

"TITLE"

2015-2025 Long Term Plan Consultation Document for the Thames-Coromandel District Council"

March 2015

We want your feedback...so please take the time to read this document and get involved with your communities' future.

What's inside...

- proposed rates
- future debt
- choices to manage rates and debt
- proposed projects
- new development contributions

Want more details....

See our website for the supporting documentation which includes:

- Financial Strategy
- 30 year Infrastructure Strategy
- Forecasting assumption
- Full financial statements
- Full list of capital expenditure projects by area
- Groups of activity section including performance measures

Introduction - message from Mayor and Chief Executive

The Coromandel Peninsula is a spectacular place to live, work and visit. We are delighted that the area is considered by New Zealanders to be their premium visitor location and is a home away from home for many in the Waikato and Auckland.

This long term plan provides the necessary resources to ensure the Coromandel Peninsula retains its reputation as a world-class visitor destination. The Council has worked hard to offer a plan that maintains all services provided by the Council and includes resources to fund a large share of some exciting new projects like the Coromandel Great Walks and extension to the Hauraki Rail Trail.

Another exciting new project to be launched in April is the World War I Memorial Forest where the Coromandel will provide a living, growing memorial to the sacrifice of the fallen soldiers in World War 1. The 18,000 plus trees are designed to become memorial forests which will enhance environmental values, and also act as a place for people to walk and remember New Zealand history.

Over the next ten years, the Council will continue delivering quality, affordable services to ratepayers, residents and visitors. Our planning is based on four key aspects: our essential services, community empowerment, financial prudence and economic development.

The services that are essential for the overall wellbeing of our communities are water, wastewater, stormwater, roading and rubbish/recycling. Our focus is on maintaining the current, high service standards throughout the Peninsula. The new 30 year Infrastructure Strategy has provided us assurance that we will have sufficient capacity to renew these assets as replacements are needed.

The community empowerment framework adopted by this Council in 2012 is now well embedded and gaining interest from other parts of New Zealand and overseas. Community Boards make more local decisions about local services and provide valuable feedback to the Council on matters affecting the whole district.

The eastern seaboard wastewater debt issue affecting next year's rates is an issue that needs to be managed now. Council and staff have worked hard for the last four years to reduce rates. The savings achieved to date enable the Council to absorb some of the rates impact in a financially prudent manner. Without the wastewater debt issue, we would have been on target to deliver a rise of less than 2% again.

Economic development remains a high priority capitalising on our district's existing strengths and opportunities. We are continuing to support Destination Coromandel and progress the Anchor Projects which includes the development of the Coromandel harbour.

As a long term vision the Council is investigating the possibilities for a future Coromandel as a heritage park or region that celebrates and cherishes its rich heritage and unique geography. This vision is for the Coromandel in 20-50 years' time and will encompass our natural heritage, including our marine areas, as well as the pioneering built and industrial heritage of our forebears.

Please take some time out to tell us what you think about what we are proposing for the next ten years.

We want your feedback....

The proposals within this consultation document are available for comment from Monday 9 March **until 4pm, Thursday 9 April**. This is your chance to let the Mayor, Councillors and Community Board members understand your views or to put forward your ideas, so please take the time to get involved and have your say.

Our Mayor, Councillors, Community Board members and staff will be available across the district during the month of consultation to discuss the proposals and future planning. Dedicated time with each Community Board has been arranged on the following days:

Coromandel	xx xxxx at xxam/pm	[venue]
Whitianga	xx xxxx at xxam/pm	[venue]
Whangamata	xx xxxx at xxam/pm	[venue]
Tairua/Pauanui	xx xxxx at xxam/pm	[venue]
Thames	xx xxxx at xxam/pm	[venue]

Your comments and suggestions can also be sent to the Council by:

- Completing the on-line submission form at [website address for portal]
- Sending us an email to [LTP email address or contact email address]
- Completing the feedback form within this consultation document and posting it to us (address below), or dropping it into the area offices.
- Writing to us at Private Bag, Thames 3540
- Faxing us on (07) 868 9737

Hearings will be held for those who wish to present their submission formally before the Mayor and Councillors on the following days at the following venues:

28 April	[venue]
29 April	[venue]
30 April	[venue]

Once the Council has considered all the public feedback it will make decisions and adopt the Long Term Plan and associated policies for the 2015-2025 financial years. **Remember, you have until 4pm, Thursday 9 April to give Council your feedback.**

Alongside the Long Term Plan we are also consulting on the Council's revised Rates Remissions Policy, Revenue and Financing Policy, and Development Contributions Policy. See our website to read the details and make a submission.

What is a long term plan?

This long term plan describes the Council's financial strategy and financial position for the next 10 years. It includes the income and expenditure budgets for each council activity and shows the impact of these budgets on rates and user fees. The long term plan is based on assumptions about:

- our economy in the future - likely growth rates, inflation and interest rates
- the district going forward - population changes, land use changes
- the services we deliver - when the renewing of assets is required, impact from recent legislation

All these factors affect the council's financial situation and the rates that you pay.

The Council develops a long term plan every three years to adapt to significant changes in our circumstances which can come from our own updated information, changes in external factors and in response to community needs. In looking ahead 10 years the Council must consider the impact of short term decisions on future rates, and the future condition of our

services and assets. The Council is responsible for being good stewards of the many assets owned by the Council and to ensure those assets are available for future generations.

The Council follows particular rules in the Local Government Act for its long term planning. These rules include the year we must adopt the long term plan (all councils adopt in the same year), how we manage our consultation and the type of information that is provided to you. The process we follow is audited before we start our consultation and again before we adopt the plan. The auditors check that we have followed the rules and there is robust supporting information for the basis of the projections. The rules about the consultation information have recently changed - so you might notice some differences.

What is the role of this document?

The purpose of this consultation document is to provide an effective basis for public participation in our long term planning decisions. It provides a fair representation of the matters that are proposed to be included in the long term plan, explaining what we intend to achieve and they affect rates, debt and levels of service.

More supporting information is available on the Council website www.tcdc.co.nz , or you can call Council on (07) 868 0200 and copies will be mailed to you.
Introduction to the Long Term Plan 2015-2025

What we are planning

The Long Term Plan sets out what we plan to do and how much it will cost.

Over the next ten years, the Council will continue delivering quality, affordable services to ratepayers, residents and visitors.

There are four key aspects to our plan: essential services, community empowerment, financial prudence and economic development. These matters are explained in more detail in the next section but other key matters in the plan include the range of other activities conducted by the Council which are very much business as usual. More information about all of Council's activities is included on [pages xx](#) of this document and more detailed information is on each activity is available in the "Groups of Activities Pages" which may be accessed at [reference](#).

Essential Services

The Council has identified five of its activities as services that are essential to the overall wellbeing of its communities. These are water, wastewater (sewage disposal), stormwater, roading and rubbish and recycling. These activities, especially the costs of operating and maintaining the infrastructure, account for the majority of the Council's expenditure and are the most widespread of the services delivered.

Over the ten years of this plan, as well as maintaining and renewing what we own currently, there are quality improvements planned for drinking water, and there are a small number of projects expanding or improving the stormwater and roading networks and the wastewater systems. In general though, the focus in this plan for our essential services is on maintaining current, high service standards throughout the Peninsula and meeting our legal requirements such as consent conditions.

Our 30 year Infrastructure Strategy provides more detail on how we are managing the assets that support the larger of our infrastructure asset groups (water supply, waste water, stormwater and roading) and looks out beyond the ten years of the Long Term Plan.

The principles that guide this strategy are:

- Making best use of our existing infrastructure and ensuring good stewardship of the investment that we have already made
- Managing our assets based on quality information
- "Right sizing" our infrastructure assets
- Ensuring that we invest in new infrastructure only where demand is certain and long-term
- Taking a careful approach to adopting increased service levels
- Taking a careful approach to investing in new infrastructure primarily for achieving broader (e.g. economic development) objectives.

If you want to know more about this, the Infrastructure Strategy may be accessed at [reference](#).

Community Empowerment

Alongside our five essential services, we deliver a range of services and facilities that are important to the vibrancy and social cohesion of our communities and to visitors but where there is greater discretion as to how much or how they are delivered.

These activities are governed by our five community boards; a mix of directly elected community board members and councillors, as they are the people best placed to represent the community to set local priorities for the Long Term Plan.

The different initiatives in the ten year plan show the different priorities for each community:

- Mercury Bay is a large and growing area and there is a concerted focus on new facilities that will deliver to both the current population and those who are projected to move here or visit in the future.
- Coromandel community board area, with its established towns and laidback vibe but smaller population, is focussed on the potential of the Coromandel Harbour
- Whangamata Community Board is prioritising completing and upgrading some of the local infrastructure and reserves and advocating initiatives like mangrove removal to give the area a finished and cared-for look while still maintaining a holiday feel.
- Thames, with the largest population centre, plans to maintain current facilities and services, partner with others to deliver some new or replacement facilities as well as proposing some local initiatives to support local economic development.
- Tairua-Pauanui Community Board has prioritised facilities to access the harbour as well as safety improvements on the access road to Pauanui.

More detail about the big-ticket items and each Community Board's priorities is included on pages [xx-xx](#) of this Consultation Document and more detailed information about the activities of each Community Board is available in the "Groups of Activities Pages" which may be accessed at [reference](#).

Financial Prudence

Our Council has been elected on a platform of being careful and prudent when making decisions that have to be paid for by others. We have been successful in this so far by focussing on the "needs" rather than "wants". The financial strategy adopted for this Ten Year Plan, has some challenging targets; it is a matter of balance; too much fiscal conservatism could stifle progress but unnecessary spending puts pressure on those who have to fund that spending both today and into the future. The single largest financial issue that has had to be managed in this long term plan is a need to transfer a significant amount of the debt servicing on debt incurred to build the eastern seaboard wastewater plants between 2006 and 2009 from potential future development to rates. Read more about this on [pages xx](#)

In summary, our financial strategy is as follows:

- Utilise our existing capacity: invest in economic growth which will in turn support residential growth, assisting our economy to diversify and keeping our communities vibrant.
- Maintain our assets: careful stewardship of the investments already made by our community now and for the future.
- Manage our costs: maintain current service levels but keep pushing for operating efficiencies and provide new infrastructure "just in time" and at the "right size".
- Prioritise essential services, but empower each community to have some choice and flexibility for those discretionary activities which support the uniqueness of each place.
- Spread the burden of rates fairly and equitably ensuring that those who cause the need for the service are, as far as possible, contributing to those costs.
- Be conservative; balance our budget in the long-term and recognise that debt is a prudent tool to use as a bridging mechanism when funding long-term assets but ensure the costs of borrowing (interest) are not unaffordable in the future and that there is a fair contribution to costs of growth from developers.

The financial parameters set in our financial strategy, which have guided the financial decisions made in the Long Term Plan are:

Rates

- Our ultimate target is an average cumulative district rate increase of no more than CPI
- Our target for the Strategy is an average cumulative district rate increase of less than or equal to LGCI¹ + 2%
- We will aim for no more than 80% of total revenue to come from rates.

Debt Levels

- External debt will not be any more than 150% of total rates revenue

We have compared our Long Term Plan to all of these benchmarks and we are well within all benchmarks except that the projected average cumulative rates increase is greater than CPI until 2021/2022 (but it remains within the target set in the Strategy at all times). The average rates impacts of the proposals in the Plan on a range of property values are set out on tables in each Community Board area on [pages xx-xx](#) of this document. Graphs showing our cumulative average rate increase and levels of debt as set out on [page xx](#) of this document.

If you would like more information, the Financial Strategy may be accessed at [reference](#).

Economic Development

Investing significantly in activities and projects to support the economic development of the district as a whole is a major focus of the Council throughout the ten years of this plan. Council's economic development activity is guided by a strategy and action plan which has been developed to facilitate economic growth by capitalising on our district's existing strengths and opportunities.

The economic development package covers several bases. There are three anchor projects; Coromandel Great Walks - Cathedral Coast Walkway, stage two of the Hauraki Rail Trail from Kopu to Kaiaua and the development of the Coromandel Harbour for aquaculture, tourism and connections to Auckland. All of these projects involve other key partners alongside the significant investments by the Council. Other significant investment is made in the continued operation of Destination Coromandel and the I-sites and Information Centres in the larger towns, a major events grants fund and joint venture marketing with neighbouring economic development agencies.

The full Economic Development Strategy and Action Plan may be accessed at [reference](#).

¹ Inflation is commonly measured by comparing the price of a fixed collection of items used by households over time. This is known as the consumer price index or CPI. The goods and services that Councils need to purchase to deliver services are a different mix than for households, for example asphalt for roads, so local government inflation is typically different, and higher than the CPI. This rate of inflation is referred to as the Local Government Cost Index or LGCI.

About the Coromandel

The Coromandel Peninsula is a place of outstanding natural beauty with a proud history. Its many advantages can be seen in our soaring mountain ranges, white sand beaches, native forest and bush, as well as the Maori and early-European heritage evident in our older towns and settlements. In more recent times, the wonderful climate and proximity to the population centres of Auckland and the Waikato has meant the Coromandel holiday settlements have experienced periods of rapid growth.

Resident population

The residents of the Coromandel are older than the New Zealand averages with 27% aged 65 or more (almost double the national average). Personal income levels are lower than average; 43% of people aged 15 years and over received personal income of less than \$20,000, compared to 38% across New Zealand but the rate of home ownership is much higher at 70% compared to the average (55%) across New Zealand.

Our ratepayers

Approximately 55% of our ratepayers reside outside of the district - this varies from around 27% in the Thames community board area to around 71% in the Tairua-Pauanui community board area and this characteristic is projected to increase in the future.

Population, housing and rating unit changes

Over the next ten years there is projected to be low growth overall on the Peninsula. While small additional numbers of residents are expected in Mercury Bay, small declines in resident numbers are expected in the Thames, Tairua-Pauanui and Whangamata areas. However, the popularity of all community board areas as holiday destinations means we are still projecting small increases in new houses and rating units in every area throughout the ten year period.

If you want the details about our growth projections they can be found at [reference](#)

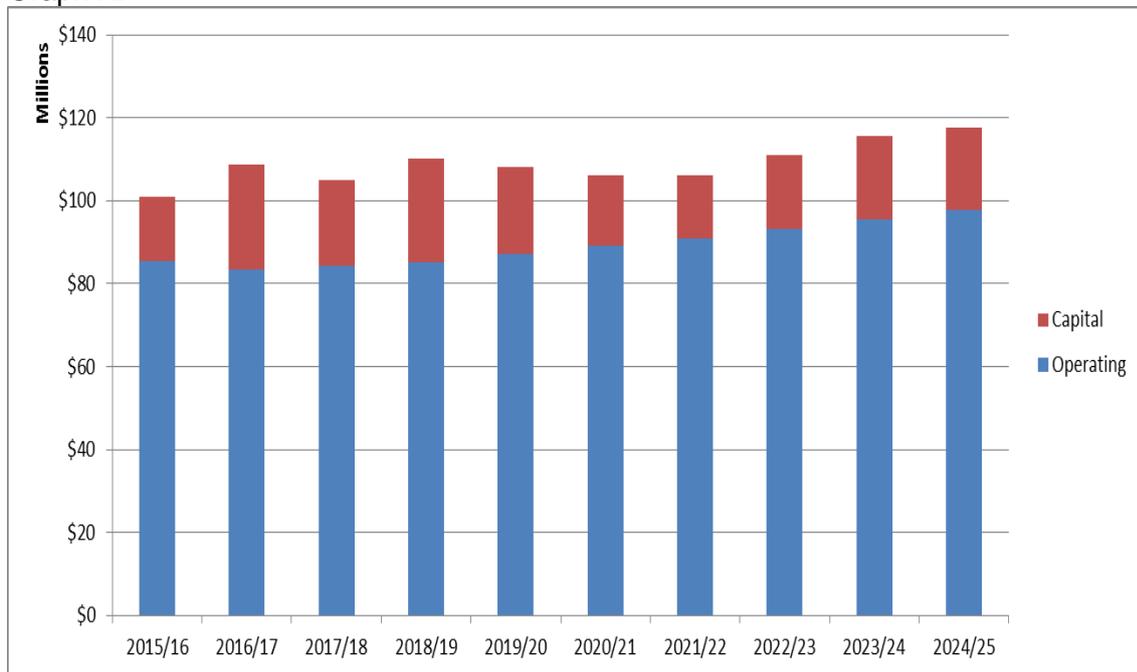
About our services and activities...

The Council manages a wide range of services and assets on behalf of the community. Many residents and ratepayers have a better understanding of our services after they have had some specific contact with the Council over it. The following information shows you the breadth of the services we offer and the activities/assets we manage:

We have....	We delivered last year....
xxx km of roads	Xxxx building consents
xxx km of footpaths	Xxxx resource consents
xxxx hectares of parks	Xxxx litres of water to households
xxx playgrounds	Xxx hectares of cut grass in parks
xxx km of stormwater pipe	Xx revised bylaws
xx km of water pipes	\$Xx grants for economic development
xx water treatment plants	\$xx grants for community organisation
xx wastewater treatment plants	Xx swimming lessons
xxxx streetlights	Xx civil defence exercises
xxxx library books	
xx car parks	
xx libraries	
xx cemeteries	
xx boat ramps	
2 airfields	

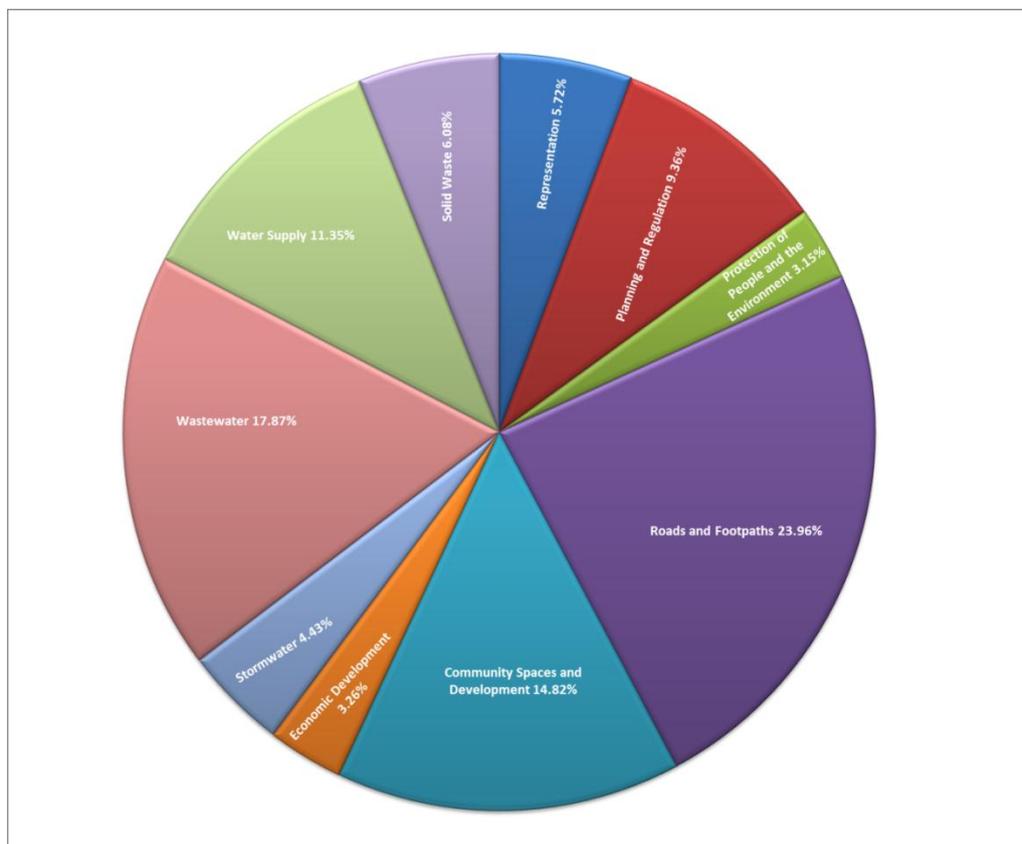
To deliver our services to the community and maintain the District's assets to the level forecast over the next 10 years (2015-2025) will require an investment of \$892 million for operating expenditure and \$197 million for capital expenditure.

Graph A.



We spend the majority of our budgets on our essential services.

Pie Chart



Our challenges and opportunities

Local Government must be financially sustainable to continue delivering services to its communities now and into the future. This involves a balancing act of delivering services while keeping the income required affordable, ensuring equity between current and future generations, along with fairly sharing the costs of service delivery between different users.

Visitors and growth

Our economy today is strongly reliant on the discretionary spend of visitors and holiday-home owners making us particularly vulnerable to recessionary pressures. We have extreme peaks in demand for essential services at key holiday times. Our physical advantages come with some additional costs: small settlements supporting a relatively large number of separate infrastructure networks; our coastal settlements are vulnerable to sea level rise and our hilly terrain and infrastructure sustains damage from extreme weather events. We also face the prospect of declining residential population and potential changes in demand for services from an aging population.

Another key challenge for us is that the growth outlook we are projecting for the next 30 years is considerably different and lower than what we assumed in previous long term plans. While this has an upside, as we do not need to provide as much new infrastructure as had previously been thought, we also have spare capacity in some of our assets and we have to reconsider how to fund some of the infrastructure already in place. Our biggest financial challenge is the need to fund our eastern seaboard wastewater plants from rates rather than future development.

New development contributions regime

The rules for applying development contributions were changed by the government recently. We can no longer charge for some activities; the calculation method has changed and a schedule of assets is now included in the policy. A new policy that reflects these changes is now available for public consultation. Many of the development contributions proposed to be charged for 2015/16 onwards have changed significantly because of the rule changes and changes in the future projects.

	2014/2015	2015/16
Hahei	\$7,532.42	\$9,101.45
Matarangi	\$7,025.04	\$5,146.35
Whitianga	\$21,602.44	\$15,214.91
Whangapoua	\$5,115.92	\$4,135.89
Cooks Beach	\$16,688.90	\$5,272.72
Opito Bay	\$5,115.92	\$4,135.89
Kuaotunu West	\$5,115.92	\$4,135.89
Kuaotunu	\$5,115.92	\$4,135.89
Hot Water Beach	\$5,115.92	\$4,135.89
Tairua	\$28,738.42	\$15,992.40
Pauanui	\$22,365.46	\$14,302.91
Thames	\$11,138.37	\$5,050.51
Matatoki**	\$15,827.90	\$8,997.52
Thames Valley**	\$13,283.44	\$6,473.31
Whangamata	\$40,265.16	\$14,977.52
Onemana	\$3,559.65	\$3,371.75
Coromandel	\$18,787.65	\$7,698.59

	2014/2015	2015/16
Oamaru Bay	\$4,277.27	\$3,287.97
Mercury Bay Rural	\$5,115.92	\$4,135.89
Tairua/Pauanui Rural	\$4,234.13	\$3,561.01
Thames Rural	\$4,848.58	\$2,321.68
Whangamata Rural	\$3,559.65	\$3,371.75
Coromandel-Colville Rural	\$4,277.27	\$3,287.97

For more details on the changes please look up the Statement of Proposal document and the revised policy on our website [xxxxxx](#).

Treaty settlements and co-management

Hauraki Iwi and the Crown are now well advanced in the settlement negotiation process. Post-treaty arrangements with Hauraki will be a focus over the next three years in particular and have the potential to bring new challenges and opportunities as Iwi become an investment partner in the district.

Eastern seaboard wastewater plants

In 2006 the Council agreed on the construction of three new wastewater plants to service the communities of Whangamata, Whitianga, Tairua and Pauanui. The new plants involve highly sophisticated treatment processes that can be sped up to cope with the summer peak and produce water suitable for irrigation.

The new wastewater plants were required because the existing plants did not have the capacity for the summer peaks which meant there were odour problems and resource consents were not being met. At the same time, the eastern seaboard towns were developing rapidly with new and subdivided lots needing greater capacity and higher environmental standards for the treated discharges were expected by residents.

The approved business case for the three wastewater plants included estimated costs of \$75 million and noted a +/-20% variation for uncertainties which were linked to two of the resource consents yet to be scoped and obtained, uncertainty with accurate loads for the peak summer periods and uncertainty about the disposal of the biosolids. The total project cost \$91 million which is 1% higher than the maximum variance estimated in 2006. The project costs over and above the original estimate of \$75 million included \$10 million required for the discharge to forest land for the Whangamata plant, costs associated with sludge disposal and pump station upgrades for all three plants and discharge disposal and resource consent costs for Whitianga and Tairua-Pauanui plants.

In 2006 the capacity of the new plants was described as having approximately 50% more capacity than the existing connections. A recent review of the plants has found that some parts of the plants are near capacity now. Determining the capacity of the plants is complex as the four major parts of the plant have quite different capacities. The costs involved to increase the different parts of the plant are also very different. We intend to extend the capacity of all the plants in the near future by optimising the operations of the plants with some small modifications. Both the Tairua-Pauanui and Whitianga plants can have a third treatment module added in the future which will add approximately one-third more capacity.

When the Council agreed to build the three wastewater plants in 2006 the eastern seaboard had been experiencing very high growth for several years. Projections for future growth were also high. The debt for the wastewater plants was to be repaid by existing and new ratepayers through their wastewater rate and from developers through development contributions. Given the growth projected at that time, the majority of debt to build the wastewater plants would have been repaid over the next 10 years. Development contributions were a new funding tool made available to councils in 2004 through new legislation. The proportion of the debt to come from development contributions was approximately two-thirds of the total cost.

The global recession in 2008 changed the situation and stalled development. In its 2009 Long Term Plan, based on external advice, the Council reduced the growth projections for the district for the next several years and then showed growth at previous levels. In its 2012 Long Term Plan the projections for the next several years were again slowed down to reflect new advice that the recession was a global phenomenon that would recover more slowly. The global recession was more complicated than previous economic downturns and we now appreciate that the advice Council received was overly optimistic about future growth levels.

In 2014 the Council recognised that the interest accumulating on debt to be repaid by future development contributions was not sustainable and funded the interest on that debt through retained earnings (rates collected in previous years). Following the recent review of the plants' capacity for this 2015 Long Term Plan the Council has moved \$46.6 million of the development contribution debt to the ratepayer as the capacity associated with this debt is no longer available for new development and the slow growth projections mean that it is not financially prudent to expect all of this debt to be repaid by future development.

The movement in debt from future developers to the ratepayer means the wastewater rate would increase by significantly in 2015/16 however Council considers that it is reasonable to transition the impact of this unexpected cost over the first three years of the 2015 Long Term Plan by using wastewater retained earnings to fund some of these costs. After applying retained earnings the wastewater rate, which was \$674 (+ GST) in 2014/15, increases in each of the first three years of the Plan to \$761 (+GST), \$762 (+ GST) and \$765 (+GST) respectively.

Capital projects to increase the plants' capacity over the next 10 years, timed with the new slow growth scenario within the 2015 Long Term Plan have been factored into the future development contribution rates. Approximately \$8.8 million of the wastewater plant construction cost remains a debt associated with future development contributions but development contribution charges decrease in the three areas associated with the eastern seaboard wastewater plants (the overall decrease is impacted by other factors beyond wastewater).

Issues and choices

Changes to who pays		Funding Essential Services		
<p>There are 5 activities we consider essential to the functioning of our District. These essential services are water supply, wastewater, stormwater, roads and footpaths and rubbish and recycling.</p> <p>We have taken the view that those who create the need for these services, and those who benefit from the provision of these services are one and the same. Further, we consider that everybody in our community, regardless of where they live, over time, should have equitable access to these services based on need. This means that, in general, all those who benefit from these services should be paying the same amounts for these services, irrespective of underlying costs of the service delivery.</p> <p>As long ago as 2003, the Council implemented policy to rate for the capital costs of wastewater on a district wide basis alongside the district funding already in place for the day to day operating costs of this service, rather than charging each community for the costs of its specific system. In the last Long Term Plan 2012-2022 there were further changes made to the policy so that funding the supply of water is now spread across all communities not just the one in which the scheme is located. This resulted in a one-off, permanent change to the water rates bill.</p> <p>In the 2012-2022 Long Term Plan, there was a proposal to move the funding of Stormwater to a district funding basis as well but, ultimately, the proposal was not implemented in order to moderate what would otherwise have been substantial rate movements for some members of the community. However, Council stated that it would consider this proposal again in the 2015-2025 Long Term Plan.</p>				
Proposal				
Options Considered	Implications for levels of service	Financial implications		
Move Stormwater Activity funding from a scheme basis to a district-wide basis.	By spreading the costs of the stormwater infrastructure over the whole District, it is considered feasible to maintain current service levels in each community.	District wide rate of \$88.01		
Status quo - Stormwater is funded scheme by scheme by each community	<p>Over time, the financial implication is that smaller communities, or those communities with old infrastructure, where depreciation has not been sufficiently funded, may have difficulty affording the costs of stormwater infrastructure renewals and/or upgrades with the potential to require reduced levels of service.</p> <p>The general implication is that smaller communities will pay a higher amount of rates. However, this is an overly simplistic view as the Thames-Coromandel District has varied geography which means each areas needs for a stormwater network is equally variable.</p>	Thames	\$188.02	(+\$100.01)
		Coro-Colville	\$83.14	(-\$4.87)
		M Bay	\$75.29	(-\$12.72)
		T/P	\$53.33	(-\$34.68)
		Wmata	\$45.37	(-\$42.64)

Changes to who pays		Community Empowerment		
<p>Over the last four years, the Council has examined all of its services and more explicitly recognised those that are primarily provided for the benefit of the local community. These services have then been funded locally which enables the diversity of the district to be provided for in the ways most appropriate to each community. Community Boards feed directly into the Council decision making process to set local priorities for local services. As part of the broader review of service, public conveniences and cemeteries, two services which have previously been considered to be of primary benefit to the whole district are now considered to be primarily for the benefit of the local communities. It is proposed that the net costs of these services are funded by each local community (after deducting user fees and charges).</p> <p>There has also been a change proposed to the funding of Library Services so that all of the costs associated with the Libraries are now funded locally rather than in part by a charge across the whole District.</p>				
Proposal				
Options Considered	Implications on levels of service	Financial implications		
Move the net costs of public conveniences from district funding to local funding	Community boards will decide the priorities for public conveniences in their community board areas and, increase or decrease service levels according to the needs of their community and their ability and willingness to pay for these service levels.	Th	\$33.41	-3.08
		Coro	\$50.66	+14.14
		MB	\$28.21	-8.31
		TP	\$46.46	+9.94
		Wm	\$38.43	+1.91
Status Quo The net costs of public conveniences remain as a district funded general charge through the UAGC	There may be sub-optimal decisions made regarding service level provision as the costs of providing the service and the needs of the service are averaged.	\$36.52 UAGC		
Move the net costs of cemeteries from district funding to local funding	Community boards will decide the priorities for cemeteries in their community board areas (including heritage cemeteries) and, increase or decrease service levels according to the needs of their community and their ability and willingness to pay for these service levels.	Th	\$31.54	+7.19
		Coro	\$49.53	+25.18
		MB	\$18.79	-5.56
		TP	\$17.71	-6.64
		Wm	\$18.92	-5.43
Status Quo The net costs of cemeteries remain as a district funded general charge through the UAGC	There may be sub-optimal decisions made regarding service level provision as the costs of providing the service and the needs of the service are averaged.	\$24.35 UAGC		

Economic Development

Council's direction and vision emphasises facilitating and activating economic development within our District. This direction was indicated in the 2012-2022 Long Term Plan and took more shape with the production of an Events Strategy and Economic Development Action Plan adopted in December 2013. The action plan lead to an expanded Economic Development programme in our 2014-2015 Annual Plan and a different funding approach recognising the changed objectives, beneficiaries and overall affordability of the proposals. The three anchor projects from which the Council's contribution to the District's economic development would be driven were outlined in this plan as well and they remain the cornerstone of the long term programme. The 2015-2025 Long Term Plan is Council's first opportunity to clearly set out its longer term proposals for economic development as a whole and how these might be funded and to seek the communities support for these proposals.

The Ten Year Economic Development Package

Council's economic development action plan has been developed to facilitate economic growth by capitalising on our district's existing strengths and opportunities. Our ultimate goal is to create an environment where it is an easy decision for the private sector to invest in businesses and jobs in the Coromandel and where it is an easy decision for our non-resident population to spend more time here or decide to live here permanently.

As well as restructuring and refocussing the Council so that we are efficient and effective in providing services to our residents and ratepayers, we have developed an ambitious ten year work programme to facilitate and unlock economic development.

- Anchor projects
 1. Coromandel Harbour Sugarloaf development (supporting the aquaculture industry) - \$5.89 m + supporting roading improvements- \$ \$1.675m – total \$7.57m (offset by payment from the industry of \$3.6m)
 2. Great Walks - \$1.477m + supporting roading improvements \$1.050m- total \$2.527 (+previously approved \$1.525m)
 3. Hauraki Rail Trail \$1m +\$0.26m currently committed. Note: The Rail Trail is part of the Roads and Footpaths activity, not economic development given that it supports alternative transportation modes.

More detail about our anchor projects can be found at:

- Coromandel Harbour project. www.tcdc.govt.nz/coroharbourproject.
 - Coromandel Great Walks project www.tcdc.govt.nz/corogreatwalks.
 - Hauraki Rail Trail (Kopu to Kaiua) www.haurakirailtrail.co.nz
- Continue part funding 2 sub-regional visitor information centres (funding to be gradually reduced through the ten year period) - \$1.475m
 - Continue part funding a Regional Tourism Organisation - Destination Coromandel (funding to be increased by \$25k per year throughout the ten year period) - \$4.9m to facilitate marketing of our District to national and international visitors.
 - Major Events – (funding gradually increasing throughout the ten year period) - \$2.4m to encourage a broader range of major events especially in the off-peak season.
 - Joint Venture investment Marketing - \$1.58m – working in partnership with other key economic development agencies such as ATEED to increase our reach and product offering.
 - A number of smaller, discrete projects throughout the ten years that are recommended in the economic development action plan. For example, there is funding provided to investigate and develop a business case for a IT Hub and to develop a post treaty settlement economic development strategy in partnership with the Hauraki Collective.
 - Another initiative being pursued as part of the Economic Development package is the potential for the designating of the whole Coromandel peninsula as a Heritage Park or Region. There are no project costs associated with this project as, in its conceptual stage, it will only require staff resource.

We also have locally focussed economic development initiatives planned by Community Boards.

As part of the strategy and planning over the last two years, we have taken account of a national I-Sites review that concluded there should be only 2 sub-regional I-Sites in our district; the I-Sites at Thames and Whitianga. This led Council to reconsider its approach to funding the information centres in Tairua, Whangamata and Coromandel and a conclusion that these are primarily for the benefit of the local community. However, moving to each community board area would cause substantial rate movements for some members of the community, so Council has decided that this change in funding should be phased in over the next three years.

Additionally, when Council prepared our last Annual Plan 2014-2015, we consulted on and adjusted the way in which we fund the economic development activity to recognise that the benefits apply primarily to everyone not just to the commercial and industrial sector. At that time, we signalled that we would also be reviewing a perceived inequity in the current funding structure between moteliere and other providers in the short-term accommodation sector such as Bed and Breakfast operators and short term accommodation providers such as through Book-a-Bach or similar. Moteliere pay the commercial portion of the Economic development rate and their competitors do not.

We have completed our review of the sector and concluded that there is an inequity in the current arrangements. In order to reduce this inequity we propose two changes introducing a targeted fixed rate of \$200 per property for those who make their homes available on a short term basis for holiday rentals.

Bed and Breakfast businesses who have 4 or more bedrooms available for short term accommodation will be classified as commercial businesses and have to pay commercial rates. More detail on these proposals can be found in the Financial Impact Statements and Revenue and Financing Policy at [references](#).

Proposal

Options Considered	Implications on levels of service	Financial implications			
Proposed Move the funding of the Tairua, Pauanui, Whangamata and Coromandel Information Centers to local funding over the next three years.	No implications for levels of service with this proposal.		Y1	Y2	Y3
		Coro-Col	\$16	\$23	\$26
		T/P	\$11	\$16	\$19
		Wm	\$9	\$12	\$14
Status quo	No service level implications but not in line with national strategy to focus on key sites.		Y1	Y2	Y3
		UAGC	\$4.97	\$7.09	\$8.33
Fully locally fund the Tairua, Pauanui, Whangamata and Coromandel Information Centres from Year One of LTP.	Community boards may have considered decreasing funding which would impact on levels of service.	Insert \$ cost additional to average local rates			
Options Considered	Implications on levels of service	Financial implications			
Introduce a new targeted rate to apply to all residential properties offering short term accommodation of \$200 per property and reclassify Bed and Breakfast businesses	None	This is projected to collect \$252,000 which will reduce the amount to be collected from all ratepayers through the UAGC.			

four or more bedrooms for hire as commercial properties.		
Status quo	None	All residential ratepayers would pay an additional \$8.91 on the UAGC .

Fairness and empathy - "Granny Flats"/minor dwellings and Retirement Villages

Amongst our core values fairness and empathy are part of the balancing matters we consider when making decisions about how our activities should be funded. Two issues have been raised with us in recent times, where those impacted consider they are not being treated fairly or with empathy.

- Those people who have one additional unit on their property are charged additional uniform charges, which add considerably to their rating bill when compared with someone in the same value property with only one dwelling on that property. Where they only make use of this second dwelling for family and friends on a non-paying basis, a remission of these additional charges is available upon application and subject to certain conditions being met.

We are proposing to add to our rates remission policy so that there will be an automatic remission of 50% of the fixed charges applicable to owners with one additional unit used as accommodation where these are 50m² or less in size (as these are permitted to be built on a property as of right in our District Plan). This should provide greater certainty and require less administration for the relevant property owners.

- Those residents of retirement villages who own a "licence to occupy" their homes, rather than having a freehold interest in their home, are unable to access the rates rebate made available by central government when they have very low incomes. They are however still required to pay the rates as if they were homeowners through their contracts with the retirement villages. This difference in treatment has been acknowledged by some other Councils. The retirement villages association advocated that we should make a grant to the relevant retirement villages as well. After researching the issue, we came to the conclusion that it would be showing empathy to a small section of our community to remit their rates to an amount equal to that which they would receive from central government, should they have owned their homes outright. This proposal will cost approximately \$50,000 per year.

Other alternatives we considered were to do nothing or to provide a grant at a small fixed amount regardless of each person's circumstances. We have taken the view that to do nothing is not living up to our core values and to simply make a set figure grant is relatively too generous to some people and equally, not good enough for those who would receive more.

These changes change our Rates Remission policy which is being separately consulted on alongside the Long Term Plan. Please refer to xxx for more information and how to make your views about this known.

Fees and Charges

Where administratively possible and economically feasible, Council charges fees and charges for its activities. In most cases, these fees do not fully pay for the activity as there is a public good element that is covered by rates. In the 2015-2025 Long Term Plan, there are no significant changes to the policies setting fees and charges. Charges in the building control and monitoring area have been reviewed and have been recalculated at a detailed level to ensure that they are being funded in line with the Council policy. This has resulted in a number of changes both increases and decreases but, overall, there is no change to the underlying fee structure. The fees for the rubbish and recycling activity have also been reviewed and some small increases are proposed.

Local Fees and Charges

Hahei Park and Ride

A new fee is proposed of \$2 per hour or \$15 daily rate for use of the Hahei Park and Ride (with an exemption upon application for residents and ratepayers in the Hahei Village area).

The Mercury Bay Community Board proposes upgrading harbour facilities at:

- Purangi Boat Ramp
- Ferry Landing
- Whitianga Wharf; and
- Kuaotunu Boat Ramp

A new fee is proposed for annual and daily purposes for recreational boat launching/trailer parking permits and these fees will be implemented at each site as each of these facilities is upgraded.

A schedule of the current and proposed fees and charges can be viewed at [xxx](#).

The Tairua/Pauanui Community Board is in the process of upgrading the wharf and boat ramp facilities at Marys Beach Reserve in Tairua and proposes to upgrade the boat ramp at Royal Billy Point, Pauanui. It will investigate the level of fees for the use of these facilities in the future.

Thames Community Board

The Thames Community Board has heard from the business community that greater focus, coordination and promotion is needed of Thames if its potential as a commercial centre and visitor destination is to be realised. We are proposing to create a new role to promote Thames at a cost of \$90,000 per annum alongside \$50,000 per year for the first 3 years of the Long Term Plan to facilitate economic development in the Thames Community Board area. This would be funded from the targeted local rates.

Options Considered	Implications on levels of service	Financial implications
Proposal An additional investment in local economic development of \$140,000 per annum for the next 3 years	An Economic Promotions role and funding is to provide additional services to improve the local economy through coordination, facilitation and promotion.	Additional cost to Thames average local rates of \$24.18 per annum
Only provide for a role to promote and coordinate economic development activity	While funding for a person to promote Thames and coordinate economic development would be useful, more services will be provided if there is seed funding to provide tangible support to new initiatives.	Additional cost to Thames average local rates of \$15.55 per annum
Only provide additional funding for external groups to promote economic development activity	While funding for new initiatives to promote local economic development would be useful, a person to promote and coordinate the expenditure should be able to realise a better result than without this funding.	Additional cost to Thames average local rates of \$8.64 per annum

Whangamata Community Board

The Whangamata Community Board is proposing that it accelerates its long-standing gradual programme of footpath construction and kerbing and channel to key roads so that the footpath on [xx](#) road is completed in 2016 and all priority roads have kerb and channel by the end of 2017. From that point, Council will simply maintain the wide road berms and tidy road edges rather than constructing new footpaths or more kerbs and channels. This proposal is consistent with feedback over several years that the Whangamata community prefers a less urban and more holiday style environment and, therefore, footpaths are not desired on every road in the township.

Options Considered	Implications on levels of service	Financial implications
Proposing to complete priority footpath programme in the 2015/16 year and priority kerb and channel programme in years 2015/16 and 2016/17 then simply maintaining wide road berms and keep road edges tidy over the balance of the LTP.	A different level of service than in previous years where a small amount of kerb and channelling and footpaths were constructed each year.	The cost of this programme is \$1.271 million, which accounts for \$13.87 of the average local rate in 2016/17 and \$18.55 in 2017/18.
Maintain a long term Kerb and channel programme and new footpath programme		The costs of such an optional programme are at the discretion of the Council. For each \$100,000 spent on this activity, it would add an average of \$1.80 to the average local rates.

Whangamata Community Board

In the 2012-2022 Long Term Plan, there was a budget for a \$1million project to extend the seal on Wentworth Valley Road. The Whangamata Community Board has considered the options for access to Wentworth Valley and wishes to improve the access for both walking and cycling for the economic potential that this project has for the area and District. The Board is proposing to spend \$70,000 to develop the business case for this project in the 2017-2018 year and, if the concept is economically beneficial, to extend the seal and construct a walkway/cycleway in the following year. The capital cost of this project is estimated at \$2.4million. The options for this project will be developed and further put to the community through the next Long Term Plan process but the Community Board is keen to receive feedback on this potential project now as well.

World War 1 Memorial Forests - Te Wao Whakamaumaharatanga

This project aims to establish a series of memorial native forests around the Coromandel Peninsula in order to commemorate the NZ soldiers who died in World War 1. In total it is proposed that 18,166 trees will be planted at a series of five (or more) different sites around the Peninsula (with at least one in each community board area). The trees are designed to become national Memorial Forests which will enhance the environmental values of the Peninsula, and also act as a place for people to walk and remember New Zealand history.

The estimated cost of the project is \$497,000 (including a 10% contingency) which will be spread over 10 years. Council proposes to fund the initial purchase of the trees, and help to coordinate volunteers and school groups to undertake the first year's planting, while long-term maintenance will be undertaken by contractors. The \$497,000 estimated cost of the project will be offset by grants received by external agencies and also by funds received from members of the public purchasing trees to commemorate their relatives who died in World War 1.

The planting of the Memorial Forests is proposed to commence in 2015 and conclude by Armistice Day 2018, with long-term maintenance of the trees to ensure their longevity operating through to 2025.

While the project is now underway, the main costs will be incurred over the ten years of the Long Term Plan. The impact on each local Community Board area is: **[to be determined]**

A range of other options have been considered which involved greater the use of volunteers to maintain the trees as well but this option was considered the one most likely to ensure the safe development and long-term sustainability of the forests.

Investigations - Projects and issues

As part of developing the proposals for the Long Term Plan and planning to realise the Vision we have for the Coromandel Peninsula, we have begun work towards some major developments, many of which, if implemented, could lead to significant change in the District. As our plan must be prepared at a specified point in time, there will always be some matters where we do not have enough information yet to make a decision about whether these should be included in the Plan or not.

The Long Term Plan is an opportunity to inform our community of those significant matters we aspire to and are investigating as well as those matters where our plans are more solid. The following projects are all issues to be explored in some detail in the next three years. If these investigations lead to more substantive proposals they will be consulted on either separately or as part of future long term plans.

Local Government re-organisation

Local government reorganisation means changes to the structure of local authorities - it could include changes to boundaries; creation/abolition of a council; amalgamation of councils; or transfer of functions from one council to another. There are currently three re-organisation proposals being considered by the Local Government Commission for Hawkes Bay, Northland and Wellington. No proposals have been put forward for the Waikato region but the topic has been discussed at various forums by various organisations. The Thames-Coromandel District Council has investigated different options and has done sufficient ground work to readily respond if a proposal was put forward for the region that affected our district.

Sub-regional Swimming Pool

The current swimming pool in Thames is due for a significant renewal programme in 20.. The current facility provides an adequate resource for local swimmers for recreation and sports training and the swimming school has enjoyed good success at the regional and local level. So much so that there are junior elite swimmers already commuting from Whitianga to train to a higher level.

The nearest 50 meter pool is in Morrinsville which is a long way away from many parts of our District and parts of the Hauraki District. Council proposes investigating the development of a 50 meter pool as a replacement for the current Thames Swimming Pool as a new sub-regional facility. Such a pool would operate on a different scale to the current locally focussed pool and would likely only be feasible if there was community and financial support for such a proposal from the whole District and the wider sub-region.

The Long Term Plan includes a budget of \$175,000 to upgrade the pool in 2020/2021. It also includes \$53,000 in 2017/2018 to fund the research, concept design and consultation regarding a sub-regional facility.

Mercury Bay - Destination Boat Ramp

A destination Boat Ramp has been signalled as a high priority for the Mercury Bay Community Board since the 2012-2022 Long Term Plan and subsequent Annual Plans. The Board has budgeted \$100,000 in the 2018/2019 financial year for this project. In beginning the more detailed investigations into this project, the Board has seen the wider possibilities for this project and is exploring a much larger scale development which, should it be feasible, will require considerably more funding.

Coromandel Harbour Facilities

The many harbour facilities around the Coromandel Harbour require maintenance and constant renewal. In 2013, Council saw the opportunity to rethink how we deliver these services so that the needs of all users are best served and the wider economic possibilities

are realised. This work is one of the Anchor projects supporting economic development. We have been investigating and preparing a series of options for the development of these facilities alongside the community and industry that will:

- Retain and assist the aquaculture industry to grow
- Improve all access to the harbour for all users - through either improved parking facilities or better all-tide access
- Reduce health and safety risks through separation of commercial and recreational facilities; and
- Ensure a fast ferry service between Coromandel and Auckland is well connected into Coromandel township and supports local residents working in Auckland.

Currently, in addition to advancing the resource consent for one of the associated projects, upgrading the Sugarloaf Wharf to better support the aquaculture industry, other options relating to other facilities are in development. As the environmental and economic feasibility of these options is better understood, proposals on how to proceed, including how best to fund the options, will be taken to the community. This may require amendments to the Long Term Plan alongside the 2016/17 or 2017/18 annual plans, in order to add new budgets, once any proposals are sufficiently advanced in the next 12 to 24 months.

Coromandel Township roading improvements

The Coromandel-Colville Community Board continues to investigate options for relieving congestion in the township. Options for a bypass to the east of the town centre and a smaller internal bypass in the Pita Street area are being considered as the direct bypass options are currently considered to be unaffordable for the Coromandel-Colville ratepayers.

Water conservation

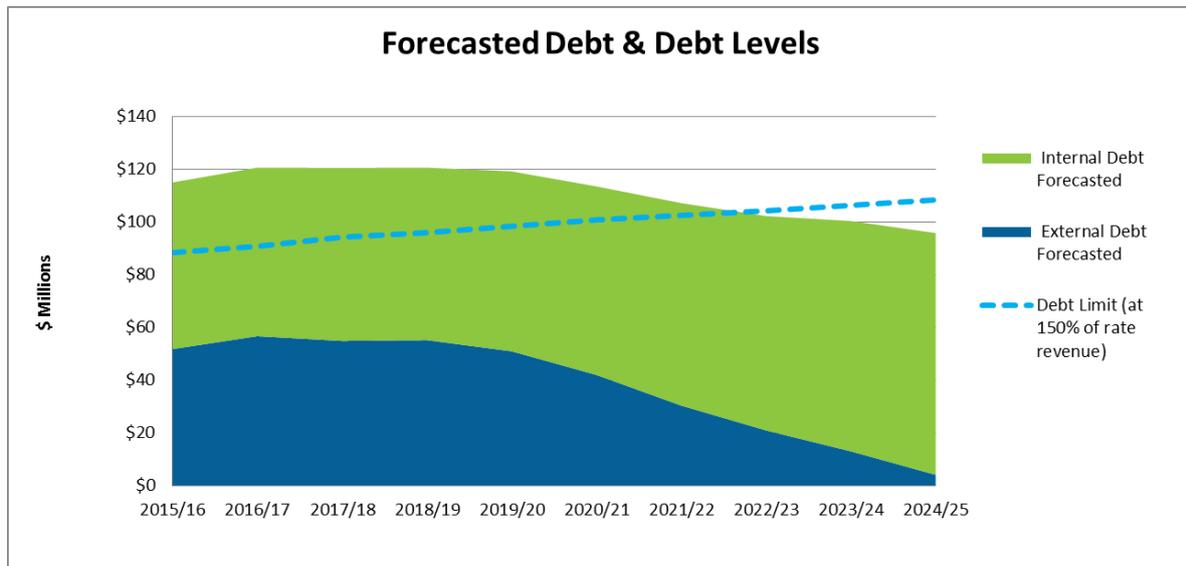
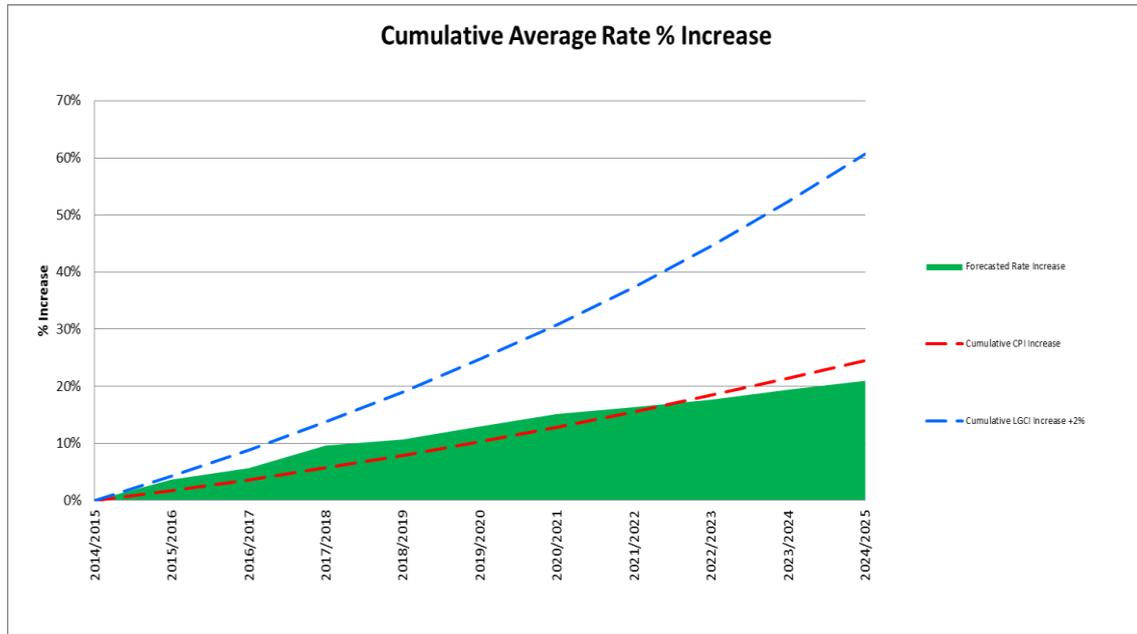
With our peak, summertime population often coinciding with dry weather conditions, residents and visitors to our area are frequently faced with water restrictions. Additionally, the cost of supplying water to eleven townships is one of our larger cost areas. We are developing a water demand strategy to improve how we use and manage our fresh water resources. Over the next two years we will refine the options, consult with the community on the local and district wide preferences where change is indicated and reach preferred solutions. To the extent that these solutions require additional expenditure, they will form part of the proposals for the 2018-2028 Long Term Plan.

Coromandel - A Heritage Park/Region

The next decade is likely to be a time of major demographic change in New Zealand and, in times of change, many people value reminders of the past. Over the next three years, we want to work with our many communities and partners, with iwi, with local residents and with visitors who love this place, to investigate the possibilities for a future Coromandel as a heritage park or region that celebrates and cherishes its rich heritage and unique geography. This vision is for the Coromandel in 20-50 years' time and will encompass our natural heritage including our marine areas as well as the pioneering built and industrial heritage of our forebears.

Our Financial position - Rates, debt and Levels of Service

Rates



Levels of Service -graphs - to be designed

Audit Report

[to come for the 4 March meeting]

Community Board Areas

Our District is home to diverse communities that all contribute to the unique and special environment of the Coromandel. Council and the Community Boards are committed to a partnership approach to decision making so, while the Council has ultimate legal responsibility for adopting the Long Term Plan and setting the rates, the decisions are only made once there is full input from the community boards. The proposals for local services are developed by the Community Boards.

The Community Board pages of this consultation document include the "big ticket" items of expenditure in the area, any significant changes affecting the area, and a table showing proposed rates for a sample of property values within the Community Board area across the ten years of the Long Term Plan. For details of the capital projects planned for the ten years in each community board area please refer to the [Schedule of Capital Projects](#), a supporting document relied upon when preparing this Consultation Document which may be accessed at [reference](#)

Coromandel-Colville Community Board area

The Coromandel-Colville Community Board has a relatively small population and ratepayer base which means there is a focus on maintaining the infrastructure and other community assets that have been built over many generations. The key future looking focus of the Board (and for the benefit of the whole District) is the potential of the Coromandel Harbour for aquaculture, tourism, access to employment in Auckland through a fast ferry service and recreation. Two of the major issues signalled for further investigation in this consultation document are the Coromandel Harbour Facilities and the Coromandel By-Pass at page xx.

Big Ticket Items in Coromandel-Colville Community Board area

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Hannafords Carpark extension		.152								
Hannafords Wharf Renewal										.303
Sugarloaf Upgrade for Aquaculture*		3.061				1.660				1.178
Coromandel Wharf Renewal					0.195					
Coromandel Boat Ramp Renewal										.171
Te Kouma Road intersection upgrade			0.649							
Windy Point upgrade			1.027							
Pottery Lane extension				1.037						
Coromandel Sportsville		0.235								
Coromandel Water supply resource consent - Karaka		.132								
Coromandel - Drinking Water Standard Upgrade					.581					
Coromandel Wastewater resource consent renewal										.168
Oamaru Bay consent renewal									.112	

* to be part-funded by Industry - \$3.6m industry funding provided for at \$0.4m per year from 2016/17 to 2024/2025

What you should know about your rates

It is proposed to change the funding of stormwater from a local charge to a district charge and to change the funding of cemeteries, public conveniences and the Information centre from district charges to local charges. The impacts on rates of each of these changes in the 2015/16 year are:

Stormwater	+ \$4.87
Cemeteries	+ \$25.18
Public Conveniences	+ \$14.14
Information Centre	+ \$16.06

For more information about these changes see [page xx](#) of this document.

How much will it cost the ratepayer?

Here is a sample of rates in the Coromandel-Colville Community Board area by property type and value. To find out what the proposed rates changes mean for your rates in 2015/2016 visit the rates calculator online at www.tcdc.govt.nz

Rate sample by property type	2014/2015	2015/2016	2015/2017	2015/2018	2015/2019	2015/2020	2015/2021	2015/2022	2015/2023	2015/2024	2015/2025
Residential LV \$140k	\$1,956	\$2,110	\$2,282	\$2,375	\$2,398	\$2,446	\$2,515	\$2,524	\$2,559	\$2,616	\$2,646
Residential LV \$225k	\$2,336	\$2,432	\$2,462	\$2,560	\$2,584	\$2,637	\$2,712	\$2,721	\$2,761	\$2,825	\$2,858
Residential LV \$400k	\$2,373	\$2,433	\$2,466	\$2,573	\$2,603	\$2,664	\$2,745	\$2,755	\$2,799	\$2,871	\$2,909
Rural LV \$4.2m	\$6,702	\$5,656	\$5,654	\$3,234	\$3,253	\$3,310	\$3,389	\$3,411	\$3,482	\$3,576	\$3,637
Commercial LV \$3m	\$21,332	\$18,595	\$18,561	\$18,849	\$18,928	\$19,160	\$19,441	\$19,492	\$19,703	\$20,068	\$20,221

Photos of Community Board members with contact details

Mercury Bay Community Board area

The Mercury Bay Community Board area is projected to have the majority of the growth of the District over the next ten years, so there is a concerted focus on new facilities and infrastructure that will deliver to both the current population and those who are projected to move here or visit in the future. Improving the Whitianga CBD is a key project in the first three years of the Plan, as is constructing the next stage of the Mercury Bay Cemetery, managing the coastal erosion at Brophy's beach and upgrading the toilet facilities at Hot Water Beach.

Big Ticket Items in Mercury Bay Community Board area

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Cemeteries										
Mercury Bay cemetery - stage 2	.543									
Whitianga Hall Redevelopment							\$xxx			
Destination Boat Ramp*				.100						
Purangi Ramp Upgrade and Pontoon		.178								
Ferry Landing Pontoon Extension			.081							
Kuaotunu Ramp improvements				.047						
WW1 Memorial Forests**		\$xxx								
Whitianga Sportsground Development				\$xxx						
Brophy's Beach Coastal Erosion	.574									
Hahei Park and Ride development	.438					.179				
Hot Water Beach Toilet Upgrade		.695								
Bull Paddock - New Toilet		.178								
Buffalo Beach - New Toilet		.160								
Whitianga Town Centre Upgrade	3.141									
Whitianga Link Roads (rezoned)					.xxx					

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
areas)										
Coromandel Great Walks - Cathedral Coast Walkway										
Lees Road Seal Extension		1.051								
Whitianga - Drinking Water Standard Upgrade			.305							
Matarangi - Drinking Water Standard Upgrade			.143							
Matarangi Wastewater Treatment Upgrade		.518								
Whitianga Wastewater Plant Optimisation		.315								
Whitianga Wastewater Balance Tank									3.365	
Wastewater Pumpstation-Moewai			.513							
Cooks Beach Wastewater Upgrade					1.144					
Hahei Wastewater Upgrade			.350							
Matarangi Wastewater Resource Consent renewal					.321					

* see projects requiring further investigation on [page xx](#) for more information about this project.

What you should know about your rates

It is proposed to change the funding of stormwater from a local charge to a district charge and to change the funding of cemeteries, public conveniences to local charges. The impacts on rates of each of these changes in the 2015/16 year are:

Stormwater	+ \$12.72
Cemeteries	- \$5.56
Public Conveniences	- \$8.31

For more information about these changes see [page xx](#) of this document.

How much will it cost the ratepayer?

Here is a sample of rates in the Mercury Bay Community Board area by property type and value. To find out what the proposed rates changes mean for your rates in 2015/2016 visit the rates calculator online at www.tcdc.govt.nz

Rate sample by property type	2014/2015	2015/2016	2015/2017	2015/2018	2015/2019	2015/2020	2015/2021	2015/2022	2015/2023	2015/2024	2015/2025
Residential LV \$140k	\$2,047	\$2,152	\$2,206	\$2,288	\$2,319	\$2,364	\$2,416	\$2,452	\$2,477	\$2,515	\$2,553
Residential LV \$225k	\$2,245	\$2,331	\$2,388	\$2,475	\$2,508	\$2,558	\$2,614	\$2,657	\$2,683	\$2,728	\$2,769
Residential LV \$400k	\$2,561	\$2,606	\$2,673	\$2,768	\$2,807	\$2,864	\$2,925	\$2,982	\$3,007	\$3,059	\$3,105
Rural LV \$4.2m	\$6,411	\$5,922	\$6,232	\$6,477	\$6,624	\$6,811	\$6,944	\$7,247	\$7,185	\$7,293	\$7,394
Commercial LV \$3m	\$20,453	\$18,468	\$18,642	\$18,895	\$19,027	\$19,248	\$19,451	\$19,754	\$19,875	\$20,163	\$20,354

Photos of Community Board members with contact details

Tairua-Pauanui Community Board area

Over the last year the Tairua- Pauanui Community Board has progressed two major community projects - the Manaia Road causeway in Tairua and the Pauanui community building. In the early years of the Ten Year plan, key priorities for both communities are maintaining current local facilities and improving harbour facilities. There will be a programme of on-going safety improvements for the Hikuai Settlement Road and safety and bridge-widening improvements at Duck Creek in the final year of the Plan. Council's Water Demand strategy will move from an investigation phase into solutions and options development in the first three years of this Long Term Plan which is particularly important for Tairua as it regularly experiences water shortages during the summer peak. Funding to construct the Orchard Block is no longer included in the Long Term Plan as growth projections indicate it is not required, however, if this sub-division develops significantly during the ten years, this position will be reconsidered.

Big Ticket Items in the Tairua-Pauanui Community Board area

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Tairua - Mary Beach Wharf and Boat Ramp*	1.158									
Pauanui - Royal Billy Point Ramp and Pontoon*			.378							
Pauanui - Wharf Pontoon replacement				0.112						
Pauanui Trail	.050									
Pepe Bridge Reserve		.050								
Minor Reserves Projects- including Pauanui Waterways Tennis Courts upgrade			.096							
Hikuai Settlement Road - Bridge Upgrade (Duck Creek)										.500
Tairua - Drinking Water Standard Upgrade							.447			
Pauanui - Drinking Water Standard Upgrade							.559			

* As these projects are completed, fees for wharfage and use of the boat ramps will be implemented

What you should know about your rates

It is proposed to change the funding of stormwater from a local charge to a district charge and to change the funding of cemeteries, public conveniences and the Information centre from district charges to local charges. The impacts on rates of each of these changes in the 2015/16 year are:

Stormwater	+ \$34.68
Cemeteries	- \$6.64
Public Conveniences	+ \$9.94
Information Centre	+ \$11.06

For more information about these changes see [page xx](#) of this document.

How much will it cost the ratepayer?

Here is a sample of rates in the Tairua-Pauanui Community Board area by property type and value. To find out what the proposed rates changes mean for your rates in 2015/2016 visit the rates calculator online at www.tcdc.govt.nz

Rate sample by property type	2014/2015	2015/2016	2015/2017	2015/2018	2015/2019	2015/2020	2015/2021	2015/2022	2015/2023	2015/2024	2015/2025
Residential LV \$140k	\$2,049	\$2,216	\$2,259	\$2,329	\$2,369	\$2,402	\$2,447	\$2,474	\$2,515	\$2,559	\$2,599
Residential LV \$225k	\$2,248	\$2,394	\$2,437	\$2,509	\$2,552	\$2,588	\$2,634	\$2,666	\$2,711	\$2,762	\$2,806
Residential LV \$400k	\$2,567	\$2,669	\$2,713	\$2,788	\$2,837	\$2,875	\$2,924	\$2,962	\$3,015	\$3,075	\$3,126
Rural LV \$4.2m	\$5,899	\$5,410	\$5,489	\$5,583	\$5,741	\$5,777	\$5,809	\$5,934	\$6,059	\$6,201	\$6,325
Commercial LV \$3m	\$20,502	\$18,525	\$18,553	\$18,711	\$18,861	\$18,983	\$19,126	\$19,314	\$19,582	\$19,910	\$20,130

Photos of Community Board members with contact details

Thames Community Board area

The Thames Community Board area includes the largest population centre as well as the developing industrial centre at Kopu. As a long-established area the Board plans to maintain current infrastructure, facilities and services while partnering with others to deliver some major new or replacement facilities. A major upgrade is planned to the water supply system in the southern, rural section of the community board area as one of the essential services needed in the community. Alongside the investment the Council is making in economic development, The Community Board is proposing some local initiatives to support local economic development, in response to feedback from the local business community. One of the area's key recreational facilities, the Thames Pool, needs to be significantly renewed in about five years' time but the Council has agreed to investigate the potential for a sub-regional swimming facility as an alternative. Please refer to page xx for more information.

Big Ticket Items in Thames Community Board area

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Airfield	.053									
? Wharf renewals										1.597
Boat ramp renewal										.093
Library Renewals	.163									
Multisport Indoor Sports Facility	4.145*check									
Rhodes Park Grandstand upgrade				2.9**						
Public Toilet Replacements	.228check new #									
Thames Pool Upgrade						.175				
Economic Development Coordinator	.270									
Economic development grants	.150									
Thames South Water Upgrade						\$4.869				
Thames South Water Meters		.315								
Thames - Drinking Water Standard Upgrade		.428								
Thames Wastewater consent renewal				0.133						
Stormwater										
Kopu Stormwater Detention				.764						
Kopu Stormwater Pumpstation								2.581		

* Net cost \$2.665m - \$4.145m - community fund raising \$1.480

**Net cost \$2.165 - \$2.9 - community fund raising \$.735m

What you should know about your rates

It is proposed to change the funding of stormwater from a local charge to a district charge and to change the funding of cemeteries, public conveniences to local charges. The impacts on rates of each of these changes in the 2015/16 year are:

Stormwater	- \$100.01
Cemeteries	+ \$7.19
Public Conveniences	- \$3.08

For more information about these changes see [page xx](#) of this document.

How much will it cost the ratepayer?

Here is a sample of rates in the Thames Community Board area by property type and value. To find out what the proposed rates changes mean for your rates in 2015/2016 visit the rates calculator online at www.tcdc.govt.nz

Rate sample by property type	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Residential LV \$140k	\$2,077	\$2,169	\$2,192	\$2,297	\$2,292	\$2,350	\$2,421	\$2,450	\$2,497	\$2,545	\$2,593
Residential LV \$225k	\$2,369	\$2,391	\$2,413	\$2,525	\$2,520	\$2,583	\$2,660	\$2,693	\$2,747	\$2,802	\$2,855
Residential LV \$400k	\$2,826	\$2,755	\$2,778	\$2,905	\$2,898	\$2,969	\$3,056	\$3,097	\$3,161	\$3,226	\$3,288
Rural LV \$4.2m	\$9,854	\$8,495	\$8,579	\$8,197	\$8,137	\$8,358	\$8,627	\$8,768	\$8,985	\$9,157	\$9,332
Commercial LV \$3m	\$24,411	\$20,040	\$20,029	\$20,400	\$20,378	\$20,619	\$20,912	\$21,110	\$21,436	\$21,767	\$22,025

Photos of Community Board members with contact details

Whangamata Community Board area

In the first two years of the Long Term Plan, Whangamata Community Board is prioritising completing the last key footpath connections in town and tidying up road berms and kerbs, rather than new footpaths so as to retain the beach character of Whangamata. The Board sees the potential of the Great Walks programme to enhance what the Coromandel has to offer tourists and have budgeted sealing of the Wentworth Valley Road as well as a new cycleway and walkway up the Wentworth Valley to the existing walking tracks. There is money within this budget to complete investigations into the economic feasibility of this proposal before making a final decision on whether or not to proceed. Several community projects are envisaged on the early years of the plan such as redevelopment of Williamson Park, upgrading of Aitken Road Tennis Courts, parking and disabled access to Island View Reserve, investigation into a new Community Marae facility, and on-going commitment to development of harbour walking tracks.

Big Ticket Items in Whangamata Community Board area

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Williamson Park Redevelopment			.184							
Harbour Walkway/Cycleway		.045								
Beach Road Playground		.108								
Onemana Toilet Upgrade		.126								
Complete priority footpaths	.233									
Complete priority kerb and channel programme		1.038								
Wentworth Valley Seal extension and cycleway			2.355							
Manuka Place water supply consent renewal		.094								
Whangamata - Drinking Water Standards Upgrade				.398						
Onemana - Drinking Water Standards Upgrade				.068						
Whangamata Water Supply System optimisation			.606							

What you should know about your rates

It is proposed to change the funding of stormwater from a local charge to a district charge and to change the funding of cemeteries, public conveniences and the Information centre from district charges to local charges. The impacts on rates of each of these changes in the 2015/16 year are:

Stormwater	+ \$42.364
Cemeteries	- \$5.43
Public Conveniences	+ \$1.91
Information Centre	+ \$8.57

For more information about these changes see [page xx](#) of this document.

How much will it cost the ratepayer?

Here is a sample of rates in the Whangamata Community Board area by property type and value. To find out what the proposed rates changes mean for your rates in 2015/2016 visit the rates calculator online at www.tcdc.govt.nz

Rate sample by property type	2014/2015	2015/2016	2015/2017	2015/2018	2015/2019	2015/2020	2015/2021	2015/2022	2015/2023	2015/2024	2015/2025
Residential LV \$140k	\$1,966	\$2,137	\$2,192	\$2,265	\$2,297	\$2,351	\$2,396	\$2,412	\$2,447	\$2,486	\$2,521
Residential LV \$225k	\$2,150	\$2,306	\$2,363	\$2,439	\$2,474	\$2,535	\$2,581	\$2,599	\$2,638	\$2,682	\$2,720
Residential LV \$400k	\$2,451	\$2,560	\$2,625	\$2,706	\$2,746	\$2,819	\$2,866	\$2,886	\$2,930	\$2,979	\$3,021
Rural LV \$4.2m	\$5,567	\$4,858	\$5,074	\$5,240	\$5,354	\$5,653	\$5,654	\$5,653	\$5,712	\$5,764	\$5,819
Commercial LV \$3m	\$19,933	\$18,320	\$18,446	\$18,652	\$18,767	\$19,076	\$19,196	\$19,290	\$19,509	\$19,771	\$19,940

Photos of Community Board members with contact details

Submission Form

About Thames-District District Council

Council's Vision

We will be a leading District Council in New Zealand through the provision of quality services and facilities, which are affordable, and delivered, with a high standard of customer service.

We will earn respect, both as a good community citizen and through our support of community organisations, economic development and the protection of the environment. Through our actions, the Coromandel will be the most desirable area of New Zealand in which to live, work and visit.

Council's Values

- Displaying empathy and compassion
- Fiscally responsible and prudent with ratepayers money
- Integrity, transparency and accountability in all our actions
- Treating all employees fairly and evenly in accordance with good employer practice
- Being a great place to work where staff are inspired to be the best they can
- Working with and having meaningful and on-going consultation with all of our communities
- Creating strong partnerships with our district's Iwi
- Having pride in what we do
- Being a highly effective and fast moving organisation

Council Outcomes

On behalf of the Coromandel Peninsula, the Council aims to achieve:

- A prosperous district – the Coromandel Peninsula has a prosperous economy
- A liveable district – The Coromandel Peninsula is a preferred area of New Zealand in which to live, work and raise a family and have a safe and satisfying life, and
- A clean and green district – The Coromandel Peninsula's natural environment provides a unique sense of place

Photos of Mayor and Councillors with contact details