous community spirit there is a lack of connectedness between members of the business community; there is no Chamber of Commerce or regular business forum.

What do we want the Ōpōtiki town centre to be like in the future?

Church Street is the focal point of the town centre and the town street grid is retained. The grid provides the connection to surrounding precincts such as the open space and wharf areas. Additionally, there are multiple pedestrian and bike connections throughout the town centre and surrounding open space areas such as Tarawa and Volkners Island/Whitakau parks, the ocean and hinterlands.

The opportunity for some current and new buildings to have entrances and business and residential uses from Potts Avenue and the western laneway off King Street is utilised.

The well maintained and clean buildings, taonga, street furniture, public art, memorial items and footpaths, value and reflect the culture and heritage of both Tāngata whenua and Pākehā. This is

the dominant element in the built environment. They do not include the clutter of signage and distraction of corporate colours. The buildings are painted in colours that are inviting and allow their features to be clearly visible and experienced.

There is the opportunity for residents and visitors to identify and understand the heritage and culture of the town and surrounding area through the use of interpretative signage throughout the town centre. Local art is part of the built environment but does not dominate the existing heritage.

The language of the local people (Te Reo and English) is used in all public signage for example interpretative signs which explain the significance of taonga, wayfinding boards and street signs.

Throughout the town centre and

adjoining open space areas, there are meeting spaces for individuals, whānau and community events. In these areas there is opportunity for recreation and play for all ages. Landscaping includes local indigenous vegetation.

The built environment and associated infrastructure takes account of and is prepared for hazards including floods and earthquakes. There is shelter from the climatic elements which includes verandahs, shade cloth and mature trees.

The features which contribute to the safety of people in the town centre such as lighting, tactile surfaces, footpaths, screening vegetation and signage are well maintained and reflect current standards. Those with impaired mobility are safely and independently able to easily move around the town centre.

Principles for revitalising the Ōpōtiki town centre

Mana - Respect

- The status of iwi and hapū as mana whenua is recognised and respected.
- Mana whenua and iwi are involved in the design of public buildings, street furniture and open space.
- Mana whenua, iwi and the designers of private buildings are encouraged to work together on the design of a building or item.
- The maintenance and sensitive development of the built environment is a primary consideration for the custodians of the town centre.

Taonga tuku iho and whakapapa - Heritage and culture

- Mana whenua and iwi are consulted on the history, spelling and use of Tāngata whenua names.
- Tāngata whenua names are used for unnamed public roads and laneways.

- Public signs and wayfinding signs use both Te Reo and English.
- Places of heritage and cultural significance have bi-lingual interpretative signage.
- The use of a Tāngata whenua name for a public building is encouraged, mana whenua and iwi are to be involved in determining the name.
- Town centre and surrounding precincts have Tāngata whenua names.
- The street grid is retained.
- The design and history of listed buildings is respected.



Tohu - The wider cultural landscape

- Mana whenua significant sites and cultural landmarks are acknowledged.
- Mana whenua and iwi are involved in the wording of interpretative signage.
- Archaeological sensitivity is practiced during construction works.

Ahi Kā - Iwi/hapū have a living and enduring presence and are secure and valued within their rohe

- Open space areas are designed to allow for tūtakitanga (informal meetings).
- The pūtahi (meeting place) in the centre of the Church Street precinct is developed by the community as the town centre meeting place.

Taiao - The natural environment is protected, restored and or enhanced

- Tarawa Creek is restored.
- Stormwater discharges are rubbish free and contain low levels of pollutants.
- Water sensitive design is encouraged.
- The dominant species in the landscape is indigenous vegetation, possibly Pohutukawa.
- Open space areas in the town centre are planned and include indigenous vegetation.



Principles for revitalising the Ōpōtiki town centre

Mauri Tu - Environmental health is protected, maintained and or enhanced. Health refers to the built and natural environments and humans

- Create a safe and stimulating environment for the whole whānau that nurtures, educates and inspires.
- The use of recycled materials where possible for new or building additions is encouraged where the Building Code can be complied with.
- The recycling of demolition buildings or materials encouraged.
- Local materials are used where possible.
- The adaptive reuse of buildings is encouraged.
- New buildings and substantial alterations should incorporate energy efficient features.
- The painting of buildings and signage is encouraged but

bold corporate colours are not supported.

Nga Matepā - hazards

- Hazards are recognised addressed as part of development and the management of infrastructure.
- Buildings will be maintained and constructed in accordance with legislation and the Building Code.
- Flood (including stormwater) will be managed in accordance with the latest modelling and policy.

Mahi Toi - Iwi/hapū narratives are captured and expressed creatively and appropriately

- Narratives can be captured through; street furniture, public art, bi-lingual interpretative signage for items of heritage and cultural value, building walls, display walls and murals.

Hangarau – technology

- New development should be designed to accommodate information technology.
- Public space should enable information technology connection and opportunities
- Technology opportunities are encouraged including for remote business and education, community activities and tourism.

Ngā hononga – connections

The town centre has strong connections to:

- The Volkners Island/Whitikau Park and Tarawa Park.
- The wharf/harbour area. If development in this area occurs, a master plan should be developed with linkages to the town centre.
- The district's rural whenua, nga awa and moana are connected to the town centre.

- Movement within the town centre is unobstructed and encouraged.
- People with a disability are able to access town centre features and buildings.



REVITALISATION RECOMMENDATIONS



Recommendations for town centre revitalisation

Consultation undertaken with the community and stakeholders has identified four main recommendations for revitalising the Ōpōtiki town centre. These recommendations include:

1 'PLANNING FOR THE FUTURE'



Council invests in a town centre master plan to ensure that all subsequent revitalisation activities are consistent with a common vision and undertaken in a logically sequenced and cost-effective manner.

2 'HERITAGE AND TAONGA'



Council works with stakeholders to develop a heritage and taonga trail into, and around, the town centre. This would include interpretive signage and streetscape improvements to aid wayfinding.

3 'CONNECTING SEA AND LAND'



Council works with stakeholders to develop a walkway/cycleway between the town centre and the wharf. This could be supported by streetscape improvements such as interpretive/wayfinding signage, landscaping, and recreation opportunities.

4 'SPRUCE IT UP'



Council and building owners work together to smarten up the town centre, potentially including activities such as painting facades, repairing verandahs, and decluttering signage.

1



PLANNING FOR THE FUTURE

Council invests in a town centre master plan to ensure that revitalisation activities are consistent with a common vision and are undertaken in a logically sequenced and cost-effective manner.

A town centre master plan would take this current Structure Plan one step further by developing an agreed layout and approach to town centre revitalisation. It would be urban design-led and informed by the opportunities and challenges identified in this Structure Plan.



Advantages

- Brings this Structure Plan to life by providing concept designs for the revitalisation of the Ōpōtiki town centre.
- Provides clarity to ensure that building owners, local businesses, the community, and Council have a consistent understanding of what will be achieved and when.
- Works envisaged by the town centre master plan could be staged or prioritised, so that Council can complete each phase as funding becomes available.
- Building owners and retailers could plan their own upgrades and improvements based on the concept designs included in the town centre master plan.
- The master plan can begin to incorporate the heritage and taonga trail (Recommendation 2) and the walkway/cycleway between the town centre and the wharf (Recommendation 3) to achieve both cost savings and the aspirations of the community.
- Would avoid a piecemeal and costly approach to revitalisation activities by providing a common vision for the future of the Ōpōtiki town centre and a logical phasing of works.



Disadvantages

- The town centre master plan could be completed within Council's current budget, although additional budget may be required over time to undertake the works described in Recommendations 2 – 4.
- Additional cost will be incurred to implement the town centre master plan, including the detailed design of revitalisation activities and construction.

2



HERITAGE AND TAONGA

Council works with stakeholders to develop a heritage and taonga trail into, and around, the town centre.

This would link existing heritage and taonga and include activities such as the design and construction of interpretive signage and streetscape improvements to aid wayfinding (for example, paving to indicate the direction of the trail).



Advantages

- Accords with the outcomes of previous community consultation and the Economic Development Strategy action to 'brand and develop the Ōpōtiki town centre as an historic precinct'.
- May draw visitors into the town and improve the vibrancy and character of the town centre.
- Could be staged, as Council funding becomes available, to include additional elements in the future (such as a link to the wharf area and/or the Waiotahi and Te Ngaio beaches).
- Would provide a focal point for the town, providing a clear 'theme' for building owners and businesses to expand on as finances become available.
- Could be explored as part of the town centre master plan outlined in Recommendation 1.
- Is an improvement to the town centre which will have an ongoing impact; it is not a short term solution.



Disadvantages

- Likely to take between 2 – 3 years, as a trail would need to be researched and supporting elements (i.e. interpretive signage) designed and constructed. Extensive consultation with Iwi, the wider community, and Heritage NZ would also be required.
- Doesn't immediately address the current tired appearance of the town.
- Could be expensive, Council's current budget may not be enough.

3



CONNECTING SEA AND LAND

Council works with stakeholders to develop a walkway/cycleway between the town centre and the wharf, potentially extending to the Waiootahi and Te Ngaio beaches.

This could be supported by streetscape improvements such as interpretive/wayfinding signage, landscaping, and recreation equipment (benches and/or tables).



Advantages

- Accords with the outcomes of previous community consultation and the Walking and Cycling Strategy goal to 'develop a walking and cycling route that effectively links Opotiki Township with Waiootahi and Te Ngaio beaches that is both functional and scenic'.
- Provides outdoor, active and passive recreation opportunities and may draw visitors into the town centre.
- Creates a strategic non-vehicular link between the town centre and the wharf and beaches, particularly useful for when any redevelopment of the harbour occurs.
- Could be staged, as Council funding becomes available, to include additional elements in the future (such as a link into a later town centre heritage and taonga trail).
- Activities could be undertaken relatively quickly (within 1.5 – 2.5 years).
- Could be explored as part of the town centre master plan outlined in Recommendation 1.
- Provides opportunities for Council, Iwi, and the wider community to work together to design any walkway/cycleway.



Disadvantages

- Doesn't immediately address the current tired appearance of the town nor realise opportunities to maximise the heritage and taonga of the town centre.
- Requires design and construction stages of work, Council's current budget may be stretched.
- Is not an immediate 'town centre' solution, but rather a useful amenity for the whole town.

4



SPRUCE IT UP

Council and building owners work together to smarten up the town centre. This could include activities such as painting building facades, repairing verandahs, and decluttering signage.

Activities could be prioritised between Council and building owners, in accordance with the principles and strategies of this Structure Plan.

Council could undertake some activities itself utilising its current procurement processes and/or provide funding (loans) to building owners to undertake work themselves.



Advantages

- Likely to immediately improve the look and feel of the town centre, which consultation has indicated is currently tired in appearance.
- Once initiated, activities could be undertaken relatively quickly (within 12 - 24 months).
- Council could leverage its current procurement processes and contractor pool to get work completed in a short period of time.
- Creates the opportunity for building owners to undertake the work themselves and reflect a sense of pride in their buildings.
- Could build trust between the Council and building owners through the deployment of short-term loans to undertake building improvements.



Disadvantages

- Could result in uncoordinated, or piecemeal, town centre improvements if not completed in accordance with the town centre master plan.
- Requires ongoing maintenance to avoid a tired appearance in another 10-15 years.
- Council would need to establish and monitor the outputs of a loan process for building owners to access necessary funding.

NEXT STEPS





NEXT STEPS

To ensure a cohesive approach to the revitalisation of the town centre, the following actions are recommended:

Short-term Recommendation 1



Complete a master plan for the town centre revitalisation

- This would use the information provided in the current Structure Plan and ensure that any upgrade works are undertaken in a coordinated and efficient manner.
- A master plan provides the level of detail necessary to turn the vision for the Ōpōtiki town centre into a reality, while ensuring the efficient allocation of Council funds.

Medium-term Recommendations 2 & 3

Progress a heritage & taonga trail and a walk/cycleway to the wharf

- These activities would build on the town centre master plan to provide usable trails to make the most of our heritage assets and connect the town centre to the surrounding area.

Medium-long term Recommendation 4

Spruce up the town centre and make it a destination to be proud of

- Likely to create immediate impact, within the framework provided by the town centre master plan.
- Council would need to consider how funding could be allocated to ensure that this exercise remained rates-neutral.

A BRIGHT AND
VIBRANT
FUTURE AWAITS

