



Papamoa Residents & Ratepayers Association Inc.

**Welcome to your June 2021 Meeting.**



**[www.papamoiaresidents.co.nz](http://www.papamoiaresidents.co.nz)**

**Agenda.**

1. Apologies
2. Commissioner Chair, Anne Tolley. Clinton Naude, Director Emergency Management BoP
3. Chairman's Update
4. Rich Davidson, Colliers International. The Hatch.
5. Keegan Millar, Plan change 27
6. Raffle Draw
6. Next meeting, Monday July 12th 2021

# Our Sponsors

A lot of people move house after talking to **Steve & Rosemarie**.  
Give them a call today to find out why!

**Rosemarie Turley**

M 027 536 5675

rosemarie.turley@tremains.co.nz

**Steve Fagan**

M 027 499 0676

steve.fagan@tremains.co.nz

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**PRRA**  
Papamoa Residents & Ratepayers Association Inc.



**Anne Tolley, Commission Chair**



**Clinton Naude, Director  
Emergency Management BoP**

# **Tsunami Emergency Alerts**

# Chairman's Report

## June 2021

# Bayfair Underpass

under SH2 at Bayfair Shopping Centre to Matapihi.

A victory for common sense!!! Good news story





# PRRA Long Term Plan 2021-2031 Submission

WHY DO WE BOTHER?





# PRRA Long Term Plan 2021-2031 Submission

## Main Points:

1. Growth budget (62% on growth) and not giving Tauranga what the residents want. Little or no quality of life improvements.

Rate take goes from \$192 million to \$412 million per annum. You and I are paying this. Working through the published proposed rate increases, the rates will increase by approx. x2.4. This includes increase in water charges, increase in WBOP rate etc.

If your rates are \$3000 this year, they will be \$7200 or more at end of plan.

Rate increase must be held to inflation plus 5% maximum.

Additional funding for growth should be sought from central government, not the ratepayer base.



# Rates example

- Based on the percentage rises, start at say \$100 of rates:-
  - 
  - Year 1 22% of \$100 becomes \$122
  - Year 2 13% of \$122 becomes \$138
  - Year 3 11% of \$138 becomes \$153
  - Year 4 18% of \$153 becomes \$180
  - Year 5 12% of \$180 becomes \$202
  - ie on these figures the rates will **double** by year 5
- 
- Regardless of who pays what, residential or commercial, the increase is too much for local ratepayers !!!!

# PRRA Long Term Plan 2021-2031 Submission

2. Continuing the urban sprawl into the countryside only leads to congestion. Why is Tauranga blindly following every other city and making the same mistakes and creating the same future problems? Is this the wish of the ratepayers?

3. Review of the new rubbish kerbside collection system:

Review is planned for 2022. Review a PAYT system with consultation with the ratepayers.

4. Papamoa East Interchange

Every plan pushes this further into the future and increases the share being paid by TCC ratepayers. Why?

# PRRA Long Term Plan 2021-2031 Submission

## 5. Roads in Papamoa

Need to be upgraded to meet the demands of the increasing traffic flows. All money going to new areas, time to spend in the existing areas.

## 6. Tauranga City Council Staff Renumeration and Staff Competency:

Any wage increases to match government offer to employees.

The Council should be reviewed by an independent body to ensure that the structure is 'fit for purpose', efficient, and staffing levels are consistent with needs. This is required here **before** TCC increases the staff budget from \$66m to \$80m.

Eg Procurement debacle on Harrington St carpark fiasco. No accountability.

# Tauranga Ratepayers Alliance

Up and running.

Next meeting 22 June 2021. Details on web site and face book page.

Rates march protest being planned.

# Planting in Palm Beach Reserve Update

TCC staff are not playing fair here and are being very underhanded in trying to get what they want. Full details at [www.palmbeachreserve.com](http://www.palmbeachreserve.com)



**Friends of Palm Beach Reserve**

To all residents who live near, use, walk and bike the

## **PALM BEACH RESERVE**

and  
**HARRISONS CUT**

**STOP** the **COUNCIL** from planting tussock and flax plants

**REINSTATE** the beautiful areas

**OR** say goodbye to the beautiful views and grassy banks.

**HAVE YOUR SAY**  
visit  
[www.palmbeachreserve.com](http://www.palmbeachreserve.com)



This is what the council wants the reserve to look like.

Dear Property Owner

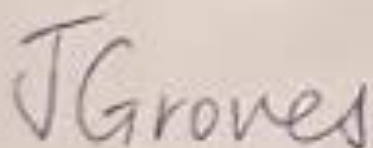
**Te Ara o Wairākei (the pathway of the Wairākei) community feedback survey**

Engagement regarding planting in the Wairākei Reserve continues with residents in the Palm Beach West area, tangata whenua and the wider community. The survey results will help inform a plan for planting in the Palm Beach West reserve area, that meets the requirements of the resource consent and the expectations of the community.

As part of engagement, we are asking all Tauranga residents who live near or visit the Wairākei Reserve to fill in a survey. We would appreciate it if you could take the time to provide us your opinion and thoughts by completing this survey: [www.tauranga.govt.nz/wairakeiplan](http://www.tauranga.govt.nz/wairakeiplan)

If you have any questions, or wish to discuss the project further, please contact me, Jennifer Pearson, on 07 577 7000 or by email [jennifer.pearson@tauranga.govt.nz](mailto:jennifer.pearson@tauranga.govt.nz).

Yours sincerely



Jane Groves  
Stormwater Programme Leader  
Infrastructure



# Tauranga needs a Sustainable Plan for the Long Term Plan 2021-2031

A very good article by Glen Crowther  
and is on the PRRA website.

**Sustainable Bay of Plenty**

All items mentioned have links from the PRRA  
Web site front page.

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

Council's focus on  
growth will double  
the rates take over  
the next five years,  
and council's debt  
will double by early  
2025.

# Bumper Stickers

  **miss a few, and**   
**Recycle** 

**Save our Dunes  
So they save us**

**Reduce the Rates  
at Papamoa**

**PAPAMOA BEACH  
"Living the Dream"**



**Rich Davidson**  
**Commercial Real Estate Broker**





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# Plan Change 27

## Update

# What is Plan Change 27

- A Change to the operative city plan to prevent the future worsening of flood impacts caused by a 1-in-100 year storm.
- It seeks to do this by;
  - Preventing Development of Properties
  - Charging for development of properties
  - Determining design features of development
  - Requiring Expert Certification before Development



# Case 1 – Geotech Report

- Tauranga City Council is requiring a Geotech and stormwater report for developments that meet or exceed the provisions within Plan Change 27.
- These reports are at the additional cost of the applicant, not including Resource consent cost.

# Case 1 - Subdivision

- A resident wants to subdivide their property To provide housing for Tauranga's growing population – Per Plan Change 26 (Intensification)
- TCC wants the resident to subdivide their property to provide Housing for Tauranga's Growing Population – Per plan change 26 (Intensification)

- The resident does – Of Course!
- An Additional Cost of \$4800 +GST to subdivide this property

## Case 1 – Who Pays?

### FEE SUMMARY

|              | Investigation     | TOTAL             |
|--------------|-------------------|-------------------|
| Geotechnical | \$4,800.00        | \$4,800.00        |
| <b>TOTAL</b> | <b>\$4,800.00</b> | <b>\$4,800.00</b> |

## Case 2 – Town Housing

- Tauranga City Council is preventing developments that will result in 70% or more impervious surfaces on properties.

# Case 2 - Intensification

- A RESIDENT WANTS TO SUBDIVIDE THEIR PROPERTY TO PROVIDE HOUSING FOR TAURANGA'S GROWING POPULATION – PER PLAN CHANGE 26 (INTENSIFICATION)
- TCC WANTS THE RESIDENT TO SUBDIVIDE THEIR PROPERTY TO PROVIDE HOUSING FOR TAURANGA'S GROWING POPULATION – PER PLAN CHANGE 26 (INTENSIFICATION)



## Case 2 – So are they impacted?

- There is no identified flood effects within the property boundary. But due to Plan Change 27 – this property cannot be developed

# Case 3 – Property Values

- Tauranga City Council has identified 30,400 properties that, due to their mapping will be impacted by the 1-in-100 year storm.
- These properties have a **Red Mark** on their LIM reports – informing potential buyers that this property is at risk of flooding.

# Case 3 – Buyer Beware

- Before purchasing a house, potential buyers do their due diligence, some employ inspectors to inform them of potential risks in purchasing the property.



Before we go too much further, below is a screen shot of the council flood zones, and

is right in the middle of both flooding up to 300mm (the whole site) and a major water flow path. I see from the photos that the interior floor height looks like it's about 100mm high, which may be an issue under extreme rainfall. This may significantly affect the value in the future, as well as insurances



## Case 3 – Failed sale

- “this may **significantly affect the value in the future**”
- This property sale was going to happen.

# Case 4 - Insurance

- In December Last year, sunlive reported that a Welcome Bay Resident; Elly Maynard had been informed that her insurance would be likely to rise due to Plan Change 27.
  - It has!
- In January this year, The Insurance Council of New Zealand national manager informed me that “it would be unreasonable to expect insurances not to rise”

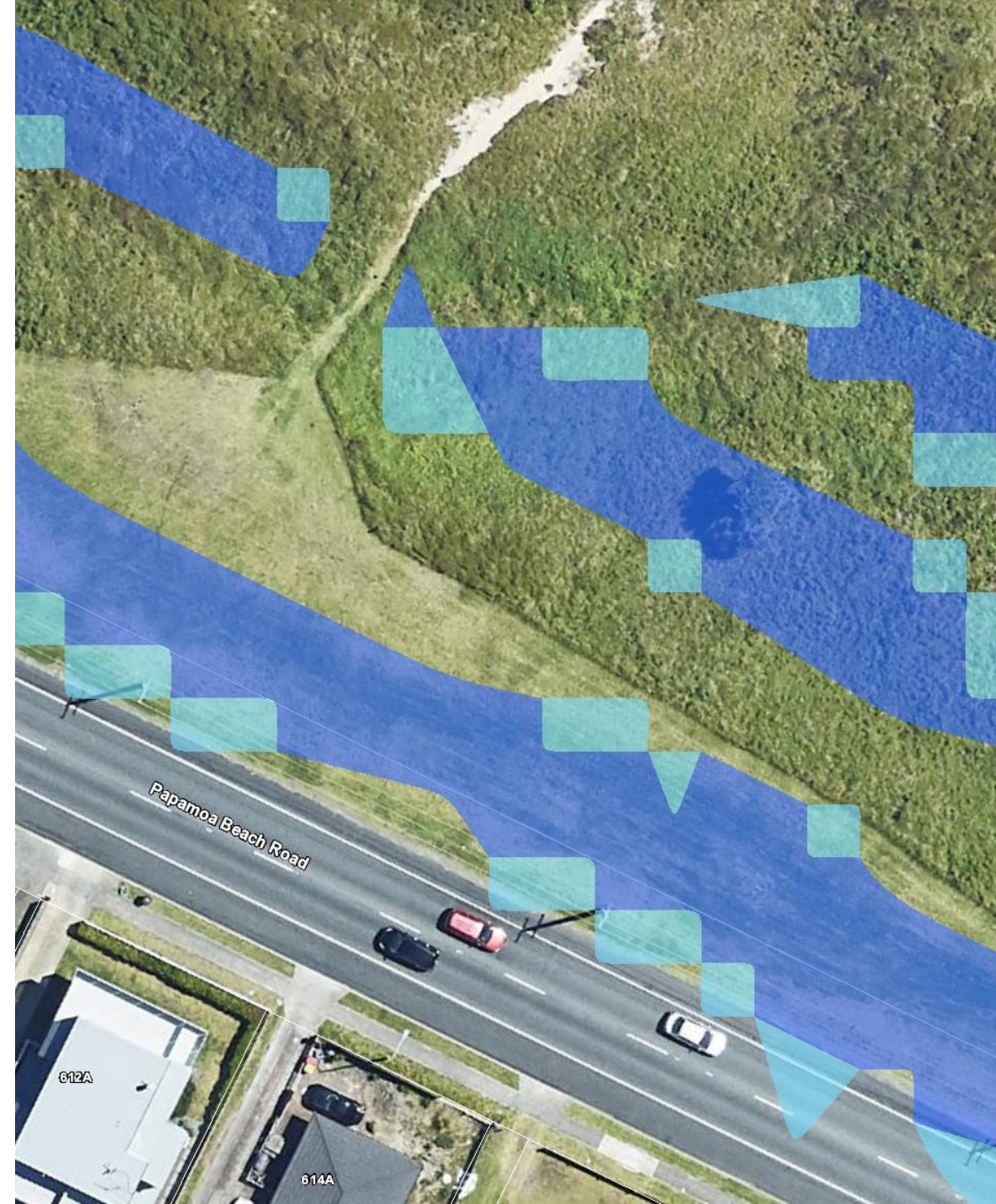
So what's wrong with the plan change?

1 – The Mapping has not been pair reviewed



So what's wrong with the plan change?

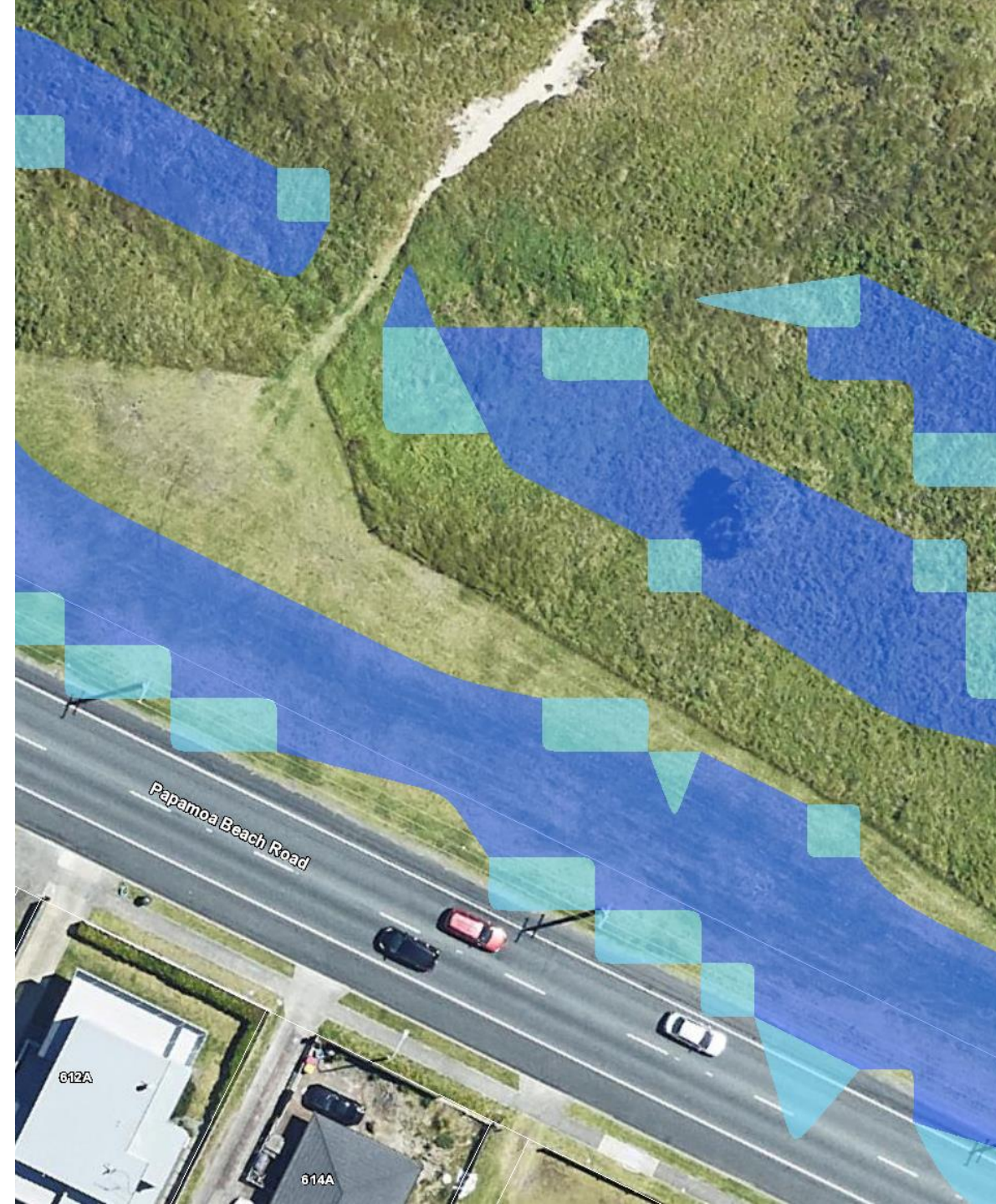
2 – The Mapping Contains Inaccuracies



So what's wrong with the plan change?

## 2.1 – Geometric Shapes

Have you seen rain Puddle like this?



So what's wrong with the plan change?

2.2 – Buildings are turned off in the mapping predictions

Water cannot flow through buildings!?



So what's wrong with the plan change?

2.3 – The Mapping is severally outdated

MAPPING DATA FROM AS EARLY AS 2013 HAS BEEN USED.



TCC's proposed objectives, on the basis that earlier decisions have regarded infrastructure-based solutions as cost-prohibitive. The section 32 analysis does not consider the potential infrastructure upgrades may play in the mitigation of flood hazards.

22. Instead, TCC has decided to impose restrictions on private property (through the proposed provisions) which would make that property part of the public stormwater system. This includes the requirement on subdivision (of land over 1 ha in size) for land within a major overland flowpath to be vested in TCC, without any consideration of the economic costs of such an approach (including fragmentation effects and inefficiencies that arise from it).

23. Plan Change 27 also ignores the role of private developers in providing stormwater solutions for greenfield developments, either through or in combination with development contributions levied under TCC's existing policies. Instead, the burden is placed on existing property owners (often downstream of those greenfield developments) in circumstances where any risk to those properties may have already been addressed by solutions achieved further upstream.

#### Inconsistency with purpose of sustainable management under s 5 of the RMA and Part 2

24. Plan Change 27 purports to take an "enabling" approach to development and re-development within floodplains, overland flowpaths and flood prone areas. However, when the objective and policies of Plan Change 27 are viewed as a whole, along with the provisions they seek to support, it is clear that Plan Change 27 instead seeks to restrict development substantially within these areas. This outcome is not consistent with the purpose of sustainable management as set out in s 5 of the RMA.

13. There is also uncertain or insufficient information to warrant a change to the existing City Plan provisions. Plan Change 27 contains significant inaccuracies and errors, including incorrect modelling and mapping of flood-prone and overland flowpath areas. For example, overland flow paths are shown throughout the City as being located through buildings, which is not possible as a matter of fact. Flood-prone areas are shown on land which is clearly not flood-prone as it is higher than adjoining land according to contour data. The low level resolution in the modelling shows floodwaters in squares, which ignore topography and the fundamentals sitting behind rainfall.

14. Databases available to TCC to improve its base knowledge (and, therefore, mapping) of risk have not been used in the flood modelling that supports Plan Change 27. Outdated survey and LIDAR data has been used as a basis for the modelling. The modelling also does not appear to have taken into account critical factors such as existing site improvements, consented stormwater improvements, and more recent subdivisions.

15. No peer review has been provided to support the flood modelling analysis undertaken by TCC's consultants. Sensitivity analyses performed on the modelling are insufficient to provide a proper evidential base on which to make good planning decisions.

#### Lack of proper cost-benefit analysis

16. The cost-benefit analysis provided by TCC in support of Plan Change 27 is inadequate. Plan Change 27 imposes significant costs on the community which have not been properly considered, assessed, and quantified. For example, the economic assessment prepared in support of Plan Change 27 focuses only on the average costs of construction to comply

and the protection of property and lifetime opportunities. Instead of managing that risk, Plan Change 27 is focused on avoiding any such risk altogether (no matter how remote or insignificant). For example, the matters of discretion that apply to earthworks in excess of the proposed thresholds (discussed further below) include "to the extent to which the proposal avoids any increase in flood risk on neighbouring properties or properties further upstream or downstream", without requiring quantification of the increase or the underlying risk (which may be very low). Other policies refer to "maintaining" water carrying capacity and "restricting" activities in floodplains, overland flowpaths and flood prone areas, rather than managing those risks as required by the RPS.

7. Plan Change 27 is also inconsistent with the National Policy Statement on Urban Development ("NPSUD"). While Objective 6 of the NPSUD seeks that urban environments are resilient to the current and future effects of climate change (supported by Policies 1 and 6), Objective 6 also requires that decisions on urban development that affect urban environments are integrated with infrastructure planning and funding decisions; strategic over the medium and long-term; and responsive. Plan Change 27 is being promoted alongside Plan Change 26, which seeks to provide substantial infill and intensification of Taunanga's existing urban land to provide greater capacity for housing. As is discussed further below, the material supporting Plan Change 27 views the issue of flooding risk from intense rainfall in isolation and without regard to planned and/or funded infrastructure upgrades. The outcome would be planning decisions that are neither integrated, strategic, nor responsive and would instead make more difficult the task of providing additional housing supply (and affordability) for the City, along with urban development that is not efficient nor resilient to the effects of climate change. Ultimately, Plan Change 27 will make the sort of infill, intensification, and expansion of existing housing stock, as well as replacement or new housing stock promoted by Plan Change 26 and the City Plan more difficult and costly to achieve.

#### Inconsistency with section 32 of the RMA - not the most appropriate way to achieve objectives

8. Plan Change 27 does not represent the most appropriate means of achieving the objectives in the City Plan or the purpose of the RMA. The provisions in Plan Change 27 are also not the most appropriate means of achieving its stated objectives and the

# So what's wrong with the plan change?

3 – Lots more, come grab my submission from me...

# But what next?

- TCC is asking for further submissions, If you submitted originally, you can add to your substantive submission.
- Contact [city.plan@tauranga.govt.nz](mailto:city.plan@tauranga.govt.nz) to request a review of your property being included in the proposed plan change.
  - It is important that this is done with haste to ensure the information can be used in your supplementary submission - **submissions close in 22 days.**
- Upon assessment of your property and subsequent information from TCC, ask TCC;
  - What does this mean for my property?
  - Can I develop my property?
  - What are the associated costs to my property with the plan change?
- Use this information to submit further to the plan change - noting it is not new information, but a personal clarification on how the plan change will impact you, per the substantive submission.

# Contact Me

02041742908 or;

[keeganmillar@gmail.com](mailto:keeganmillar@gmail.com)

**Next Meeting Monday  
July 12<sup>th</sup> 2021**

**Raffle Draw**