

Council Hearing

PUBLIC BUSINESS AGENDA

A Council Hearing
will be held in the Council Chamber,
Torphin Crescent, Tokoroa
on Thursday, 1 December 2022
Commencing at 9.30am

OUR VISION

“Healthy people thriving in a safe, vibrant and sustainable community.”

Attendees

Members	Mayor (Chairperson)	G Petley
	Councillors	H Daine M Farrell R Garner T Lee W Machen H Nelis K Purdy M Te Kanawa J Teokotai S Wallace
Staff	Chief Executive	S Law
	Interim Executive Manager (IEM) Corporate	M Booth
	Interim Executive Manager (IEM) Transformation	D Lascelles
	Interim Executive Manager (IEM) Operations	J Hassall
	Group Manager Assets	T Anderson
	Group Manager Regulatory	S Robinson
	Head of Communications	K Fabrie
	Acting Chief Finance Officer	W Cortesi
	Executive Assistant to the Mayor (Minutes)	S Curreen

Agenda Confirmed by:

S Law

Chief Executive

Blessing

The Mayor will lead the Council in a Blessing.

*RECOMMENDATIONS contained in reports are NOT to be construed as COUNCIL DECISIONS.
Refer to Council minutes for RESOLUTIONS.*

Order of Business

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1. Apologies

2. Confirmation of Agenda

3. Conflicts of Interest

4. Reports

4.1 2021-2031 Long Term Plan Amendment - Submissions and Hearings

Document Information

Report To:	Council
Meeting Date:	Thursday, 1 December 2022
Author:	Colleen Litchfield
Author Title:	Strategy Advisor and Corporate Writer
Executive Manager:	Debbie Lascelles
Report Date:	Friday, 18 November 2022

Purpose

1. For Council to hear speakers and consider submissions on the proposed 2021-2031 Long Term Plan Amendment.

Recommendation

2. That Council:
 - a) Receives the Report -Docset - 608750, 2021-2031 Long Term Plan Amendment – Submissions and Hearings.
 - b) Receives the submissions for the 2021-2031 Long Term Plan Amendment.
 - c) Hears the three submitters at the 2021-2031 Long Term Plan Amendment hearing.

Executive Summary

3. At the 28 July 2022 Council meeting, staff were directed to start work on an amendment to the current 2021-31 Long Term Plan (LTP) to include additional waters infrastructure projects.

22/159 Resolved - That Council:

- a) *receives Report No 2022-590161, 3 Waters Proposed New Capital Projects.*
 - b) *receive the list of priority infrastructure projects, due to changing circumstances, and which support Councils growth aspirations, loosely adding up to \$42 million, noting that the projects detailed in this report are not included in Councils LTP 2021-31.*
 - c) *endorses, dependent upon financial modelling and the outcomes of consultation, staff proceeding with the completion of the listed infrastructure project.*
 - d) *grants delegated authority to the Chief Executive to enter required contracts, to meet the required timelines detailed in this report.*
 - e) *approves staff to enter the process to produce a Long-Term Plan (LTP) 2021-31 Amendment to Council's current LTP 2021-31, which will include the approved projects from this report*
4. At the 7 September 2022 Council meeting, Council delegated authority to the Chief Executive to approve the Consultation document and supporting documents for public consultation if required during the interregnum period.

22/194 Resolved – That Council:

- a) *receives Report 2022-598789, Long Term Plan Amendment Update.*
 - b) *delegates the Chief Executive to approve the Consultation Document and supporting documents for public consultation if required during the interregnum period.*
5. Deloitte was engaged by the Auditor-General to assess the quality of the supporting information informing the Consultation document and draft 2021-2031 Long Term Plan amendment document. The Auditor-Generals office provided a qualified opinion for inclusion in the Consultation Document on 11 October 2022.
 6. On 14 October 2022 - Acting on delegated authority from the 7 September Council meeting, the CE approved the immediate release of the Consultation Document for public consultation.
 7. The auditors will review the summary of the submissions as the final phase of the external audit by Deloitte and the Auditor General's Office on the 2021-31 Long Term Plan amendment.
 8. The intention is for a report requiring a decision will be submitted to Council once the audit opinion is issued.
 9. The report and attachments set out the submissions received from the community consultation.

Context

Community engagement:

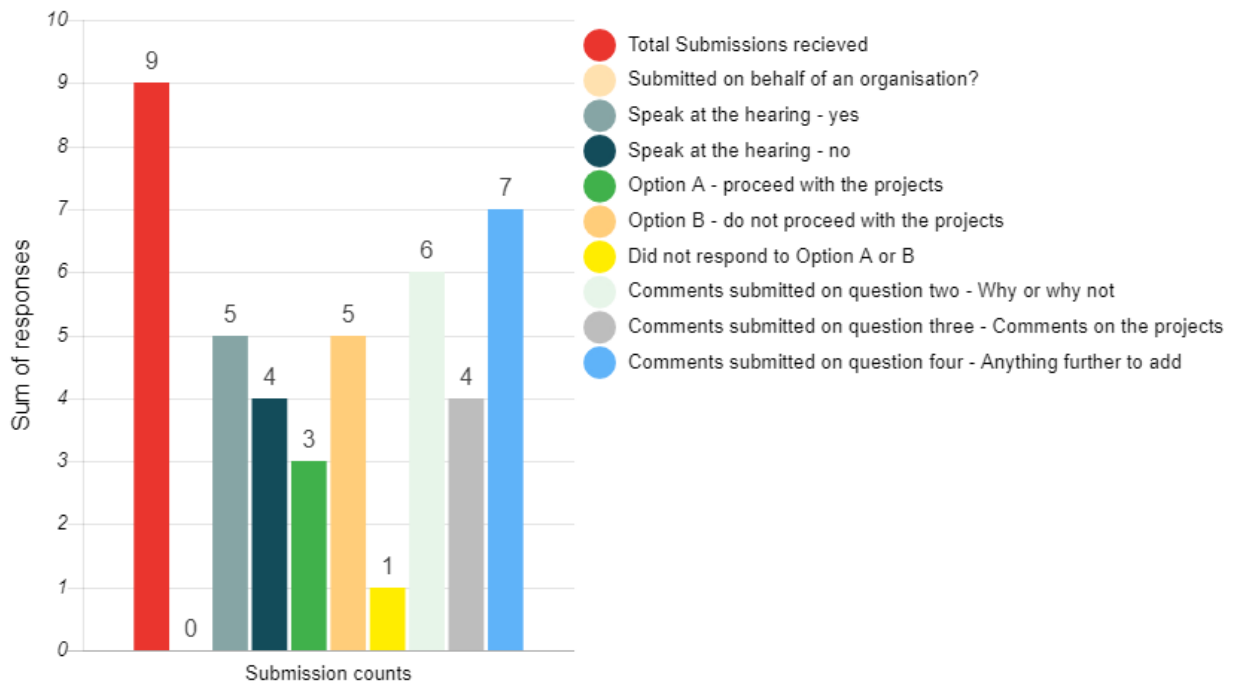
10. Consultation was required to proceed under: *the Local Government Act 2022 (LGA)- Section 83 - Special Consultative Procedure* as the matters were considered significant changes to the 2021-31 Long Term Plan. The period for public submissions to be received on the draft 2021-31 Long Term Plan amendment opened on 19 October 2022 and closed at 5pm on 18 November 2022, running for four weeks.
11. A media promotion campaign, including social media posts, print and website activities ran for the four week consultation period. Council conducted two public drop-in sessions at Tokoroa and Putaruru, presenting a project overview to respond to community feedback and questions.
12. An online platform was available for submissions, Facebook for private messages, and hardcopies could be mailed or delivered to Council offices, Libraries or the Dog in Tirau. Submissions could also be emailed to our info email address.
13. Social posts shared to primary community Facebook pages resulted in questions and comments.
14. The below questions were asked:
 - **Question one** – *Councils preference is to proceed with Option A (the infrastructure projects), what is your preference.*
Option A – proceed with the projects.
Option B – don't proceed with the projects.
 - **Question two** - *Explain (your preference).*
 - **Question three** – *Looking at the list of projects do you have any comments to add: Please include the project number from the consultation document.*
 - **Question four** – *Anything further that you would like Council to consider.*

Discussion

15. Summary of submissions and public meetings.

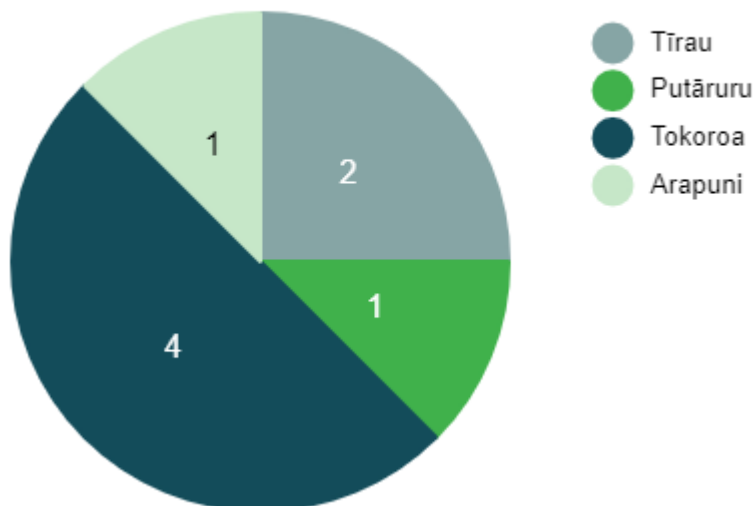
Submissions in full have been compiled and are included as Attachment A to this report. Please note the 0 reflects no submissions received on behalf of organisations.

Submission responses



Please note one submitter did not identify their town location.

Where are the submitters from?



16. A total of Nine submissions were received during the consultation process with a mix of submitters being local community members from Tirau, Tokoroa, and Arapuni. Submissions received up until 5pm on the final day of the consultation period have been treated as received in time.
17. At the time of writing there were five submitters who wished to be heard. In addition to inviting submissions from the public, the LGA requires Council to give submitters a reasonable opportunity to present their views in a manner and format that is appropriate to their preferences and needs. As a result, hearings have been scheduled for submitters who have indicated that they wish to be heard. This allows them to present their submission verbally to Council and answer questions from elected members.
18. A schedule of submitters who wish to be heard is provided as part of this report.
19. Submissions were received regarding matters such as housing requirements, rising inflation costs, rate increases, community wellbeing and pride, prioritisation of projects, the three waters reform and residential section sizes.
20. The public drop in session held in Tokoroa 25 October 2022 attracted eight attendees and the Putaruru session on 27 October 2022, attracted 19 attendees. Questions asked during the sessions covered topics such as clarity on the three waters reforms and position, ratepayer costs, engagement of professional project management staff, growth areas in each town, asset value, debt funding and future inflation.
21. **Question two – why or why not?**

Comments submitted included worldwide recession, high inflation and mortgage rates, rates increases and the effect of the financial wellbeing of communities.

The future direction of the Three Waters Reform and transition to the Three Waters entity was questioned by one submitter.

One submission asked about the shovel readiness of projects due to landowner and resource consent issues.

An addition of an Option C choice with the ability to rank projects was suggested.

One submission commented that the proposal was skewed towards option A without adequate consideration of the implications for the broader community including the transition to the three waters entity.

One submission spoke of the cost of living crisis and how that will continue for some time with interest rate rises. It noted that it is easy to get into debt but hard to get out.

One submitter asked if the loss in asset base and service mean a reduction in council rates for homeowners to pay for the new Three Waters rates.

Comments submitted for proceeding included focusing on laying down infrastructure now that will provide immediate and future benefits for industrial, commercial and residential growth in our district.

Three submitters did not comment on Question two.

22. **Question three - comments on the projects:**

Comments submitted included allowing the community to ride out the current inflation and high interest rate period without increasing the rate burden and prioritising the projects to accommodate economic change.

Multi years projects with detailed plans to do high priority projects first was commented on.

Increasing rates to accommodate water infrastructure and the fairness of the increase was commented on.

One submitter wrote that the Ten Year Plan on page 10 is our best option.

One submitter questioned the shovel readiness of projects and the estimated costs of projects with inflation increasing.

Another submitter asked about the upgrading of the sewerage treatment works at Tirau to provide for future growth.

Five submitters did not provide any comments on Question three.

23. Question four – anything further to add:

Comments submitted included being mindful of the people in communities experiencing inflationary effects and financial strain. Housing, section size for infill housing, and some comparisons with other territorial authority areas lot sizes and coverage was also referenced.

A submission was received proposing that the South Waikato District Council adopt an innovative stance in removing the minimum size for residential sections and adopt a 40% coverage rule.

Another submission received asked about reducing the minimum size required to subdivide a residential section from 900m² to 700m² to allow for infill housing.

One submission received commented that the consultation document could give a more balanced view on the two options.

One submission wrote about waiting a year or two for the cost of living to go down before starting the projects.

A submission proposing that development levies be waived for five years, creating a point of difference from other Councils and the size of infill housing sections was received.

One submitter opined that redevelopment and intensification of existing urban areas is a good thing creating access for walking to shops, parks, schools and other amenities, along with creating employment for those involved in the building industry.

Building up, not out, on to our productive farmland was noted by one submission.

Two submitters did not provide any comments on Question four and one submitter responded no to anything further to add.

24. Staff responses:

Staff responses have been included in the submission package Attachment A.

Risks

25. These projects are over and above what is planned in Councils current LTP 2021-31. This may result in increased fiscal and delivery risk.
26. There could be added pressure on Business as Usual activities.
27. Additional staffing resource in the project management field to effectively manage these significantly large projects could be required.
28. Labour shortages in the current market could affect procurement of design and engineering, consultants.
29. Increase of levels of rates and debt in the short to medium term carry financial risk.
30. Sustained cost escalation driven by global trends in supply could impact affordability in the medium term

Attachments

Attachment A - Submission Pack ECM 609547

Attachment B – Speaker Schedule ECM 609548

Attachment C – ECM 610057 - Submission Attachment for Peter Starnes LTP Amendment 2022 Hearings

South Waikato District Council submissions recieved building BIG empowering GROWTH - LTP Amendment 2022

No 1 - Submitter Name Ann-Jorun Hunter

Would like to speak at the hearing - No

Q1 What is your preference?

Option B - don't proceed with the projects

Q2 Explain Why or why not?

No comment entered

Q3 Comments on the projects?

No comment entered

Q4 Anything further to add?

No comment entered

Q5 Staff Response

Thank you for your submission and noted

No 2 - Submitter Name John Gribble

Would like to speak at the hearing - No

Q1 What is your preference?

Option B - don't proceed with the projects

Q2 Explain Why or why not.

Since the whole world is in recession (due to world Governments interference in the affairs of its people).
Stop changing the rules.

Q3 Comments on the projects.

The ten year plane on page 10 is our best option.

Q4 Anything further to add?

No

Q5 Staff Response

Thank you for your submission and noted

No 3 - Submitter Name Wayne Dickson

Would like to speak at the hearing – Yes

Q1 What is your preference?

Not selected

Q2 Explain Why or why not?

No comment entered

Q3 Comments on the projects?

No comment entered

Q4 Anything further to add?

Infill Housing & Subdivision of existing residential sections.

Mayor Gary Petley, Councillors Machen, Lee, Daine, Garner, Te Kanawa, Teokotai, Wallace, Nelis, Farrell, Purdy; thank you all for allowing me to raise this submission.

Congratulations on the election results, I foresee that you all have the district's best interests at the forefront.

This submission was originally raised last year at a Council meeting and I ask that this once again be considered by the new council.

Council vision: Healthy people thriving in a safe, vibrant and sustainable community – it is spot on and I want to add value where I have the ability to do so. Housing has become a critical national issue. Some issues adding to it is the increasing cost of construction, consent fees and infrastructure costs. Increased costs get passed onto the user – minimising costs helps the end user – either a tenant or owner/occupier.

Locating residential urban development in proximity to other development of like character and effect reduces the size of development impact and enables other areas to retain a natural character. It also helps prevent sporadic subdivision and ribbon development, which can have adverse effects on natural, cultural (including Tangata Whenua) and amenity values and on the efficient and orderly provision of infrastructure and services.

Some years back, 650m² or bigger in Tokoroa was able to be subdivided and/or allow a second dwelling without resource consent as a permitted activity. I conducted one such subdivision of a section slightly larger than 650m². Since then, the rule was changed to 900m². Less than 900m² now requires resource consent, sometimes relies on neighbours' approval – which can be difficult BUT owners could put caravans or cabins on site without consent. Resource consent costs, processing and other delays create unnecessary issues.

There are many sections in Tokoroa between 650m² and 900m², which have a 110m² house and 30m² garage. This leaves a significant amount of land. It is clear that families have changed, family units are smaller and they no longer use a big section. More and more people prefer an efficient section rather than a large section. In response to the demand in the market for more affordable housing (renters and owners), smaller lots and square meterage is the trend we're following globally and already nationally in the main city centres.

When I think of development, infill housing, I aim for: Allowing the dwelling and open space to maximise the site conditions; making it appropriate for the location; to ensure it contributes to the sense of safety & comfort; visual & acoustic privacy is provided for by carefully siting dwellings and the outdoor spaces; maintaining reasonable privacy & daylight; having the new housing being what people want; encouraging good quality and cost effective design.

As a comparison, I have researched some other council plans in regard to what they allow. Taupo DC has a 30% coverage rule. This would be much easier for council to administer. For an 800m² section, this would allow 240m² of total building footprint, which could easily be an existing house plus a 2-3 bedroom second dwelling, which can be perfect for pensioners or smaller families.

Levin, with a similar population, having SHW1, and being a reasonable drive to other main centres, their minimum lot size is 225m² for new and 250m² for infill housing.

Whanganui has a 400m² lot size with 40% coverage.

Palmerston North has 350m² lot size with 40% coverage.

These smaller family units also do not place as much demand on services and infrastructure yet they will assist with rates revenue.

Infill housing is much more affordable for infrastructure, which is better for all parties.

I propose that South Waikato District Council adopt an innovative stance in removing the minimum size for residential sections and adopt a 40% coverage rule. This would still allow that the building dept would be able to ensure any buildings were appropriate and fit for purpose. The 40% rule is much easier to administer than our 900m2 rule.

I also propose that development levies be waived, for 5 years, to encourage a period of affordable growth. This will generate significant employment and allow further population growth. It will also allow people to live in good quality housing.

This could be our “point of difference” because the best businesses have them.

We need to stand out with a point of difference from other councils. If it was marketed, that council had waived levies for 5 years, that has to be a bonus for those looking at projects in the South Waikato, who compare against other nearby areas.

I am a joint owner in a property management business and also own a number of rental properties in Tokoroa. Only some of my properties would be suitable for infill housing and they all sit under 900m2, however I know many investors who would be willing to contribute with infill housing.

We have noticed significant demand for housing in the last 8-10 years and we cannot keep up with demand. For families to grow up in MSD paid motels is terrible and between us we have the ability to house hundreds of families, lessening the critical housing issue and at the same time, growing our district.

Redevelopment and intensification of existing urban areas is a good thing, particularly where they are within walking distances to shops, parks, schools, medical centres and other amenities. It will create employment for anyone involved in the building/supply industry as well as modern homes, warm-dry homes for tenants and homeowners.

Once again, thank you for your time.

Q5 Staff Response

The work that this submitter refers to comes under the District Plan review programme, which is underway. The infrastructure in the LTP amendment allows us to rezone the District Plan for areas of new growth and to intensify existing areas. Without the projects identified in the amendment going through, both intensification and re-zoning in the District Plan will be unable to occur.

No 4 - Submitter Name Diane Baker

Would like to speak at the hearing – No

Q1 What is your preference?

Option B - don't proceed with the projects.

Q2 Explain Why or why not?

Inflation and mortgage interest rates are incredibly high. Families are struggling and it is not in our community a best interest to add more to our increasing financial strain. I implore the council on behalf of not only my own, but others in our amazing community to not add any further increases to our already stressful lives.

I am concerned that homeownership with young families may stop as rates increases adding to financial pressure may push some into having to sell and the mental health implications that will follow the increased burden. I cried reading the LTP for our family and others.

It is upsetting and I told Kerry. Kerry Purdy is welcome to speak on my behalf on this and I thank her with my whole heart for her understanding and care.

Q3 Comments on the projects?

Please do not begin any new projects. Allow our communities to ride out this inflation and high interest rate period without adding to our financial burden. I understand growth is needed but not at the cost of our community's mental health.

As for the water infrastructure. Increasing our rates to accommodate that is not fair. If three waters take over, I do not see council reducing our rates because that is no longer under our council.

It looks like a money grab and I would rather council wait until they have an answer if three waters is going ahead.

If it is going ahead, council should absolutely not touch it. No point hurting our locals for a ridiculous sector that never should have been made.

Q4 Anything further to add?

Please be mindful of the people in your communities. Wealthy or not, everyone is being affected by inflation and the mortgage rates.

I understand that some of these things will eventually need to be done, but I do feel that a year or two waiting for cost of living to go down is not something that will jeopardize the community. But moving ahead and adding more financial strain to already struggling people and families absolutely will.

I'm sure the other towns are like we are here in Tirau, we have an amazing community and we try to look out for one another. We care about each other and we support each other where we can. We pay the highest urban rate in South Waikato, yet our town is small, and furthest away from resources like dog control, hospital, college, and a fully equipped supermarket.

Our cost of living has always been higher than the likes of Putāruru and Tokoroa, yet we pay the highest with very little return. Our primary school had to convert its library into a classroom because despite our growth, it seems we are forgotten.

That is fine because it would likely cost a fair bit to build a new classroom or two for the Tirau primary school and at this point in time, it is unwise to add to rates in the countries current financial situation.

But please remember when everything has calmed down and people are paying acceptable prices for everything including their mortgage rates, you may want to remember Tirau primary and the fact that even with our rates being highest, we are still here, with the highest cost of living because we have far less amenities that Putaruru and Tokoroa boast.

5 Staff Response

Projects will commence one year before transition to a new Waters entity, so the impact on rates is short term. Costs of infrastructure and inflation are increasing regularly, so the earlier these projects are completed, the less impact there is on the community.

No 5 - Submitter Name John Thompson

Would like to speak at the hearing – Yes

Q1 What is your preference?

Option B - don't proceed with the projects

Q2 Explain Why or why not?

On Page 18 the Auditors reports states - the consultation document does not provide an effective basis for the public participation in the Council's decisions about the proposed amendment to its 2021-31 long term plan.

The whole proposal is geared and focused on presenting only in the best light for Option A - negatives are brushed over or ignored. Debt incurred for these projects will be taken by the 3Waters, nothing is mentioned that 3Waters will reduce the council revenue, reducing the asset base that will increase the cost of lending in the future as our ratio of assets to revenue goes

down. With this loss of asset will come the loss of council staff and possible loss of contracting jobs as the 3Waters use larger contractors to drive into the area to complete the work.

Will this loss in asset base and services mean a reduction in council rates for the homeowners to pay for the new 3Waters rates? I expect the "rates" that 3Waters will levy will be far in above the portion we pay the council now, because of the extra levels in bureaucracy and us funding higher rated projects in other cities. So as a homeowner my total rates bill will go up. Why is the council not fighting this on behalf of their rate payers?

Susan Law said that the 3Waters was a done deal and there was nothing she was going to do to fight it. The council told the rate payers before the elections they were against the 3Waters – why is the council giving up and not honouring their former commitment like other councils around the country.

The projects are also defined as shovel ready, page 6, - which is clearly not the case, because then on page 6 it explains delays will be due to landowner and resource consent issues. At the Tokoroa meeting the engineer explained the difficulty of pricing projects that have not yet had detailed designs completed. How can these projects then be shovel ready!

Also, we found out at the Tokoroa Consultation meeting that the council has already voted on Option A - so this consultation process is only a tick in the box exercise, it is not meant to be meaningful.

Option B is proposed as the option for people that are against progress - there is no Option C to look at ranking the projects and starting with the ones with the highest return as we can afford them.

The council is under the impression that 3Waters will honour any contracts they put in place, forcing them to complete our projects. If the way the 3Waters has been forced upon people who don't want it, is anything to go by, then they will just ignore these projects if they do not suit their political needs.

With on Option C, the only honest option for progress is Option B

Q3 Comments on the projects?

The projects should be prioritised on the basis of the best return on investment for the community.

Projects that span multiple years should be created as multiple projects that have realistic possibilities for being completed.

As the economic climate and opportunities change these "sub" projects can be deferred for other projects with better returns or fast tracked.

In light of that these projects are not shovel ready, detailed plans should be drawn up for the highest priority projects first. Then with realistic project details, contractors to estimate the true project costs. Having a contractor estimate project costs on non-detailed projects and then being held accountable for those costs in 1, 2 or 3 years' time is unrealistic.

Contractors would need to inflate the cost of the projects to cover their risk in these uncertain times. The council does not seem to understand that since this Amendment Plan was created, inflation has taken off and the world is working towards a recession. This is not the time for the council to be agreeing to spend lots of money on debt funded projects.

Q4 Anything further to add?

This document is misleading and does not give a balance view on the 2 Options.

If it were a consultation document, there should be room for discussions for improvements of the proposals and the exploration of better options. Rather than being told by Susan Law at the Tokoroa meeting that these are the only options, and the council has already chosen Option A. That is not consultation!

Q5 Staff Response

The projects are spanning multiple years, as the submitter suggests. Water reticulation and wastewater are not scheduled until 2025/26 and 2026/27, which is within the WSE's first three years of operation. If we do not add this to our LTP now, it may not be prioritised to the same extent within the new entity.

We cannot re-zone areas of our District Plan if these infrastructure projects do not proceed. Storm water projects do not begin until mid-2023 and are timed across two years, so there is ample time for consenting and design work to be done.

Prioritisation of projects outside of this amendment will be impossible, as 10 year planning for Waters infrastructure will no longer be the responsibility of Council.

No 6 - Submitter Name Peter Starnes

Would like to speak at the hearing – Yes

Q1 What is your preference?

Option A - proceed with the infrastructure projects

Q2 Explain Why or why not?

It is imperative that we lay down infrastructure now that will provide immediate & future benefit for industrial, commercial & residential growth in our district.

Q3 Comments on the projects.

No comment entered.

Q4 Anything further to add?

The gist of my submission is to reduce the minimum size required to subdivide a residential section from 900m² to 700m² to allow for infill housing.

Q5 Staff Response

The review of the District Plan is currently underway and the delivery of these projects is integral to this process.

Please Note Attachment C – ECM 610057 - Submission Attachment for Peter Starnes LTP Amendment 2022 Hearings

No 7 - Submitter Name Kim Egerton

Would like to speak at the hearing – Yes

Q1 What is your preference?

Option A - proceed with the infrastructure projects

Q2 Explain Why or why not?

The documents are very wordy with few plans. Those that are there are old 2008, there needs to be more up to date plans, to save on verbiage. The models need to be carried forward and progressed, proven to be accurate, rejigged and plans formulated. As someone who worked for a number of years in this field i know what is involved.

Q3 Comments on the projects?

the works proposed for Tirau do not appear to include upgrading of the sewerage treatment works, that will be required for future growth.

Q4 Anything further to add?

If you have models of the systems, why has that not carried onto the MapInfo data.

The MapInfo data has not appeared to change from the basic 2 d minimum information. The levels and grades of the pipework has still not been entered.

Are you still trying to work on substandard systems. you need to upgrade to Proper Civils 3d, Acad machines (approx. \$4000 dollars each) and staff able to drive them. Then the models are easily manipulated and used.

5 Staff Response

Feedback on supplied information noted. Modelling was undertaken by external consultants using data supplied by SWDC, supplemented by additional information obtained as required to calibrate the models.

No 8 - Submitter Name Sven Christensen

Would like to speak at the hearing – No

Q1 What is your preference?

Option B - don't proceed with the projects

Q2 Explain Why or why not?

i think with the NZ population falling in recent years it would be a better idea, to take things slowly and do a little each year out of the money we already have i.e.; rates i also think with the cost of living crisis that is and will continue for some time yet it would be helping the people of the SW by not going into a lot of debt at this time, as who knows where interest rates are going to end up??i.e.; easy to get into debt hard to get out

Q3 Comments on the projects?

No comment entered.

Q4 Anything further to add?

Also think it's time to start building up not out on to our productive farmland.

5 Staff Response

Thank you for your submission. Our population is forecast to continue rising in the South Waikato District for the next 10 to 30 years. Council is required to plan for this forecast growth in our district.

The projects will be funded by Council. The cost of projects to service growth will be recovered from new developments as they occur. The basis of new developments will be determined by the market in response to demand and planning requirements.

No 9 - Submitter Name Alan Blair

Would like to speak at the hearing – Yes

Q1 What is your preference?

Option A - proceed with the infrastructure projects

Q2 Explain Why or why not?

No comment received.

Q3 Comments on the projects?

No comment received.

Q4 Anything further to add?

No comment received.

5 Staff Response

Thank you for your submission

Attachment B

Hearings and Deliberations speaker schedule - 1 December 2022	
Speaker Name	Speaker Time
Wayne Dickson - confirmed	9.45am
John Thompson - Confirmed	10.00am
Peter Starnes – Unable to attend, Declined.	10.15am
Kim Egerton – Waiting on response	10.30 am
Alan Blair - confirmed	10.45 am

Attachment C

The two pics are of a property I own at 20 Baberton St, Tokoroa. I relocated a nine year old house to the empty part of the section in 2019. For ease of identity I call this 22 Baberton St.

Legal description Lot 232DPS1567

This section is 819m² which is typical for this part of Tokoroa.

For all intents & purposes they are two different properties.

Each house has its own driveway, sewage, water, stormwater & power connection.

By allowing for a decrease in the minimum size for subdividing sections, there would be many more tidy homes on smaller lots.

Thanking you,

Peter Starnes.





Council Outcomes
Growth - Activities and strategies that facilitate sustainable economic growth and lift community pride.
Resilience - A resilient district with good infrastructure, services, a sound financial position, rates affordability and a healthy environment that has the ability to anticipate, resist, respond to and recover from significant change or events.
Relationships - Strong relationships with Iwi and Māori, Pacific Peoples and community and business groups that can achieve growth and a resilient community.