



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

**Long-Term Plan
2024-2034
Hearings**

Wednesday, 22 May 2024

Tabled information

Fees & Charges; Revenue & Financing Policy; Parking Bylaw & Controls Review; Development Contributions Policy;
Rates Remission & Postponement Policies; Long-Term Plan 2024-34

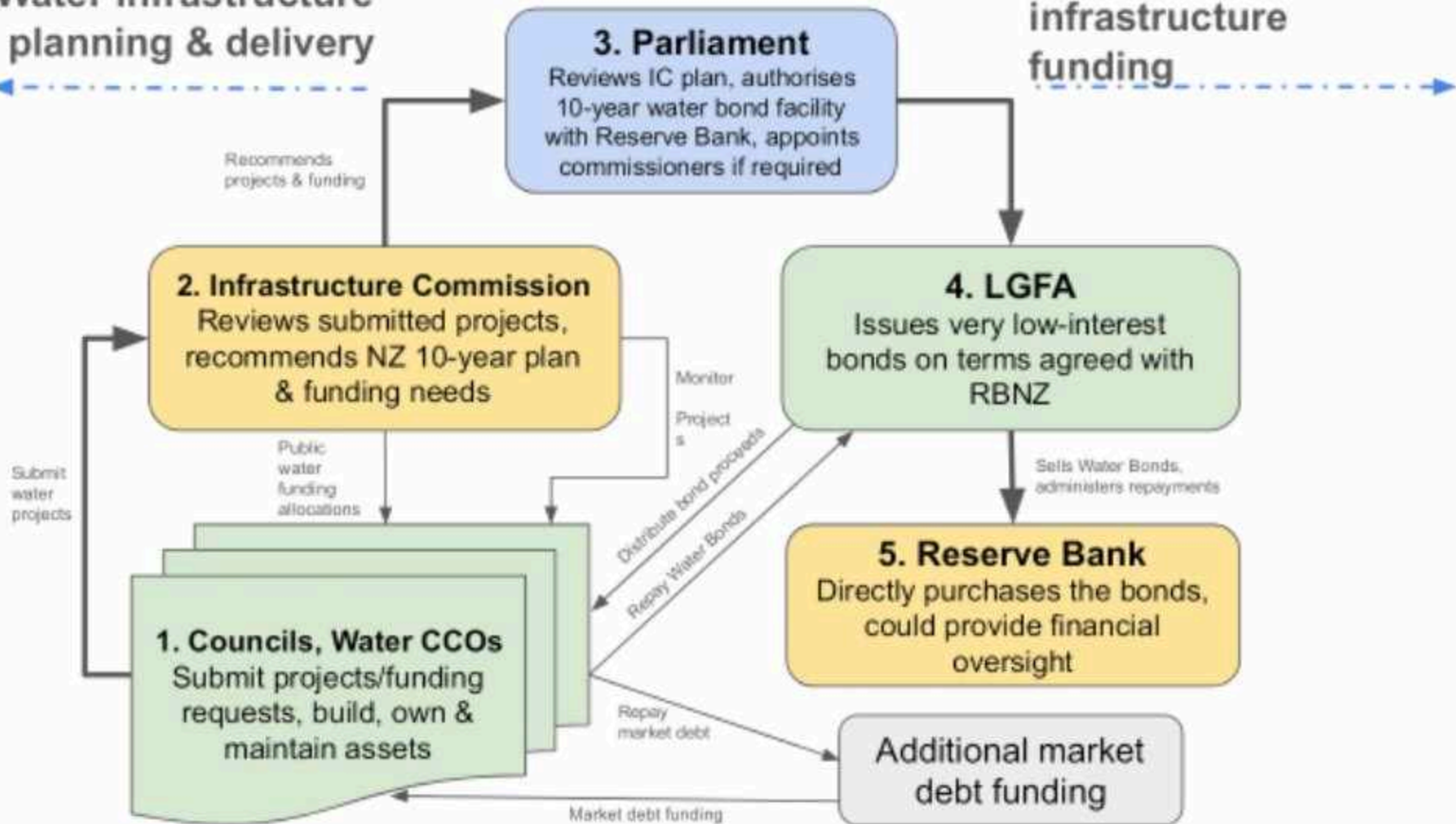
HEARING OF SUBMISSIONS

Wednesday, 22 May 2024

Time	Zoom	Name	Organisation	Topic
9.30am		Housekeeping		
9.35am		Russell Sears		Fees & Charges
9.45am		Jamie O'Leary	Jamie O'Leary Builders Ltd	Development Contributions Policy
9.55am		William Morrell	Bullocks Group	Development Contributions Policy
10.05am		George Russell	Projoin Developments	Development Contributions Policy
10.15am		Stephen Mahoney		Long-Term Plan
10.25am		Morning tea		
10.40am		Sharon Lienert, Sue Kumeroa, Kathy Purnell	Stone Soup	Long-Term Plan
10.50am		Deanna Tweeddale	Kaiako	Revenue and Financing
11.00am		Julian Emmett		Parking
11.10am				
11.20am		Henry Ian Sands		Parking
11.30am		Grant Rogerson		Long-Term Plan
11.40am		Mike O'Sullivan	Harrison & O'Sullivan Ltd	Development Contributions Policy
11.50am	Zoom	Kellee Bartlett / Don Richards	Ngati Tumango Hapu member	LTP, Fees & Charges, Rev & Financing - 15 mins
12.05pm		Lunch		
1.00pm		Lance Attrill	Attrill Group	Development Contributions Policy
1.10pm		Anthony O'Leary	Stonewood Homes Whanganui	Development Contributions Policy
1.20pm		Matt Perks	Trident Homes	Development Contributions Policy
1.30pm		David Hughes		TBC
1.40pm		Caroline Gray		Upokongaro Memorial Hall
1.50pm		Stephen Archer	A&C Surveys	Development Contributions Policy
2.00pm		Graham Dack	Amdram Theatre	Development Contributions Policy
2.10pm		Michelle Excell		Long-Term Plan
2.20pm		Elaine Hampton		Long-Term Plan
		End of hearings		

Water infrastructure planning & delivery

Water infrastructure funding



**Motor Vessel Wairua**

Business chat



15 MAY AT 8:26 AM

Good morning,
I am keen to see the Upokongaro Hall saved and restored so it can be used by the people of Upokongaro, surrounding areas, and visitors to the village and river. I would like to have a chat with you and Mr Ponga before you speak at council next week. Is there any chance you could meet me in Whanganui for this?

From what Samantha told me about your meeting, our goals for the hall are very similar, so I'd like to see how we can progress with this.

I look forward to hearing from you

Regards

Sam Mordey

Director

Kiwi Vintage Tourism - Motor Vessel Wairua



15 MAY AT 9:52 AM

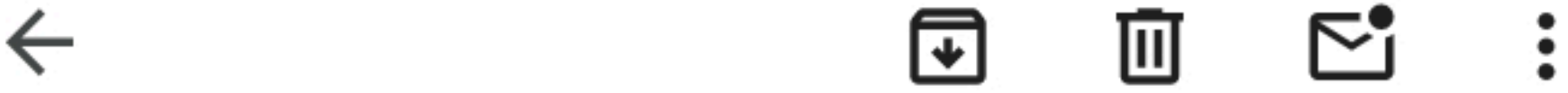


Hi Sam, That's great to hear ur



Message





Upokongaro Hall Statement



Inbox



Erin Browne 2:14 pm



to me ▾

Kia ora Caroline

We at Upokongaro School are in full support of the local hall being saved. We have long wanted to use the space to connect our local curriculum to the history of this special place. Students of mine several years ago focused their history writing on this place, but couldn't access it. As a school we would love to host community events, have our school assemblies, and support our wider community in this space. We would be willing to host hui and other events in support of this kaupapa at our school. Thank you.

I hope this statement will help to support the saving of our local hall. Let me know if you'd like more from me.

Erin Browne

Erin Browne

Tumuaki

Upokongaro School

Ph: +64 22 1054135

HE TANGATA - PEOPLE
ANOTU ACHIEVEMENT



ORAL SUBMISSION ABOUT UPOKONGARO
MEMORIAL HALL 1-4pm Wed 22/5/24
BY CAROLINE GRAY & PIRIPI PONGA.

My written submission on the 'Have Your
Say 2024 Whanganui District Council LTP'
Survey Monkey said:

"I would like to reactivate the project of
'What's Next' for the Upokongaro Memorial
Hall into the Long Term Plan.

I have formed a group who want to
run a campaign about restoring the hall
OR establishing another use for the hall.

So far our group have met with
Sarah O'Hagan and Rosemary Fletcher
at Council to discuss the hall.

At the meeting we obtained the various
2023 building assessment and compliance
reports requested by the Council. concerning
Upokongaro Memorial Hall.

The reports contain some photos showing
the state of the hall inside and out.

I recently met with Helen Craig
and she has endorsed my intention
to seek opinions about what should
happen to the hall from

CONT ~~_____~~

- 2 -
Gray, Caroline - Attachment Three
ORAL SUBMISSION ABOUT UPOKONGARO
MEMORIAL HALL 1-4pm Wed 22/5/24
BY CAROLINE GRAY & PIRIPI PONGA

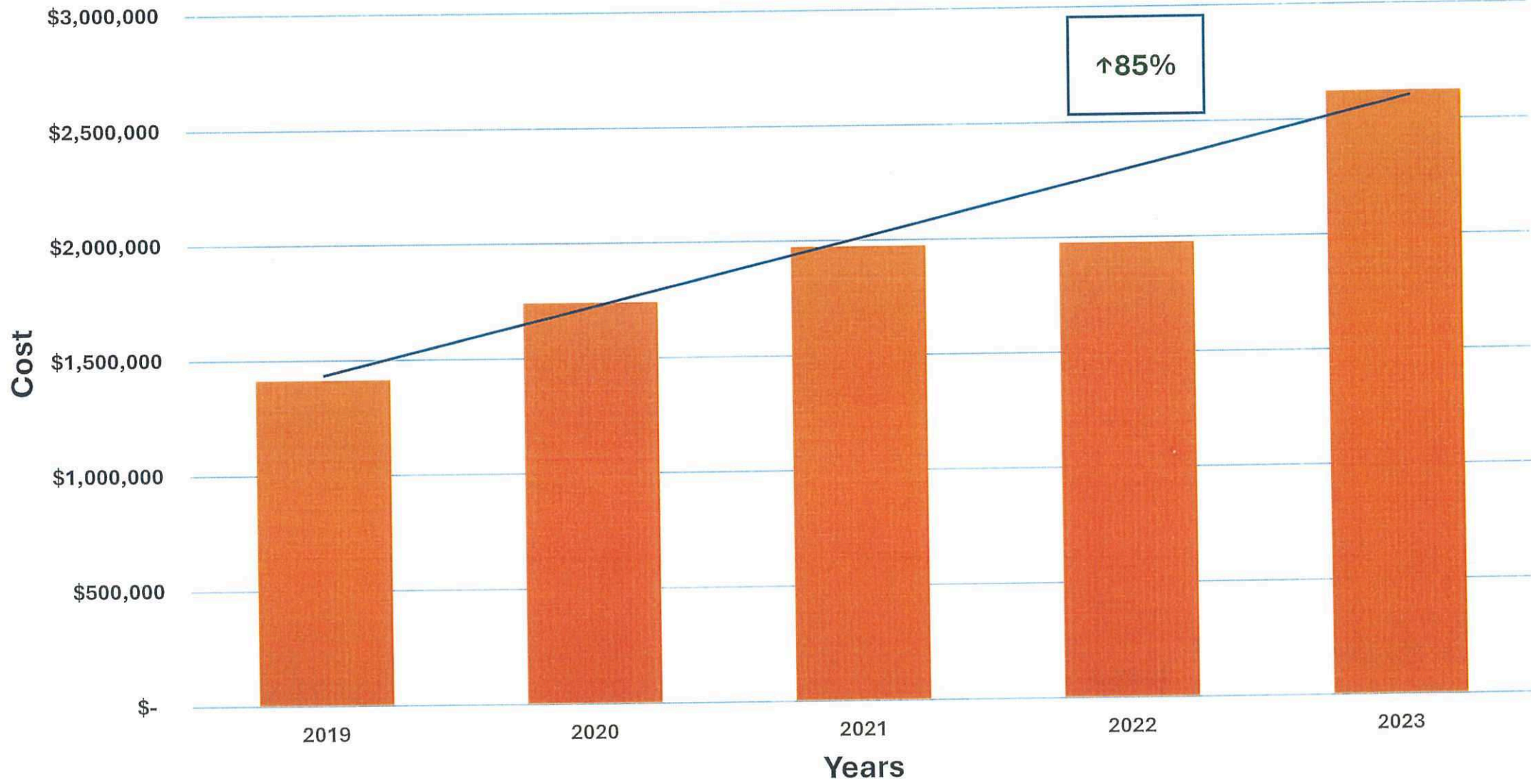
the Upokongaro Community business owners,
Church and School officials, Iwi and
the community around the nearby hall
at Horrocks Park on Kaiwhaiki Rd.

I would like to request that the
Council include Upokongaro Memorial Hall
in its maintenance plan to fumigate
the hall against borer as the hall
is already showing a bad presence
of borer in its woodwork.

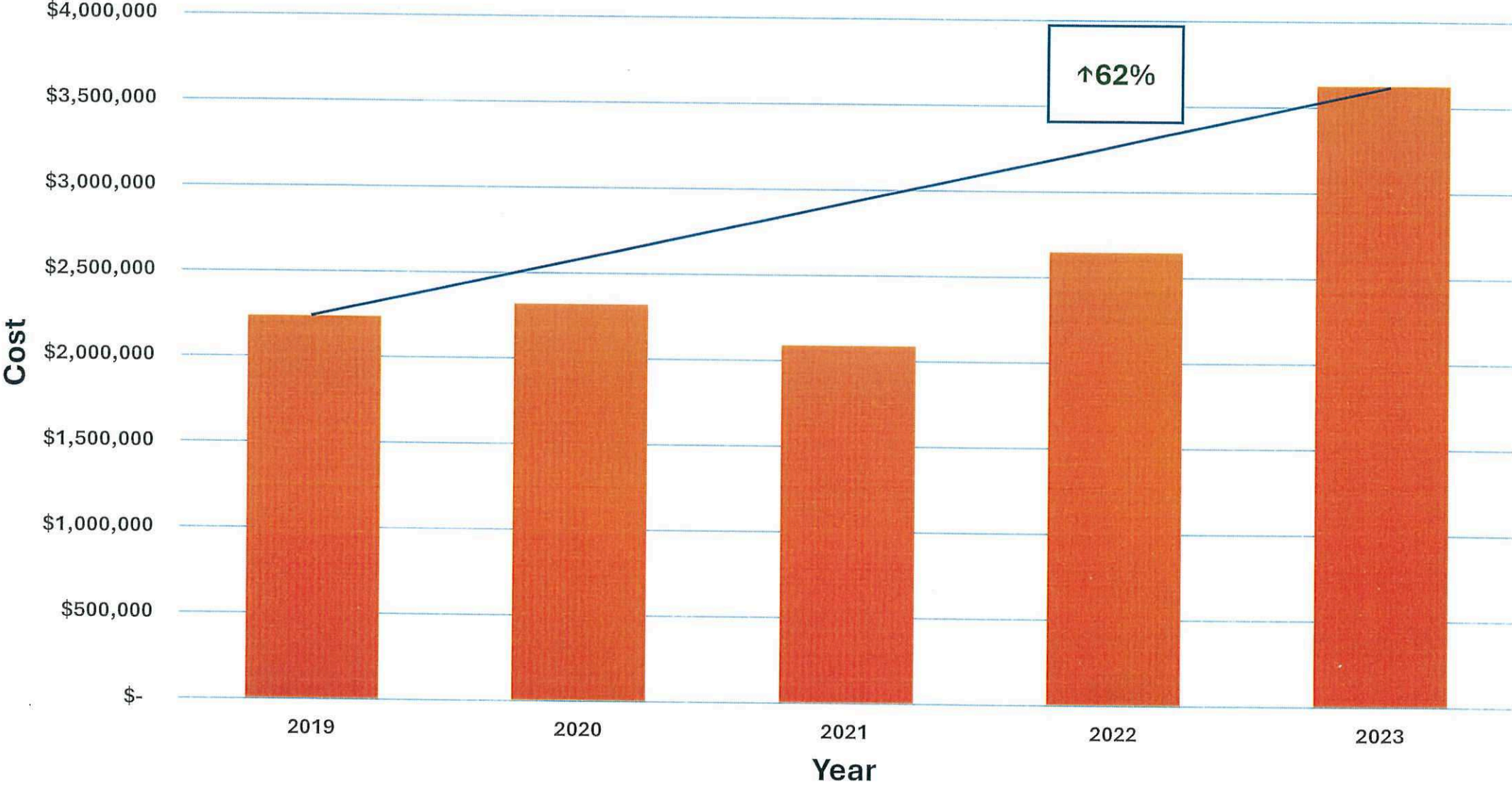
Thank you for reading my comments.

CGray (Caroline Gray)

Council Cost Per Year for Insurance



Council Cost Per Year for Electricity



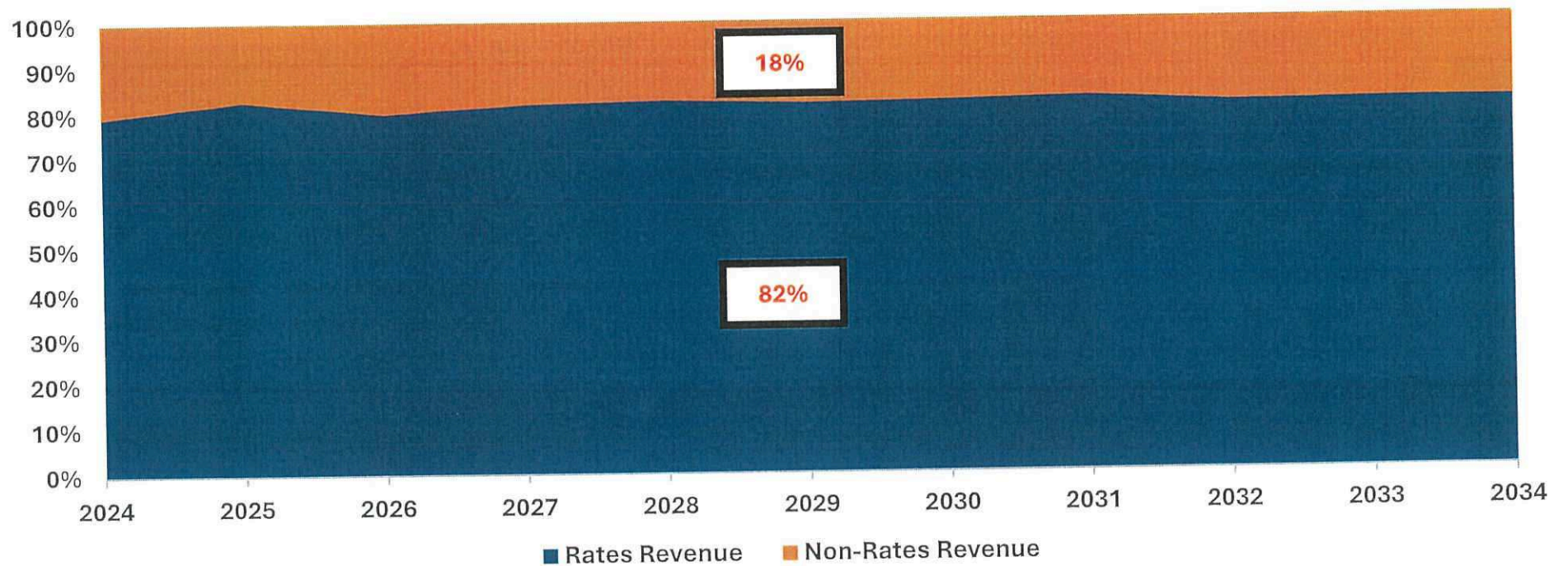
Rates vs Non-Rates Revenue Composition Per Household

Rates Per Household – As Proposed

Year	Current	
	Rates Revenue	Non-Rates Revenue
2024	\$ 3,793.48	\$ 985.32
2025	\$ 4,014.69	\$ 832.31
2026	\$ 4,281.82	\$ 1,070.46
2027	\$ 4,594.03	\$ 1,015.52
2028	\$ 4,806.31	\$ 1,009.32
2029	\$ 4,968.23	\$ 1,098.74
2030	\$ 5,080.72	\$ 1,092.12
2031	\$ 5,239.06	\$ 1,085.57
2032	\$ 5,395.51	\$ 1,219.86
2033	\$ 5,456.84	\$ 1,212.63
2034	\$ 5,610.16	\$ 1,251.85
Total	\$ 53,240.85	\$ 11,873.71
Composition	82%	18%

Rates Per Household – As Proposed

Rates vs Non Rates as Composition of Revenue - Council Proposal

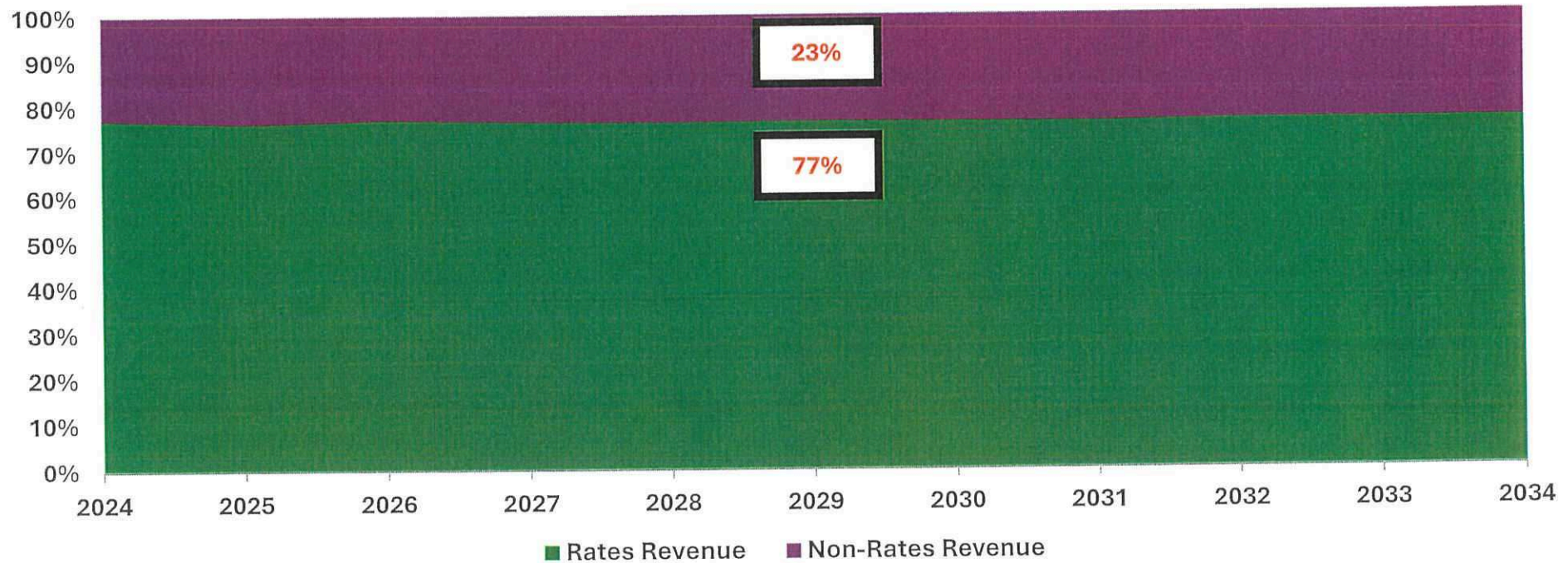


Rates Per Household – Alternative Proposal

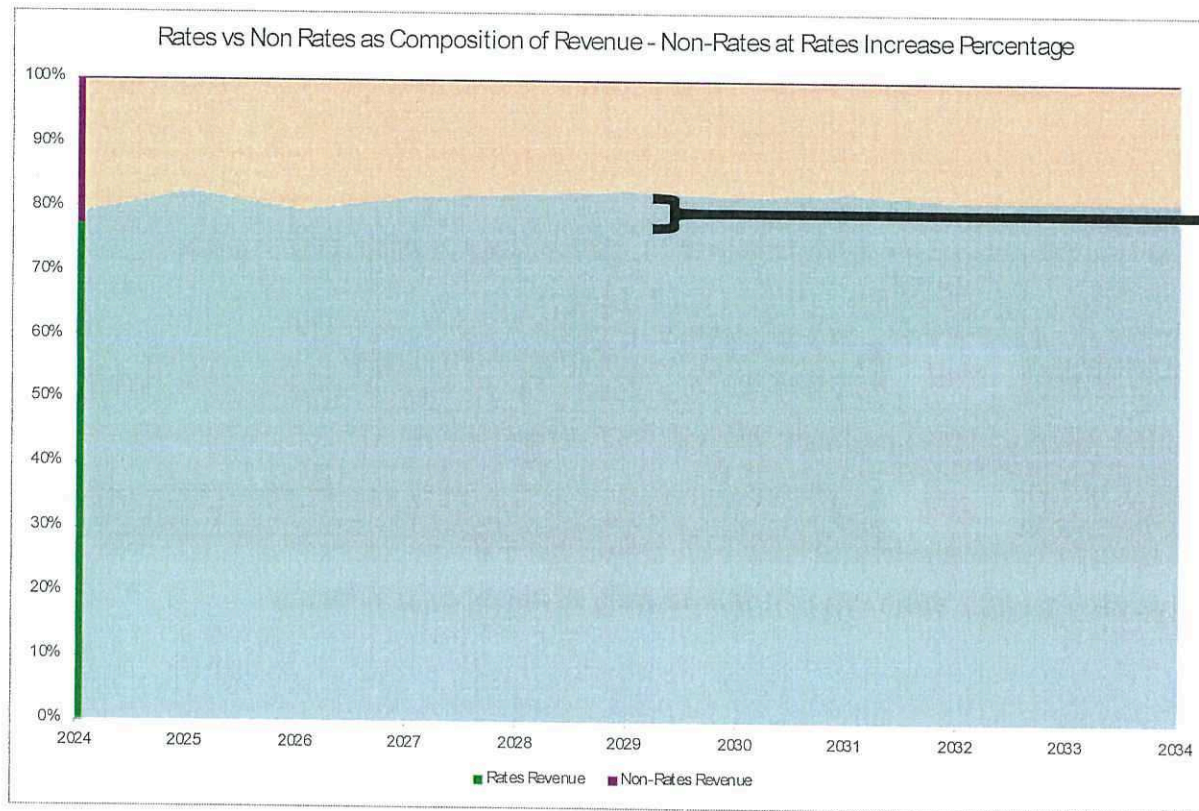
Year	Suggested	
	Rates Revenue	Non-Rates Revenue
2024	\$ 3,694.95	\$ 1,083.85
2025	\$ 3,699.95	\$ 1,147.05
2026	\$ 4,128.90	\$ 1,223.38
2027	\$ 4,296.97	\$ 1,312.58
2028	\$ 4,442.40	\$ 1,373.23
2029	\$ 4,647.48	\$ 1,419.49
2030	\$ 4,721.20	\$ 1,451.63
2031	\$ 4,827.76	\$ 1,496.87
2032	\$ 5,073.79	\$ 1,541.58
2033	\$ 5,110.37	\$ 1,559.10
2034	\$ 5,259.11	\$ 1,602.90
Total	\$ 49,902.89	\$ 15,211.67
Composition	77%	23%

Rates Per Household – Alternative Proposal

Rates vs Non Rates as Composition of Revenue - Non-Rates at Rates Increase Percentage



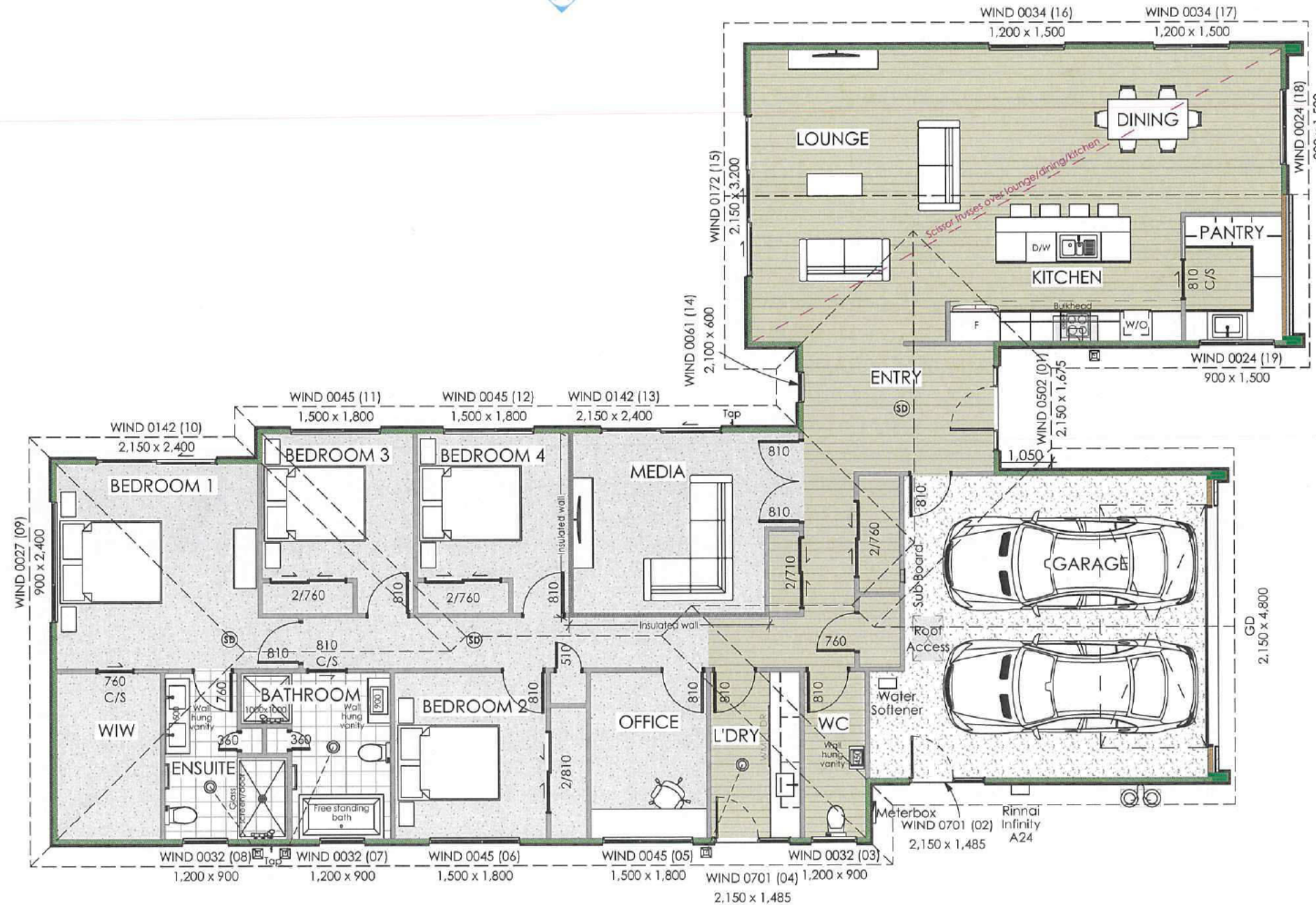
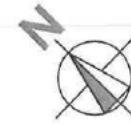
Savings from Alternative Proposal to Household



By Increasing User-Pays we can save Ratepayers \$3,300 over the period

New House for:
 Site Address:
 Whanganui

Floor Areas:
 Floor Area (over frame): 248.4m²
 Floor Area (over foundation): 249.4m²



Legend:

	Elevation label and direction
	Carpet
	Vinyl Flooring
	Concrete to have steel trowel finish in accordance with E3/AS1
	Floor Tiles
	Brick veneer rebate

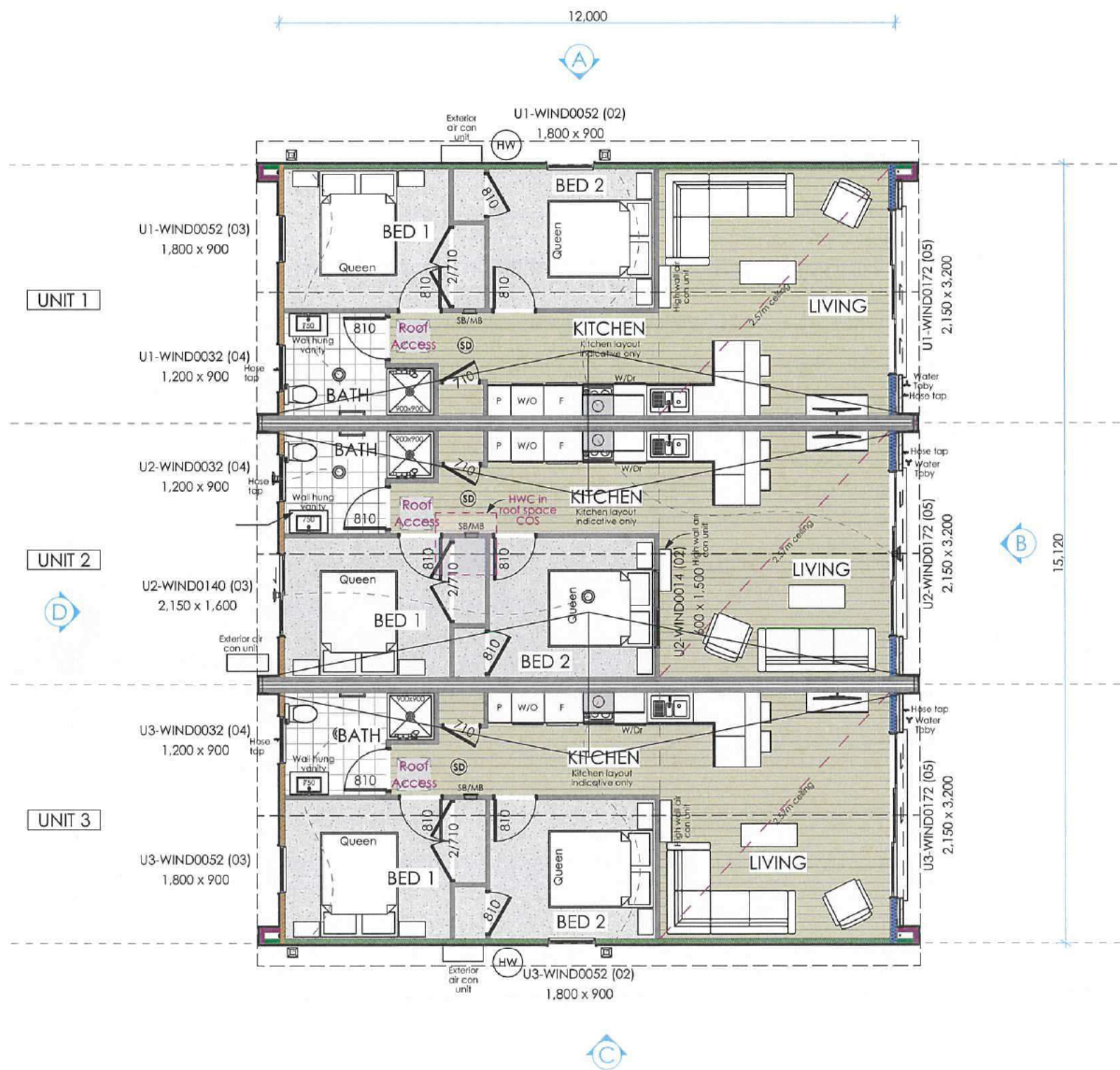
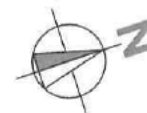
Project Information:
 Status:

CONCEPT DESIGN

Scale: @A3	1:100	Date: 13/03/2024
Project: THW01	Revision: 1	Sheet: 02

Floor Plan

NOT FOR CONSTRUCTION



New Units for:
[Redacted]
Site Address:
[Redacted]

Floor Areas:

Unit 1 Floor Area (over frame):	59.8m ²
Unit 2 Floor Area (over frame):	59.7m ²
Unit 3 Floor Area (over frame):	59.8m ²
Floor Area (over frame):	182.4m ²
Floor Area (over foundation):	184.1m ²

Legend:

- Elevation label and direction
- Battery operated hush button smoke alarm, to be installed per NZBC F7/AS1 Section 3 within 3m of bedroom doors on the ceiling and positioned so the test button is readily accessible
- Mechanical extractor fan vented to soffit or exterior
- Combined electrical meter and distribution board on internal wall
- Roof space access hatch, 600x600mm min, confirm location on site
- Carpet
- Vinyl Flooring
- Floor Tiles

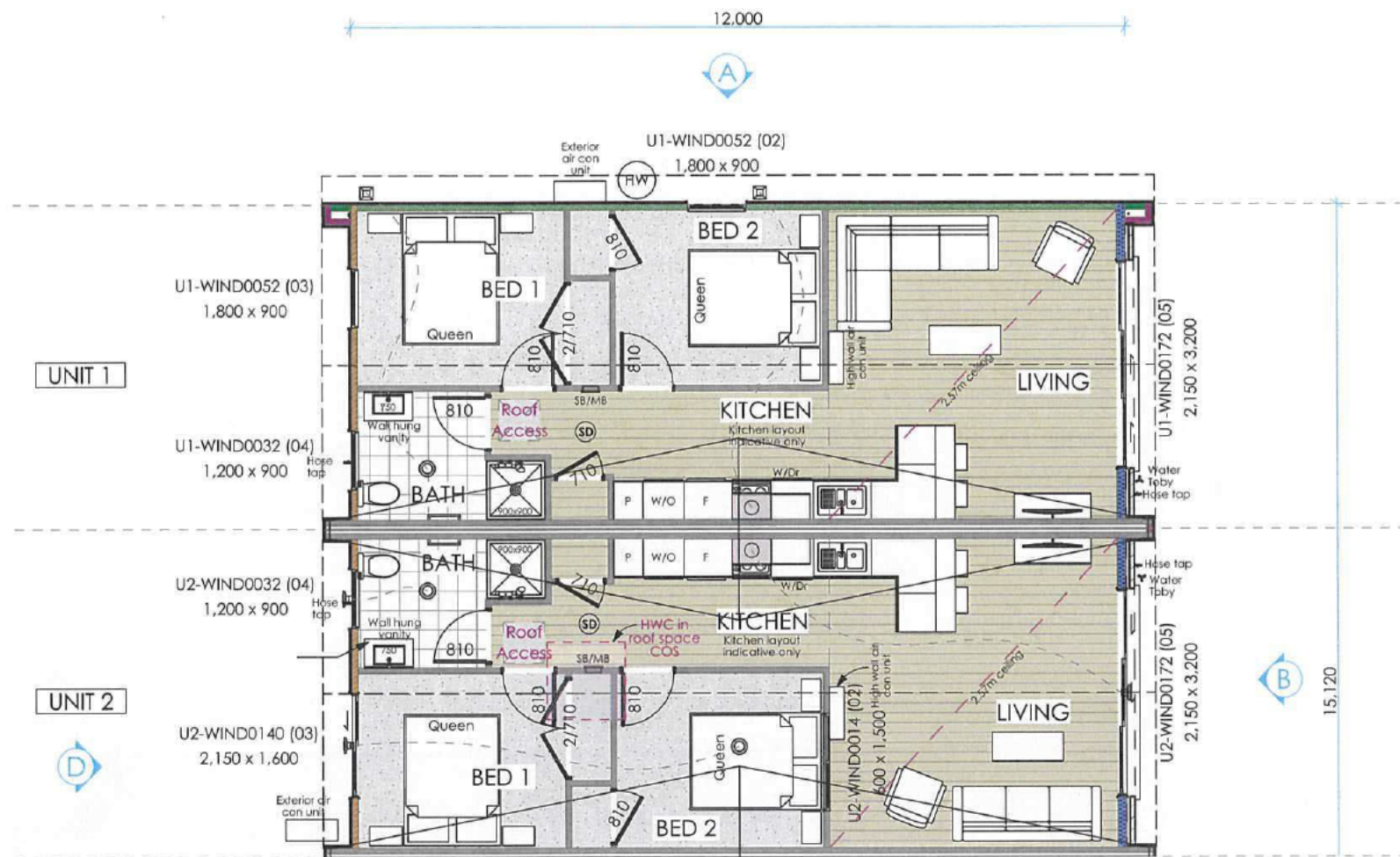
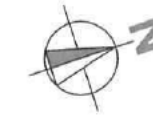
Project Information:

Status: **CONCEPT DESIGN**

Scale: @A3	AS SHOWN	Date: 14/05/2024
Project: THW02	Revision: 13	Sheet: 04

Floor Plan

NOT FOR CONSTRUCTION



New Units for:
[Redacted]
Site Address:
[Redacted]

Floor Areas:

Unit 1 Floor Area (over frame):	59.8m ²
Unit 2 Floor Area (over frame):	59.7m ²
Unit 3 Floor Area (over frame):	59.8m ²
Floor Area (over frame):	182.4m ²
Floor Area (over foundation):	184.1m ²

Legend:

	Elevation label and direction
	Battery operated hush button smoke alarm, to be installed per NZBC F7/AS1 Section 3 within 3m of bedroom doors on the ceiling and positioned so the test button is readily accessible
	Mechanical extractor fan vented to soffit or exterior
	Combined electrical meter and distribution board on internal wall
	Roof space access hatch, 600x600mm min, confirm location on site
	Carpet
	Vinyl Flooring
	Floor Tiles

Project Information:
Status:
CONCEPT DESIGN

Scale: @A3 AS SHOWN	Date: 14/05/2024
Project: THW02	Revision: 13
	Sheet: 04

Floor Plan

**Submission in Person to Council Wednesday 22 May 2024, 9.30 am.
(Russell Sears)**

Your Worship the Mayor, Councillors I would like to thank you for the opportunity to speak to you today regarding the set up at Cooks Gardens.

Hopefully you have all read the submission.

This is the first time since the Council took back the Gardens from the Whanganui Events Trust on the 1st July 2017 that the Council has given the community the opportunity to make submissions on the charges at Cooks Gardens.

I have been told that the Council wants to be open and transparent, its taken 7 years.

However during that time, the charges for the use of Cooks Gardens for the Cooks Classic has gone from \$347 to \$1,502.

The Cooks Classic is rated as NZ premier one-day track & field meeting being a World Athletics Continental Tour Challenger Meeting.

These charges relates in the main to the hireage of the Function Centre, Corporate Boxes area and not the field.

The North Island Colgate Games where held at Cooks in January 2023 the charges being over \$10,500. This event caters for children aged between five and 13. The previous year the charge to stage this event in Wellington was \$1,300.

I note from the proposed charges outlined in the proposed Fees and Charges 2024/25 that they are divided into an hourly, half day and full day rate and these rates vary from a lower and upper figure. We would like to see a break down for these rates and what they relate to. Function Centre, Corporate Boxes, media room etc.

We have always been given an hourly rate and hence to keep costs at a minimum we have to hire the Function Centre from say 5pm to 7pm in order to feed the officials who work out on the field (over 60) and corporate and invited guests. Then from 7 pm to 9pm the officials are out on the field and the guests are in the Corporate Boxes.

We would prefer to have a daily rate and have access to the Function Centre / Corporate Boxes etc to set up during the day as we have done in the past.

Normally to set up for the meeting, our volunteers are on the ground from 8 am. This year to set up the livestream equipment the personnel arrived to set up around 11 am however they have to wait until 2 pm when the Event venue staff member arrived to open a Corporate box for their use. In the past the administration room used to be used however this is now used by the Art Gallery Project Manager so we have to use a corporate box for this purpose.

Recreation Facilities Asset Management Plan 2018-2048

Under this Plan, Cooks Gardens is classified as an Active Park, however I consider that it also should be reclassified as a Premier Park. Premier parks are well established and fill a significant and high profile role within the community. They are iconic, tourist focus and of economic benefit. Indeed in 2022 the ground was awarded a Worth Athletics Heritage Plaque.

Under the life cycle management section (RFAMP) of active parks, the key issues is stated as:

There remains a tension between competing desires for it to be an event centre and a premier sporting facility which can effectively limit events. Determining which one of these is the primary function of the facility will drive decisions on asset replacement.

Further, the Reserves Act 1977 provides protection for some of the city's reserves. The Act requires that Reserve Management Plans are prepared and consulted with the community enabling the Council to manage and develop the reserves according to the **community's agreed expectations**.

We believe the desire by Venues & Events to make the Event Centre the principal function of Cooks Gardens is flawed and has never been discussed by the Council or the principal users.

We believe that a "Cooks Gardens Reserve Management Plans' needs to be developed by the Council and the principal users of the reserve. Similar plans that the Council's have for the "Pukenamu Queen's Park Reserve Management Plan - 2018" and the "Virginia Lake Reserve Management Plan - 2009".

Current Situation

I do not believe the current set up with regards now the Whanganui District Council operates Cooks Gardens is working.

The present situation has three Council's entities involved with its management:

- Venues & Events
- Parks
- Property

The principal users are: Athletics Whanganui, Whanganui Rugby Union and Cycling Whanganui.

Consultation with these users is non-existence. There is no regular meeting between the principal users and the Council as there was when the grounds was redeveloped by the Cooks Gardens Trust Board around the mid 1990's.

For example: why install a Big Video Screen to replace the old scoreboard at a cost of over \$60,000. That for two years we cannot get our World Athletics results graphics to be shown on the Big Screen as we use for the livestreaming. We want to show start lists & live results for each event.

The quarterly reporting by Venues & Events to the Council's Operations and Performance Committee meetings have for the last twelve months reported the percentage of hirers that are satisfied with their experience at Cooks Gardens, as:

Target > 90%

Result 100%

I know that from January 2023 to March 2023 that the major hirers of Cooks Gardens during that period would **not have been satisfied** with their experiences. A total of over 15 days.

Athletics NZ

Athletics Whanganui & Sports Heritage Trust

Athletics Whanganui

Athletics NZ

Whanganui Collegiate School

Whanganui Collegiate School

Relay for Life

NI Colgate Games

Cooks Classic

Masters Games

NZ Combined Champs

School House Athletics

School athletics training

All major sporting venues throughout New Zealand are having the same problem. The North Harbour Stadium from reports is probably no longer fit for purpose. Run by North Harbour Rugby, taken back under Council control. No longer used by North Harbour Rugby due to the cost of the charges. A white elephant.

I think the Council should be looking outside the square and consider all options for the running of Cooks Gardens. Sports facilities and sports in general are based around volunteers. Clubs/organisations can draw on their membership to operate the facilities at Cooks Gardens.

Like your Partnerships with Iwi, a partnership between Council, Athletics Whanganui, Whanganui Rugby Football Union and Cycling Whanganui.

I would like to challenge the Council to open discussions with the Council and its officers to add value to the wonderful facility we have at Cooks Gardens for the benefit of our community by arranging a meeting between the Whanganui Rugby Football Union, Athletics Whanganui and Cycling Whanganui and the Council to work out a solution beneficial to all parties.

Not a report commissioned by Venues & Events, Daylight Ltd, Auckland and kept in house.

People outside of Whanganui can't believe we have this wonderful facility but can't use it to its full potential.

Examples of what's working!

Wembley Park

Last week you heard of the new developments taking place at Wembley Park. A project being led by "Community involvement". The sports involved have a better understanding of the requirements to keep their sports viable.

Waitakere City (The Trust Arena, Auckland)

The Waitakere City Rugby & Athletic Trust operate under a long-term lease agreement in which they provide the following services:

- a. Training and competition opportunities in a variety of sporting codes including rugby, athletics, touch, rugby sevens and netball activities;
- b. Sports club social facilities and activities, including bar/clubrooms/catering;

- c. Social activities for events in the outdoor stadium at The Trust Arena;
- d. Hire of clubrooms for private functions.

Sports Stadium and Jubilee Stadiums

Two examples of Stadia being successfully run in Whanganui.

Sports' Clubrooms and facilities

Kaierau and Marist Rugby Clubs, Whanganui Netball Association at Laird Park.

Royal Whanganui Opera House

Through this submission process, you have heard of the success of the use of volunteers at the Royal Whanganui Opera House in years gone by and others like the Mosgiel Coronation Hall who's purpose is to work in cooperation with the Dunedin City Council.

At present it is a "Us vs Them atmosphere out there".

It needs to be "Everyone being Inclusive working as a team".

Other parties have negotiated lower rates by threatening to use other venues. We can not or would not do this. Cooks Gardens is the "Home of the Mile". It's Athletics Whanganui home, a home without a clubhouse. Ours is now down at the Velodrome, "Snell Pavilion".

No one can hire the main oval if there is a booking for the Function Centre. WCS who for 50 years have used the ground on a Wednesday afternoon for training purposes. No PA just athletes training. Now locked out if the Function Centre is booked. One of those students at WCS whose introduction to athletics was on Wednesday afternoon was George Beamish. The 2024 World Indoor 1,500 metres Champion. The Metric Mile. Still a member of Athletics Whanganui.

This is made possible by having a world-class facility available to the community. Where else in the world can you find a facility like this one block from the Central Business District.

Any Questions?