

# HAVE YOUR SAY ONLINE

[www.westernbay.govt.nz](http://www.westernbay.govt.nz)

Are my rates going to increase and if so by how much?

**SEE PAGE 8**

How can I comment or give feedback on the issues raised?

**SEE PAGE 20**

Can I attend a meeting to find out more?

**SEE PAGE 20**

**MORE  
DETAILS  
INSIDE...**

SETTING THE PACE FOR  
THE NEXT 10 YEARS

## *your* **DISTRICT - COUNCIL -**

*Long Term Plan 2015-2025*



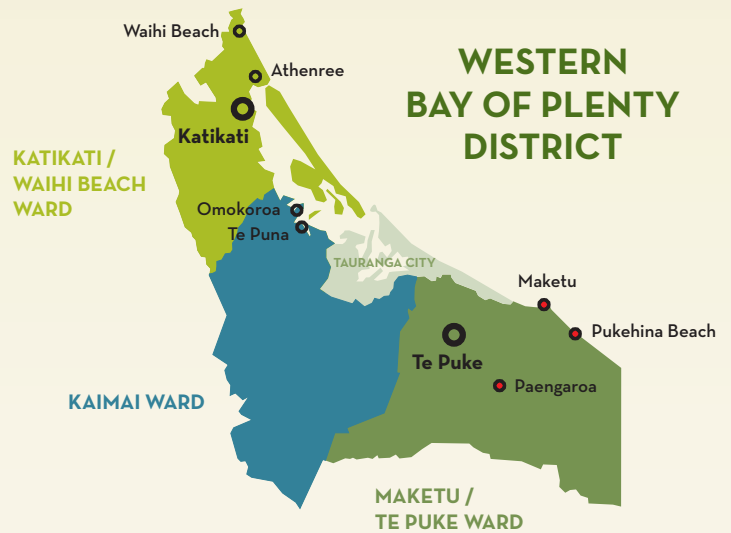
*Western Bay of Plenty  
District Council*

CONSULTATION DOCUMENT



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# MESSAGE FROM THE MAYOR WELCOME

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E NGA MANA, E NGA REO  
E NGA KARANGATANGA MAHA  
TENA KOUTOU

ALL AUTHORITIES, ALL VOICES  
ALL THE MANY ALLIANCES  
AND AFFILIATIONS  
GREETINGS

Welcome to this 2015-2025 Long Term Plan (LTP) consultation document. In the following pages you will find details of the issues, priorities and projects that Council proposes to carry out during the next 10 years.

Councillors and I have agreed on several key principles for our 10 year plan. We will keep rates affordable. At the same time, we will maintain or increase the quality of the services we provide. We also intend to manage Council debt.

We are confident we can deliver on these commitments. Council continues to be proactive in looking for ways to keep our high standards but reduce costs. For example, we have recently changed the way we contract our roading maintenance. This one adjustment is set to save ratepayers and road users a substantial amount of money that will help us to keep rates down.

Council is committed to keeping rates increases to a minimum. The total rates rise will be 4.85 percent for 2015-16 and an average of 3.1 percent for the following nine years. The impact on individual properties will vary depending on the type of property and where it is located in the District.

Managing debt remains a very important priority. We have achieved good progress in reducing our total debt. This has resulted in a forecast debt reduction of at least \$9 million from June 2014 to June 2015. Our net debt is about \$135 million, of which just under \$101 million is due to putting in place important infrastructure such as roads, sewerage and stormwater systems to cater for growth.

Our ability to service this growth-related debt has been limited over the last few years due to a drop in income from financial contributions from developers. Currently there is an average shortfall of about \$2.5 million per year. Councillors and I agree

that it is vital that we do not let this accumulate and add to our overall debt. We propose funding the shortfall using a combination of the Uniform Annual General Charge, the General Rate and the Rooding Rate. We are seeking your feedback on this important proposal.

Taking this measure will put us in a sound financial position over the next 10 years. By putting a little extra towards our debt we can pay it off much faster, and will reduce our interest costs. This saving will allow us to consider putting additional funds into projects to provide a higher service to the community, and/or reduce the need for further rates increases.

The remainder of this document includes further details on these proposals and the impact on ratepayers. It also contains information on other proposals including enhancing our stormwater systems, building a new library in Katikati and providing funding for cycle trails.

We encourage you to be a part of these key decisions; your input is welcome and appreciated. Please take the time to explore this document, and to provide feedback. We are committed to ensuring we make the right decisions in the best interest of the community.



**Ross Paterson**  
Mayor, Western  
Bay of Plenty District



# KEY PRIORITIES

## OUR PRIORITIES FOR THE NEXT 10 YEARS

*We make the following commitments for this 10 year plan:*

**1** *We will maintain or increase the services we provide to the community. Our libraries will remain open, reserves will be maintained, sports venues will be provided.*

**2** *We will manage and reduce our debt and focus on at least covering the interest, so our debt does not escalate.*

**3** *We will keep total rates increases to no more than 5 percent in any one year (and in most cases much lower).*

**4** *We will plan for the needs of our ageing population when making decisions about things such as recreation facilities, meeting places, footpaths and the types of homes our District will need.*



## OUR APPROACH TO MAKING DECISIONS ON SPENDING AND FUNDING

*We are continuing to move away from making decisions about our spending based on the idea that 'growth funds growth'.*

*We're continuing to transition from user pays to a standard charge to fund for some of our services.*

In the early 2000s our District was growing quickly and this was expected to continue. We put in a lot of infrastructure, such as wastewater systems and roads, with the idea that this would stimulate further growth.

The new infrastructure was installed ahead (sometimes well ahead) of demand and was funded by loans to be repaid by future subdivision.

The financial crises that hit the global economy between 2007 and 2011 meant growth slowed and our income from development reduced.

We made a decision in 2012 to take a more conservative approach to our infrastructure spending, and have changed to a 'just in time' policy. This means that we only install infrastructure when there is definite development occurring.

We expect growth to remain flat for some time. Therefore we will continue to take a 'just in time' approach to infrastructure spending, and are focusing on reducing our current debt.

See pages [5-6](#) for more details.

Much of our wastewater, stormwater and water supply infrastructure was previously charged for on a user pays basis. Because the facilities varied in age and needed different levels of upkeep and maintenance, the fees varied in different areas.

After consulting with the community during the development of our last 10 year plan in 2012, we are moving to a standard charge for many of these services. For example, last year we moved from having five different wastewater treatment charges for Waihi Beach, Katikati, Omokoroa, Te Puke and Maketu to one flat charge across the District.

We think this is fairer because the service to each ratepayer is the same, and therefore they should pay the same charge regardless of where their property is located.

This approach flattens out costs by spreading them across a larger number of ratepayers. It also ensures that if we need to pay for upgrades or new projects in the future, any rates increases will be absorbed across a larger pool of ratepayers.

You'll see this approach in our proposal to change the way we rate for swimming pools on page [17](#).

# BALANCING THE BOOKS

WE WILL EARN

## \$79million

IN THE 2014/15 FINANCIAL YEAR

WE WILL HAVE SPENT ABOUT

## \$75million

IN THE 2014/15 FINANCIAL YEAR

BY JUNE 2015 OUR NET DEBT IS EXPECTED TO BE

## \$135million

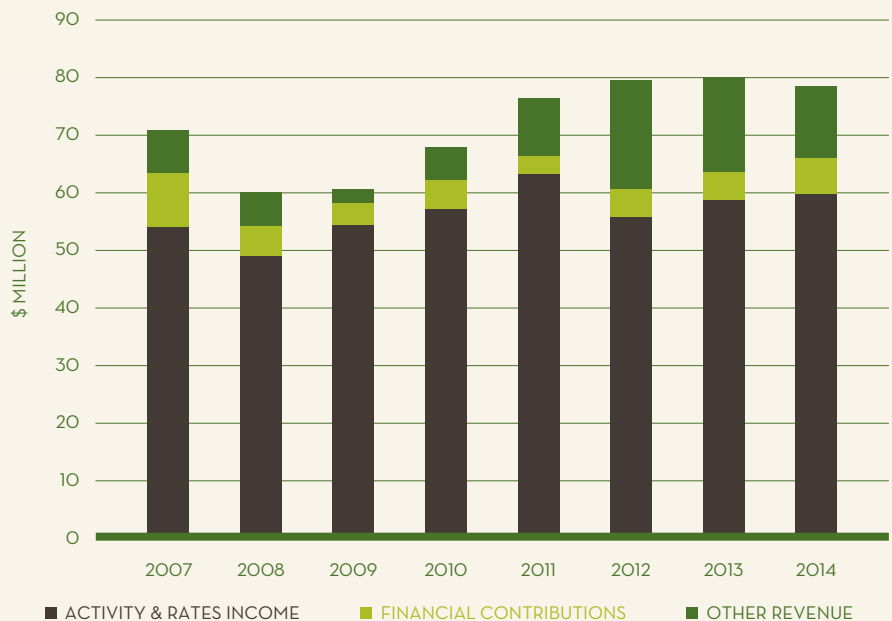
FROM JUNE 2014 TO JUNE 2015 WE EXPECT TO HAVE REDUCED OUR TOTAL DEBT BY AT LEAST

## \$9million

### WHAT WE EARN

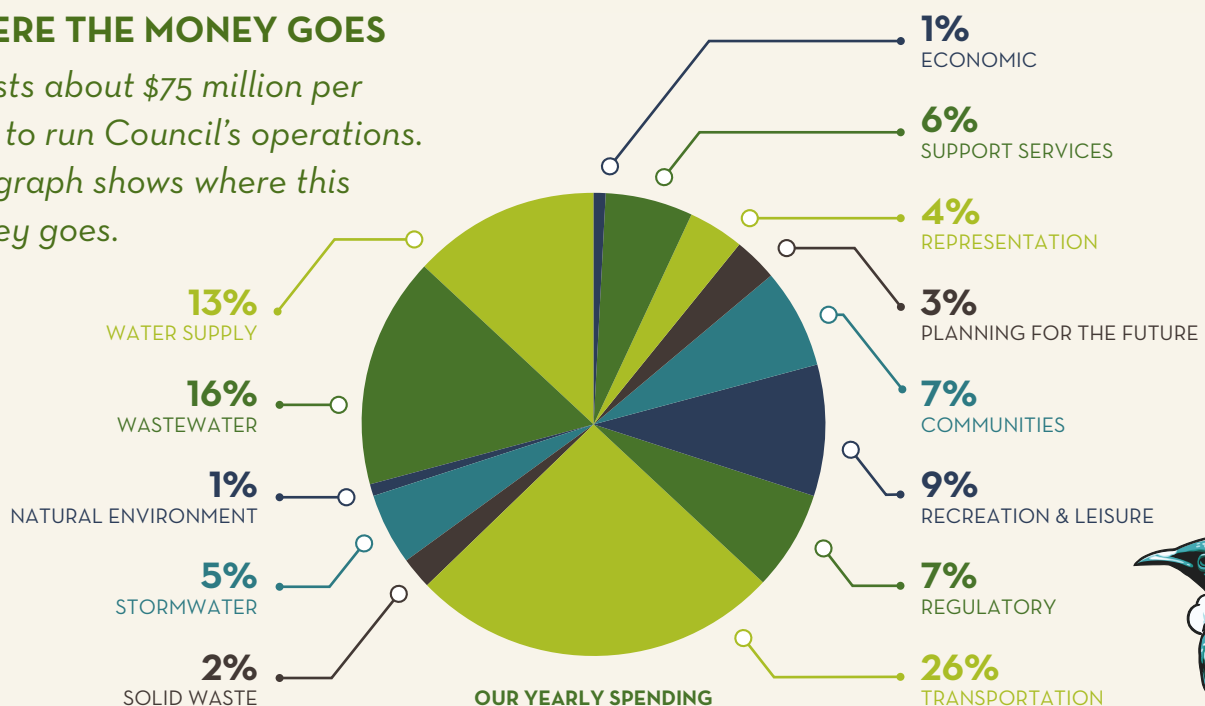
*We get most of our \$79 million income from rates, financial contributions from development and other revenue such as subsidies, fees and grants.*

### OUR SOURCES OF INCOME



### WHERE THE MONEY GOES

*It costs about \$75 million per year to run Council's operations. The graph shows where this money goes.*



# ISSUES WE ARE FACING

Since the global economic downturn began in 2008 our income from development has fallen significantly. This means our debt cannot be paid off as quickly as planned and so interest costs have increased. Currently there is a shortfall of about \$2.5 million per year between our income from development and interest costs on our loans.

## OUR FINANCIAL GOALS

*Our overarching financial goal is to achieve the community's aspirations, as identified in this 10 year plan, in a financially responsible way.*

As stated on page 4, our key priorities for 2015-25 are to maintain or increase the services that we provide to the community, manage and reduce our debt, and keep total rates increases to no more than 5 percent in any one year.

## WHAT WE OWE

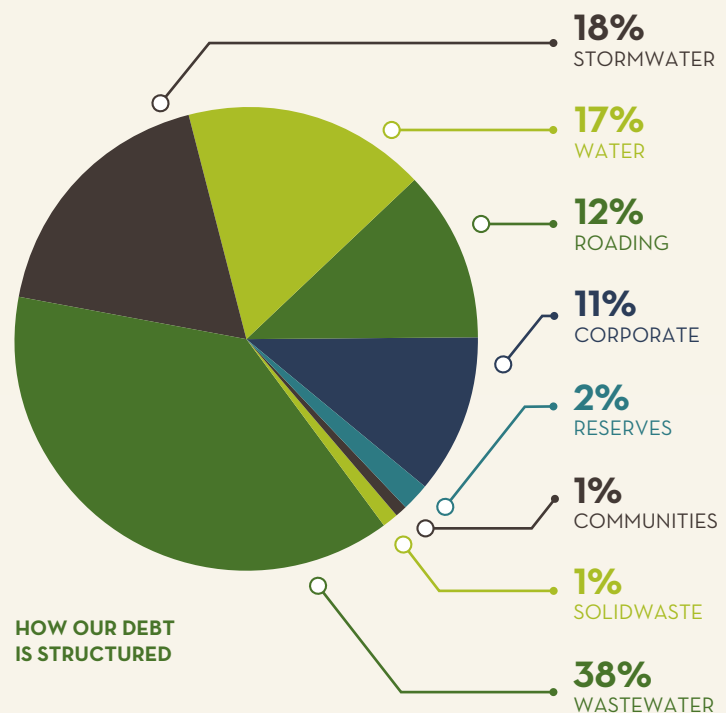
*From the late 1990s to 2008 the economy was going well and our District was growing quickly.*

We put in a lot of infrastructure to support our growing population, such as wastewater systems and roads. This was mainly funded through loans, as a way to spread the cost between current and future ratepayers (who will also use the infrastructure). It was expected that these would be paid back through income from housing and property development.

By June 2015 our net debt (total external debt less cash on hand) will be \$135 million. Our debt is similar to other councils that have experienced high growth, but more than councils that have not had high growth.

As shown in the graph, most of our debt (85 percent) is related to infrastructure including wastewater, stormwater, water and roading.

We've made some headway in reducing our debt. From June 2014 to June 2015 we expect to have reduced our total debt by at least \$9 million.



## CHALLENGES WE FACE

Over the next ten years we expect annual growth to remain lower than it was prior to 2008. This means our income from development will be less than was expected when the infrastructure was built. Without the income from subdivisions and development that was previously expected we have to fund the interest and loan repayments from elsewhere. Currently there

is a shortfall of about \$2.5 million per year on interest and loan repayments.

We have taken some steps to address this. In 2012 we decided to use the General Rate and the Roading Rate to help fund growth related interest expenditure. We also increased the Uniform Annual General Charges for Water, Wastewater and Stormwater to directly fund the activities that were most indebted.

Unfortunately these measures were not enough to match the shortfall in income from development because growth did not recover as quickly as expected and was below forecast for 2013 and 2014. We need to increase the level of funding from other sources to manage our debt and interest costs. If we don't act now, this could mean large rates increases in future years.

## WHAT WE PLAN TO DO

*Over the ten years of this plan we want to keep our debt at manageable levels.*

We think that it is vital to pay the interest so it does not accumulate and add to our overall debt. We also want to pay back the principal of the loans. This means we must generate enough income from rates, financial contributions and fees to pay at least the interest on our debt each year. We considered several options:

OPTION DETAILS		ANNUAL IMPACT ON RATEPAYERS
1	<p>Fund the \$2.5 million shortfall using District Rates based on property valuations.</p> <p>The advantage of this option is that it will allow us to meet our interest costs while keeping rates increases within our 5 percent limit. The disadvantage is that by using a rate based on capital value, those properties that have a value greater than the District average will pay a higher proportion of the increase. This will result in them having a rates increase in each of the 10 years that is higher than the average shown.</p>	<p>\$500K property = \$71 \$1.5m property = \$213</p>
2	<p>Fund the \$2.5 million shortfall using a combination of the Uniform Annual General Charge of \$75 per ratepayer, plus a General Rate on capital value and a Rooding Rate on land value.</p> <p>As with option 1, the advantage is that this will allow us to meet our interest costs while keeping rates increases within our 5 percent limit. This option spreads the additional rates more evenly across all property owners, reducing the impact on high value properties. This disadvantage is that using a fixed charge to recover the majority of the additional rates means that low value properties will have a higher average rate increase, as \$75 represents a higher proportion of their rates.</p>	<p>\$500K property = \$93 \$1.5m property = \$130</p>
3	<p>Continue with our current approach of taking a contribution of \$1m per annum from the General Rate and the Rooding Rate.</p> <p>The advantage of this option is that our projected total rates increase in 2016 would be slightly lower than the 4.85 percent we have signalled on the next page. The disadvantage is that it would not cover the \$2.5 million shortfall, meaning we would need to increase financial contributions. In addition, rates increases may be needed in the future to address the issue.</p>	<p>No additional rates</p>

### Our Preferred Option

**OPTION 2** We prefer option two because this will ensure that we can meet our repayment costs while keeping rates increases within our limit of 5 percent with an average of about 3 percent across the 10 years. We believe that option two is the fairest way to spread the load across ratepayers. Using District Rates (option one) would mean some rate payers have a very large increase in rates. Option three would mean charging developers higher fees, which might further discourage growth.

**DO YOU AGREE WITH OUR PREFERRED OPTION?**

*Please let us know your thoughts.*

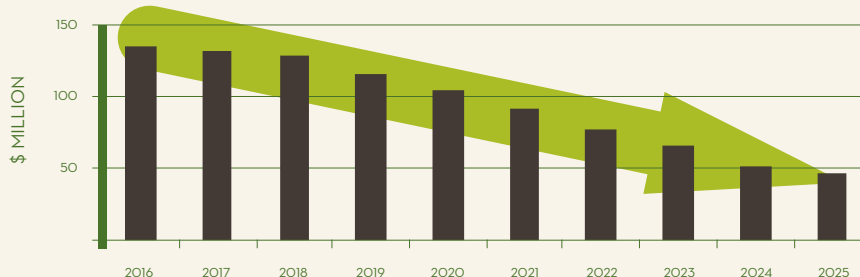
## EFFECT ON OUR DEBT

*Implementing option two will reduce total debt over the ten years of this plan.*

This can be compared to a household paying a small additional sum on the mortgage. While the amount may appear small compared to the total debt, it has a compounding effect which allows the debt to be paid off sooner. The expected effect of our overall financial strategy on our debt is shown in the graph.

Addressing the issue now will also prevent the risk of further rates increases in the future even if growth did not reach the forecast levels.

WESTERN BAY OF PLENTY DISTRICT COUNCIL PROJECTED NET DEBT



More information on our financial strategy can be found [here](#)

# RATES

## WHAT YOUR RATES ARE USED FOR

There are three main categories of rates:



### GENERAL RATE

This is a rate based on the capital value of the property. Owners are also required to pay a flat fee known as a Uniform Annual General Charge or UAGC (in 2014/15 this was \$184). This is used to fund our day-to-day operations as well as “public good” activities such as maintaining parks and reserves.



### ROODING RATES

To cover the cost of building and maintaining roads, every property owner pays a Rooding Rate based on the land value of the property as well as a flat amount known as a Rooding Charge. Rural property owners also pay a Rural Works Charge which is used to fund rooding projects in rural areas.



### TARGETED RATES

Some residents pay rates for projects that are specific to their particular community or area, or the services they receive. This includes charges for water supply, wastewater as well as rates charges for initiatives such as town centre promotion.

## OUR PLANS FOR THE NEXT 10 YEARS

For the 10 years of this plan we have committed to increasing our total rates income by **no more than 5 percent per year**. The 10 year average is 3.24 percent.

This is the maximum that we’ve set, but in some years our planned increase is well below the limit. Planned increases are shown below. These figures exclude any allowance for doubtful debts.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PLANNED INCREASE IN TOTAL RATES	4.85%	2.84%	2.59%	3.07%	3.87%	2.18%	3.82%	2.63%	3.70%	2.80%

## WHAT DOES THIS MEAN FOR MY RATES?

The actual change in the rates you pay depends on the type of property you own, its value, and what Council services you use (for example, whether you are connected to our wastewater system).











The following examples show the 2015/16 rates for different property types in our District. They show the impact on properties with typical land and capital values across the Council wards.



## CHANGES TO PROPERTY RATING VALUATIONS

The most recent ratings revaluations came out in December 2014, which saw changes in the capital and land values of all property types across the District.

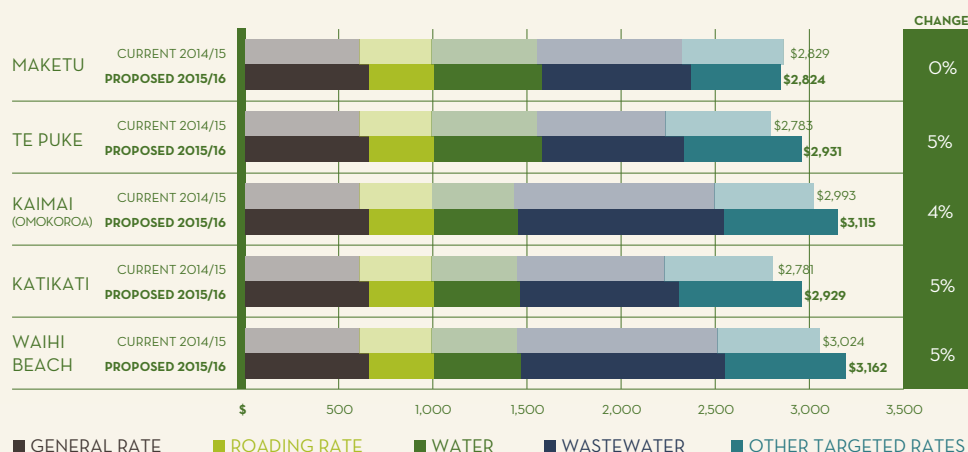
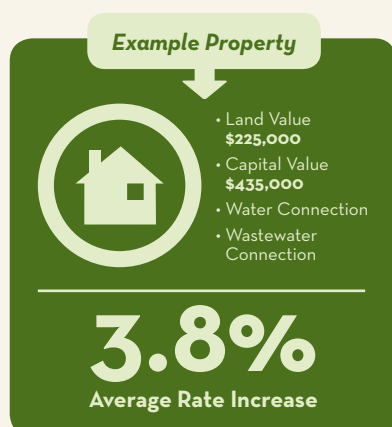
Each of the following examples have had the average increase or decrease in land and capital values applied to them. This means they use the 2011 valuations for the 2014/15 rates and the new 2014 valuations for the proposed 2015/16 rates. This shows the impact that the revaluations have had on the rates in each category.

	Urban Residential	Commercial/Industrial	Rural Dairy Farm	Lifestyle Block	Rural Orchard
<b>CAPITAL VALUE CHANGE</b>	 Nil	 +2%	 +28%	 +3%	 +74%
<b>LAND VALUE CHANGE</b>	 Nil	 -1%	 +28%	 +2%	 +23%

## PROPOSED RATE CHANGES FOR 2015/16

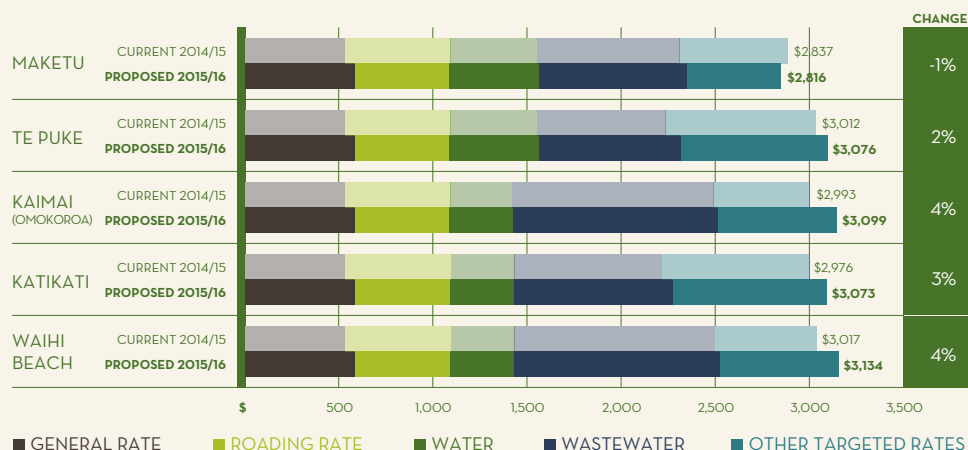
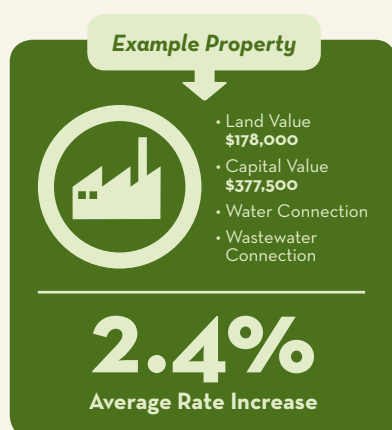
### URBAN RESIDENTIAL

Rates below based on the example property.



### COMMERCIAL/INDUSTRIAL

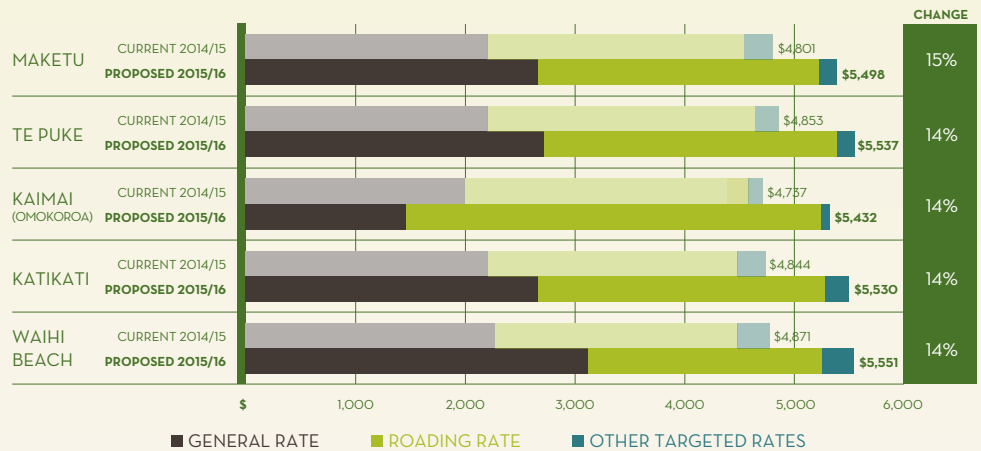
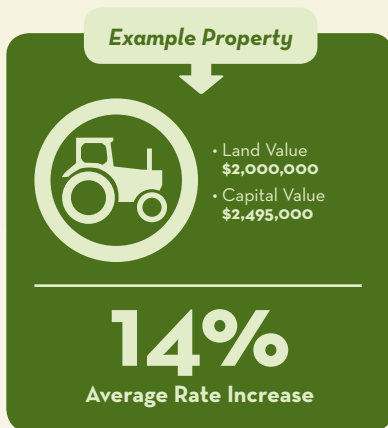
Rates below based on the example property.



## PROPOSED RATE CHANGES FOR 2015/16

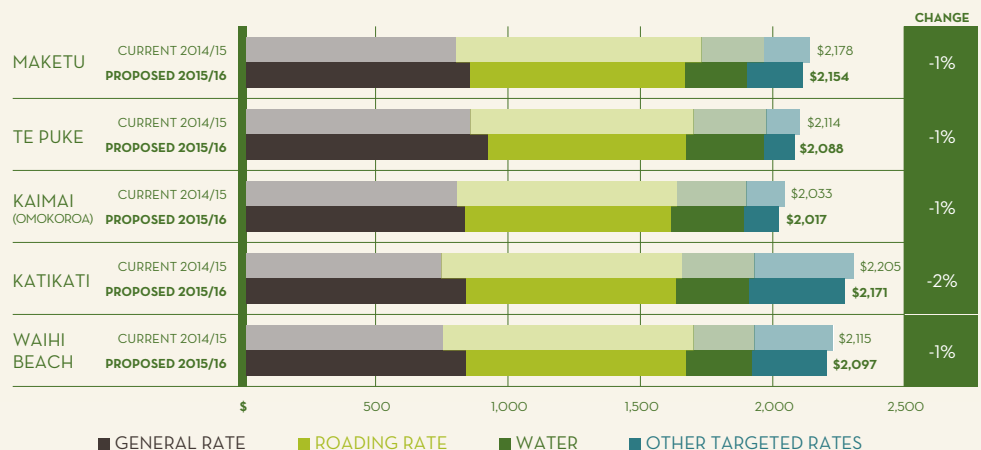
### RURAL DAIRY FARM

Rates below based on the example property.



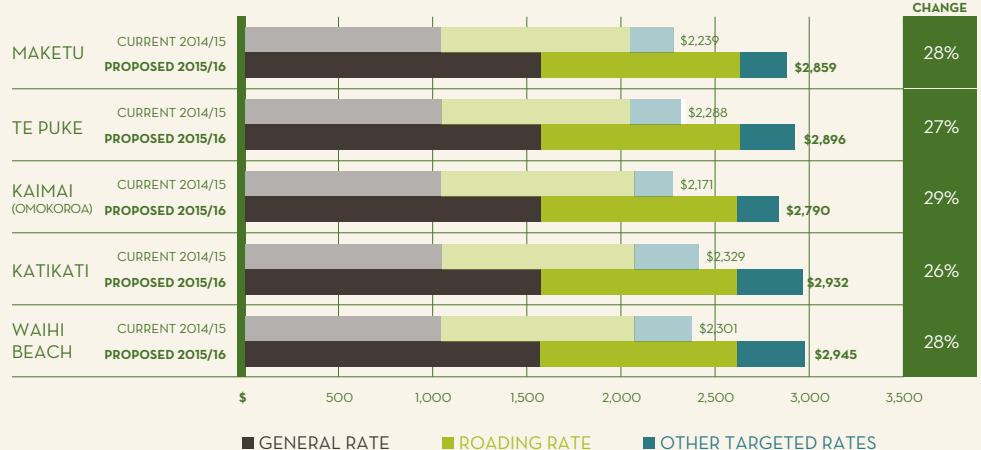
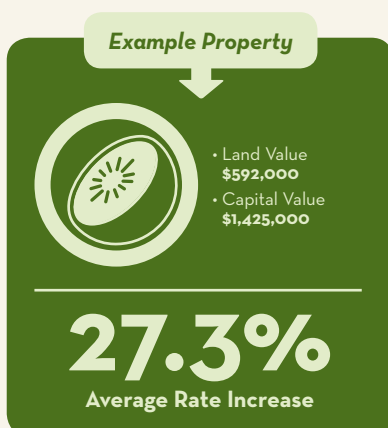
### LIFESTYLE BLOCK

Rates below based on the example property.



### RURAL ORCHARD

Rates below based on the example property.



## WHAT WE PROVIDE FOR YOUR RATES

We provide nearly 40 services, from animal control, to recycling centres, to pensioner housing. Here's a snapshot of what we provided in the 2013-14 year.

### OUR SERVICES

- Safe water supply
- Stormwater drainage
- Street cleaning
- Recycling centres
- Sewage disposal
- Roads
- Footpaths
- Street plantings
- Entertainment venues
- Sports fields
- Public toilets
- Cemeteries
- Dog control
- Rural fire management
- Parking
- District planning
- Noise control
- Parks
- Reserves
- Building services
- Freedom camping sites
- Housing for the elderly
- Community halls
- Economic promotion
- Road safety projects
- Events
- Food premises inspections
- Marae maintenance
- Community safety programmes
- Libraries
- Information centres
- Community arts activities
- Civil defence
- Community grants
- Environmental protection
- Boat ramps
- Alcohol permits
- Walking tracks



OUR THREE  
RECYCLING CENTRES  
**PREVENTED**

**3753** TONNES  
OF WASTE ENTERING LANDFILL

OUR FOUR LIBRARIES, LOCATED  
IN KATIKATI, TE PUKE, WAIHI BEACH,  
AND OMOKOROA, LOANED

**283,771** BOOKS  
as well as offering wifi, events  
to local schools, and a place to meet



We provided

**222**  
Parks &  
Reserves



WE MAINTAINED A NETWORK OF  
**1028** KM OF  
ROADS



We managed and took care  
of **FIVE CEMETERIES**  
throughout the District

WE PROVIDED WATER  
SUPPLY TO MORE THAN  
**14,000** HOMES



OVER 1000 GAMES  
WERE PLAYED ON  
OUR SPORTSFIELDS

WE PROVIDED  
**120** KILOMETRES  
OF STORMWATER PIPES TO HELP  
PREVENT FLOODING



OUR TWO VISITOR INFORMATION  
CENTRES IN KATIKATI AND TE PUKE

**ASSISTED 19,501**  
INTERNATIONAL AND LOCAL VISITORS

OUR SWIMMING POOLS IN  
KATIKATI AND TE PUKE HAD

**52,047**  
VISITORS OVER THE YEAR

## RATES COMPARED TO OTHER AVERAGE NZ HOUSE EXPENDITURE

An average urban/residential property in our District will pay about \$2,990 a year in rates for 2015/16. This payment provides access to the extensive range of Council services and activities above.



# INFRASTRUCTURE

*Supplying clean water, treating sewage and trade waste, minimising flooding and providing roads and footpaths are essential for the health, safety, and economic wellbeing of our District.*

Our priority is to maintain and upgrade our existing roads and footpaths and stormwater, wastewater and water systems. We'll also add new facilities as required for a growing community.

Providing good quality infrastructure costs a lot. Between 2015 and 2025 we expect to spend over \$223 million on new or replacement infrastructure, and over nearly \$500 million on operational costs such as maintenance.

## PLANNED INFRASTRUCTURE SPENDING 2015-2025

### STORMWATER



CAPITAL EXPENDITURE

**\$33.3million**

OPERATIONAL EXPENDITURE

**\$46.5million**

### WATER SUPPLY



CAPITAL EXPENDITURE

**\$34.2million**

OPERATIONAL EXPENDITURE

**\$119.1million**

### WASTEWATER



CAPITAL EXPENDITURE

**\$26.9million**

OPERATIONAL EXPENDITURE

**\$125.3million**

### TRANSPORTATION



CAPITAL EXPENDITURE

**\$128.9million**

OPERATIONAL EXPENDITURE

**\$206.6million**

## PROJECTS WE ARE PLANNING

### WASTEWATER

The majority of our planned \$26.9 million spend is allocated to 'business as usual' expenditure such as renewing our treatment plants and pump stations. This costs an average of about \$2 million per year.

In 2023 we're planning to upgrade the Te Puke Treatment Plant, which we estimate will cost \$1.7 million.

We'll also work with the communities of Ongare Point and Te Puna West to upgrade wastewater systems. Some septic tanks in these areas no longer meet Bay of Plenty Regional Council requirements for the treatment and disposal of waste, especially those on low lying properties. Property owners need to either upgrade their wastewater systems, or we need to install a collective community wastewater system.

At this stage the most likely option for both areas is a collective system. We estimate that these will be put in place in 2017 at a cost

of about \$1.7 million for Ongare Point and \$2.6 million for Te Puna. We will talk further with these communities when we have more information.

### WATER SUPPLY

We'll spend most of the planned \$34 million on extending our water supply network, replacing pipes and building new reservoirs. This will include a new bore for the Central zone (Omokoroa and Te Puna) in the 2018 costing \$1.2 million, a Central zone system extension in 2023 for \$1.3 million, and a new reservoir in the Western zone (Waihi Beach and Katikati) in 2025 costing \$1.8 million.

We started installing water meters across our District in 2009. We have completed the Central zone and will roll metering out to the Eastern (Te Puke, Maketu, Pukehina and Paengaroa) and Western zones over 2015 - 2018. The estimated cost to complete District-wide metering is \$2.9 million.

### TRANSPORTATION

Our roading focus over the next 10 years is to maintain the roads we currently have and to continue our road improvement programme. Maintenance and improvements cost about \$4.5 million a year. Key projects include a planned upgrade and extension of the roading network in Omokoroa to support the population as it grows. This will cost \$16 million over 2014 and 2025.

We'll continue to work with the NZ Transport Agency to improve the state highway network. Once our debt is under control we will look to increase our roading programme.

We also have some big plans for cycleways in our District. See page 16 for details.

### STORMWATER

Our plans for stormwater are discussed on pages 13-14.

Further information on our infrastructure strategy can be found [here](#)



# STORMWATER

*Stormwater is rainwater that does not get absorbed into the ground.*

We provide stormwater systems such as pipes, drains, and outlets into rivers and the ocean, to help prevent flooding of homes.

Some parts of our District are more at risk of flooding than others. Given the geography of some areas (for example low lying areas near the coast), it is very difficult to completely remove the risk of flooding.

Over the last two years Waihi Beach has experienced flooding a number of times, causing extensive damage to property. A small number of houses in Te Puke are also at risk of flooding in a severe rainfall event.

We expect our stormwater network will provide protection against flooding in most weather circumstances.

We've set a target that no more than 3 percent of properties in a community serviced by a Council-owned stormwater network will experience flooding of homes in a 1 in 10 year rainfall event. This is more practical and affordable to achieve than our previous target of

no more than 3 percent of properties experiencing flooding in a 1 in 50 year rainfall event.

It's important to note that this is an overall District target and that some areas have higher or lower targets depending on their geography and location. For example, Waihi Beach has a target of 6 percent in 2016, reducing to 4 percent by 2025. The community has a total of 2909 properties. If the area experienced a 1 in 10 year rainstorm in 2016, we would expect no more than 174 properties to flood. These properties are the ones that are the most difficult to protect from flooding.

The term '1 in 10 year storm' describes a rainfall event which is rare and is only likely to occur once every 10 years, so it has a 10 percent likelihood any given year. The April 2013 flooding at Waihi Beach was a 1 in 8 year event.

Owners of houses that are at high risk of flooding can lower the risk by raising their home. As an incentive to property owners to undertake this work we waive the consent fees for house raising.

## FUNDING OUR STORMWATER SYSTEM

Currently we fund stormwater through a rate that is targeted to those that benefit from the stormwater network. The charge differs between urban and small rural communities. The difference reflects the limited stormwater works that have been undertaken in small rural communities.

Stormwater annual charges for those in growth communities will increase by \$100 a year from 2015, because we will be undertaking improvements to the network in these areas.



### We're proposing to change the way we rate for stormwater systems

We propose to move from 100 percent funding through a Targeted Rate, to 90 percent from Targeted Rates for those who directly benefit and 10 percent from General Rates. For a property valued at \$500k this will be \$10 per year on the General Rate. For a \$1.5m property it will be \$30 per year.

We think this is fairer because stormwater networks benefit us all by keeping communities functioning in times of heavy rainfall, reducing stress in communities at risk of flooding, preventing erosion and improving the quality of water being discharged into Tauranga Harbour.

**DO YOU AGREE WITH THIS CHANGE?**  
*Please let us know your views.*

## OUR STORMWATER FINANCIAL SITUATION

Stormwater systems are very expensive to build and maintain. We have \$25 million debt from putting in stormwater infrastructure such as pipes, drains, and pump stations. At the moment, our income is not covering our costs.



## OUR STORMWATER PLANS

*We need to balance the flooding risk with the high cost of flood prevention works.*

As outlined over the page, we have set a target of flooding in no more than 3 percent of properties in a 1 in 10 year rain event. We are considering four options. Option 1 would not allow us to meet the target. Options 2-4 would assist us to work towards meeting it.

OPTION DETAILS	COST (2015-25)	ANNUAL IMPACT ON RATEPAYERS
<b>1</b> Continue with our current plans for stormwater network maintenance, and offer a house raising consent waiver of up to \$3000 for affected properties. This would mean no additional flood protection works.	\$14 million	\$500K property = \$10.03 \$1.5m property = \$30.90
<b>2</b> Maintain our current network and offer a house raising consent waiver for affected properties' as well as undertake additional stormwater projects in Waihi Beach.	\$20 million	\$500K property = \$11.83 \$1.5m property = \$35.48
<b>3</b> Maintain our current network as well as provide a \$10,000 subsidy (including consent waiver) per affected property to encourage owners to raise their homes.	\$18 million	\$500K property = \$11.23 \$1.5m property = \$33.68
<b>4</b> Maintain our current network, undertake additional stormwater projects in Waihi Beach and provide a \$10,000 subsidy (including consent waiver) per affected property to carry out house raising work.	\$23 million	\$500K property = \$12.42 \$1.5m property = \$37.27

### Our Preferred Option

OPTION

**2**

We think option two is the best because it provides a balance between addressing the risk of flooding and costs to ratepayers.

**DO YOU AGREE WITH OUR PREFERRED OPTION?**

*Please let us know your thoughts.*

More detailed information on stormwater and the above options can be found [here](#)



# PROMOTION OF WAIHI BEACH

*We know Waihi Beach is a great place to visit and live.  
We'd like to have more events for locals and bring more tourists  
to the area to support local businesses and the community.*

The Waihi Beach Community Events and Promotions Association provides visitor information and holds events for the community and to attract tourists. This includes providing 'Charlie' the information caravan, holding events such as the Soundshell Music Series, the Nugget Multisport Festival and the Kids' Chalk Day, keeping an updated website and events calendar and holding a weekly market.

We'd like to keep up this good work and propose providing yearly funding of \$40,000 per year for the Association for the next 10 years. This will pay for a coordinator and to run 'Charlie'.

***Do you agree with our proposal? Let us know your thoughts.***

*There are two options for funding this:*

OPTION DETAILS	COST (2015-25)	ANNUAL IMPACT ON WAIHI BEACH RATES*
<b>1</b> The funding could come from all ratepayers in Waihi Beach. This recognises that the whole community gets benefits from the events and promotions the Association provides.	\$40,000 per year (\$400,000 total)	Average increase = \$13.50
<b>2</b> Fifty percent of the funding could come from commercial and industrial ratepayers and fifty percent from residential ratepayers. This option recognises that businesses receive more benefits (through tourist spending) than residents.	\$40,000 per year (\$400,000 total)	Average increase (commercial property) = \$295.50  Average increase (residential Property) = \$6.92

***\* This rate would only be paid by ratepayers within the Waihi Beach Community Board area***

## ***Our Preferred Option***

**OPTION 2** We propose going for option two, because we think Waihi Beach businesses get the main benefits of the Association, so should contribute more than residents.

**DO YOU AGREE WITH  
OUR PREFERRED OPTION?**

***Please let us know your thoughts.***

Further information can be found [here](#)

# TAURANGA MOANA COASTAL CYCLE TRAIL

*Cycleways offer a lot of benefits to the community.*

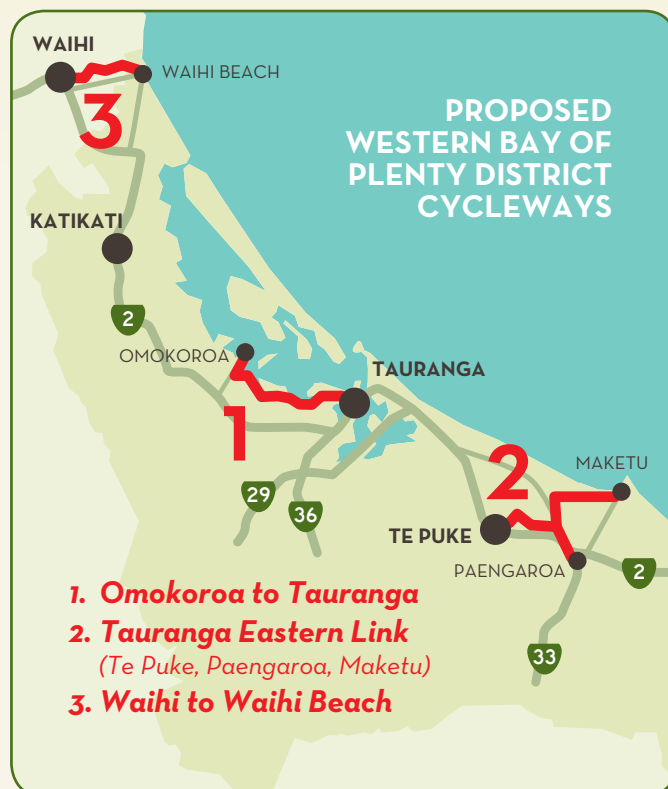
They provide a safe place for cycling, and can encourage people to leave their cars at home and cycle or walk to work. There are health and fitness benefits, as well as recreation opportunities. Cycleways have also been shown to bring in tourists who spend money at local businesses. We think that this is a good investment for our District. In response to community requests, we're planning to start work on three cycle routes in our District.

## 1 Omokoroa to Tauranga along a coastal route

## 2 Tauranga Eastern Link, from Kaituna Road to Maketu and Paengaroa

## 3 Waihi to Waihi Beach

These will eventually form part of the Tauranga Moana Coastal Cycle Trail, which will extend from Waihi Beach around the edge of Tauranga Harbour to Tauranga and Maketu, then inland to Paengaroa. This will link with cycleways in the Hauraki District and Tauranga City. The three planned routes will cost about \$6 million over ten years. We've considered a number of alternatives around whether we provide funding, and if so how much.



OPTION DETAILS		COST (2015-25)	ANNUAL IMPACT ON RATEPAYERS
1	Do nothing. There would be no cost to ratepayers, but also no health, safety or economic benefits.	\$0	No impact
2	Minimal investment. This would allow us to link up a few existing trails but would not be very effective in achieving the benefits we want.	\$250,000	No impact - funded through existing rates
3	Implement the three planned cycle routes in partnerships with central government, other local authorities and community funding trusts.	\$3 million (with a further \$3 million from partners)	\$500K property = \$19.80 \$1.5m property = \$59.40
4	Implement the three planned cycle routes, but with all funding provided by Council.	\$6 million	\$500K property = \$39.60 \$1.5m property = \$118.81

### Our Preferred Option

OPTION  
**3**

On balance, we think going ahead with the three cycle routes through a joint funding approach (option three) is the best. Our analysis shows that this investment would result in substantial benefits from tourist spending, as well as the health and recreation benefits mentioned above. If the funding is not received from other partners then the cycle trails will be built at a slower rate.

**DO YOU AGREE WITH OUR PROPOSED INVESTMENT IN CYCLE TRAILS?**

*Please let us know your thoughts.*

More information on our cycleway plans can be found [here](#)



# CHANGES TO THE WAY WE FUND SWIMMING POOLS

*The Western Bay of Plenty District funds two swimming pools; one in Te Puke and one in Katikati. These are funded through rates and admission fees.*

Most of our recreation facilities, such as sports fields, playgrounds, boat ramps, walkways and camping grounds, are funded through a District-wide General Rate. We recognise that our ratepayers will use different facilities in different ways and we think that this is a fair way of spreading the cost around.

Swimming pools are currently funded differently. Ratepayers in Maketu-Te Puke Ward pay a Targeted Rate of \$16.60 for the Memorial Pool's operation and maintenance. Those in Katikati Ward pay a

targeted rate of \$17.92 for the Dave Hume Pool.

We are proposing to change this so that swimming pools are funded through a District-wide General Rate, the same way other recreation and leisure facilities are funded. This would mean all ratepayers in the District pay an annual rate of \$9.49.

**Let us know your thoughts on this approach.**

More information can be found [here](#)

## LIBRARY & SERVICE CENTRES

*Our libraries provide book lending services, a place to meet, access to information technology and Council services. Over time we plan to upgrade all the libraries in our District to ensure they meet our communities' needs.*

In 2013 we upgraded the Te Puke Library. We are now turning our attention to Katikati, a fast-growing community with a high rate of library use. The current Katikati Library and Service Centre is small and a larger building is needed.

We had planned to build a new library in 2021, but the Katikati community told us they'd like this to happen sooner. We've listened to this feedback and have considered three options:

OPTION DETAILS		COST (2015-25)	ANNUAL IMPACT ON RATEPAYERS
1	Refurbish the current library building to add some additional space.	\$1.2 million	\$500K property = \$2.01 \$1.5m property = \$6.03
2	Bring forward the new library build to start in 2016 and build a medium sized space with the library, Council services, and a multi-use room space. This would be built on the 'Dunning property' between Talisman Drive and Main Road. We would have the potential to expand the building in the future.	\$2.3 million	\$500K property = \$3.85 \$1.5m property = \$11.56
3	Bring forward the new library build to start in 2016 and build a larger space which could be used for a range of community activities. This would also be built on the Dunning property.	\$4 million	\$500K property = \$6.70 \$1.5m property = \$20.10

### Our Preferred Option

**OPTION 2** We prefer option two, which would allow us to build a facility that meets the community's needs, at a reasonable cost. We would fund most of this through a loan that would be paid back over the next 25 years. We think this is a sensible approach, as the community will continue to benefit from the library into the future. If we go for options 1 or 2, the existing library will be retained for community use. The 'Blue House' that currently sits on the Dunning property will be relocated.

### WHAT IS THE BEST OPTION FOR THE KATIKATI LIBRARY REDEVELOPMENT?

**Please let us know your thoughts.**

More detailed information is available [here](#)

# HERITAGE MUSEUM

## OUR ROLE IN PROVIDING MUSEUMS

*We have a role in protecting our District’s cultural heritage.  
This includes acting as an advocate, facilitator and partner to assist the community  
to protect important cultural and heritage sites and artefacts.*

We’ve considered whether, as part of this role, we should provide a museum, or museums, for our District. Informal discussions with the community have found that, outside of Katikati, there’s not a lot of demand for Council to provide a museum.

Our current financial priorities are to reduce debt and focus on other services such as roads, water supply, parks and libraries. Providing

museums is therefore not something we see ourselves doing in the near future. However, if a community wants to provide a museum in their area, we will consider supporting them. This will mainly be through facilitation and advocacy. In some cases funding grants may be available.

***Do you agree with our stance? Let us know your views.***

## THE HERITAGE MUSEUM

*The Heritage Museum located in Katikati closed in May 2014 due to financial difficulties.  
Council has now taken ownership of the collection to ensure it is preserved.  
This is currently in storage.*

While we do not see ourselves as in the business of providing museums, we do need to think about our responsibility for the museum collection. Members of the Katikati community have told

us that they would like to operate a museum and we are considering how we can best support this. There are three options under consideration:

OPTION DETAILS		COST (2015-25)
1	Provide no additional support for Katikati Museum. We would retain ownership of the collection and responsibility for storage. This would best align with our stance on not providing museums, but it would mean the District would not have access the collection.	Minimal cost for storage
2	Temporary support for the museum. The former Katikati Fire Station would be refitted to become suitable to house the collection on an interim basis. We’d expect that a community organisation (such as a museum trust) would take over the costs of running the museum within three years.	\$150,000 to fit out the former Fire Station and a \$100,000 operating grant in 2015/16. Plus a \$150,000 grant to cover operating costs in 2016/17 and 2017/18. A small operating grant of up to \$10,000 per year may be provided after this.
3	Provide ongoing support by funding the fit out of the Fire Station and half of the annual operating costs to display the collection. We’d expect that our operational funding grant would be matched by the organisation running the museum.	\$150,000 to fit out the former Fire Station and a \$60,000 operating grant in 2015/16. We’d also provide ongoing funding of up to \$60,000 per year from 2016/17 to 2024/25.

**Our Preferred Option**

**OPTION 3** We’re leaning towards option three (ongoing support) as this would provide some surety that the collection will be on display to our residents over the next few years.

**DO YOU AGREE WITH OUR PREFERRED OPTION?**

***Please let us know your thoughts.***

## FUNDING THE OPTIONS

*We would fund any support of the museum through a flat charge.  
We need to think about whether this should be paid by the whole District,  
Katikati ratepayers only, or a combination.*

OPTION DETAILS	OPTION 2		OPTION 3	
	ANNUAL IMPACT ON KATIKATI RATEPAYERS	ANNUAL IMPACT ON DISTRICT RATEPAYERS*	ANNUAL IMPACT ON KATIKATI RATEPAYERS	ANNUAL IMPACT ON DISTRICT RATEPAYERS*
<b>a</b> District-wide charge. This recognises that the Museum collection is an important asset for the entire District.	<ul style="list-style-type: none"> <li>• \$12.37 in 2015/16,</li> <li>• \$7.27 in 2016/17 and 2017/18,</li> <li>• 50c in subsequent years.</li> </ul>		<ul style="list-style-type: none"> <li>• \$10.18 in 2015/16,</li> <li>• \$2.91 in subsequent years</li> </ul>	
<b>b</b> Katikati Community Board area charge. This recognises that the Museum benefits this area through tourism and educational opportunities.	<ul style="list-style-type: none"> <li>• \$59.38 in 2015/16,</li> <li>• \$35.62 in 2016/17 and 2017/18,</li> <li>• \$2.37 in subsequent years.</li> </ul>	No impact	<ul style="list-style-type: none"> <li>• \$49.88 in 2015/16,</li> <li>• \$14.25 in subsequent years</li> </ul>	No impact
<b>c</b> Fifty percent of the funding could come from Katikati rates and fifty percent from a District-wide charge.	<ul style="list-style-type: none"> <li>• \$35.78 in 2015/16,</li> <li>• \$21.45 in 2016/17 and 2017/18,</li> <li>• \$1.43 in subsequent years.</li> </ul>	<ul style="list-style-type: none"> <li>• \$6.07 in 2015/16,</li> <li>• \$3.64 in 2016/17 and 2017/18,</li> <li>• 24c in subsequent years</li> </ul>	<ul style="list-style-type: none"> <li>• \$18.59 in 2015/16,</li> <li>• \$8.57 in subsequent years</li> </ul>	<ul style="list-style-type: none"> <li>• \$3.15 in 2015/16,</li> <li>• \$1.45 in subsequent years</li> </ul>

\* Katikati ratepayers would pay both the District charge and the Katikati Community Board Area charge

### Our Preferred Option

OPTION  
**C**

We think that option C is the fairest way of funding the museum. This recognises that the whole District benefits from having a place to display important heritage artefacts, but also that the Katikati community receives the greatest benefit.

**DO YOU AGREE WITH  
OUR PREFERRED FUNDING  
ARRANGEMENT?**

*Please let us know your thoughts.*

More detailed information is available [here](#)





# HOW TO HAVE YOUR SAY

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## NEED MORE INFORMATION?

More details on the issues that we've raised in this document, and the options to address them, can be found on our website or follow the links provided in each section of this Consultation Document. Detailed information about all of our activities, revenue and policies can also be found on our website.

[www.westernbay.govt.nz](http://www.westernbay.govt.nz)

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## COME AND VISIT OUR ROADSHOW

During April we will be doing a roadshow around the District to answer your questions and chat with you about our proposals.

**TUESDAY, 7 APRIL** • 1pm – 4pm • Paengaroa Hall

**WEDNESDAY, 8 APRIL** • 5pm – 8pm • Omokoroa Settlers Hall

**THURSDAY, 9 APRIL** • 7pm – 9pm • Te Puna Hall

**SATURDAY, 11 APRIL** • 9am – 12 noon • Moggies Market Katikati

**MONDAY, 13 APRIL** • 9am – 12 noon • Te Puke Post Office

**TUESDAY, 14 APRIL** • 9am – 12 noon • Pukehina Community Hall

**TUESDAY, 14 APRIL** • 3pm – 6pm • Maketu Fire Station

**WEDNESDAY, 15 APRIL** • 9am – 12 noon • Pongakawa Hall

**THURSDAY, 16 APRIL** • 9am – 12 noon • Oropi Hall

**SATURDAY, 18 APRIL** • 9am – 12 noon • Waihi Beach Church Hall

## PROVIDE ONLINE FEEDBACK

Go to our [website](#) and click the link on the front page.

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## USE THE ATTACHED FORM

### POST IT TO

Draft Long Term Plan 2015-2025 Feedback,  
Western Bay of Plenty District Council,  
Private Bag 12803,  
Tauranga 3143

### EMAIL IT TO

[longtermplan@westernbay.govt.nz](mailto:longtermplan@westernbay.govt.nz)

### BRING IT IN TO ONE OF OUR OFFICES AT

Barkes Corner, Greerton, Tauranga,  
130 Jellicoe Street, Te Puke,  
McDonnell Street, Omokoroa,  
36 Main Road, Katikati  
Waihi Beach Community Centre, Waihi Beach.

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# ALL WRITTEN FEEDBACK MUST BE RECEIVED BY 4PM THURSDAY, 30 APRIL 2015

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## PRESENT YOUR VIEWS

Community members will have a chance to present their views to Council throughout May. This will involve sitting down with your local Councillors and letting us know what you think of our plans. You can discuss just one of our proposals, several, or all of them. You can provide a written feedback to support your presentation of views, but it's not compulsory.

If you would like to meet with Council to present your views please email [longtermplan@westernbay.govt.nz](mailto:longtermplan@westernbay.govt.nz) or contact us on **07 579 6742** by 30th April and let us know what topics you would like to discuss."





## HAVE YOUR SAY ON THE FUTURE OF YOUR DISTRICT



### WESTERN BAY OF PLENTY DISTRICT COUNCIL LONG TERM PLAN 2015-2025

### FEEDBACK FORM

We appreciate you taking the time to let us know what you think about our draft 10 year plan.  
Once you've submitted your feedback we will let you know we've received it.

Please fill out this feedback form and either drop it off at one of our offices,  
email it to: [longtermplan@westernbay.govt.nz](mailto:longtermplan@westernbay.govt.nz) or post it to: **Draft Long Term Plan 2015-2025 Feedback,**  
**Western Bay of Plenty District Council, Private Bag 12803, Tauranga 3143**

All the information you provide in your feedback form (including personal details) will become public documents.

## ALL WRITTEN FEEDBACK MUST BE RECEIVED BY 4PM THURSDAY, 30 APRIL 2015

For photocopying purposes, please write clearly using a black pen.

NAME: MR / MRS / MS / MISS

ORGANISATION (IF APPLICABLE):

POSTAL ADDRESS:

HOME PHONE:

MOBILE:

EMAIL:

SIGNATURE:

DATE:

Would you like to speak to the Mayor and Councillors about your views? **Yes** ☐ **No** ☐ (Please tick one)

If you ticked 'yes' we will be in touch to arrange a date and time.

Feedback sessions will be held at Waihi Beach, Katikati, Te Puke and our head office at Barks Corner from 11-15 May 2015.

### 1. BALANCING THE BOOKS (PAGES 5-7)

We need to consider how we can cover the shortfall of about \$2.5 million per year between our income from development and interest costs on our loans.

We prefer option 2, which do you prefer?

- ☐ **Option 1** \$2.5 million from District Rate only
- ☐ **Option 2** \$2.5 million from combination of Uniform Annual General, General Rate and Roding Rate
- ☐ **Option 3** \$1 million from General Rate and Roding Rate

### 2. STORMWATER (PAGES 13-14)

a) We're proposing to change the way we rate for stormwater systems, moving from 100 percent funding through a Targeted Rate, to 90 percent from Targeted Rates and 10 percent from General Rates. Do you agree with this change?

☐ **Yes** ☐ **No**

b) We're considering how we can protect our communities from flooding risk, keeping in mind the high cost of flood prevention works. We think option 2 is the best, which do you prefer?

- ☐ **Option 1** Stormwater network maintenance and consent waiver
- ☐ **Option 2** Stormwater network maintenance, consent waiver and works in Waihi Beach
- ☐ **Option 3** Stormwater network maintenance and subsidy for affected properties
- ☐ **Option 4** Stormwater network maintenance, works in Waihi Beach and subsidy for affected properties

### 3. PROMOTING WAIHI BEACH (PAGE 15)

a) We propose providing yearly funding of \$40,000 for the Waihi Beach Community Events and Promotions Association. Do you agree with our proposal?

☐ **Yes** ☐ **No**

b) This could be funded from all ratepayers in Waihi, or half from commercial/industrial ratepayers and half from residential ratepayers. We propose going for option 2, what do you think?

- ☐ **Option 1** All Waihi Beach ratepayers
- ☐ **Option 2** 50% commercial/industrial ratepayers, 50% residential ratepayers

## CONTINUED ON THE REVERSE OF THIS FORM

**Privacy Act 1993:** This form and the details of your submission will be publicly available as part of the decision-making process.



## FEEDBACK FORM



# WESTERN BAY OF PLENTY DISTRICT COUNCIL LONG TERM PLAN 2015-2025

#### 4. TAURANGA MOANA COASTAL CYCLE TRAIL (PAGE 16)

We're looking at developing three cycle routes in our District, and could fund this a number of ways. We prefer option 3, which do you prefer?

- ☐ **Option 1** Provide no funding
- ☐ **Option 2** Minimal funding
- ☐ **Option 3** Provide 50 percent of funding (\$3 million)
- ☐ **Option 4** Provide all the funding (\$6 million)

## 5. FUNDING SWIMMING POOLS (PAGE 17)

We are proposing to change the way swimming pools are funded from a Targeted Rate to a General Rate. Do you agree with this change?

- ☐ Yes ☐ No

## 6. LIBRARY AND SERVICE CENTRES (PAGE 17)

We are thinking about when and how we can best provide a library for the Katikati community. We're leaning towards option 2. What do you think?

- ☐ **Option 1** Refurbish the current library building
- ☐ **Option 2** Build a medium sized library
- ☐ **Option 3** Build a large library

## 7. HERITAGE MUSEUM (PAGES 18-19)

a) We've decided that providing museums is not something we will do in the near future, but we will consider supporting communities to establish a museum for themselves. Do you agree with our stance?

- ☐ Yes ☐ No

c) There are a number of ways we could fund any support we do provide the Heritage Museum. We think option C is the fairest, what do you think?

- ☐ **Option A** District-wide charge
- ☐ **Option B** Katikati Community Board area charge
- ☐ **Option C** 50% Katikati area charge and 50% District-wide charge

b) Members of the Katikati community have told us they would like to operate a museum and we are considering how we can best support this. We prefer option 3, what do you think?

- ☐ **Option 1** No support
- ☐ **Option 2** Temporary support
- ☐ **Option 3** Ongoing support

Please provide any detailed comments, with the appropriate question number, below. You can attach extra pages if needed.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## Independent auditor's report on Western Bay of Plenty District Council's Consultation Document for its proposed 2015-25 Long-Term Plan

I am the Auditor-General's appointed auditor for Western Bay of Plenty District Council (the Council). Section 93C of the Local Government Act (the Act) requires an audit report on the Council's consultation document. I have carried out this audit using the staff and resources of Audit New Zealand. We completed this audit on 19 March 2015.

### Opinion

In my opinion:

- the consultation document provides an effective basis for public participation in the Council's decisions about the proposed content of its 2015-25 longterm plan, because it:
  - fairly represents the matters proposed for inclusion in the long term plan; and
  - identifies and explains the main issues and choices facing the Council and district, and the consequences of those choices; and
- the information and assumptions underlying the information in the consultation document are reasonable.

### Basis of Opinion

We carried out our work in accordance with the Auditor-General's Auditing Standards, relevant international standards and the ethical requirements in those standards.<sup>1</sup>

We assessed the evidence the Council has to support the information and disclosures in the consultation document. To select appropriate audit procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

### Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing the consultation document and long-term plan, whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document and long term plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

I am responsible for reporting on the consultation document, as required by section 93C of the Act. I do not express an opinion on the merits of any policy content of the consultation document.

### Independence

We have followed the independence requirements of the Auditor-General, which incorporate those of the External Reporting Board. Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council or any of its subsidiaries.



B H Halford  
Audit New Zealand  
On behalf of the Auditor-General, Tauranga, New Zealand

<sup>1</sup> The International Standard on Assurance Engagements (New Zealand) 3000 (Revised): *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* and The International Standard on Assurance Engagements 3400: *The Examination of Prospective Financial Information*.

*your*  
**DISTRICT  
-COUNCIL-**

*Long Term Plan 2015-2025*



*Western Bay of Plenty  
District Council*

**ALL  
FEEDBACK  
MUST BE  
RECEIVED BY  
4PM THURSDAY,  
30 APRIL  
2015**

Details inside  
on how you can comment  
or give your feedback  
on the issues raised.



Te Kaunihera a rohe mai i nga Kuri-a-Whare ki Otamarakau ki te Uru

[www.westernbay.govt.nz](http://www.westernbay.govt.nz)