

Ordinary Meeting to hear submissions on the 2019/2020 Plan - Timetable of submitters who wish to be heard

<b>Monday 13<sup>th</sup></b>		<b>Organisation/Individual</b>	<b>Represented by</b>	<b>Submission Number</b>
10.00 am	1	Chamber of Commerce	Arun Chaudhari Michelle Brennan	363
10.10 am	2	Bizlink – Hawera (Business Association)	Alison Smith Gerard Langford	288
10.20 am				
10.30 am	3	Parafed Taranaki	Philip Wells Therese Campbell	401
10.40 am	4	New Zealand Rugby	Nigel Cass – Chief Rugby Officer	361
10.50 am	5	Taranaki Rugby Football Union Inc	Jeremy Parkinson	420
11.00 am	6	Taranaki Community Rugby Trust	Malcolm Sutherland	112
11.10 am	7	Taylor Kahui	Unconfirmed @ 7.5.19	236
11.20 am	8	Lindsay Thomson		64
11.30 am	9	Climate Justice Taranaki	Stuart J Bramhall	323
11.40 am	10	Kathleen Lauderdale		306
11.50am	11	Chiefs Rugby Club	Mike Collins	
11.50 am (2)	12	Joe Beech (Masterton)	Unconfirmed @ 7.5.19	265
<b>12.00- 12.30pm</b>				LUNCH
12.40 pm	13	Selwyn Watkins		484
12.50 pm	14	Jeffrey Ward		412
1.00 pm	15	Te Runanga o Ngati Ruanui Trust	Graham Young	515
1.10 pm	16	Hugh Barnes		349
1.20 pm	17	Taranaki Hockey Federation	Denise Hill	355
1.30 pm	18	Rangi Doyle	Unconfirmed @ 7.5.19	264
1.40 pm	19	NP Basketball Association	David Cooper	308

<b>Monday 13<sup>th</sup></b>		<b>Organisation/Individual</b>	<b>Represented by</b>	<b>Submission Number</b>
1.50 pm	20	Connor White	Unconfirmed @ 7.5.19	482
2.00 pm	21	Taranaki Synthetic Turf Trust	Lloyd Morgan	346
2.10 pm	22	Spaces & Places Consultant Sport New Zealand	Julian Todd	352
2.20 pm	23	Atalya Jakavamoeanga	Unconfirmed @ 7.5.19	423
2.30 pm				
<b>2.45-3.00 pm</b>				COFFEE
3.00 pm	24	Taranaki Equestrian Network	Megan Gundesen	351
3.10 pm	25	Mike Morresey		451
3.20 pm	26	Jamie Philips	Unconfirmed @ 7.5.19	250
3.30 pm	27	New Plymouth Old Boys' Cricket Club	Brian Beer	124
3.40 pm	28	Neil Sulzberger	Unconfirmed @ 7.5.19	307
3.50 pm	29	South Taranaki District Council	Ross Dunlop Waid Crockett Plus 1	362
4.00 pm	30	Jim Dombroski	Unconfirmed @ 7.5.19	238
4.10 pm	31	Noel Caskey	Unconfirmed @ 7.5.19	271

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<b>Tuesday 14<sup>th</sup></b>		<b>Organisation/Individual</b>	<b>Represented by</b>	<b>Submission Number</b>
10.00 am	32	Sport Taranaki	Zanta Jones Gordon Brown	517
10.10 am	33	Spotswood Volleyball Club Inc	Phil Gayton	413
10.20 am	34	Phil Gayton		414
10.30 am	35	Tony Bedford		339
10.40 am	36	William Simpson		338
10.50 am	37	Grant Raymond Major		466
11.00 am	38	John Bannan		184
11.10 am	39	Patea Community Board	Robert Northcott	356
11.20 am	40	Jack Walls		205
11.30 am	41	Peter Tennent		526
<b>12.00</b>		<b>LUNCH</b>		

## **Officer's Report Submissions on the 2019/2020 Annual Plan and the Consultation Document**

Document: 2247805

### **Purpose**

1. The purpose of this document is to provide additional information and commentary to assist Councillors in considering and hearing submissions received on the *2019/2020 Annual Plan* and the associated consultation document.

### **Background**

2. The Council is in the process of preparing its *2019/2020 Annual Plan*. In February 2019, the Council adopted the consultation document on the *2019/2020 Annual Plan* and decided to undertake a *Local Government Act 2002* (LGA) special consultative procedure primarily around the proposals for Yarrow Stadium. The consultation period was open between 18 March 2019 and 23 April 2019. During this period a total of 526 submissions were received with all but two of them focused on Yarrow Stadium.
3. The next steps are to hear the submissions of those who wish to be heard, to consider all the submissions received, to make any changes to the *2019/2020 Annual Plan* and then to adopt the *2019/2020 Annual Plan*.

### **Current Statutory and Policy Position**

4. The Council has been involved in Yarrow Stadium since the passing of the *Taranaki Regional Council Empowering Act 2001*. Section 5 of the Empowering Act gives the following powers to the Council:
  - 5 *Powers of Council*
    - (1) *In addition to the functions, duties, and powers of a regional council under the Local Government Act 1974, the Council has the power to undertake, implement, encourage, or maintain, any services, works, projects, or facilities that are –*
      - (a) *for the recreation or cultural well-being of the residents and ratepayers of the Taranaki Region; or*
      - (b) *for preserving, or encouraging the reasonable enjoyment of, the physical and cultural heritage of the Taranaki Region.*
    - (2) *To avoid any doubt, the Council may, in exercising its powers under subsection (1), –*
      - (a) *take, purchase, or otherwise acquire any land or buildings;*
      - (b) *make financial contributions towards the services, works, projects, or facilities as set out in subsection (1);*
      - (c) *enter into arrangements with other local authorities, persons, or groups of persons (whether incorporated or not).*
    - (3) *Subsection (2) does not limit subsection (1).*
    - (4) *The Council may not undertake or implement any services, works, projects, or facilities in reliance on the powers conferred by subsection (1) unless it first –*



- (8) *This section does not apply to –*
- (a) *a proposal by a regional council to establish, own, or operate a park for the benefit of its region; or*
  - (b) *a proposal to transfer responsibilities; or*
  - (c) *a proposal to transfer bylaw-making powers; or*
  - (d) *a reorganisation application under [Schedule 3](#); or*
  - (e) *a proposal to undertake an activity or enter into an undertaking jointly with the Crown.*
- (9) *For the purposes of this section, –*
- affected territorial authority means a territorial authority –*
- (a) *the district of which is wholly or partly in the region of a regional council; and*
  - (b) *that undertakes, or has notified in its long-term plan or annual plan its intention to undertake, the significant new activity*
7. Section 139 of the LGA defines a regional park as land acquired or used principally for community, recreational, environmental, cultural, or spiritual purposes. The land at Yarrow Stadium meets this definition. That is, Yarrow Stadium is a regional park and, as such, the Council does not need to seek the approval of the three district councils for these proposals.
8. In 2015 the Council, and the New Plymouth District Council, adopted the *Yarrow Stadium Event and Function Centre Strategic Plan 2015-2025* (Document 1609546 attached) and *2015/2025 Asset Management Plans* (Document 1609541 attached). The Strategic Plan outlined the following vision and goals for Yarrow Stadium.
9. **Vision**
- The best regional stadium in New Zealand that regularly hosts national and international sports and entertainment events.*
- A stadium for both major events and community events and the premier outdoor field for team sports codes.*
- A stadium that is a quality experience for event promoters, participants and spectators, which is achieved through superior event facilities, presentation and management and through the early adoption and smart use of technology.*
- Goals**
1. *A programme of national and international events.*
  2. *Host key community events.*
  3. *Maximise the use of Yarrow Stadium.*
  4. *Optimise visitor and economic impact and promote the Taranaki brand.*
  5. *Strengthen the connection of the people of Taranaki to the Stadium.*
  6. *Improve financial performance.*
  7. *Facility development initiatives to maintain the stadium's competitive advantage and improve customer experience.*
10. The asset management plans delivered on the vision and goals with a series of projects. These are:

**Major Projects: 2016/2017**

- *Redevelop the upper part of Yarrow Stand or TSB Stand to create increased hospitality space and new amenities area.*

- *Redevelop outer areas where needed to improve customer experience, including gate 1 configuration and main entrance arrival signage.*
- *TSB Stand Legends, Lounge Sound proof partitions, upgrade toilets, bars, kitchen, ceiling, lights and memorabilia space.*

#### **2018/2019**

- *Venue reception, entrance, office and heating upgrade.*
- *Upgrade lights 200 lux for fields 3 and 4.*
- *Current floodlight replacement/upgrade for No. 1.*

#### **2019/2020**

- *Review current layout of public food and beverage area if new Yarrow Stand amenities/corporate block is not built.*

#### **2023/2024**

- *Maratahu Street Streetscape/premier entrance development.*

#### **Timing of projects not determined**

- *Redevelop field No. 2 with an artificial turf and 500 lux appropriate floodlighting, including carpark, driveway and staff car parks.*
- *Develop new amenity facilities to service fields 2, 3 and 4 and storage and gym relocation.*

11. Whilst all these projects were included in the asset management plans, it was noted that the current levels of funding were insufficient to address all of the projects and that funding would need to increase or external funding be sourced. Councillors will recall that we were starting to have these conversations ahead of the preparation of the 2018/2028 asset management plan and the 2018/2028 Long-Term Plan. These conversations were curtailed when we became aware of the earthquake prone building status of the two stands.
12. In the 2018/2028 Long-Term Plan, the Council established the following level of service for Yarrow Stadium:
  3. *Presentation and operation of Yarrow Stadium as one of New Zealand's premier regional sporting stadium and venue.*

*Measure: Maintenance and development of Yarrow Stadium for a range of events and activities.*

*Target (Years 1-10): Provision of funding for the ongoing maintenance and development of Yarrow Stadium.*

13. So the Council's current statutory and policy position is to maintain, operate and develop Yarrow Stadium for a range of events and to be one of New Zealand's premier regional sporting stadium and venue. The 2019/2020 Annual Plan and the preferred option for the future of Yarrow Stadium are entirely consistent with this position.

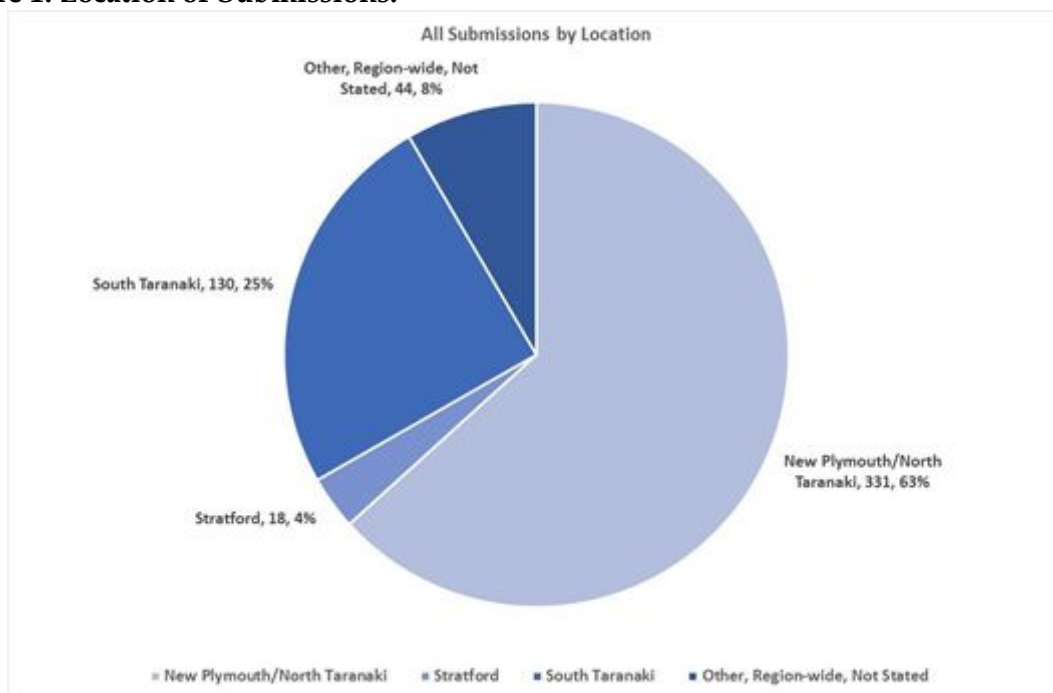
### **The proposals**

14. The decision facing the community in relation to Yarrow Stadium is relatively straightforward, namely does the region want to continue to develop and enhance Yarrow Stadium to attract significant national and international events and reap all the

associated social, cultural and economic benefits? Or, does the region want to retrench to a smaller, locally focused facility and forgo the opportunities associated with major events?

15. The Council produced eight options for the consultation document. As required by the LGA the Council identified a preferred option. The options are as follows:
  - Option 1: Demolish both stands, replace them with grassed banks
  - Option 2: Preferred option – repair stands and update facilities
  - Option 3: Repair stands with extra seating capacity
  - Option 4: Repair stands with extra seating and additional community facilities – potential preferred option if additional external funding can be secured
  - Option 5: New east stand, extended west stand, new south terrace
  - Option 6: New east stand, extended west stand, new north stand, new south terrace
  - Option 7: New stadium
  - Option 8: New stadium with roof
  
16. The consultation process garnered a lot of public interest. The Council attended meetings, media briefings, phone calls, social media, email etc. This resulted in receiving 526 submissions from many parties. Of the 526 submissions, 524 related to Yarrow Stadium and two related to other matters.
  
17. Submissions came from throughout the region – 63% New Plymouth/North Taranaki constituencies, 4% from Stratford, 25% from South Taranaki and 8% from submitters who did not identify a location, represented the whole region, or were from outside the region (Figure 1).

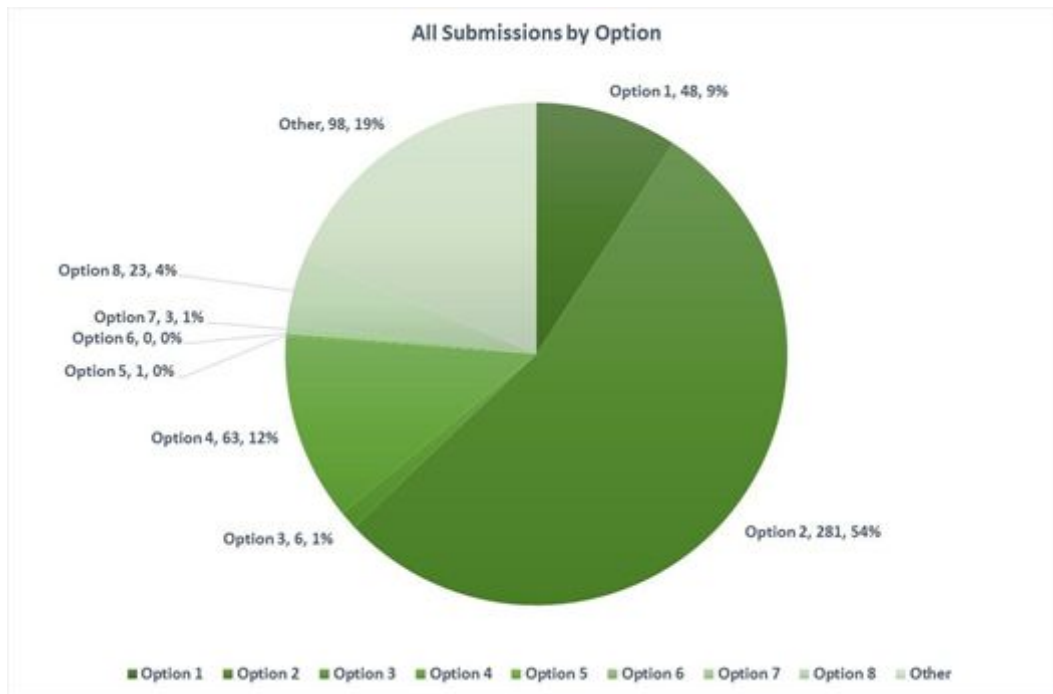
**Figure 1: Location of Submissions:**





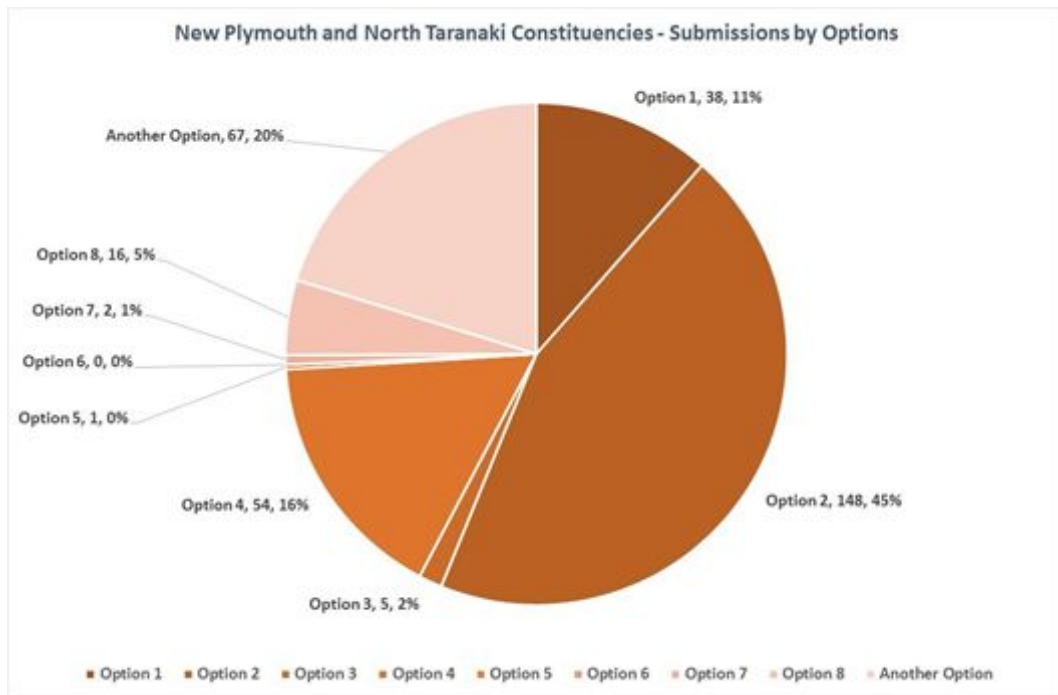
18. Figure 2 shows there were a variety of views/preferences on the options. Option 1 was preferred by 9% of submitters. The majority (54%) preferred the Council's preferred option 2. However, a full 72% preferred one of options 2 through 8 – that is, an option that involves repairing the stands and increasing the quality and range of facilities at Yarrow Stadium. The majority of the 19% supporting other options supported the Sport Taranaki lead solution (repair the stands but do not undertake any facilities update). A minority of other option supporters were looking for a new stadium as part of a multi-sports facility at the New Plymouth racecourse.

**Figure 2: Preferred options**

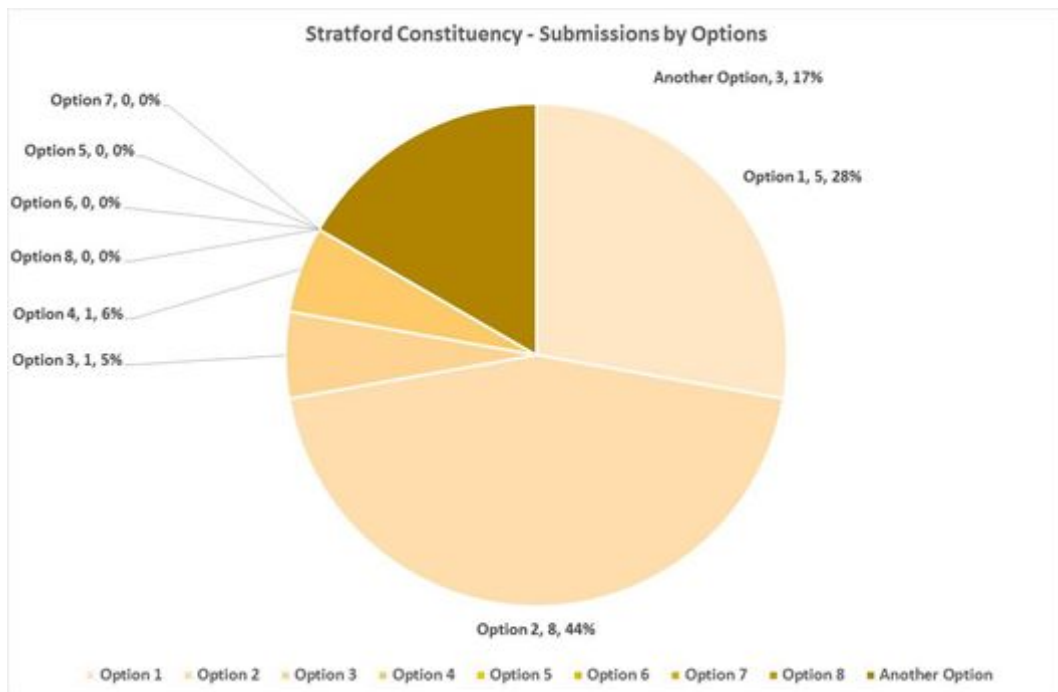


19. Across the region, by constituencies, there were some variances, but the general thrust of preferences was similar as shown in Figures 3 to 6.

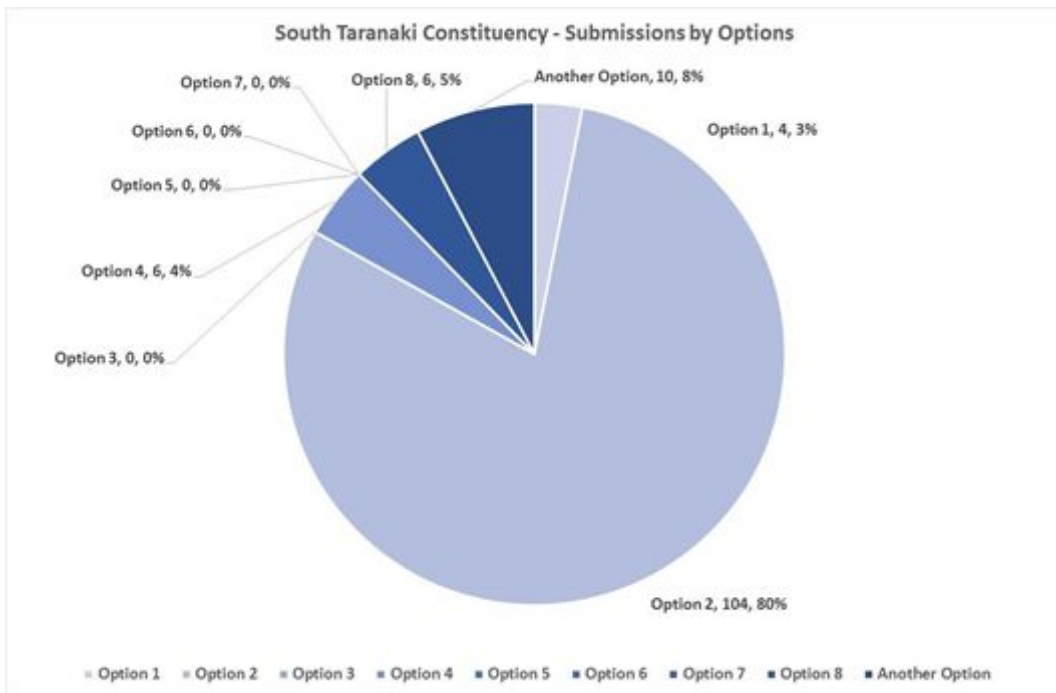
**Figure 3: Preferred options – New Plymouth/North Taranaki constituencies**



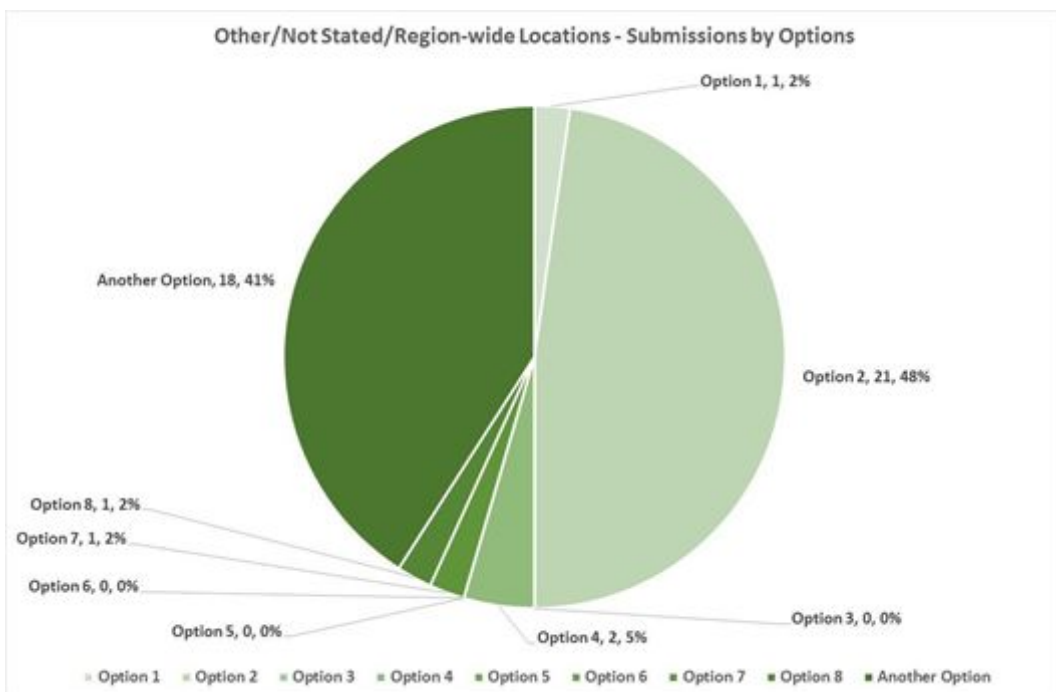
**Figure 4: Preferred options – Stratford constituency**



**Figure 5: Preferred options – South Taranaki constituency**



**Figure 6: Preferred options – Not specified, region-wide or outside of the region**



**Option 1**

20. The option to demolish the stands and replace them with grassed banks received 48 submissions (9%). The vast majority of submissions supported one or other of the remaining options. That is, there is little support for moving to a smaller venue that is just focused upon local events.

## Option 2

21. From a straight out numbers point of view this is the preferred option with 54% support (281 submissions). There was a general concern about the cost of the option, but an acceptance that there was a need to reinstate/repair the stands and desire to keep improving the stadium. Many submissions noted that Yarrow Stadium is a significant and important piece of infrastructure that plays a major role in the region and provides inspiration to young people. There was also a desire to “get on with it” and get the stadium operational as soon as possible. Having said that, there were a number of issues/concerns raised that need to be addressed.

## Options 3, 5, 6, 7 and 8

22. All of these options received some limited levels of support. With the much higher levels of support for options 2 and 4 it is recommended that option 3 be removed from consideration. The support for options 5 through 8 is noted. However, the inability of the Council to fund these options and the general lack of support from other external funding agencies, it is recommended that options 5, 6, 7 and 8 be removed from consideration.

## Option 4

23. There was good support for option 4 behind the majority support for option 2. Clearly there is an element of support for expanding the role of Yarrow Stadium into other areas of activity – in particular providing space for activities, functions, expos, fairs etc.
24. The lack of support from other sporting bodies and Sport Taranaki for option 4 is surprising. One of the concerns of sporting bodies is the use of the TSB Stadium for fairs, expos, concerts, etc. This use of the TSB Stadium restricts the ability of the sporting bodies from using the stadium. If option 4 is developed, much of these non-sporting uses of the TSB Stadium can be moved to Yarrow Stadium thus opening up the TSB Stadium for increased use by other sporting bodies.
25. Much of the support for option 4 was contingent on the Council obtaining external funding as presented in the Consultation Document.
26. The Council’s position in retaining a move to option 4 when considering the Consultation Document and the draft *2019/2020 Annual Plan* was to keep the opportunity open as long as possible (through to 31 December 2020) to establish if external funding can be achieved. The aim was to be able to move to option 4 if external funding can be sourced and the Council could stay within its \$55m (option 2) total budget.
27. Work has commenced on the securing of external funding. Therefore, it is recommended that the flexibility outlined above be retained through to 31 December 2020.

## Other options

28. Questions were raised on the other options between 1 and 2 at, presumably, a cheaper price. As noted in the Consultation Document, the Council did look at other options, in

particular, the Council considered but discounted two variations to Option 2: demolishing the West Stand and fixing the East Stand (\$50.2m) or fixing the East Stand and removing the roof from the West Stand (\$56.1m). The total cost of either is similar to that of Option 2, but the loss in the level of service is significant. Both options would reduce the covered seating capacity and make the venue unattractive for national and international events.

29. There are no effective cheaper alternatives/options between 1 and 2 because of the nature of the underlying ground for both stands. The earthquake prone buildings arise because the land under the stands is inherently too weak for the structures that have been built on the land.
30. Any repair option needs to address the underlying strength in the land for the construction on top. Therefore, any option that involves removing one stand or the other or removing the West Stand roof involves demolition/removal costs, costs for strengthening the underlying land and cost of any new construction. The engineers, designers and architects involved in this project, were unable to identify a viable cheaper option between options 1 and 2.

### **General Funding Questions**

31. A number of submitters infer or claim the increase in rates to pay for the repair and updates is on top of the rates already being levied for the stadium. This is incorrect. Existing rating mechanisms end and have been incorporated into the proposed rating system.
32. Some submitters have argued for alternative funding sources, such as the Provincial Growth Fund, TSB Community Trust, tourism tax or private sponsors, to be accessed to relieve the burden on local ratepayers – the \$55m price tag being too much for Taranaki ratepayers and the benefits being limited to one sport, rugby. The cost/burden could be reduced by using revenue from rugby to cover loan costs rather than general ratepayers.
33. Other comments and suggestions to reduce costs and rate impacts include extending the loan period, reducing the impact on small business/commercial ratepayers (proposed to pay the same as big box retailers etc.), only returning the stands to what we had previously and reducing the capacity of the stadium (to 15,000).
34. All these issues are addressed in this report.

### **Liability/Insurance**

35. Questions were raised about insurance and liability. Again, these issues were addressed in the consultation document. It is important to note that the Taranaki Stadium Trust has historically, and continues to, fully insure the stadium for material damage.
36. The Taranaki Stadium Trust continues to investigate liability issues around the original designers, builders and building control authorities. The relevant legislation includes time limits on such claims. The prospects of financial compensation are unclear at best. It's important to note that the stands have not been closed because of actual damage that has occurred, so there is no basis to claim damage insurance. The stands have been

closed because they were found to be prone to severe damage in an earthquake, which would threaten the lives of spectators or workers using them at the time.

## **GST**

37. Some submitters indicated that the Council was being misleading as it quoted figures for the project and figures for rates exclusive of GST. As with most taxes, GST is complex and is applied differently across different classes of ratepayers. There is no definitive right or wrong answer for the disclosure of GST information on this type of proposal.
38. The budgeted cost of the options was described in GST exclusive terms because all of the GST will be recoverable to the Trust and the Council. The net cost to the Council will be nil.
39. Rates were quoted exclusive of GST as:
  - Many classes of ratepayers are able to claim back the GST (businesses, trusts, farmers, industry etc.) although it is acknowledged that the majority of residential ratepayers will not be able to claim back the GST.
  - GST is added to the total amount of rates due on rates invoices rather than to each individual line of rates on the invoice.
  - The last two rounds of consultation on Yarrow Stadium have been on a GST exclusive basis. Therefore, there was an element of comparing “apples with apples”.

## **Capacity**

40. The need for a 20,000 to 25,000 capacity stadium was questioned given the falling attendances at sporting events (especially the smaller non-international style events). It was noted that many attendances for Mitre 10 Cup rugby games were in the 4,000 to 6,000 range. The stands only offer 8,000 seats. The remainder of the capacity is taken up by the terrace seating and general admittance. Even at the smaller events, there is still a significant demand for undercover seating that is out of the weather and side-on to the ground. The major sports noted that, for the bigger events, the more covered seating the better from a financial return point of view.
41. The risk of falling attendances falls on the event promoter. Promoters hire the stadium for a rental. The risks associated with the numbers of seats sold falls on the event organiser.

## **Relocation of the gym and Taranaki Rugby Football Union facilities**

42. Questions were raised about the building of a new gym, toilets and changing facility that will also house the Taranaki Rugby Football Union (TRFU) administrative facilities.
43. The gym and TRFU are currently housed in the bottom floor of the East Stand. The facilities are not fit for purpose and the space could be better utilised for modern standard catering facilities, changing rooms, showers, media, and drug-testing facilities. The repair of the East Stand involves the total demolition and clearing of the bottom

floor. This allows access to the underlying ground for the strengthening of the foundations and the insertion of cross-beams without demolishing the rest of the stand. The bottom floor will then be totally rebuilt.

44. The options for the reinstatement of the bottom floor are either to rebuild what is there already or take the opportunity to relocate the gym to another location and use the space in an efficient and effective manner. Either way, the gym and TRFU offices will get rebuilt as new structures either in the bottom floor of the East Stand or on some other location.
45. The *Yarrow Stadium Strategic Plan* and the *2015/2025 Asset Management Plan* both plan for the relocation of the gym and the TRFU offices. The opportunity to do this work is logical given the demolition of the existing facilities.
46. Relocating the gym also allows for community-use changing rooms/showers etc. to be provided for along-side improved community and multi-sport use in the outer fields. This is especially important if the all-weather multi-sport field is to be installed in field 2 and other services improved for fields 3 and 4.
47. The demolition of the existing facilities and the subsequent need to replace those facilities is why this part of the project is included in the stand repair budget and not in the updates programme of works.
48. The TRFU pay commercial rents for their facilities. This will continue on with the new gym and office accommodation.

### **Cricket**

49. A number of submitters wanted to extend Yarrow Stadium for use as an international cricket venue. The Council undertook consultation with NZ Cricket as part of the development of options for Yarrow Stadium. NZ Cricket made it clear that they do not see Yarrow Stadium as part of their long-term plans for international cricket. In recent times there has been a high-level of investment in NZ international cricket venues. NZ Cricket view Pukekura Park as Taranaki's premier cricket venue. They advised against investing heavily in Yarrow Stadium for international cricket.
50. To make Yarrow Stadium viable for international cricket would involve moving one of the stands to make the field wide enough. This would be prohibitively expensive given NZ Cricket's lack of plans and enthusiasm for international cricket at Yarrow Stadium.

### **Rugby only venue**

51. There was a clear sentiment that this is a rugby-only venue and that it should be opened up to multi-sports. This is despite a recent history of a number of different codes successfully hosting non-rugby events.
52. Non-rugby sports have made it clear that they wish to return to Yarrow Stadium as soon as it is back in full operation (Warriors, Phoenix, Nitro Circus etc.).
53. Both the BERL work and the Stadium operator (NPDC) acknowledge the trend for growth of non-rugby events and that this is forecast to return and grow in the future.

## Local engineers

54. A few comments were made indicating that the use of local engineers, designers, architects etc. would produce a different cheaper outcome. The work on the design of the options was undertaken by three different **local** engineering/architectural businesses (TSE Taranaki and Associates Ltd, Calibre Group and BCD Group collaborated to develop and peer review the structural repair options. Elliot Architects prepared the master plans).

## Programme of updates

55. There was a level of criticism of the Council in that Option 2 was for \$55m and included a schedule of updates of \$19m. The inference is that the stands can be repaired for \$36m and that the \$19m of updates are more in the way of wants rather than needs. That is, the stadium can be made operational for \$36m and that the \$19m can be saved, or delayed for future asset management plans. The Council has been clear that Options 2, 3, 4, 5 and 6 include works to stands and a programme of updates. Option 2 is entitled "Repair Stands and Update Facilities". Page 8 of the Consultation Document notes the range of updates and page 10 provides more detail on the updates. Submitters also requested and were supplied additional information on the range of updates.
56. An internationally recognised stadium expert/consultant was used to develop the list of updates. This involved significant engagement with the stadium operator, and users with an eye to ensuring the stadium is up to modern standards. All of these updates, as provided, have been included in the options.
57. It should be noted that there is a high degree of consistency between the list of updates and the priorities already established in the Strategic Plan and the 2015/2025 asset management plans.
58. The list of updates was included in the February 2019 Council agenda memorandum, but is included here with some additional commentary.
59. It is clear that the Stadium was operating at a sub-optimal position prior to the Council taking over control of the Taranaki Stadium Trust and leading the development and implementation of the Strategic Plan and the 2015/2025 asset management plans. Good progress was being made with the implementation of the Strategic Plan and the 2015/2025 asset management plans prior to the stands being declared earthquake prone buildings.
60. The programme of updates has been included in Option 2 because the Council has been advised that they are either essential or important for getting the stadium back up to proper operational capacity and ready for the next set of events. There are a number of major or "big ticket" items included in the updates. Specifically, these are:
  1. Replace the lighting - the current lighting is at end of life, unreliable and unsafe. If it is not included in this programme of works then there is every likelihood that the stadium will not be operational at the conclusion of the works to repair the stands. It is logical and efficient to replace the lights with LED lights.



2. Provide community use facilities and an all-weather multi-events field on the outer fields – the Yarrow Stadium Strategic Plan includes goals to host key community events and to maximise the use of Yarrow Stadium. The Strategic Plan notes the following:

*“Playing, performing or viewing events at an international standard stadium is an experience we want more of the community to experience. Currently the community events programme is limited. Reasons for this include the cost of hiring the facility for smaller events when the only changing facilities are within the main stand. At times the availability of the fields can be diminished by preparation required for a major event or simply field capacity being reached in the case of field number two.”*

Two of the strategies to deliver on this goal are:

- *Redevelop field number two or three with an artificial turf which will provide greatly increased capacity of this field and a quality playing experience.*
- *Develop new amenity facilities to service fields two, three and four therefore reducing the needs and costs associated with opening the main stadium for community sport and events.*

The *Strategic Plan* and the *2015/2025 Asset Management Plans* noted that the existing levels of funding from the Taranaki Stadium Trust were insufficient and that the funding levels would need to be increased or external funding sourced for these projects to proceed. Consequently, the budgets were not included in the 2015/2025 asset management plans but deferred for reconsideration as part of the 2018/2028 asset management plans. Councillors will recall that we were starting to have a conversation about the level of funding for the Trust for the *2018/2028 Long-Term Plan* and 2018/2028 asset management plans when the earthquake prone buildings issue was identified and the asset management plan process was put on hold.

The demolition of the TRFU facilities and gym, on the bottom of the East Stand, presents an opportunity to build on the multi-sport community use facilities (gym, changing rooms etc.) in the new building and build the rest of the extended community-use amenities. The parts of the updated facilities list that relates to improving the multi-event nature of the outer fields at Yarrow Stadium are:

- |  |             |
|--|-------------|
| • improve east car-park and entry                        | \$800,000   |
| • field 2 – lighting, irrigation, hybrid/reinforced turf | \$3,500,000 |
| • lighting on fields 3 and 4                             | \$500,000   |
| • re-level field 4 and fix drainage                      | \$100,000   |
| • irrigation to fields 3 and 4                           | \$40,000    |

The all-weather multi-event turf will be designed and available for multiple users and not just rugby as indicated by some submitters.

3. Re-level field 1, improve the drainage and provide new hybrid reinforced turf – the number 1 field is the main showcase field for Yarrow Stadium. This is where the major national and international events occur. This field needs to be of the highest standard and continue to be developed to modern standards to attract the highest

levels of international events. The current field has some drainage issues and this is exacerbated by the field not being level. This has resulted in some flooding/ drainage issues that can make some heavy use areas muddy during winter. These drainage issues may have been a contributing factor in a significant knee injury suffered during a domestic cricket game. This is an ideal opportunity to address the level and drainage issues and then replace the turf with a hybrid/reinforced cover that will allow increased use of the main field.

The Yarrow Stadium No1 sand carpet field was installed in 2009 in preparation for the 2011 World Cup. This allowed sufficient time for the surface to bed down so that there would be no surface issues during the tournament. It takes around 6 months from sowing for the grass to have sufficient root depth so that it doesn't lift during a game.

Any heavy machinery operating around the perimeter of the playing surface during stand reconstruction will exacerbate any issues and further damage the drainage of both the sand carpet and slit drains beneath. It is assumed that any machinery during the rebuild may be heavier than that has previously been on the surface (55ton) during the installation of the cricket pitch.

The surface is due for renewal in 2024. However, NPDC Parks' last recommendation was for the renewal to be bought forward to 2021/2022 or 2022/2023 owing to the issues around drainage. The timing of resurfacing is flexible however it should be undertaken immediately after reconstruction as the drainage will be severely compromised through this work.

61. There are a number of remaining shortcomings including:

- Failing/end of life floodlights – the operators have limped along to this point and have been lucky. The current lights are end of life and unreliable. A fire started in one of the control boxes at the bottom of the light tower at the end of a televised game. Had it started earlier during the game there would have been an evacuation and high profile media coverage. The reliability of the lights in 2 or 3 years when the repairs are complete, cannot be guaranteed
- Operational staff – there is a lack of space for the 200+ operational staff required for big events with nowhere to report to/change into uniform/be briefed/fed etc.
- There have been complaints received from customers about half-time queues and choice of food
- There is a lack of shelter for gate staff to work in reasonable conditions. It's more of a health and safety issue providing appropriate work conditions than 'enhancing' someone's work environment
- Media facilities; SKY have invested heavily into televising sport and our media facilities are pretty poor, apart from the camera/commentator room.
- There have been complaints received about damage to customer's clothing from the old southern end seating – these seats have oxidised and are coated with a white powder that transfers to clothing
- New security regulations – standards are increasing all the time and are expected to be higher post the Christchurch terrorist attacks

- Capturing and recycling water is being environmentally responsible.

62. A more detailed summary of the works programme, expected benefits and an estimate of costs with added comments, is provided in the following table.

Works programme	Detail	Benefits	Estimate	Comments
<b>Essential enhancements</b>				
Create additional space and provide additional food and beverage outlets and one toilet block to the south west corner	There are currently insufficient food and beverage units and toilets on site for the general public at major events. An expanded, flat, sealed area will provide space for a food 'village'	Customer experience, financial performance, economic impact, operational improvement.	\$1,200,000	This will make queuing times shorter, allow for more variety and therefore give customers more choice.
Provide a dedicated goods lift to all levels of the East Stand	Currently no goods lift which means that one of the passenger lifts if used causing logistical challenges and poor customer experience in a high end area	Customer experience, operational improvement	\$200,000	Having customers using the same lift as the catering staff taking food to hospitality areas is not acceptable.
Provide for technology upgrades to include WiFi solution with captive portal, IPTV system, improved PA, and audio visual equipment to hospitality spaces	Enables the operator to leverage from better technology to improve customer experience and increase revenue	Customer experience, financial performance, utilisation, community use	\$1,000,000	Modern stadiums are more focussed on delivering the best possible customer experience. With recent and ongoing advances in technology customers now expect to be better connected to the event at the venue and the services provided by the venue. This will include catering services and inter-action with the actual events.
Tar seal west car park, better lighting and improve sense of arrival	Poor experience on arriving at venue and lack of light could be a hazard	Customer experience, safety	\$800,000	A new drainage system has already been installed here. It was always part of the AMP to finish this off with sealing and marking. It will also result in more spaces for customers.

<b>Works programme</b>	<b>Detail</b>	<b>Benefits</b>	<b>Estimate</b>	<b>Comments</b>
Replace sports lighting with new LED system	Existing light system is beyond end of life and is a safety risk	Customer experience, community use, financial performance, safety	\$2,400,000	The current system is at end of life. We have already experienced a fire in one of the towers due to over-heating. The system could fail at any time and when in use for Mitre10 Cup requires two electricians on-site to monitor throughout. LED lighting once installed is less expensive to operate and will create new customer experiences through use of colour and activations.
Improve east car park (and entry) for parking, team drop off and to avoid mixing with pedestrians	The vehicle flow is poor and is hazardous to pedestrians	Customer experience, safety	\$800,000	The current system combines vehicles and pedestrians and is unsafe. Additionally, providing secure access for professional sports teams and/or performers is a requirement from all sports codes and promoters.
Extend pathway from Field 2 to Gate 3 and beyond to Gate 4	Path currently goes nowhere and a path is required to take patrons from Gate 3 to Gate 4 ticket office	Customer experience, operational improvement, safety	\$150,000	Customers arriving via Field 2 entrance who are not accessing the East Stand must be directed towards Gate 3. Once the temporary changing rooms are removed there are steps for able-bodied customers but no access for customers in wheelchairs and who have accessibility issues. A path has been constructed but it is incomplete.
Provide new maintenance and grounds storage sheds	Increases the amount of space for storage of equipment and supplies	Operational improvement	\$250,000	Currently there is insufficient storage space for grounds maintenance equipment. This results in equipment being left in the southern compound which is unsafe and insecure.
Canopies weather protection and a general upgrade to entry gates	Scanners cut out in poor weather resulting in poor customer experience. A gatehouse is required for improved	Customer experience, operational improvement	\$1,150,000	All customers now access venues by having bar codes on their tickets scanned at the point of entry. Scanners do not work in wet weather. For major events a gatehouse will improve security for pre and post event deliveries and

<b>Works programme</b>	<b>Detail</b>	<b>Benefits</b>	<b>Estimate</b>	<b>Comments</b>
	security at Gate 2			collections. This is a requirement of all sports codes.
Replace the seats to the south	Seats are getting to end of life	Customer experience	\$400,000	Seats at end of life; damage and marks are left on customers clothing from the seats.
Replace end of life catering equipment	Majority of equipment is at end of life and requires replacement	Operational improvement	\$250,000	Equipment is at end of life.
Total Essential enhancements			\$8,600,000	
<b>High Priority Enhancements</b>				
Upgrade CCTV system by replacing cameras at end of life and resolving blind spots	The current system needs to be upgraded to overcome operational challenges.	Operational improvement, safety	\$100,000	Security at venues is guaranteed to become a much higher priority post Christchurch attack.
Improve the levels of the pitch 1, upgrade drainage and provide new hybrid reinforced turf system	The pitch has a significant fall toward the East Stand and has the potential to flood. A reinforced system will enable greater utilisation of the pitch.	Operational improvement, utilisation, community use	\$3,000,000	We have already experienced flooding in the ground floor area of the East Stand following a period of heavy rain. Improving the drainage within the field along with a new sand carpet turf surface will improve this and provide a more level playing surface.
Field 2, improve lighting to 500 lux, provide irrigation system and replace turf with new hybrid reinforced system	Better facility for the local sporting teams and codes and supports the changes to the east car park	Community use, utilisation	\$3,500,000	Better facility for the local sporting teams and codes and supports the changes to the east car park. This will be an all-weather multi-sport facility that will significantly enhance community use by multiple sports.
Improve wayfinding signage	Some spaces are not well sign posted	Customer experience, operational improvement	\$70,000	Improve customer experience. Some customers, especially new ones or visitors to Taranaki complain about lack of signage.

<b>Works programme</b>	<b>Detail</b>	<b>Benefits</b>	<b>Estimate</b>	<b>Comments</b>
Replace the grassed areas of the north and south terraces with hard finishes and repair the fascia of the retaining walls at pitch level	Makes the terraces easier to clean after events and easier for day to day maintenance. Reduces the risk of uneven surfaces for patrons	Operational improvement, customer experience, financial performance	\$1,500,000	It is unusual for modern stadiums to have grass terracing. They are unsafe, expensive and time consuming to maintain. Wet muddy terraces do not positively contribute towards the customer experience.
Water recycling system from the stadium roofs on the East and/or West Stands	Enables the water that is harvested to be used for irrigation	Operational improvement	\$100,000	Environmental and operational improvement.
Replace cladding to the north and south ends of the East Stand	Cladding is showing signs of corrosion and could be replaced in conjunction with the repair/extension to the East Stand	Operational improvement	\$375,000	Sensible time to do this during other works taking place, as the existing cladding is becoming corroded.
Relocate generator away from office hospitality space	Will reduce the risk of disruption and noise to staff and patrons	Customer experience, operational improvement	\$100,000	The generator is used as the primary means of power supply to the venue during events as this is the most cost effective means of power supply. The mains supply is the back-up system.
Better management of hot water system	Currently everything is on one system. Will be more efficient to separate out	Customer experience, financial performance	\$100,000	At present there is one hot water system for the venue. This heats water for 57 showers and 20 sinks, which means if hot water is required for one shower or sink the whole system needs to run. This needs to be made much more efficient.
Upgrade sports lights to Fields 3 and 4 to 200 lux	Allows improved community usage of Fields 3 and 4	Community use	\$500,000	Better facility for the local sporting teams and codes. This will significantly enhance community use by multiple sports.

<b>Works programme</b>	<b>Detail</b>	<b>Benefits</b>	<b>Estimate</b>	<b>Comments</b>
Re-level Field 4 and install sub-surface drainage	Provides a better quality sports field for community sports	Community use	\$100,000	Better facility for the local sporting teams and codes. This will significantly enhance community use by multiple sports.
Automatic irrigation to Fields 3 and 4	Easier to irrigate these fields	Operational improvement	\$40,000	Currently, only 1st class or contracted fields are irrigated, i.e. Yarrow No1 and Pukekura Park cricket during summer when irrigation is required. If an event comes along (e.g. FIFA U20) we can set up temporary irrigation for other fields required for training etc.
Provide conduits for Sky TV cabling	Ensures that cables are hidden and reduces the risk of trip hazards	Operational improvement	\$65,000	Currently the cables run over ground in places, which creates a number of trip hazards. An extended period of construction presents the best opportunity to have this fixed and bring the stadium up to standard.
Move sewage pump to outside Gate 4 or gravity feed to main	Ensures that if the pump fails the situation can be solved easily	Operational improvement	\$40,000	Pump is located in the middle of walk way outside media and new food and beverage area and is serviced once a year. If there is a failure a sucker truck is needed and during a major event would cause quite a disturbance. Solution; move pump to gate 4 in the carpark area and still pump it to the main, or gravity feed it to the east stand main. This will go around the main screen and may work for other toilet blocks proposed in that area
Total high propriety enhancements			\$9,590,000	

63. Submitters have also questioned the timing of some of the works noting that in some cases works can be delayed to reduce the upfront cost. It was noted that for some works, provision had been made for works to be undertaken in a later time period as part of the 2015/2025 asset management plans. The 2015/2025 asset management plans are now four years old and with the passing of time and the exploratory/design work done to date, our knowledge of the assets is significantly better. With this knowledge and working with the operator and users, the stadium consultant was able to develop the list of works and the associated priorities. Care should be taken should any of these

updates be removed from the works programme or, indeed, delayed. Delaying some works will save some upfront costs but has a number of downsides, namely:

- the works are necessary at some point in time and will not go away. Works that are delayed will still need to be funded at some later date through a subsequent asset management planning process.
- delaying works will increase costs as the effects of inflation are felt and the efficiencies obtained by doing all the works at once are lost. It is more efficient to tender for bigger blocks of work that are all done at once (e.g. set-up costs, workers and machinery already on site) than smaller one-off pieces of work.
- the Council allowed for a total budget under option 2, of \$55m. The updates programme was the buffer between the \$36m stand repair programme and any increases in costs. The plans have not been to market yet. Once this occurs, if the market price for the stand repair programme was higher than the budget, the extra works would be undertaken by reducing the updates and staging within the total budget. The more that is removed from the total budget, the more the flexibility of this buffer effect is lost. This would be a real risk to the overall delivery of the programme.

### **User pays/Rugby pays**

64. A number of submitters, tied to the belief that this is a rugby-only facility, wanted rugby to pay for the upgrades directly.
65. All sports and event promoters that hold events at Yarrow Stadium hire the facility and pay a commercial market rental for Yarrow Stadium. The only way for event hosts to contribute more to the development/repair of the stadium is by increasing the rental charge for the use of the stadium. If Yarrow Stadium gets out of line with the rest of the market then, especially with the big event organisers, Yarrow Stadium will not be able to secure events. The reality is that, throughout New Zealand, the provision of stadium infrastructure is only possible with the majority funding assistance of government (mostly local government) and that stadiums do not operate profitably. The gain to communities by investing in stadium infrastructure is through the significant economic and social benefits that accrue from hosting major national and international events (refer to the BERL reports).

### **Content of the Consultation Document**

66. There has been some criticism that the Council has not been transparent in its consultation and that, by implication it is hiding its true intentions. Nothing could be further from the truth. The Council has answered all requests for information, meetings, briefings etc. and has provided all the information requested (provided it exists).
67. There is a lack of understanding of the role and content of a consultation document. Rather than being the sole source of all information on a proposal, it is required to identify significant or material differences from the long-term plan and explain the implications of those differences. It is required to be presented in as concise and simple a manner to achieve its purpose (LGA 2002 section 95A(3)(a)).



## Sport Taranaki

68. Sport Taranaki has co-ordinated the submissions of a number of sporting bodies. Sport Taranaki reached the view that the repairs of the stands should be undertaken but not the updates. This was largely based upon the view that if the Council invests \$55m in Yarrow Stadium, that there will be no other funding available from local government to invest in facilities for other sporting codes.
69. The advice to the sporting bodies and their membership is as follows:

*The 'Taranaki Sports Codes Facility Collective' has been established to provide a combined voice for a number of sports codes in Taranaki in response to the consultation process for Yarrow Stadium and its potential impact on community sport. The Collective includes representatives from Taranaki Hockey, Taranaki Synthetic Turf Trust, Taranaki Cricket, Netball Taranaki, Volleyball Taranaki, Central Football, New Plymouth Basketball Association, Taranaki Equestrian Network, Taranaki Tennis, Skate Sport Taranaki, Taranaki Badminton, Parafed Taranaki, New Plymouth Mountain Bikers, The Mountainairs, Taranaki Secondary School Sports Association, and Gymnastica Gym Club. Sport Taranaki is supporting The Collective to gather information, facilitate a shared concise and collaborative response, and to navigate the submission process.*

*The Collective have carefully considered the information available and have the following concerns about the options Taranaki Regional Council have provided in the consultation documentation:*

- TRC's Preferred Option 2 at \$55m, of which 78% will be funded by NPDC ratepayers, which is the equivalent of \$3.3m per annum (a total of \$82.5m over 25 years) from New Plymouth alone (approximately triple the existing targeted rate and quadruple for businesses)*
- If TRC were to ONLY repair both stands for \$36m, \$2.05m per annum would be generated by New Plymouth ratepayers (approximately double the existing targeted rate)*
- TRC have the ability to go with their Preferred Option regardless of consultation outcome*
- TRC's Preferred Option 2 includes the \$36m rebuild plus \$19m worth of enhancements (or with an additional \$14m from other funders they would look at Option 4 to create a convention centre type space)*
- No public transparency over the \$19m enhancements, cost breakdowns, priorities, consultation process, or evidence; the new facilities for 'rugby' (administration building, gym, artificial turf) are not aligned to existing local processes for sport facility development or the Regional Sport Facility Strategy*
- Many of the enhancements are already budgeted for in the existing Asset Management Plan 2015 – 2025 and should be considered usual business over a period of time*
- No options provided between \$6 and \$55m, nor the scale of the project reviewed given the decline of rugby and spectator sport*
- The impact of this significant rates rise on the ability of Councils to invest in other priority sport facility projects of significance*

*If you share these concerns we would love it if you could show your support for your sport by completing a submission (see <https://www.trc.govt.nz/assets/Documents/Plans-policies/AnnualPlan2019/AP1920-CD-web.pdf> pages 15 - 18) as follows:*

- 1. Tick no box*
- 2. Include in the comments section the statement below or any other comments you would like to make...*

*"The priority for the community and for ratepayer expenditure is community sport facilities which enable thousands of residents to be active every week as identified in the Regional Sports Facility Strategy. Consultation regarding proposed enhancements has not been transparent or community-wide, evidence around decisions has not been provided, and the enhancements do not align with the Strategy or the current processes followed by sports for facility development. We support that a repair of some scale needs to be undertaken but require more detail of what is included in the \$36m is required and what scale of stadium is appropriate for the region now and into the future. We do not support the \$19m of enhancements which should be accounted for within the existing Asset Management Plan and/or via the Regional Facility Strategy process if sport-related. We feel strongly that there is a great need for an equitable approach to facility improvements and funding across sports."*

3. Return your completed submission to TRC before 23 April 2019
  
70. There are a number of inaccuracies, misrepresentations and/or inappropriate comments included in Sport Taranaki's advice to the sporting bodies.
  
71. The starting point for the concerns of Sport Taranaki and the codes is their frustration at what they perceive as a lack of investment in their particular sporting facilities over long periods of time. Whilst the Council can understand this concern, it is not the role of this Council to be providing a wide-range of sporting facilities for sporting bodies. This is a role for local territorial authorities (district councils). The only role for the Council is for Yarrow Stadium initially through our empowering legislation, but also through the LGA 2002.
  
72. The concern is that if the Council invests in Yarrow Stadium then the impact on rates would be such that the district councils would not be able to invest in other priority sports projects. There are some comments that need to be noted:
  - no evidence has been provided to support the assertion that there would be no ability for the district councils to invest and to raise rates to support such an investment.
  - if the Council does not invest the \$19m in facility updates, the Council has no statutory ability to transfer those savings to be invested into other priority sport facility projects
  - the district councils have made no indications that if the Council does not invest the \$19m into Yarrow Stadium, that they will then make this funding available for other priority sport facility projects.
  
73. Sport Taranaki and the sporting codes need to take up their concerns with under-investment in their sporting facilities and codes directly with the three Taranaki district councils.
  
74. Sport Taranaki worked with Sport NZ throughout this process. It is notable that at no point in their discussions with Sport Taranaki did Sport NZ talk to the stadium owner (the Trust) or the major funding body (the Council) to understand their views.
  
75. The comment that the Council has the ability to go with the preferred option regardless of the consultation document, whilst being true, is unfortunate in that it implies that the

Council has pre-determined its final decision and that it is not interested in listening to the views expressed through the consultation process.

76. The comments about public transparency are wrong and inaccurate. The Council has provided information, briefings and attended meetings with Sport Taranaki. It has provided cost breakdowns, priorities, information on consultation processes etc. upon every request. No request for information or access to officers has been declined. The implication that the Council is trying to be anything less than fully transparent throughout this process is emphatically denied.
77. The *Regional Sport Facility Strategy* was facilitated by Sport Taranaki and Sport NZ.
78. The purpose of the *Regional Sport Facility Strategy* is to guide the future development of sports and active recreation facilities for the Taranaki region.
79. The Strategy is designed to provide:
  - An inventory of existing facilities.
  - Analysis of the gap between current facilities and current and future needs.
  - Identifying future investment requirements.
  - Establish a facility hierarchy of sport and active recreation facilities in the Taranaki region.
  - A prioritised list of recommendations for the development or rationalisation of facilities.
80. The Strategy was developed by the Taranaki Regional Sport Facility Strategy Steering Group, which consisted of the three district councils (New Plymouth, Stratford and South Taranaki), funding agencies (TSB Community Trust, TET), sporting bodies (Sport Taranaki, Sport New Zealand) and the Taranaki Regional Council. The Taranaki Regional Council's involvement was noted as being constrained to Yarrow Stadium at the outset.
81. The Council received the Strategy in June 2017 but did not adopt it nor is it a party to the Strategy, as the Council is not a funding partner to the Strategy, nor is it responsible for its implementation.
82. It is highly misleading to suggest that the \$19m of updates can be funded through the 2015/2025 asset management plans and the existing funding levels were they to remain unchanged. If the Council were to follow Sport Taranaki's advice and only fund the \$36m of stand repairs, then there would be no other funding available to support any other works, routine or otherwise, or indeed the day to day operations of the Trust and its existing debt obligations. It is misleading to suggest that those matters could be attended to through existing business as usual asset management planning and funding processes.
83. As previously discussed, the proposed facility updates are consistent with the *Strategic Plan* and the *2015/2025 Asset Management Plans*. Whilst many of the enhancements are in the asset management plans, it is incorrect to state they are fully funded in the asset management plans. The lights replacement and the all-weather multi-events field and

supporting amenities are in the Strategy but not in the plans and are not funded. Also, as noted earlier, there is insufficient funding for all the asset management plans and that funding levels were being reviewed at the time the 2018/2028 asset management plan preparation was starting to occur.

84. As significantly and adding to the misrepresentations, the proposals in the Consultation Document and associated draft *2019/2020 Annual Plan* discontinue the previous and current funding streams, instead folding them into the new proposals. Were the fixed the stands only option pursued, there would be no funding available for any of the associated or other priority updates. The folding in of the existing Yarrow Stadium rating into the new rating proposal is a key reason why the Council identified a nil general rate change for 2019/2020 as opposed to a previously planned 3.7% increase.
85. It is incorrect to state that there are no options between \$6m and \$55m nor consideration of the decline of rugby and spectator sport. Two options were developed, considered and dismissed – both are included in the Consultation Document. Spectator rates were clearly considered in both the identification of updates and in consultation with major events organisers.

### **Moving to a multi-sports facility at the racecourse**

86. There is some discussion about selling up Yarrow Stadium and building a new stadium as part of a multi-sports facility at some other location – the racecourse in New Plymouth is the most quoted location. There are a number of issues that make this proposal unrealistic. These are:
  - Cost – the cost of building a new stadium at a new location would be beyond the Council's ability to fund.
  - The rest of the multi-sports facilities – other parties would need to take the lead on running with this option and funding the facilities of other sports. As noted earlier, there is no interest or leadership from any other entities to take on this role.
  - Residual use of Yarrow Stadium land. If Yarrow Stadium was moved to another site something would need to occur at the existing site. Existing facilities would need to be demolished, the site cleared and the land strengthened to accommodate any future use. All of this would result in very little residual funds to apply to a new site. The land also has reserve land status and this would also need to be addressed.

### **Reuse the funding for other purposes**

87. A couple of submissions noted different priorities and that the funding should not be used for Yarrow Stadium but rather be applied into other areas such as climate change, public transport and energy transition processes.
88. The Council has to raise the \$55m (for option 2) with debt financing. This funding is not available to be transferred to other areas of activity. The use of debt funding to provide services such as public transport is entirely inappropriate.
89. Other plans and strategies (e.g., Regional Public Transport Plan and the Long-Term Plan) are the appropriate avenues to have these conversations.

90. The Council has been clear that its commitments and service levels as described in its *2018/2028 Long-Term Plan* are not impacted or altered by the Yarrow Stadium issue.

### **Industrial/Commercial rates in the New Plymouth/North Taranaki Constituencies**

91. The Consultation Document proposes a fixed targeted rate of \$428.30 annually (option 2) for industrial and commercial ratepayers in the North Taranaki and New Plymouth constituencies. Feedback on the proposal was that this was on the high-side for small businesses. One solution for this could be to return to the previous rating solution (a combination of a fixed charge and a land value targeted rate). The benefit of this is to reduce the rates for smaller businesses and to increase the rate for larger businesses. A downside of this proposal is that the rating system becomes more complex and harder to understand.
92. If there is support for such a move, work can be undertaken to develop a proposal for consideration at the adopting of the Annual Plan (21 May 2019) and the subsequent setting of rates for 2019/2020.

### **Insufficient Investigation of Ancillary Items**

93. A small number of submissions believed insufficient emphasis had been given to a number of ancillary items in the design work including matters such as traffic, parking, evacuation procedures, disaster response and accessibility. These, and related matters, were given full consideration in the design options.

### **South Taranaki District Council**

94. The South Taranaki District Council (STDC) submitted on a number of matters many of which have already been addressed earlier in this report.
95. They are of the view that the Council needs the formal agreement of the three district councils, pursuant to our empowering legislation, to undertake the updates. As outlined earlier, the Council, after receiving legal advice, and using the powers under the LGA 2002 does not share this view. It is of the view that it has the power to act without the formal agreement of the three district councils.
96. They have made some suggestions to amend the Council's preferred option proposal, namely:
  - They are recommending that the loan term be extended from 25 to 30 years thus reducing the overall annual cost. This has pros and cons. The 25 year term was adopted on the basis that the stadium will be almost 45 years old at the end of the loan. By that time, it is likely that significant upgrades and renewals will be required. If the term is extended to 30 years, there is a risk that there will be an outstanding loan balance while the asset is at end of life. Extending the term of the loan increases the total cost by five years of additional interest charges. Therefore, it is more expensive over the life of the loan. Increasing the term of the loan by 5 years increases total interest charges by \$6.5m. The targeted rate in South Taranaki would move from \$50.98 to \$46.84.

- They have suggested matching the rating with the drawdown of the loan over the two or three year construction/repair phase. The Council chose to move to the full amount of rates in year one to avoid the confusion of increasing rates over two or three years. The rates collected above the debt servicing needs will go straight into the capital spend thus reducing the amount required to be borrowed and, thus, reducing the total cost of the project.
- They have requested a move away from a fixed targeted rate as it is a regressive rate. The use of fixed targeted rates is to reflect the incidence of benefits across the region. The Council is of the view that ratepayers in a constituency get the same levels of benefit and thus a fixed charge is more appropriate than a charge based upon the capital or land value of a property.
- The STDC and the Patea Community Board have asked for a reduced fixed charge in the very south of the region based upon distance from and access to Yarrow Stadium. A reduction in the fixed charge in the Patea ward would require a commensurate increase in the fixed charges in the rest of the South Taranaki constituency. The Council would need assurances that the rest of the constituency would be agreeable to such an approach. If there is support for such a move, work can be undertaken to develop a proposal for consideration at the adopting of the Annual Plan (21 May 2019) and the subsequent setting of rates for 2019/2020.

## Revenue and Financing Policy

97. A number of submissions from businesses and residents in South Taranaki have argued that they don't get sufficient benefit from Option 2 to justify the increase in rates. Some have argued for a lesser amount for the repair work to the stands which excludes other update work. Many of these are similar to the STDC submission. They support the need to repair the stands but not the extra costs of updates (see the "Programme of Updates" section). Some have sought a review of the funding model used to come up with the 17% contributions from South Taranaki and have also called for borrowing to be spread over a number of years.
98. The revenue and financing policy for Yarrow Stadium (the 78%, 5%, 17% split between New Plymouth, Stratford and South Taranaki) was not reviewed for this process. Submitters, especially those in the South, have indicated that this policy should be reviewed. A review of the revenue and financing policy would involve a long-term plan amendment. Aligning a review of the revenue and financing policy with the preparation of the *2021/2031 Long-Term Plan* would be logical and will also allow for more certainty over the final costs of the project and whether option 4 has progressed (subject to external funding).

## Mr Jeff Ward

99. Mr Ward raised some issues in regard to accountability and financial reporting in relation to the Taranaki Stadium Trust. The following points are noted.
  - The Trust is not consolidated into the Council's statement of financial position as the Trust is a charitable trust and the Council is not the beneficiary of the Trust. The Council has control of, but not ownership of the Trust. The accounting approach has been developed with the Council's auditors and they agreed with this approach over a number of years.

- The Council will raise the debt and loan the money to the Trust – therefore there is an asset and a liability for the Council.
- The Trust is fully accountable to the Council through the CCO provisions of the *Local Government Act 2002*.
- Waitara endowment lands income and expenditure figures are best estimate figures as supplied by the New Plymouth District Council. The new Act was signalled in the *2018/2028 Long-Term Plan* but was only passed and became operative in March 2019.

### Local Government Funding Agency (LGFA)

100. The Council received little feedback on its proposal to take part in the LGFA. What feedback that was received was supportive. The community's focus was on the main Yarrow Stadium decisions rather than the debt funding provisions of the proposals.

### South Taranaki District Museum Trust (STDMT)

101. The STDMT have requested a one-off increase in the funding for the Patea Museum from \$25,000 to \$50,000 for an on-line documentary channel for Taranaki. The Council provides \$25,000 (as part of the \$150,000 annual contribution to Puke Ariki) for an annual project at the museum. An increase in funding is unbudgeted. If this request is supported then the funding will need to be sourced by an increase in general rates in line with the Council's revenue and financing policy.

### Te Runanga o Ngati Ruanui Trust

102. The following comments are noted in response to the submission from Ngati Ruanui:

Comment	Response
1. Overall we support the section entitled "Working Together with Maori". This section continues to build on our initiatives of working together with the Council in our Kaitiaki role. We continue to note the leading way in which this section is placed at the front end of the plan; making the enduring relationship between Council and Maori a strong platform.	Positive response noted.
2. Ngati Ruanui considers that there needs to be a stronger intent for active involvement of Maori in the monitoring of our environment; we recommend that the last bullet point under "Resource Consents process" pages 14 and 15 reads as follows "give full and meaningful input of Maori in the participation of resource consent monitoring ... "	Compliance monitoring is the responsibility of the consent authority who has trained officers who are warranted to enter private land for the purpose of undertaking compliance inspections. However, at times iwi involvement with staff in compliance monitoring has occurred (e.g., Fonterra STDC coastal discharge at Whareroa). No change proposed as there is sufficient scope

Comment	Response
	in the Annual Plan to provide for appropriate Iwi input to monitoring.
<p>3. Ngati Ruanui actively supports Mana Whakahono a Rohe Relationships as prescribed in the Resource Management Act 1991(RMA). We note that the manner in which this is expressed in the draft Annual Plan is a singular Mana Whakahono a Rohe relationship. We note that by way of explanation under Section 58(O) of the RMA such relationships are not exclusively singular and each iwi of the region may choose to have an individual relationship with the Council. In this respect Ngati Ruanui recommends this section on page 15 read as follows: "The Council will work with iwi to develop Mana Whakahono relationship agreements regarding iwi input into resource management policy development and resource consents".</p>	<p>The Council seeks to have consistent agreements in place with all iwi in the region. However, it accepts there may be some appropriate minor variations for such agreements with individual Iwi. Hence requested change is accepted.</p>
<p>4. Ensuring active Maori representation on the Council is important to Ngati Ruanui. In this respect the section on representation, page 15, is weak and we recommend the following: "Meet with Maori and involve them in the need for establishing a Maori constituency or constituencies under the Local Electoral Act 2001".</p>	<p>Iwi representation on the Consents and Regulatory and the Policy and Planning Committees is established in law and will continue. As part of each electoral cycle the Council is required to address the issue of Maori representation. This would be the appropriate time to engage with Iwi.</p>
<p>5. The level of service, Resource Management, asset out on pages 20 to 24 do not include any measure that allow the incorporation Maturanga Maori assessments as a basis for measuring the health of various environmental indicators and most importantly Fresh Water. Ngati Ruanui considers that it is timely that there is inclusion of iwi/hapu based tools and frame works which would assist the more conventional western based models for measuring the condition of our environment. We would offer discussion with the Council officers prior to any hearing on the Annual Plan where we could agree on wording to incorporate Maturanga Maori assessments in the levels of service outlined on pages 20 to 24.</p>	<p>Under the National Policy for Freshwater Management (2014), Councils are required to develop monitoring methods for Maturanga Maori and to include recognition of it in freshwater policy. A number of projects with Iwi/hapu are underway to address Maturanga Maori in resource management within the Council and jointly with the four councils in the region. Hence it is appropriate to provide recognition of Maturanga Maori in resource management sections in the Annual Plan. The submitter has requested discussion on these matters which is underway.</p>



Comment	Response
<p>6. Ngati Ruanui notes the measures and commentary on a predator free Taranaki, this is supported. We also note specific measures relating to possum control within the Kaitake range and mustelid control surrounding the Maunga. Overall Ngati Ruanui is concerned with the limited measures proposed within the draft plan and the lack of co-ordination with the Department of Conservation; in particular in pest control surrounding and within the Maunga boundaries. We wish to signal to the Council that significant more work is needed to protect our bio-diversity and more coordinated action in the control of pests are required now. Ngati Ruanui seeks further dialogue with the Council on this matter and signals this for short to medium term planning horizons for the Council. The Council will need to be ready for potential governance changes with the pending Maunga settlement.</p>	<p>Note the support.</p> <p>The Council and Taranaki Maunga Project including the Department of Conservation are working together in a coordinated way to deliver “Towards a Predator Free Taranaki” – the largest pest control and biodiversity protection project across all land tenures in NZ. The Council would welcome further discussions on any aspects of this work with Ngati Ruanui.</p>

### Attachments

Yarrow Stadium Event and Function Centre Strategic Plan 2015-2025 (Document 1609546 attached)

2015/2025 Asset Management Plans (Document 1609541 attached)