

The logo features the letters 'PRRA' in a large, bold, orange sans-serif font. Below the letters, there is a stylized graphic of waves in shades of orange and white, extending across the width of the letters.

**PRRA**

Papamoa Residents & Ratepayers Association Inc.

# Welcome to the February 2019 Meeting

## Agenda

1. Greetings and Update by Chairman
2. Presentation by Maurice O'Reilly
3. PRRA Draft Strategic plan 2019
4. Members Forum. Rod Simpson
5. Councilors Steve Morris/Leanne Brown
6. Questions
7. Raffle draw and next meeting



[www.papamoairesidents.co.nz](http://www.papamoairesidents.co.nz)

Please on arrival check your membership with the list at the entrance. To join, please complete a membership form and hand to a committee member complete with the subscription fee. This makes it easier for the treasurer to reconcile forms and money. **Don't forget the raffle.**

# Welcome Maurice O'Reilly



# Tauranga City Governance and Planning

Maurice O'Reilly  
11<sup>th</sup> February 2019



# Maurice O'Reilly

## Qualification to comment

- **My first employer provided both a practical & academic education.**
- **Ungratefully I left to start my own business aged 20**
- **At 25 I sold my chain of shops to start a 5 year OE. This started a lifelong desire to travel overland in my own vehicles to as many countries as possible. Currently 143 ticked off**
- **During our travels I gained an interest in Urban Planning and Traffic Management. This led to further study and countless discussions with professional planners and urban administrators worldwide**
- **During the past 20 years I have made a point of researching and visiting cities with the same growth problems being experienced in most growing NZ cities.**
- **I've seen cities that continue to fail and a few that have discovered the solution.**

# Personal Research

- Each morning at 6.30am (weather permitting) I walk for 1 hour somewhere in and around central Tauranga. I observe and I talk to people.
- At 11.30am I ride my bike for 1 hour to survey a larger district.
- This gains factual information. As a result I often dispute information given to Councillors to justify projects.
- Eg. 1900 visitors daily to My Place. Auckland Western Cycleway 533 trips day average. (18) Bayfair underpass 500 daily. CBD business booming (6)
- **I recommend Councillors do the same.**

# Local Body Governance

## City – District - Regional

- The good ol' days
- Local Government Act 2002 – Responsibility handed over to the Chief Executive.
- Councillors have become subservient and unlikely to over-rule the advice of the CE
- Councillors not liable if acted in good faith or as advised
- Elected representatives seldom question the information provided and following discussion generally agree with staff recommendation
- Councillors have limited access to personnel or process

# Council Employees

- CEO remunerated on number of employees
- Employees focused on their own careers
- Senior staff become entrenched and manipulative
- Staff determine the future direction of Council
- A large number of employees are new recruits steeped in ideology and perception rather than reality
- There is nobody accepting responsibility
- There is no fiscal or moral accountability and no focus on community lifestyle
- There is an inexhaustible income tempered by the thought – “How much can we get away with.”
- Bad decisions are quickly forgotten



# Nationwide Long Term Blunders

- ❖ Failure of Councillors nationally to stop CEO's taking over
- ❖ Failure of Councils to employ successful commercial management
- ❖ Failure to prioritise & focus on communities standard of living
- ❖ Acceptance of long term community debt secured by ratepayers. Few know that 25% of our rates is for interest
- ❖ The belief that all growth is good
- ❖ The failure to manage growth
- ❖ The decision to infill city properties to provide for huge increase in population without infrastructure upgrade
- ❖ Failure to look at global problems and solutions

# Recent Blunders

- Hindsight is wonderful. However, many in the community predicted problems related to ...
- Phoenix park
- Greerton traffic management
- CBD building surge
- Over regulation of property development or is that under-regulation of property development
- Bella Vista
- The list could go on ... and on ... and on ....

# Major Tauranga Issues

- Traffic congestion
- House prices
- Green space and recreational areas
- CBD access and parking
- Continued uncontrolled growth
- Reduction in community standard of living

# Understand the problem

- Virtually every city in the world is facing the same problems
- The global trend of population migration to the cities
- The abandonment of provincial and rural communities
- Concerns for the environment
- Climate change

**Don't focus on the  
solution**

**Focus on the problem**

**The solution will  
become obvious**

**There is a small group of countries  
that have faced the issue and  
have determined a solution  
They are European & Scandinavian**

**These countries have  
embraced decentralisation  
The enlightened cities have realised  
how to manage their populations and  
problems associated with inevitable  
growth due to city migration**

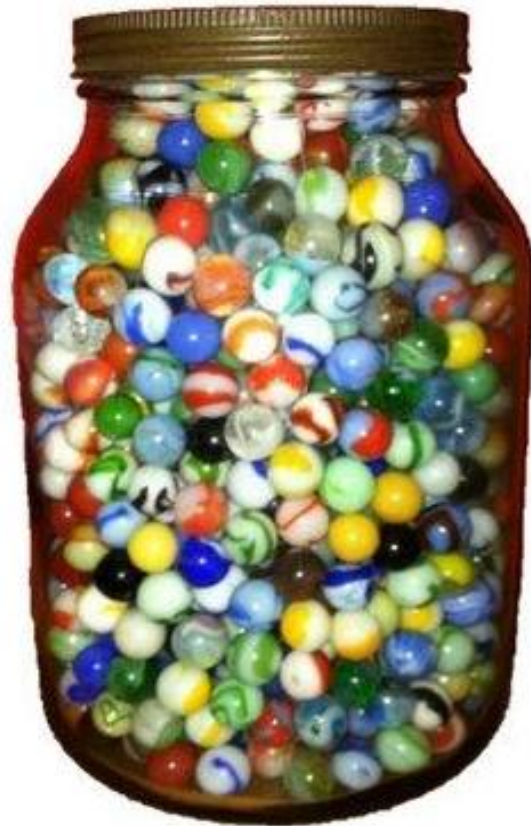
## *Tauranga's fundamental Problem*

- It's a city on the coast built on Isthmuses
- This funnels traffic into narrow corridors
- There is limited ability to create new roads
- Widening roads does not make any difference
- There is inadequate parking at popular destinations
- There is a population of about 140,000 in a city comfortable at about 80,000

Its impossible to keep  
adding marbles to a jar



**Tauranga 1919**



**Tauranga 2019**



# The CBD is FULL

- Why are we adding more buildings ?
- Why was Trustpower encouraged to move there?
- Why have we built a University Campus in the CBD?
- Why do we encourage more and more businesses into the CBD?
- Why do we plan for increased apartment dwellings in the CBD?
- Why are the infrastructure services being overloaded?
- What happens when the 100 year old infrastructure fails ?

**ITS FULL NOW!!!**

# Public Transport



- Its proven a viable public transport system requires a population of over 400,000
- Even when buses, trams, subways, etc are full – the roads also remain full
- Bicycles are a healthy form of transport for the few hardy enthusiast commuters and recreational riders. They are NOT a congestion solution
- Personal transport systems will be around for a long time – especially in a district suitable unsuitable for public transport



# The solution

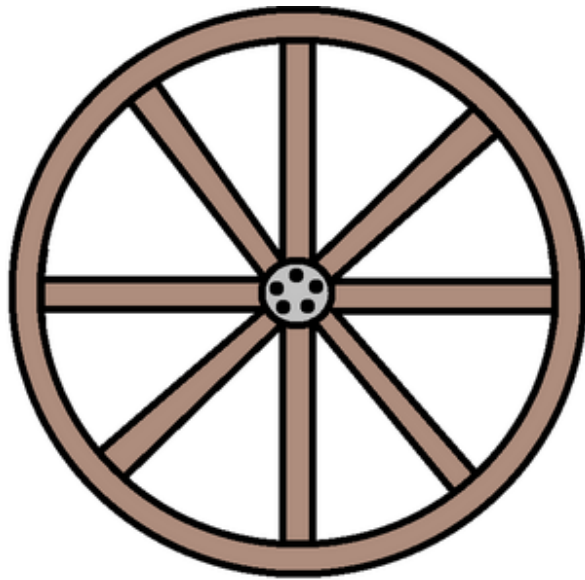
- Enlightened cities have accepted reality. They have stopped trying to protect CBD property values in favour of a few.
  - They now plan to place all large employers and centres that attract large volumes of vehicle traffic in surrounding localities.
  - They encourage businesses employing large numbers to site the business and assist employees into housing nearby.
  - They provide ring roads to facilitate easy access from anywhere.
- ☐ TCC already has a policy : Live, learn, work, play.

# Example – totally gridlocked 10 years ago



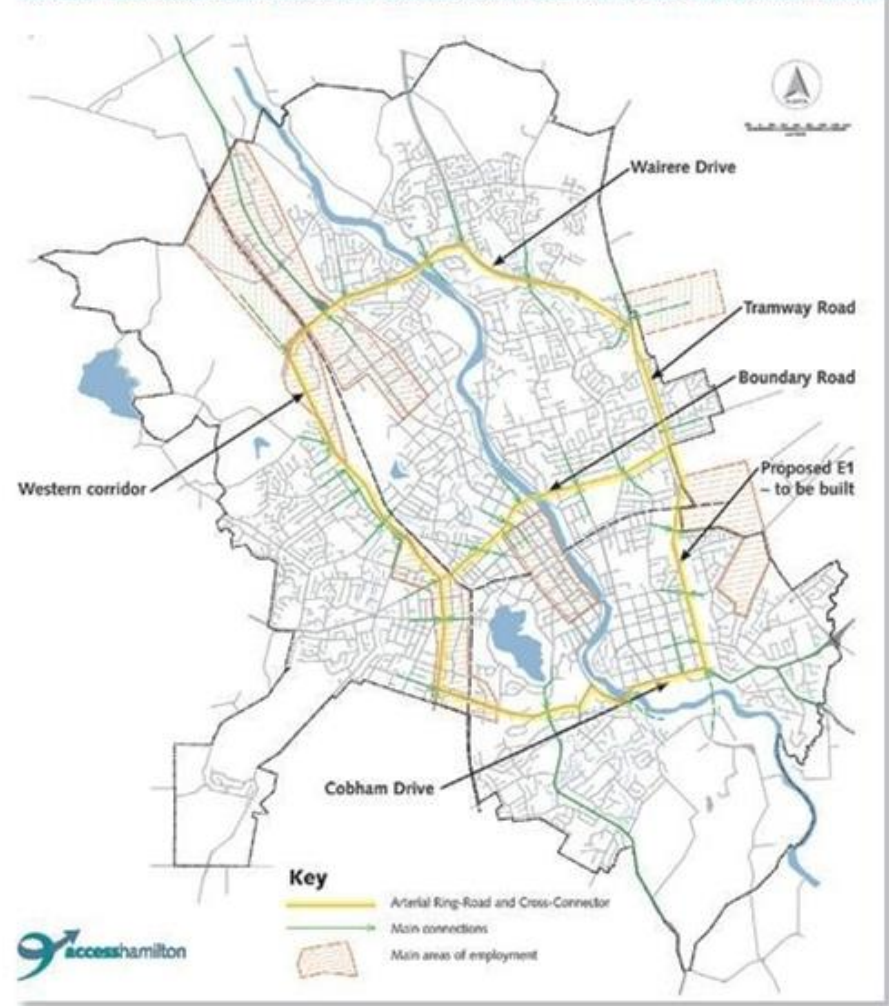
Stockholm Sweden

The cities perfectly organised to deal with congestion are those in areas that allow a wagon wheel configuration

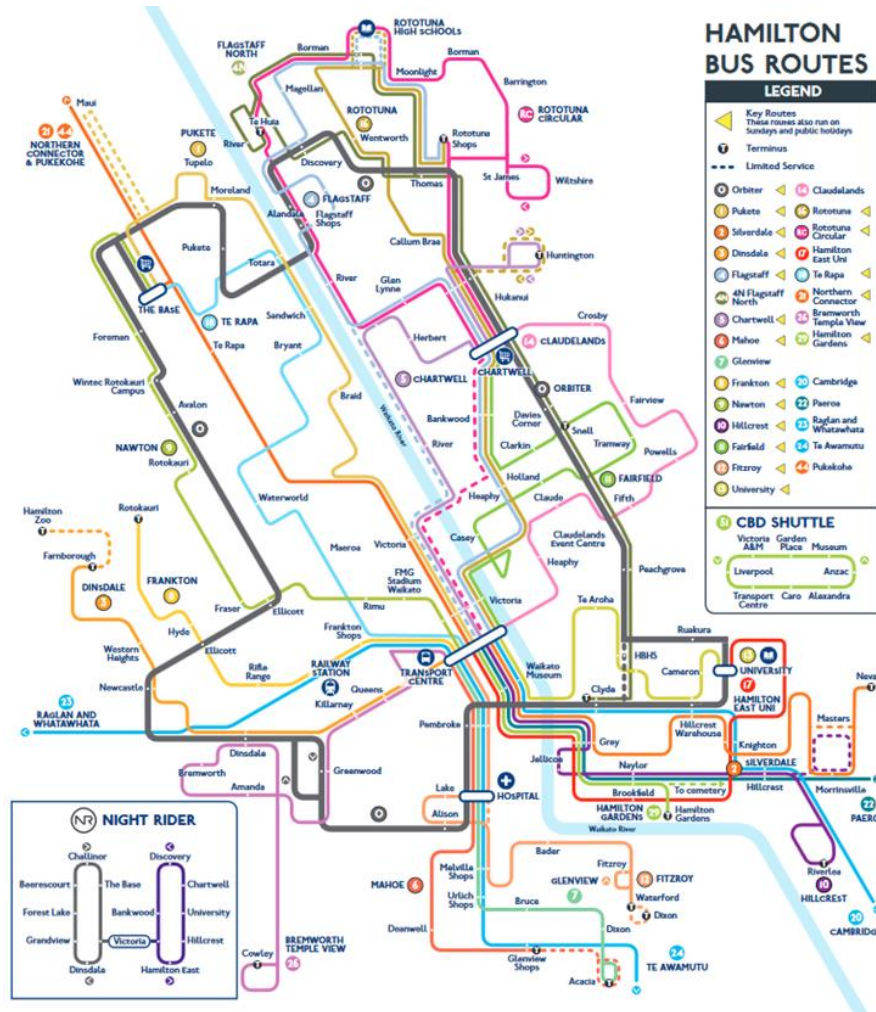


Topography of Tauranga district doesn't allow this. We're long and narrow with ocean to the East, hills to the west and harbours everywhere.

ARTERIAL RING ROAD AND CROSS-CITY CONNECTOR IN RELATION TO KEY EMPLOYMENT AREAS



# Public Transport is easily organised and effective



Unfortunately that can never happen in Tauranga

# Tauranga Central already has a ring road

We need to locate vehicle destinations on this ring



As an example, the new City Council building should be on the ring road for easy access and parking

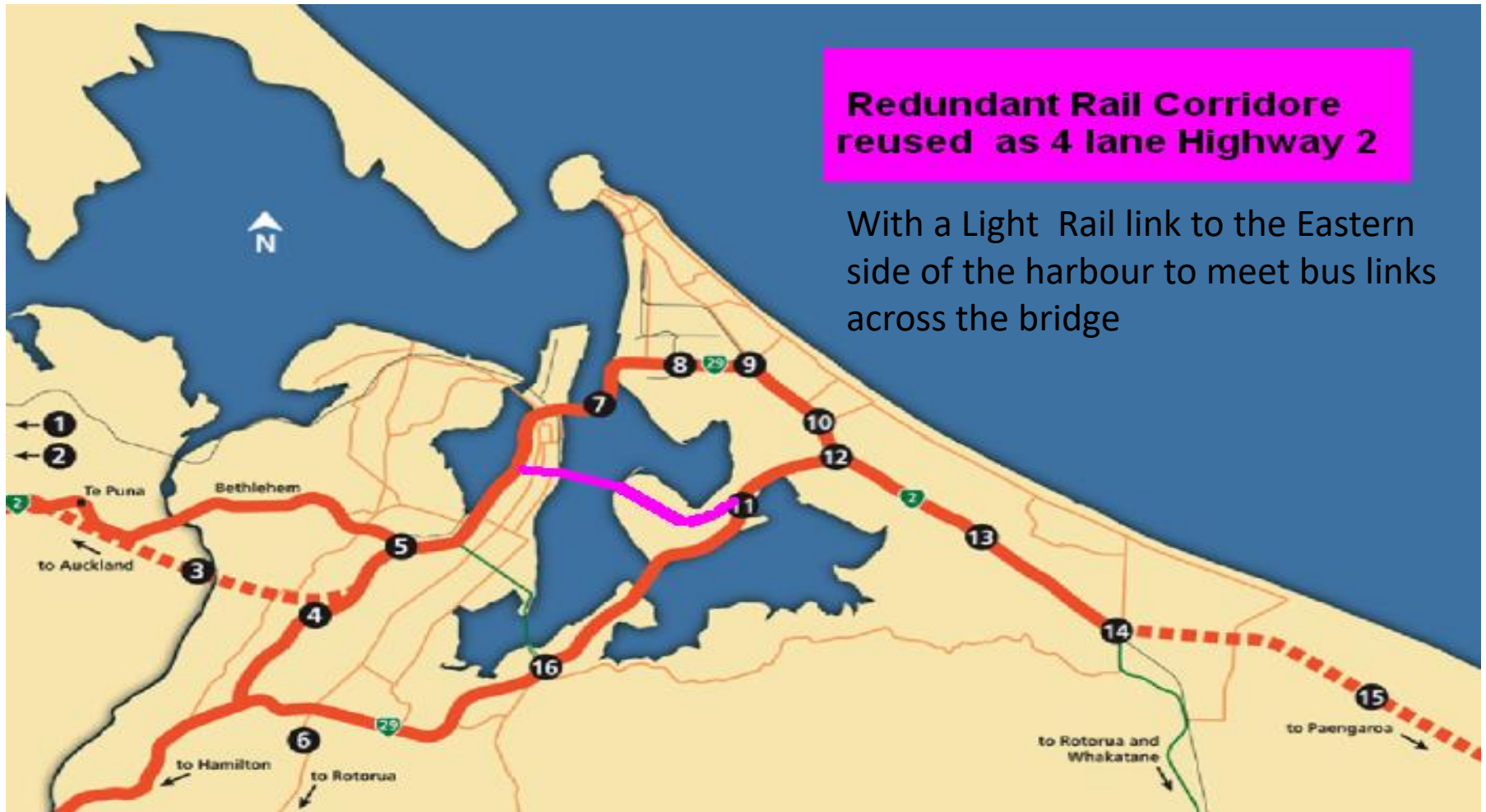
- The population of this coast will continue to grow. The pressure on our roads from residents, visitors and transiting traffic will in a few years time likely to be far in excess of our current vision.

• Contrary to much wishful thinking – traffic as we know it, is not about to disappear.

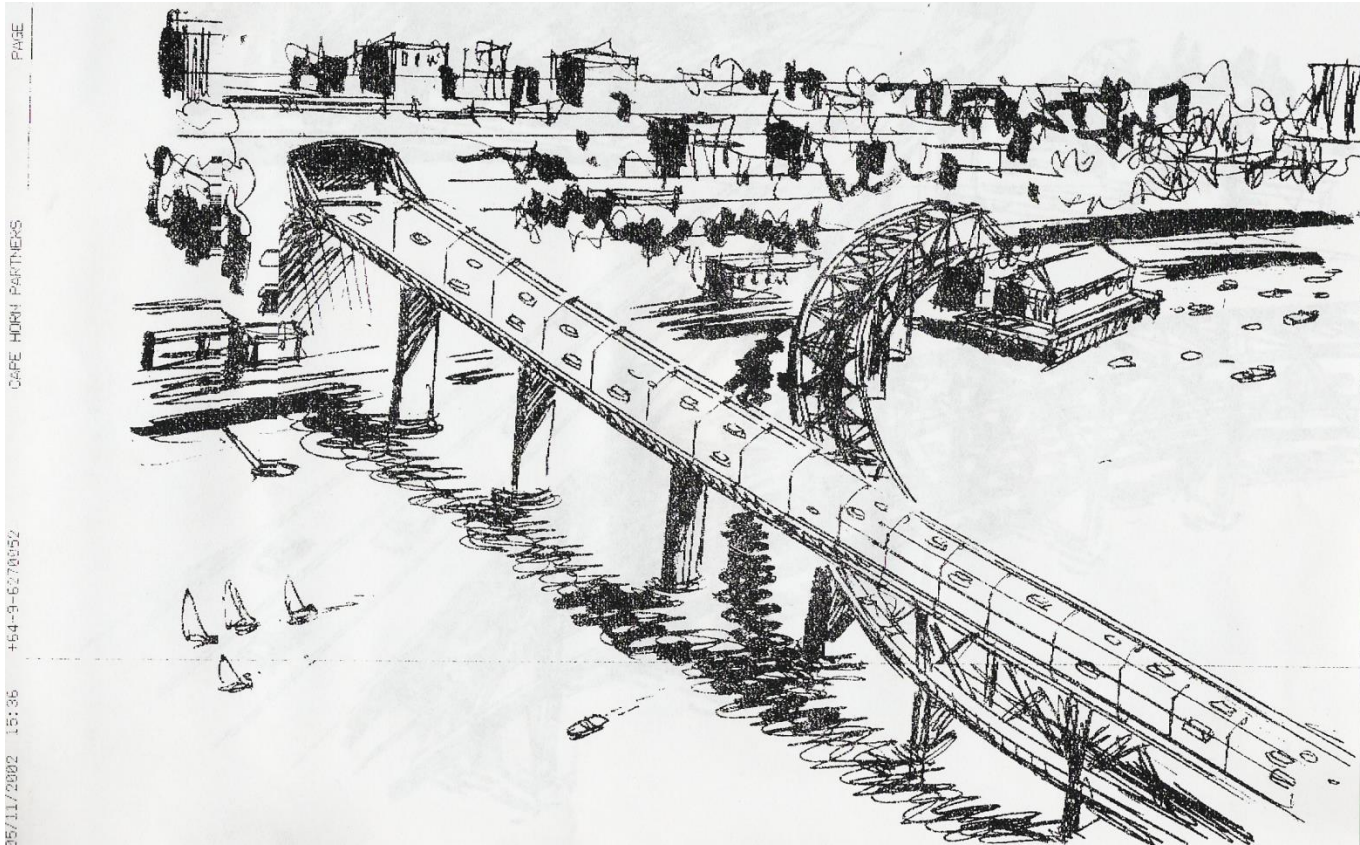
• Future roads will be required.



# Te Maunga / Tauranga Highway



# New State Highway 2 Link



- **Railway bridge & existing transport corridor to Te Maunga could be utilized as a new alternate road into the heart of Tauranga City and as a non obtrusive city underpass for Highway 2.**

# Papamoa

- The coastal district is well served by a major highway.



- Popular destinations should be located inland of this road. Reduce the need to travel far.
- Shopping centres already know about this. They are all near major highways. (The reason the CBD is a doomed business district.)

# Te Tumu - Papamoa East



An example where TCC may have made a good decision – with reservations

# What to do ?

- The Council structure is a self preserving monster.
- I've made many submissions over the past 40 years – few have influenced poor decisions. Subsequently the records show they **were** poor decisions. Who cares?
- In my opinion, common sense, logic and personal informed knowledge is missing.
- The system is governed by uncompromising rules.
- The system can only be changed by groups like yourselves who insist on better outcomes.
  - That's not easy ... but it can be done

*The end? Perhaps it's a new dawn.*

