



**The Extraordinary Meeting of the
Kawerau District Council will be
held on Tuesday 14 June 2022
commencing at 9.00am**

AGENDA

GUIDELINES FOR PUBLIC FORUM AT MEETINGS

1. A period of thirty minutes is set aside for a public forum at the start of each Ordinary Council or Standing Committee meeting, which is open to the public. This period may be extended on by a vote by members.
2. Speakers may address meetings on any subject. However, issues raised must not include those subject to legal consideration, or be issues, which are confidential, personal, or the subject of a formal hearing.
3. Each speaker during the public forum is permitted to speak for a maximum of three minutes. However, the Chairperson has the discretion to extend the speaking time.
4. Standing Orders are suspended for the duration of the public forum.
5. Council and Committees, at the conclusion of the public forum, may decide to take appropriate action on any of the issues raised.
6. With the permission of the Chairperson, members may ask questions of speakers during the period reserved for public forum. Questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

Meeting: Council

Meeting Date: 14 June 2022

Subject: Consideration of Submissions to the Annual Plan 2022-2023 Consultation Document

File No.: 110400

1 Background

At a meeting on 12 April 2022, Council adopted the Consultation Document for its proposed Annual Plan 2022-2023 to commence the consultation and engagement procedure.

During the submissions period that opened on 13 April 2022 and closed on 18 May 2022, Council received 80 submissions.

The purpose of today's meeting is for Council to consider these submissions.

The Annual Plan 2022-2023 is scheduled for adoption at the Council Meeting on 28 June 2022.

2 Considerations

2.1. Consultation Matters

A tally of submissions to the consultation matters is shown in the table below:

Council Proposal - Consultation Topic	Option One	Option Two	Other Options	Undecided Didn't Say
	Retain 45:55	Change 50:50	i.e. Reduce Costs	
1. Council proposed two options to fund the rating shortfall due to the closure of Norske Skog and revaluation from \$75m to \$20m.	64	9	3	5
	Proceed with Resource Consent	Do not proceed	Kawerau Only Site	Undecided Didn't Say
2. Council proposed to proceed with a resource consent to establish a secure asbestos containment site at the old landfill (Council's preferred option).	38	31	2	7

Submissions focused primarily on the two consultation matters outlined in the Annual Plan 2022-2023 Consultation Document:

1. Council proposed two options to fund the rating shortfall due to the closure of Norske Skog.

Option 1: Keep the district rating share to 45% residential and 55% commercial/industrial (45:55). (Council's preferred option).

Option 2: Change the rates so that it is equally split with 50% residential and 50% commercial/industrial (50:50).

The reason for the additional rates increase on top of the Council's budgeted 4.4% increase is primarily due to the closure of Norske Skog. Following the mill's closure on 30 June 2021, the revaluation saw the company drop in value from \$75 million to \$20 million.

This reduction of value subsequently impacts the amount of rates payable by Norske Skog by just over \$1 million.

In addition, the three-yearly revaluation of property in the district has compounded this shortfall due to significant increases in the value of residential and commercial properties.

2. Council proposed to proceed with a resource consent to establish a secure asbestos containment site at the old landfill (Council's preferred option).

This is primarily due to deposits of asbestos that have been located during Council developments. It is likely that further asbestos contamination will be found by Council and private and commercial business owners given that asbestos was a commonly used material in building, pipes and construction.

Council is proposing to establish a secure asbestos containment site between two historic landfills, where existing groundwater and air monitoring is carried out to meet resource consent requirements.

This new secure site would assist with Council's disposal requirements and also provide a responsible mechanism to deal with this waste issue ourselves, rather than removing it into another rohe/district as we are currently doing.

The facility would also provide a potential income stream to the Council.

2.2 Additional Submission Points

Addition submission points received included:

- Roading and footpaths including, accessibility of four footpath routes into the Town Centre;
- Reducing Council costs to meet reduced rates including a public review of essential and non-essential services; Combining services such as the i-SITE and Swimming Pools to reduce costs;

- Provision of recreation equipment for the disabled; Accessibility and upgrades to Parks and Reserves;
- Rangi Delamere Netball Pavilion rebuild and current facilities;
- Charging out of town users for the Maurie Kjar Memorial Swimming Pool Complex and for Freedom Camping;
- Economic development and income generation;
- Solid waste initiatives;
- Communication with residents and ratepayers.

2.3 Responses to Submitters

Some submissions make specific recommendations about the proposals in the Consultation Document, which are either ahead of future development plans or contain a level of detail which is beyond the scope of decision-making by Council at today's meeting.

If Council determines that one or more of its proposed projects will go ahead, it may be preferable to resolve that the details of relevant submissions are forwarded for consideration by the relevant project leaders or groups as part of the design process.

3 RECOMMENDATIONS

1. That the report "Consideration of Submissions to the Annual Plan 2022-2023 Consultation Document" be received.
2. That Council resolves to consider the submissions to the Annual Plan 2022-2023 Consultation Document; and
3. Determine which options, if any, it will pursue in relation to the two consultation matters contained in the Annual Plan 2022-2023 Consultation Document; and
4. For those proposals it determines to pursue, determine to forward detailed proposals for consideration as part of the project planning and to respond to submitters to that effect; and
5. Determine how to respond to the additional submission points raised by submitters to the Annual Plan 2022-2023 Consultation Document.



Tania Humberstone
Communications Manager

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Kawerau District Council Annual Plan 2022-2023 Submissions

80 Submissions received as at the closing date Wednesday, 18 May 2022



Summary of Submissions: Topic 1

How the rating shortfall of Norske Skog's revaluation (and subsequent \$1m reduction in rates) should be spread?

Option 1 - 45:55 Residential: Commerical Retain Status quo	Option 2 - 50:50 Residential: Commerical	Other Option/s or Comments regarding costs	Undecided or Didn't Say
64	9		5
<p>Option 1 submitters' comments</p> <p>Request Council to look at other ways of making up the shortfall i.e., Ngawha Industrial and Enterprise Park in Kaikohe ngawhapark.nz</p> <p>Subsidies to rates from land sales are masking the true cost of running the Council.</p> <p>Council should reduce costs.</p> <p>Council trim costs – Review essential and non-essential services. Provide information to the public for input.</p> <p>Investigate other options to increase revenue, including charging Freedom Campers (no refunds); charging out-of-towners for Swimming Pool usage etc</p> <p>Worried about whānau, fixed income, people affected by Covid-19 and who do not meet rates rebate criteria.</p>	<p>Option 2 submitters' comments</p> <p>Commercial rates are significantly higher in Kaverau than in Tauranga and Auckland. Another submitter noted Kaverau commercial rates are also higher than Levin and Napier.</p> <p>Requests rates to be loaded as they fall per valuations; if anything residential costs should be higher due to Three Waters costs. Town is changing – no longer big mills to support the town [rates].</p> <p>Council should recognise income, look at budget and reduce costs.</p> <p>Council asked to look at assisting businesses by offering services at reasonable cost. Assist with business refuse and recycling.</p> <p>More information on remission policy for existing businesses and industry expansions.</p> <p>Requests peer review of NS revaluation by PWC (for e.g.).</p> <p>Barely taking wages now from small business. Can't sustain increase.</p>	<p>Submitters' Comments</p> <p>Reduce costs – action moving the i-SITE to the pools. Review other areas of operations.</p> <p>What are the true costs of the Three Waters drinking water pipe replacement, including interest?</p> <p>Should we be delaying the Three Waters replacement until after the transfer to Entity B?</p>	<p>Submitters' Comments</p> <p>Rates already too high.</p>

Summary of Submissions: Topic 2

Proceed with a Resource Consent application for proposed secure asbestos containment site.

Option 1 – Proceed with a Resource Consent application	Option 2 – Do not proceed	Support for Site for Kawerau Rohe only	Undecided or Didn't Say
38	31	2*	7
<p>Option 1 submitters' comments</p> <p>Support but questions and concerns about strict water, air, land monitoring and waste management. Requests open access to testing results (i.e., of water testing currently).</p> <p>More information and education required to be provided to the community.</p> <p>Support provided all appropriate monitoring and environmental safeguards are in place.</p> <p>Practical and cost-effective solution to an existing problem for District.</p> <p>Confident that Council can manage compliance monitoring and control. Asbestos is best back in the ground where it came from.</p>	<p>Option 2 submitters' comments</p> <p>Better engagement with Tangata Whenua (marae-based)</p> <p>Thorough due diligence required. Council needs to hold a public meeting provide more details, discuss engineering reports, monitoring and operations.</p> <p>Requests higher fees for commercial out-of-town users of the site.</p> <p>Wish to present a petition against this proposal to Council at a later date.</p>	<p>Submitters' Comments</p> <p>*Originally selected Option 2: verbal submission supports a secure asbestos containment site for the Kawerau District only.</p> <p>Existing cell – can't we use it for disposal of Kawerau asbestos?</p> <p>Need detailed survey of where asbestos is in Kawerau (re volumes) to decide whether we need to open up to wider Bay of Plenty.</p>	<p>Submitters' Comments</p> <p>What is the consensus?</p> <p>Not enough information and detail provided to compare.</p> <p>Transparency required.</p> <p>Rushing too much. Need to evaluate exact costs and expected revenue – so don't end up 4 years in losing money.</p>

Submitters who wish to speak at the Hearing		Council Response
Submitter	Annual Plan Submission Points	
1 Christine Larsen	<p>Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – Selected Option 1 I would like to address this topic from the point of view of looking at other ways of making up the \$1,000,000 shortfall created with the revaluation of Norske Skog mill site.</p> <p>Asbestos Containment – Selected Option 1 I support this option; however, I am concerned about monitoring of discharge to water air and open access to results of testing. I have questions and concerns about water, air, land monitoring and waste management.</p> <p>Other Feedback: I will be linking my submission to community outcomes. Yes, I would like to speak to the Council regarding exploring other ways of growing our economic base environment and waste issues, future proofing resilient communities and other opportunities for using the industrial estate. Recycling repurposing companies.</p> <p>Verbal Submission – Hearing 31 May 2022: Supports asbestos site but believe that Council needs to reassure the community that it is not a 'tick box' exercise, and that there will be robust minimum standards and that the issue of accumulated toxins be considered also.</p>	

	<p>Asks what is the really fine film that is often left on vehicles driving past the mill, and questions a chlorine smell?</p> <p>Kawerau has amazing assets and suggests Kawerau looks to Ngawha (Kaikohe) industrial park for ideas with regard to geothermal hot houses creating employment through collaborative community organisations and diversification models https://ngawhapark.nz/</p> <p>Concern over reliance on big business for economic support, but long-term suggests looking at enterprises to help create diversity.</p> <p>Urges Council to take care of the small things, and noted the abundance of cigarette butts in the drain grates outside Cayman's Bar which must wash straight into the waterways. If can't take care of the little things, how can we take care of the bigger things?</p>	
<p>Submitter Brian Dent</p>	<p>Submission Points Submitted on Sunday, 15 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Option A is the logical one to go for. Commercial rates are tax deductible so the impact will be less than that of home owners. The council is currently subsidising rates from land sales, which in my view is a mistake, which is masking the true costs of running the district. The council needs to be upfront with the electorate as the 4.4% increase is only the tip of increases when the subsidy comes off. The closure of the mill and subsequent loss of</p>	<p>Council Response</p> <p>Subsidies from land sales were agreed upon by Council in previous Annual Plans due to the fair nature of evenly spreading the rates reduction across the entire district.</p> <p>Rather than, one sector of the community benefitting from the investment of this profit.</p>

	<p>income should have been built into the rate base earlier as the mill has been signalling closure for several years. Newsprint use has fallen away dramatically and any surprise of the closure indicates wishful thinking on the councils behalf.</p> <p>With 3 waters hanging over our heads council will initially have a windfall in cash pay-out and then there will be a reduction in council costs, as they no longer have responsibility for the waters. Our rating base will not decrease, so one assumes there will be adequate money to continue services. With local body elections only months away I would like to see an honest discussion on the cost of running the council between now and then.</p> <p>Asbestos Containment – Selected Option 1 One assumes the spring at the pumping station at the bottom of the hill will not be able to be polluted from the new site.</p> <p>Verbal Submission – Hearing 31 May 2022: Doesn't make sense to revalue Norske Skog. Why is Council looking to increase rates, when overall costs will be reducing? Once Three Waters is in place, Council will have less staff and costs. It will also have pay out from Govt. Do not believe we should be carrying on with the drinking water pipes replacement until part of Three Waters' entity. The subsidy of using \$1.2m of land sales to subsidise rates is a "waste of assets" and a mistake. We need to know the true cost of running the Council.</p>	<p>Clarification that the Kawerau Container Terminal is a private venture, although Council has supported in principle. The government has also assisted with the Provincial Growth Fund for this venture.</p> <p>The land that the Kawerau Container Terminal is proposed to be built on, is owned by Norske Skog, and Council understands this is part of the negotiations being undertaken.</p>
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		<p>Council is doing a good job. With regards to asbestos site in support of proceeding. Asked why the Kawerau Container Terminal had not proceeded.</p>	
	<p>Submitter Louise Hiwarau</p>	<p>Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Consultation Topic 1- How should the rating share be divided.</p> <p>I agree with Council's preferred option. The way I see it is, this is a short-term measure for Commercial/Industrial businesses. I assume that prior to Norske Skog closing for good the owners and operators of the neighbouring businesses would have been well aware and therefore been able to predict the likelihood of a rate increase and prepared for it. I acknowledge it might be a challenge for now but with the Kawerau Container Terminal expected to set up business the cost in rates will be reassessed and re-evaluated in future.</p> <p>Asbestos Containment – Selected Option 2</p> <p>Consultation Topic 2- Proposed secure asbestos containment site.</p> <p>On this matter, I prefer Option 2- Do not proceed with the secure asbestos containment site. I would much rather</p>	<p>Selected Option 2, but would support a secure asbestos containment site for the Kawerau District only.</p> <p>Suggests innovate other opportunities to generate income.</p> <p>What due diligence was undertaken before purchasing Central School grounds from MOE?</p> <p>How does the proposed site fit in with Te Tiriti o Waitangi principals and Te Tai Ao (revised RMA) which is about people in communities taking responsibility.</p>

	<p>Council continue to send asbestos contaminated material out of the region for secure disposal regardless of the cost. If saving our piece of paradise from being poisoned and becoming a dumping ground for the countries hazardous waste means rates will increase by 1.8% than that is my preference. Opening up a hazardous waste business that allows access to the rest of the country is a disaster in the making. Toxic ideas have fatal consequences. You might as well wave goodbye to the idea of reducing our carbon footprint as this business that you are promoting will attract hundreds of truck loads chemical waste which will increase emissions and leave a growing pile of hazardous fibres. Did you ever stop to consider how this might impact the next generation? You're leading us into a chemical hazard that could have fatal consequences to our health. I am against this initial business proposal and I urge council to innovate other opportunities to generate income. This is a short-term solution that would create a long- term problem. However, looking ahead we all know asbestos building material was commonly used during the construction of many properties located here in Kawerau so it comes as no surprise that we now face this waste issue. In future I propose that Council set a new target to look after our own waste problems by opening up the cell to expand it to safely secure only the hazardous waste of Kawerau rate payers. That would enable us to save transportation cost, look after our own problems and still reduce our carbon footprint by reducing emissions as we won't be trucking asbestos contaminated material hundreds of kilometres away.</p>	
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Council could determine the cost to rate payers and generate income on a smaller scale.

Other Feedback:

I also encourage Council to carry out due diligence before purchasing land in future. It would have been wise to have an asbestos survey carried out before any purchase was made. The situation at the old central school site could have been avoided had council taken the initiative to investigate matters further. The Ministry of Education could've been held to account to remove the waste deposits which could've saved council considerable costs.

With the government's key economic projects originating with the provincial growth fund and new targeted measures to develop sustainable business practises, Kawerau is still a desired place to do business. Our region offers thriving opportunities for businesses to grow. In due course there's no doubt we will see a growth in businesses set up operations here. For example, the potential the container terminal has to offer is huge.

When everything comes to fruition the cost in rates will come down for commercial/residential rate payers. For these reasons, I remain opposed to council's current proposal. I would also like council to note that I will be creating a petition to support my stance on this business proposal in its current form, which I will present at a later date.

	<p>In future I encourage the Mayor's Taskforce for jobs to be more ambitious in its projects and build capability amongst our own community. Make a start to building the skilled workforce amongst our own community instead of looking to attract skilled workers from out of town. Work towards raising the living standards of our own community. The potential exists, you just have to drive it.</p> <p>Please note, I would like to speak to my submission.</p> <p>Nga mihi, Louise Kaihau Hiwarau.</p> <p>Verbal Submission – Hearing 31 May 2022: Confirmed Topic 1 – Option 1 45:55 rating share. Due to the industrial areas progressing with expansion like the Kawerau Container Terminal.</p> <p>Topic 2 – Selected Option 2, but would support a secure asbestos containment site for the Kawerau District only. Suggests innovate other opportunities to generate income.</p> <p>What due diligence was undertaken before purchasing Central School grounds from MOE?</p> <p>How does the proposed site fit in with Te Tiriti o Waitangi principals and Te Tai Ao (revised RMA) which is about people in communities taking responsibility and long-term sustainability. Could be fatal consequences for next generation.</p>	
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	<p>Need to innovate with other options to generate income. Urges Council to think long-term sustainability.</p>	
<p>4</p> <p>Submitter Kellez Mcmanus</p>	<p>Submission Points Submitted on Thursday, 12 May 2022 - 12:25pm</p> <p>Wishes to speak</p> <p>Rates Increases – Option 1 Keep district rating share to 45% residential, and 55% commercial/industrial.</p> <p>Asbestos Containment – Option 1 Agree with Proposed Secure Asbestos Containment Site as long as strict testing for ground seepage monitored often.</p> <p>Other Feedback: Kia ora I'm not sure if this is even the correct forum for this, heoi, around the Kawerau Museum. I was born in Kawerau, I moved away to study and get experience, my whānau still live in Kawerau and I recently came home to work at Tuwharetoa ki Kawerau Hauora, I never knew Kawerau had a museum. This is really bad on my part, however I think it's time for a Kawerau whare taonga where stories of our history well before the mill ever was started. Growing up I never heard any of those stories and the murals in town depict a mill town. I'd also like to help make this happen. Lastly I clicked I wish to speak to my submission, only if this is the correct forum for my submission. <i>Note: Was unable to attend Hearing</i></p>	<p>Advise Kellez McManus of the Museum Curator contact details and also suggest contacting our Tūwharetoa ki Kawerau Kaumātua Te Haukukawa (Boycie) Te Rire and Reverend Te Amorangi (Graham) Te Rire regarding the capture of this history.</p>

	Submitter	Submission Points	
5	Cadence Savage (Clarke) Tūwharetoa Kauerau (Tangata Whenua Iwi) Rina Ki Tangata Whenua Iwi	<p>Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – No option selected</p> <p>Asbestos Containment – Selected Option 2</p> <p>I am against the current proposal to proceed with the secure asbestos containment site and wish to present my submission at our council hearing. With a marked history of environmental pollution and sacrifice of land in building this once ‘mill’ town, now are the changing times to adequately redeem our commercial enterprises. A huge toxic containment for the region in perpetuity on Kawerau land, whenua of the Tuwharetoa Iwi should not be proceeding without their meeting. Council consultation with government designated Māori leadership only, devalues our full constituency and tikanga. I encourage the council not to be intimidated in recognising the true place of tangata whenua and Iwi. The Treaty of Waitangi reflects the founding of this nation, and the unique make-up and identity of our community for the town's iwi, public, stakeholders and council.</p>	<p>Suggests Council can look at Tikanga Māori (practises) for improved communication with Tangata Whenua. For instance meeting on the marae to discuss proposals such as the asbestos site.</p>
		<p>Verbal Submission – Hearing 31 May 2022:</p> <p>Suggests Council can look at Tikanga Māori (practises) for improved communication with Tangata Whenua. For instance meeting on the marae to discuss proposals such as the asbestos site.</p>	

	<p>Given it is the whenua of Iwi and touches on awa with location. Prior to the area being a landfill, it was a fertile area for gardening.</p> <p>The industrial zone has provided benefits but there has been costs to pay for that by. Such as a marked history of environmental pollution and sacrifice of land.</p> <p>Doesn't mean we have to sacrifice any further, and we must be careful not to just consult, without hearing what is being said.</p> <p>It is revenue versus sacrifice.</p>	
<p>6</p> <p>Submitter Wilhelmina Mohi</p>	<p>Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – No option selected Either option comes with major impacts on already challenging price rising conditions over Q1. Food, petrol, etc. How will we sustain this increase?</p> <p>Asbestos Containment – No option selected Again, major impacts on community benefits for either option, undecided still.</p> <p>Other Feedback: It would be appreciated if council could work with better communication strategies to inform ALL ratepayers and community members.</p>	<p>Council Response Council will contact Wilhelmina and other out-of-town ratepayers to ask if they wish to receive the Council newsletter (and any other communications) emailed to them each issue (this will be the fastest method of receiving news).</p> <p>Council will also advise that the Council website and social media sites are good sources of information with regular updates.</p>

		<p>Verbal Submission – Hearing 31 May 2022: Believe update in consultation document (first 7 pages) was confusing and meant submission topics got lost. The submission process is not welcoming. Hasn't had enough time to prepare or understand the issues in detail therefore cannot choose options. Need to know more details about the asbestos site regards to safety. Global times are impacting Kawerau with costs. Urges more time out there speaking to ratepayers and better networking.</p>	
7	<p>Submitter Pam and Vincent Shortland</p>	<p>Submission Points' Submitted on Wednesday, 18 May 2022 Wishes to speak Rates Increases – Selected Option 1 Asbestos Containment – Selected Option 2 <i>Note: Was unable to attend Hearing.</i></p>	<p>Council Response</p>
8	<p>Submitter Alison Marshall</p>	<p>Submission Points Submitted on Thursday, 19 May 2022 Wishes to speak Rates Increases – Selected Option 1 Keep the district rating share to 45% residential and 55% commercial/industrial (45:55) The Council has worked out that keeping the status quo and to not change the ratio is a viable option. Not only will Option 1 provide funds towards the Norske Skog rates</p>	<p>Council Response Request regarding the speed hump by Monica Lanham Reserve to be put forward as a Request for Service to the Engineering Manager for assessment and contact back to Alison to advise. Request regarding Stoneham Park consultation and engagement. Discussions with Alison to be had about the lengthy processes required,</p>

	<p>shortfall, it will also not impact on the current level of services provided by the Council nor on debt.</p> <p>To go with Option 2 and increase residential rates by 16.1% would have a totally detrimental impact on the social fabric of Kawerau. As we know, a rate increase would/may result in a landlord increasing the rent, saying they need to absorb the increased cost of course (as they are entitled to do so), and the renter on a fixed income may find that the miniscule increase in the accommodation allowance will not cover the rent increase, thus adding further financial strain to the household</p> <p>Commercial and industrial businesses may not be too happy at a 34.6% rise in rates this coming year, but obviously, the Council considers that they can absorb this cost under Option 1. On page 3 the Council tells us that "many service and engineering industries are experiencing a boom."</p> <p>That is good news - I for one am pleased to see that Kawerau has maintained its primary industry and engineering focus and culture as it has regenerated into a town that, as the Council tells us "is on the cusp of further economic development," page 3. I guess, as more commercial and industrial properties come on-board, the rates revenue paid to the Council will increase the putea/finances.</p> <p>Asbestos Containment – Option 1 but only for Kawerau use and disposal.</p>	<p>which Council believes will be most effectively and efficiently completed in parallel and apologies in advance.</p> <p>We wish to liaise with all neighbours of Stoneham Park in due course, and will plan to have meetings specifically for this group.</p> <p>Council to advise that residents and stakeholders had raised specific concerns about the development which we have asked our planning team to work on solutions and options that we can present back to residents.</p> <p>We assure neighbours that this will still require their input and feedback.</p> <p>To ensure the viability of the development (for the benefit of all ratepayers) Council needs to have some options in terms of numbers of house lots, therefore how many access roads, footpaths and services required.</p>
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	<p>I, cautiously and so reluctantly, support the Council's preferred option 1 to proceed with the plan for the disposal of Kawerau asbestos materials and asbestos contaminated soil, as opposed to continuing with the current processes.</p> <p>The Council tells us, on page 10, that "it is likely that additional deposits of asbestos materials will be unearthed" when buildings constructed between 1950 and 2000 are renovated. If asked, who would say Yes to wanting an asbestos waste material containment dump site in their town? No one. But what if one is there already? In 2017 Council discovered that errant users had dumped asbestos materials without notice at the dump, resulting in wholesale contamination. This necessitated the Council to build the existing asbestos cell to contain that waste.</p> <p>As the saying goes, "when life gives you lemons, make lemonade" ... the Council already knows the business of operating a containment site and has presented to us a plan to resolve the future potential situation. We are being responsible for disposing our own waste locally, and we lessen our carbon footprint by not trucking waste out of the district. However, the public needs to be assured that the monitoring processes are robust.</p> <p>Other Feedback:</p> <p>I live near Roy Stoneham Park and have resigned myself to the fact that this housing development</p>	
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will proceed and I would ask - plead/beseech/implere - the Council to defer starting the process until next year 2023-2024.

Why do I ask?

Council says on page 6 "there will be around round of engagement with stakeholders and the community". Another round? As a stakeholder (neighbour) I will want to be fully involved in stakeholder engagement. That means meetings, discussion, correspondence. Engagement takes time, commitment and energy which most of us are depleted of at the moment, having come through a rough 2 years, including engaging with the Council over the Long Term Plan last year during Covid restrictions, and are just dusting ourselves off. I have not forgotten the stress created at Christmas time 2019 when the Council decided to start this plan by calling for submissions to reclassify the Stock Pound. At that time they said (to the media) there was no urgency and the development is some way off in the future", and here we are 2 short years later - so what's another year to wait? There is so much already going on in Kawerau that could be completed before Council starts on another brand new, very big, long term project. There are also a lot of Government changes to cope with that will affect us as citizens i.e. Three Waters of course and the overhaul of the DHB system, coping with our changed lives and living standards, the prospect of Covid continuing and things happening on the global stage that will impact on our lives here should they continue to worsen. Local Body Elections are taking place later this year. There are councillors retiring so we will have a new

		<p>Council team and new leadership post election. A new group takes time to form and norm and settle and this is another reason I am asking Council to have a heart and defer this plan to the 2023-2024 year. A new Council may have a new direction and a new vision - I would like to wait till then to start anew.</p> <p>SPEED HUMP BY MONICA LANHAM RESERVE The camber on the new speed hump as you are driving up Glasgow/Fenton Mill on the left is bumpy to go over and makes for "an unpleasant driving experience". It doesn't have to be bumpy, going over the hump when driving into town on the other side is smooth. The two large speed humps by the pools have a good camber and are smooth to drive up and over, even though they are quite tall. There must be some engineering equation that builds a good camber and not just line-of-sight judgement. Can you fix it? Yes I think you can. Thanks.</p>	
9	Submitter Kawerau Accessibility Group Raewyn Geary Warwick Godfery	Submission Points 16 May 2022 Wishes to speak Tēnā koutou, As you are aware our Kawerau Accessibility Group (KAG) has been operating since 2020, implemented by the KDC in response to concerns relating to accessibility and inclusion in our community. Our purpose is to identify and prioritise areas for action and recommend possible	Council Response Council to advise Kawerau Accessibility Group regarding the ramp and hoist at the pools – and whether there is one there already. Council to table the four accessway routes into CBD for wheelchair / accessibility and progress if agreed.

	<p>solutions to Council. As such we've considered the Annual plan are recommend the following be considered as priorities:</p> <p>KDC improve accessible and inclusive practice principles are applied for all projects (proposed and actual). Examples of how this may be enacted are provided below.</p> <p>We believe this would ensure our council lead by example' and models a mind-set that is progressive, innovative and proactive regarding disabled people's rights to access and inclusion in their community of Kawerau. Disabled people make up 25% of N population, this is likely reflected in our community, not forgetting also our aging residents (Likely to have mobility and access needs). We encourage all to remember our NZ Paralympian and previous long-term resident of Kawerau the honourable Jim Savage MBE, founder of the Friendly Games, which encouraged disabled people from all over NZ to converge on Kawerau to compete in a range of sporting events". This event was a catalyst for other prominent paralympic events.</p> <ul style="list-style-type: none"> • All contracts have a mandatory requirement of contractors to ensure detours are in place for alternative access (should they need to block pathways). • All KDC events require accessible toilets/bathrooms to be available. If there is an expectation by KDC then subgroups such as youth council will see this as normal practice. 	<p>Council confirms it did receive a request for a wheelchair swing in the Long Term Plan 2021-2031 submissions (from the Kawerau Youth Council).</p> <p>Council to advise KAG regarding the plans at the new netball pavilion (with regard to access by those in wheelchairs from both the Prideaux Park and Netball court sides). (Council will assess request for disabled portaloos).</p> <p>Mayor requested that the minutes of the Kawerau Accessibility Group be circulated to the Council for information on an on-going basis.</p>
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	<ul style="list-style-type: none"> • New projects invite KAG to provide feedback at initial stages to ensure pragmatic disability access (vs basics). In the past this has not always happened with the result being an increased expense for KDC e.g swimming pool complex. • When considering new projects recognise there may be ways for additional sources of funding outside of KDC budget restraints. This would utilise an innovative and collaborative approach. E.g. implementation of a wheelchair swing may involve KAG applying for funding with lions foundation. <p>Kawerau Accessibility Group is included in KDC consultation as stakeholders. (unfortunately this did not happen with the annual plan consultation. P.14 of KDC Annual Plan Consultation Document "during our engagement and consultation process with.... Stakeholders"</p> <p>Wheelchair swing provided in Kawerau (for adults and children)</p> <p>Develop key arterial routes to ensure better access into central business area via our footpaths. Our footpaths are extremely cracked in places and almost impossible for a small child or young adult to safely operate their wheelchair. Develop a communication mechanism to ensure all utilising Kawerau know the routes and disabled toilet facilities.</p>	
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Provide a hoist and ramp into main swimming pool area. Ensuring disabled ratepayers have access to this facility.

Pedestrian crossings - KDC constructing the new pedestrian crossings (Glasgow and Plunket streets) has made a significant difference to the wellbeing of all Kawerau residents and ensures access to our business areas. We would like to see other Pedestrian crossings (e.g outside police station, and Tarawera High School) more defined and highlighted

(To ensure adequate safety for pedestrians, as unfortunately vehicle users are not always stopping or slowing down. Implement

- Rumble strips/bars
- Paint more visible

New seating installed at parks and reserves - alongside the river, and all seating include access e.g.



A KDC requirement for residential developments to allocate a percentage (25%) for disabled tenants/owners. All residential developments/homes/units are accessible for disabled Users.

10	<p data-bbox="252 1626 352 1951">A clear process to ensure footpaths are clear for access - to remedy ongoing issues of footpaths being blocked by trees/vehicles etc.</p> <p data-bbox="389 1626 496 1951">New Netball pavilion building - ensure KAG are consulted in an ongoing manner. E.g. to advocate for automatic doors for ease of entry for all.</p> <p data-bbox="533 1626 603 1951">Access to Kawerau Parks and Reserves is provided. KAG formalised this request in writing to KDC 8 October.</p> <ul data-bbox="639 1626 991 1951" style="list-style-type: none"> • Currently 'keys' are made available to those who cannot access however, this does not work for all. Often the gates are too heavy to move (especially for wheelchair users). Also, not all ratepayers are comfortable requesting a key. • Possible solutions to this were offered, including campaign with community for community ownership and advocacy about safe spaces and correct usage, signage advising possible prosecution etc. <p data-bbox="1027 1626 1098 1951">We look forward to speaking to this submission as part of the process.</p> <p data-bbox="1134 1626 1204 1951">Nga mihi, Kawerau Accessibility Group</p>	
Submitter		
10	Lionel Te Riini	
Submission Points		
Submitted on Wednesday, 18 May 2022		
Wishes to speak		

		<p>Rates Increases – Selected Option 1 No rates increase</p> <p>Asbestos Containment – Selected Option 2 Discuss More <i>Note: Was unable to attend Hearing.</i></p>	
	<p>Submitter Jo-Ann Hemopo</p>	<p>Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – Selected Option 1 No increase to rates – Norske Skog and Tūwharetoa can pay their own debts or treat them like all other rate payers and take their property from failure to pay.</p> <p>Asbestos Containment – Selected Option 2 Would like to wait and see what consensus is? Our landfill has been full for many years now, which is why our rubbish gets shipped out in trucks. <i>Note: Was unable to attend Hearing.</i></p> <p>Additional Submission Points received at the Hearing: Topic 1 - Rates Increase how should the rating share be divided? I have opted for Option 1 – Keep district rating share 45% residential and 55% commercial. Housing market is being advertised that it is dropping, so with this our capital values will decrease yet our rates have never decreased. Outlined in the consultation document pg.6 Council proposed to use \$550k from property sale proceeds to</p>	<p>Council to advise submitter that the \$1 million shortfall in rates, is not due to Norske Skog Tasman or Tūwharetoa not paying their rates. But rather that the once the Norske Skog operation closed, it was revalued (which is common practise) and coincided with the three-yearly revaluations of property in the district. The Norske Skog operation was valued at \$75 million when it was operating, but once it closed, the revaluation dropped to \$20 million. This means the rates the company is legally obliged to pay drop considerably, by approximately \$1 million.</p> <p>Council to advise submitter that changes to the Resource Management Act and the way municipal (Council) waste was to be disposed of.</p>

		<p>help reduce rates – is that figure factored into the funding shortfall graphs and tables?</p> <p>Topic 2 – Proposed secure asbestos containment site</p> <p>I have opted for Option 2 – Not to proceed with the asbestos containment site.</p> <p>Asbestos is a human carcinogen – in the kindest way possible we already have the fumes from the worm farm and mill we don't need to continue to add the different environmental hazards our town has.</p> <p>The consultation document outlines pg.11 that there would be no impact on debt for both, yet option 1 also outlines stage 1 - \$200k for planning, design, resource consent, development and operation – which would be into marginally further debt + stage 2 - \$500k for development cost and plant cost.</p> <p>If the containment site does go ahead – will there be higher fees for out of town commercial users to dump their asbestos here to help generate more revenue from out of towners?</p>	
12	<p>Submitter</p> <p>Peter Cowley Industrial Symbiosis Kawerau ISK General Manager</p>	<p>Submission Points</p> <p>Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – Selected Option 2</p> <p>Asbestos Containment – Selected Option 1</p> <p>Other Feedback:</p>	<p>Council to advise submitter that there is no legal basis for charging companies more than the basis of their valuation.</p> <p>Council to discuss rating processes with submitter and legal obligations of Council.</p>

	<p>1. The Council is to be commended in containing its overall ratings requirements for 2022-2023 to an increase of only 4.1%</p> <p>2. The Norske property de-valuation has no basis in a commercial nor legal sense. Norske are the owners of this land, they are not tenants, therefore the fact that Norske no longer wishes to operate from these premises is irrelevant. In addition, no buildings have been removed, the [property has not suffered any damage from a force of nature and is completely unaffected by its operations being wound down.</p> <p>We have approached several councils in the Bay of Plenty and the Waikato on a “no names basis”, and all confirmed that they would not consider a rates decrease based on the de-valuation of property in circumstances similar to Norske. If anything the value of the property should be revalued upwards. To devalue it serves no purpose other than to subsidize Norske and make it easier for them to sell an undervalued property.</p> <p>Norske rates should therefore be re-assessed upwards, back to \$2,586,777.</p> <p>3. At some stage Norske will need to be replaced in Kawerau by new Industrial/Commercial ratepayers and this must be borne in mind when companies assess the costs of them coming to Kawerau over other areas.</p>	<p>Council to advise submitter of concerns regarding delays to replacing three waters infrastructure.</p>
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	<p>With the current rates proposal Kawerau will be out of alignment with other business areas.</p> <p>None of the Councils that we approached load their rates in one sector to the benefit of another.</p> <p>Their rates fall where they lie and each sector bears an equal portion.</p> <p>There is therefore no basis to levy the rate load towards business 55 and residential 45.</p> <p>If anything Councils are looking at loading rates more towards residential as this is where the additional costs for 3 Waters will lie.</p> <p>If Kawerau is to be an attractive business destination in the future then the rate load must be equal.</p> <p>4. ISK supports Council with the establishment of the Asbestos Containment Site and would be available to assist with the implementation of the “good news” side of the story regarding how environmentally responsible the project is in terms of the North Island as a whole.</p> <p>5. We would also like to ask Council to be mindful of the 3 Waters Project and to defer the expenditure on the Drinking Water Pipe Replacement Plan until the status of 3 Waters is finalised. This request is not a suggestion to use the \$900k to subsidize the rates shortfall but rather a request to wait and see, as this Plan might be paid for by 3 Waters and therefore leave the Council with this capex intact.</p> <p>6. Our final submission is that ISK are available to work with Council to facilitate the implementation of the Inland</p>	
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		<p>Port and the marketing of the Industrial estate so that new ratepayers are attracted to the area.</p>	
13	<p>Submitter Craig Milbank Milbank Industrial Electric Co. Ltd</p>	<p>Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – Not Selected Norske Skog rates should not be reduced. If Norske Skog don't want to pay their rates, they should sell the site. If the site is sold, will the new owner agree to pay the full rates, if the rates have been reduced?</p> <p>Asbestos Containment – Selected Option 1 This is a good project for Kawerau, we will be able to deal with our own waste and help out our neighbouring councils.</p> <p>Other Feedback: With such a high rates increase, what is the Council doing to encourage new investment in town? When setting rates for commercial industrial property the Council needs to be mindful of what they are doing to encourage existing and new businesses to invest in Kawerau? New and existing businesses need to be encouraged to grow and invest, as they will provide employment for the future generations of Kawerau residents.</p>	

	<p>When I do a comparison with a similar business operating in Tauriko, our current KDS rates are almost double what we would be paying in Tauranga.</p> <p>With the proposed increases of option 1 (41.6%) or option 2 (29.0%) the Council needs to look at what services they are offering new & existing businesses. I would like to see the Council assisting businesses by offering services including power, water and gas distribution at a reasonable cost. Also, the Council could be helping out with business refuse and recycling.</p>	
<p>14 Sequal Lumber Ltd 16 Manukorihī Drive, Kawerau 3192</p>	<p>Submission Points Submitted on Monday, 16 May 2022</p> <p>Wishes to speak</p> <p>Rates Increases – Selected Option 2 Sequal Lumber is a leading wood manufacturing business and exporter of radiata pine timber. The company was established in Kawerau in 2007 and is a significant employer and economic contributor to the district. Sequal is a member of Industrial Symbiosis Kawerau (ISK). Sequal supports Kawerau District Council (KDC) and appreciates the current difficulty the Council has in deciding how to fund the rates shortfall resulting from the closure of its largest ratepayer, Norske Skog. Sequal congratulates KDC on proposing an overall rate increase of 4.4%; however, does not support Council's preferred Option 1 in the Annual Plan.</p>	

	<p>Option 1 would result in significant rate increases for most of Kawerau's industries including Sequal. Given the existing economic climate, we believe that Option 1 would be detrimental to encouraging both new industry and the expansion of current businesses within the district.</p> <p>Further, Kawerau industries are increasingly burdened with costs of "doing business" such as increased Central Government regulation and the impacts of COVID. We suggest that it is important that the community supports its industries in the current environment to help them continue their role as the district's largest employers and growth contributors.</p> <p>Consequently, Sequal supports Option 2, which provides a more equitable sharing among the district's community and comparatively lesser rate increases for industry - but we note that this option would still result in large rate increases. We look forward to speaking in support of our submission.</p> <p>Asbestos Containment – Selected Option 1 Verbal Submission to Hearing 31 May 2022: Sequal Lumber established 2007. Employs 115 people, mostly locals, including 2 cadets and 2 apprentices. Fourth largest sawmill in NZ. Proudly significant employer in Kawerau and founding member of ISK. Passionate about Kawerau and applauds KDC for rates 4.4%. Understands not an easy decision for Council. Significant rate increase of \$50k per annum to Sequal and most industries. Suggest its important for community</p>	
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15	<p>Submitter Mathew Perfect David Milne Essity Australasia Private Bag 1003 Kawerau 3169</p>	<p>to support industry, continue to be largest employers and provide careers and investment for rangatahi. For a long time industry has had the greater share and it's been fine – but in the current climate, option 2 still means large increases in rates for business/industries. Wishes to keep expanding cadetship programme and needs to ensure sustainability of the operation, just as sustainability of the environment. \$125m turnover, and \$128m contribution to NZ's GDP (gross domestic product).</p> <p>Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak</p> <p>Essity Australasia's Kawerau site manufactures essential tissue products for the retail and commercial markets under the Purex, Sorbent, Handee and Tork Brands. The site plays an important role in the Kawerau and wider Eastern Bay of Plenty economy, employing approximately 200 people and spending in excess of \$40M per annum directly in the local economy.</p> <p>At Essity we are proud of our environmental record. Through the use of local geothermal steam Essity produces tissue with one of the lowest carbon footprints in the world.</p> <p>Further major investment in 2023 will see one of our paper machines converted to become the world's first tissue machine to use 100% geothermal steam and further reduce the site's carbon emissions. In addition, in</p>	
Submitter		Submission Points	

2020 Essity embarked on a restoration program along the Tarawera Riverbank. We have committed to \$300,000 over 10 years to this project.

Essity would like to offer the following submissions for consideration by the Kawerau District Council as part of the Councils 2022-2023 Annual Plan consultation process.

Rates Increases – Selected Option 2

Essity Australasia recommends the adoption of Option 2: Changing the rating split to be equally split between residential and commercial / industrial ratepayers. The relative sizes of the residential and industrial sectors in the Kawerau district has changed. With the closure of Norske Skog Tasman the industrial / commercial sector has shrunk while the residential developments in Kawerau sees the residential sector grow. It would therefore be inequitable for industrial / commercial to carry the full burden of the rates shortfall created by Norske's closure. The growing residential sector should carry its fair share of the shortfall. We are all aligned in our desire to see a healthy, growing district. A strong Kawerau district requires a strong commercial sector and the employment, expenditure and investment this brings. This leads to more opportunities, better services and lower rates for all. In the long term, the best way to offset the rates shortfall left by Norske is through new industrial investment, both from existing businesses and through attracting new business to the region. Creating an environment that encourages this investment is therefore key to the long-term health of the region. Overburdening

		<p>business with an inequitable share of the total district rates bill undermines this goal to the detriment of all ratepayers.</p> <p>Asbestos Containment – Selected Option 1 Essity Australasia supports the proposal to establish a secure asbestos containment site. Essity Australasia supports this proposal provided all appropriate monitoring and environmental safeguards are in place. This proposal is a practical and cost effective solution to an existing problem the district faces.</p> <p>Verbal Submission to Hearing 31 May 2022 David Milne spoke on behalf of Essity. Explained that business has been operating for almost 70 years. Employs 200 people, mostly locals, who are the coaches of the kids' sports teams, volunteer fire fighters and community members. Believe in protecting and keeping employment as Essity wishes to be in community for another 70-plus years. Believe it best that in the short-term everyone shares the shortfall evenly. This means that businesses can provide more investment, which has greater benefits to the community. Asbestos site is supported 100% and thanks Council for the initiative and the opportunity to engage and present submission.</p>	
16	<p>Submitter John Batty Beta Developments Ltd P O Box 381</p>	<p>Submission Points Submitted on Wednesday, 4 May 2022 - 2:38pm</p> <p>Wishes to speak Rates Increases – Council Reduce Costs</p>	

Asbestos Containment – Not Selected

I would like to make a submission on the shortfall of rates with the shutdown of the Mill, and where Kawerau DC should get this from.

I am a property owner. I own an industrial site in Liverpool Street tenanted by four businesses.

I would like to point out firstly that the rates in Kawerau are already very high. Higher than both Napier and Levin for example.

I would also like the Council to take account of the fact that we have been through a very hard two years. Not just us and our tenants, but also the residential ratepayers in Kawerau.

Your first proposal would increase our industrial rates by 34.6%. The second by 22.5%.

These are huge increases to be paid by our tenants who have had it tough through the lockdowns and are barely managing to keep their businesses going.

I would like to suggest that the Council revises its budgets. Losing one business, the Mill, is just like us losing a tenant. They have gone bankrupt perhaps, or moved for whatever reason. Our property sits vacant while we look for another tenant, and Kawerau being the small town it is, it is always slow to fill vacancies and the rent we can charge does not go up. Typically, it takes about two years to re-let an empty space.

We cannot make up the shortfall on our mortgage or our rates by increasing the rent paid by the remaining tenants. We have to wear it until the space is filled. While losing the Mill has put a dent in your income, it does not mean that you can charge the rest of us,

	<p>residential or industrial properties, to make up the shortfall.</p> <p>The Council will have to look at its projects and its staffing levels and decide what it can put off or do without completely, just as we have to do, when we have vacancies.</p> <p>We have owned our property for almost ten years. During this time our rates have increased from \$8582 in 2013 to \$12,155 for this rating year.</p> <p>Our income has not changed for the years we have owned it. We have struggled to maintain the rents that existed nearly ten years ago. We accept this as part of the risk with buying in a small town without a large population and business base.</p> <p>Following are examples of the rents we have received: Gears Tyres rented for \$12,732 net from 1/2/12 until 9/8/18. It stayed vacant until 1/2/21 when it was finally leased for \$15k net. This tenant is struggling to stay in business.</p> <p>Another tenancy was leased to K Motors from 3/1/13 to 14/3/13 at \$15k net. It was vacant for 3 years until leased to Drury Manufacturing from 1/10/16 to 28/1/19 again at \$15k net. After almost 2 years vacant it was leased to AAA Valet on 1/10/20. The rental is still \$15k net but they are currently 3 months in arrears.</p> <p>When we originally purchased the property, we also had two units vacant for over two years.</p> <p>As a commercial/industrial landlord we have to accept losing tenants and having vacancies as part of the business and there is no-one, we can use to make up the difference. We have to make decisions about what</p>	
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maintenance we will do, and how to cope with the financial restraints incurred by the vacancies. We cannot increase the bill for the remaining tenants even if their lease allowed it, because we want our tenants to have a thriving business and stay a long time. I think Kawerau District Council needs to think seriously about the idea of increasing their rates especially the amounts suggested and realise that we are all struggling businesses, and it does Kawerau itself harm putting existing businesses under pressure and scaring new businesses from starting up. How many residential owners have just lost their job at the Mill and having their rates go up so much the financial pressure could be too much.

Knowing nothing about the ownership of the land that the Mill was situated on, have you thought that the owner of that land no longer has any income from the Mill but is still having to pay \$1.5million in rates (according to a BOP Times newspaper article). When the owner can no longer afford that, how will Kawerau pick up additional shortfall created by more unpaid rates. Your ratepayers are not bottomless pits of money!

Maybe you have projects planned and staff employed as a direct result of your large rating income from the Mill. This does not mean that ordinary people, residential or commercial should step up to fill the gap. This means that the entire council needs an overhaul and must plan for the future taking into account its now reduced budget.

Verbal Submission to Hearing 31 May 2022

John Batty spoke to the Hearing, urged Council to consider that all small businesses are going to be facing

		<p>hardship as cannot always pass on costs to the consumer. In that light, John asked Council to recognise income is lower, look at budgets and reduce further. Otherwise Kawerau could end up as a ghost town. Gave examples where small business owners often don't pay themselves wages. Had asked Beyti's Turkish Café how the rates rise would impact them. They were currently barely taking wages, and winter always had lower turnover. Had been a hard time, short-term Covid-19 subsidy, but didn't help cover all costs. More recently no subsidies.</p>	
17	<p>Submitter Lester Murfitt General Manager Allied Industrial Engineering 7-8 Manuhorihī Drive Kawerau 3127</p>	<p>Submission Points AIE would like to speak in support of this submission.</p> <p>Thank you for receiving Allied Industrial Engineering's (AIE) submission on the Kawerau District Council 2022 - 2023 Annual Plan.</p> <p>AIE would like to make the following submissions with the following commendation.</p> <p>The Kawerau District Council (KDC) is to be commended for keeping the overall rates increase to 4.4%. In the current environment this is a very good outcome.</p> <p>Consultation topic 1: Rates increases – How should the rating share be divided?</p> <p>AIE selects Option 2 from the submission form.</p>	

AIE prefers rates are charged without loading any particular category. Requiring one category of rate payer to subsidise another category of rate payer poses an undue burden on some rate payers. AIE does not understand the background to why there is a current 45:55 split in favour of residential. What would an unsplit share of rates look like? When comparing the 50:50 split it would appear residential rate payers would have to accept a considerably larger rates increase if the rates were not split.

AIE requests that KDC explore Norske Skog resuming their full rate payment as a property owner. As an owner of property it's value does not change because you have stopped operating. The buildings and infrastructure are still there. If you were a landlord and had an empty lease then AIE understands how the value could change.

Consultation topic 2: Proposal to establish a secure asbestos containment site at the old landfill.

AIE supports **Option 1:** Proceed with a resource consent to establish a secure asbestos containment site at the old landfill. AIE believes the safe an secure operation of an asbestos containment site would be an asset to the KDC and it's ratepayers. Many of the local buildings and infrastructure is asbestos containing and the cost effectiveness of a local asbestos containment site. There is also the positive environmental impact of local asbestos being contained locally and not trucked across the country.

		<p>Verbal Submission to Hearing 31 May 2022</p> <p>Commend efforts to keep rates to 4.4%. With shortfall urges Council to spread rates evenly as they fall with the revaluation. Can't say we will have adverse effects as employers, but as all costs add up does come into mind when making decisions. Queries the basis for the revaluation. Support the asbestos proposal and feel confident Council can manage the compliance and monitoring. Best it goes back into the ground where asbestos came from. It will be a good asset for Bay of Plenty.</p>	
18	<p>Submitter Vivienne Wilson</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Wishes to speak - but this can change due to work commitments.</p> <p>Rates Increases – Selected Option 1 I am concerned that KDC has known for years that Norske Skog was closing, and with the shortfall being passed on to Kawerau ratepayers, businesses and residence, at a time of recovery from the impact of COVID, loss of jobs and income, and the increase of petrol and food, is disheartening. Concern needs to be with those who are unable to afford the increase and fall outside the criteria for a rates rebate, and the impact on whānau who are less fortunate financially. With future housing developments, potential amalgamation of council services, and the Pūtauki</p>	

industrial hub, I would hope future rates increase can be kept to a minimum.

Going forward, when can we expect businesses in the industrial area? If we don't get any businesses, then what?

Asbestos Containment – Selected Option 2

This is based on

- the process is rushed, not enough information provided.
- No one was able to tell me how much have we spent, to-date, on the disposal of asbestos?
- And what is the future volume of asbestos in Kawerau for disposal?
- Is the disposal solely the responsibility of KDC or others?

When the terminal is full – then what? I don't want to become the dumping ground for the Bay of Plenty.

Other Feedback:

1. Transfer Station

Have KDC investigated alternative options for the recyclable plastics, cans, and green waste? How can we turn these products into sustainable income?

2. Three Waters Pipe Replacement Programme

I was surprised to see this in the consultation document. I thought this was adopted in the long term plan. I am also confused at how much this project is costing. How much will this cost, including interest, and what is the loan term?

	<p>3. KDC Services After viewing the operating cost for the past 5 years, for the i-Site and Kawerau Pools. I recommend combining these services, leasing the i-Site premises to offset cost, and charging an entry fee. Are there any other services that are not sustainable?</p> <p>4. Consultation Process The consultation process needs to change, it is confusing and a disconnect from a community, and it was difficult to hear at the Council building. Over the past 4 years I have offered ideas of better ways to connect and communicate with Kawerau Residence and Ratepayers, but this has fallen on deaf ears. Please change the way you communicate. Ensure those of us who work out of town are not rushed to get home to hui, accommodate for shift workers, and be mindful of those who don't have access to internet.</p> <p>Verbal Submission to Hearing 31 May 2022 Suggests checking Puketutu Island for waste reduction initiatives. Three Waters Reform wishes to know what is the total cost including interest to the district. Urges action to combine I-SITE with pools asap and run from one place. Fair to charge out-of-towners for the pool (like Kawerau residents have to pay when they use pools in other districts). Consultation process – don't like process. Only a small number of submitters. Auckland Council engaged with schools and marae. Go out to the community.</p>	
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Submitters Received (who do not wish to speak)	
Submitter	Annual Plan Submission Points
Christine Powell	<p>Submitted on Wed 20/04/2022 1:32 pm</p> <p>Does not wish to speak</p> <p>Rates Increases - Selected Option 1</p> <p>Considering the impact the rates increase will have on local businesses we won't have much of a CBD left soon, but it is unrealistic to expect the residents of Kawerau to fund the short fall left from Norske's departure</p> <p>Asbestos Containment – Selected Option 2</p> <p>Absolutely no benefit to Kawerau whatsoever.</p>
Denis Cotter	<p>Submitted on Tuesday, 3 May 2022 - 9:55am</p> <p>Does not wish to speak</p> <p>Rates Increases - Selected Option 1</p> <p>Keep split 45/55.</p> <p>Asbestos Containment – Selected Option 1</p> <p>In favour.</p>

<p>Submitter Neal Catley</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 4 May 2022 - 3:08pm</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 Asbestos Containment – Selected Option 1</p> <p>Submission to Annual Plan: It would be inappropriate not to compliment all of the people responsible for producing the Kawerau District Plan Annual Plan Mahere A Tau 2022-2023 Consultation Document. It is clear, concise and convincing. In short, it is a 'tour de force! In Royal New Zealand Navy terminology, the Consultation Document would be awarded: 'Bravo Zulu.' [Well done].</p> <p>Neal Catley, FNZIM* Lieutenant Commander, RNZN [Rtd] * Fellow New Zealand Institute of Management</p>
<p>Submitter Gareth Rhys Baker</p>	<p>Annual Plan Submission Points Submitted on Saturday, 7 May 2022 - 9:41am</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Keep the district rating share to 45% residential and 55% commercial/industrial (45:55)</p> <p>Asbestos Containment – Selected Option 2</p> <p>Do not proceed with the secure asbestos containment site.</p>

<p>Submitter Trish and Tony Andrew</p>	<p>Annual Plan Submission Points Submitted on Saturday, 7 May 2022 - 2:37pm</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p> <p>Other Feedback:</p> <p>Keep up the great work you as a council do.</p>
<p>Submitter Libby Walker</p>	<p>Annual Plan Submission Points Submitted on Sunday, 8 May 2022 - 11:39am</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Graeme Storer</p>	<p>Annual Plan Submission Points Submitted on Saturday, 9 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 The weekly increased rate costs for average households are not reasonable given spiralling inflation.</p> <p>Asbestos Containment – Not Selected</p>

	<p>It is not possible to compare these options. Option 2 states 'Council will continue to send contaminated soil out of the region at a considerable cost'. What are the potential cost estimates? What savings does option one offer?</p>
<p>Submitter Sheila Thomas</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 4 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 Industrial should be 55% and commercial should be 45-55.</p> <p>Asbestos Containment – Selected Option 2 Send it to another place that is already set up to take asbestos.</p> <p>Other Feedback: We should promote bringing people in to have shops to go into. If shops have a residency above, rent that out, but still have a place for the shop. Rather than renting the shop itself for people to live in.</p>
<p>Submitter Kathleen Brown</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 4 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 The residential sector most affected is the middle price range whose valuation have gone up by 90% but most of these are superannuates with fixed incomes and are less able to cope with the larger rise in rates, so option 1 is the better option for them.</p> <p>Asbestos Containment – Selected Option 1</p>

	<p>By having an asbestos disposal site here in Kawerau, there are more benefits than negatives. The Council makes money from it and reduces their costs of disposal which benefits us all.</p> <p>Other Feedback:</p> <p>I would like to know what the 'Communities 4 Local Democracies' are doing. Although we have you as a Council have joined and supported this group, I have seen no visible outcome from this group.</p> <p>I personally think our Council does a sterling job. Thank you for all your work on our behalf.</p>
<p>Submitter Douglas Victor Thomas</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 4 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 Keep Residential at 45% and Commercial at 55%</p> <p>Asbestos Containment – Selected Option 2 Send to an established place.</p>
<p>Submitter Adrian and Rebecca Young</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 10 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 We need to keep our rates as low as possible, so families keep their homes.</p>

	<p>Asbestos Containment – Selected Option 1 Let's save where we can! Also, this is a great revenue stream for other Councils/contractors - so long as it's safe for our dump workers and immediate locals.</p> <p>Other Feedback: Let's do this! Keep up the great work KDC!</p>
<p>Submitter Wihore Mikara</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 10 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Lyn McCarty</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 10 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 Keep the district rating share to 45% residential and 55% commercial/industrial (45.55)</p> <p>Asbestos Containment – Selected Option 2 Do not proceed with the secure asbestos containment site.</p>
<p>Submitter Robyn Stokes</p>	<p>Annual Plan Submission Points Submitted on Tuesday, 10 May 2022 - 2:50pm</p> <p>Does not wish to speak</p>

	<p>Rates Increases – Selected Option 1 Keep district rating share to 45% residential, and 55% commercial/industrial.</p> <p>Asbestos Containment – Selected Option 1 Agree with Proposed Secure Asbestos Containment Site as long as strict testing for ground seepage monitored often.</p>
<p>Submitter Kristine Anne Windle</p>	<p>Annual Plan Submission Points Submitted on Thursday, 12 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 2</p>
<p>Submitter Ruth Montgomery</p>	<p>Annual Plan Submission Points Submitted on Thursday, 12 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Veronica Rolinson</p>	<p>Annual Plan Submission Points Submitted on Tuesday, 17 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p>

A. Rating scale

1. I agree that we should keep the district rating share to 45% residential and 55% commercial/ industrial and hopefully the new owners of Noske Skog will invest in a new industry stream that will support our town in the future.

2. Valuation Changes

Rating scales should be worked upon by valuation. I do not think it fair that owners of property values above \$838,150 be capped while median house priced owners effectively subsidise these higher valued properties just because the biggest percentage increase in values has been for medium valued residential properties.

Yes, please keep the district rating share to 45% residential and 55% commercial /industrial.

Asbestos Containment – Selected Option 2

B. Asbestos containment site.

After having attended the May 17th meeting, I would firstly like to say that the idea of establishing an asbestos containment site here in Kawerau would be an excellent revenue stream to help stabilise any rates increases.

I however have these concerns.

1. It is likely that the entire Bay of Plenty industrial and commercial businesses, along with other district councils will have access to use the proposed Kawerau asbestos services. The environmental impact and noise pollution of commercial and industrial trucking into Kawerau does not align with current government environmental policies and is likely to have a huge impact on our roading and carbon footprint here in Kawerau.

	<p>2. That Kawerau will be an asbestos dumping site for the Eastern Bay of Plenty industrial and commercial businesses and it is not the role of the rate payers to be supporting private industry and commercial businesses no matter how lucrative an asbestos site is likely to help pay down the rates.</p> <p>3. it may eventually come to pass that government climate change policy and work safe policy changes may affect the way we deal with asbestos in the future, and this could well impact any financial advantages gained by offering asbestos services to the Eastern Bay of Plenty.</p> <p>4. There is always a risk of airborne and ground asbestos contamination at a containment site or via being trucked in. It is a huge ask of the community to pay for and house an asbestos containment site as a way forward to keep rates down</p> <p>I therefore do not agree that we should establish a secure asbestos containment. I myself would prefer to pay the 4.4% yearly rates increases until a better way forward can be found. site here in Kawerau.</p> <p>Other Feedback:</p> <p>I would like to thank the Kawerau District Council for publicly consulting with the community on these important issues.</p> <p>Naku noa</p> <p>Veronica Rolinson</p>
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<p>Submitter David Clements</p>	<p>Annual Plan Submission Points Submitted on Sunday, 15 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 RATES INCREASE - Keep the district rating share to 45% residential and 55% commercial/industrial = 45:55 ratio.</p> <p>Asbestos Containment – Selected Option 1 ESTABLISHMENT OF SECURE ASBESTOS CONTAINMENT SITE - Proceed with a resource consent to establish a secure asbestos containment site at the old landfill.</p>
<p>Submitter Heather Murphy</p>	<p>Annual Plan Submission Points Submitted on Monday, 16 May 2022</p> <p>Does not wish to speak</p> <p>Tēnā koutou Firstly, thank you for the robust and informative consultation sessions held throughout this period. It is my ongoing position that although tough times and decisions are being had at Council, the proposed rates increases are a lose-lose scenario for everyone in our district.</p> <p>Rates Increases – Selected Option 1 I understand the need for the increases, however, hope that when the plant cells from Norske and operations are running again, Council may offset the burden residents are going to carry. It is with this, that I am grudgingly in favour of option 1 - the lesser increase to residents.</p>

	<p>I am wholly concerned this increase along with the rising cost of inflation, interests, fuel and living that we may lose Kawerau stalwarts due to being unable to maintain the costs. I also urge the Council to be responsible and have compassion for the residents across the district and that if in the instance, more submissions from industry are in favour of Option 2, Council please utilise their powers to invoke Option 1.</p> <p>Asbestos Containment – Selected Option 1 Regarding the asbestos site, I am in favour of an additional revenue stream for our district and its proposed stages, if stringent controls are in place to ensure risk to people, animals, flora and fauna and entirely mitigated. I was impressed by the knowledge staff held on these topics and could unequivocally answer questions raised.</p> <p>Other Feedback: As an aside, I am not in favour of the rumours that shops in our town centre will be used for residential dwelling. If our housing shortage is this bad, please look at other options for building. I do not believe rezoning this area, if it were to be true is a wise idea. Furthermore, I hope that council continues to pursue industry and organisations to do business in our district, to showcase what our town and people can offer.</p>
<p>Submitter Renay and Lester Murfitt</p>	<p>Annual Plan Submission Points Submitted on Monday, 16 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 2 Change the rates so that it is equally split with 50% residential and 50% commercial/industrial (50:50).</p> <p>We support this option as it better reflects the value to the different rating categories. Most of the services provided by the KDC are enjoyed to a greater extent by the residential rate payers. So we believe a reduction in % paid by commercial/industrial is more equitable.</p>

We believe an equitable rating structure between residential and commercial/industrial will be a long term benefit to Kawerau and all ratepayers. A fair and equitable rating structure towards commercial/industrial employers will provide a more attractive proposition for more companies to do business here. More companies here means more jobs. More jobs builds a stronger more resilient community for all. We understand this is long term benefit and in the short term residential ratepayers will be negatively impacted.

Asbestos Containment – Selected Option 1

We support Option 1: Proceed with a resource consent to establish a secure asbestos containment site at our landfill.

We support this option as it presents a good solution for Kawerau and our wider community. We as KDC are also members of the wider BoP and New Zealand communities.

We believe we have a well-managed District Council and trust that the people operating this facility will do so in a diligent professional manner. Asbestos needs to be contained somewhere in New Zealand.

Due to our good geological make up and a risk management programme already in existence KDC is well placed to provide a much needed secure asbestos containment site. We believe a secure asbestos containment site in our landfill will significantly reduce the negative environmental impact of transporting asbestos from our region to Hampton Downs landfill in North Waikato.

Thank you for taking the time to consult with our community and for reviewing our submission.

Kind regards,
Renay and Lester Murfitt.

<p>Submitter</p> <p>Doug and Sue Kennedy</p>	<p>Annual Plan Submission Points</p> <p>Submitted on Monday, 16 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 With the lessening of the rates take, services should be streamlined. I.e. weekend work/rubbish collection on a quad. Only dump facility needed and Council Duty officer. Start registering cat owners. No more work on the dog pound.</p> <p>Asbestos Containment – Selected Option 1 Increase cost of asbestos disposal to outside Council's boundary users to a cost lower than disposing elsewhere.</p> <p>Other Feedback:</p> <p>Reducing the summer fire risk of Kawerau's southern boundary. FENZ have recognised this and issued a hazard number 8454. Rural inexperience of the fire service shows they are unaware the problem is so relevant.</p> <p>Service Cost Cutting – Cut out weekend work. The use of quad/side by side to go around picking up rubbish can be taken out.</p> <p>Dog Pound – Renovations aren't urgent.</p> <p>Privileged Positions on Council – Kawerau has practically an even democratically elected Council. Anyone can run for office. There is no place for a race-based Council unless elected properly.</p>
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<p>Submitter M & C McComb</p>	<p>Annual Plan Submission Points Submitted on Monday, 16 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 Rumours that Norske would cease operations had been around for several years, during that time several empty sections have been built on. Commercial and industrial has grown over this time with several new builds, Waiu Milk Factory, two power stations, Hutec Engineering, Sequel Sawmill and others. Maybe it is time our Council looked at cutting services and or spending, like most people in these times who have to tighten up their spending.</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter W K Gibson</p>	<p>Annual Plan Submission Points Submitted on Monday, 16 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Kim Ross</p>	<p>Annual Plan Submission Points Submitted on Monday, 16 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 2</p>

<p>Submitter S & E Mustoe</p>	<p>Annual Plan Submission Points Submitted on Monday, 16 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Allan Clarke</p>	<p>Annual Plan Submission Points Submitted on Monday, 16 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <ol style="list-style-type: none"> 1. Council to look at revaluation of farm/forestry blocks that receive ETS credits. 2. Council to review rating valuation for Putauaki industrial blocks. <p>Asbestos Containment – Selected Option 2 Council to do due diligence/evaluation on cost to develop this complex which would include ongoing compliance with Worksafe/Regional Council consents and ongoing risk management with this operation. E.g., airborne fibre monitoring.</p> <p>Other Feedback:</p> <p>I oppose mandated control of the 3 waters reform due to the undemocratic process central government have imposed on to our elected council representation. I would expect local council to withdraw from LGNZ advocacy.</p>

<p>Submitter D Smithlin</p>	<p>Annual Plan Submission Points Submitted on Monday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Robin Hanley</p>	<p>Annual Plan Submission Points Submitted on Monday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Dariene Taia</p>	<p>Annual Plan Submission Points Submitted on Monday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 2</p>
<p>Submitter Terry Hughes</p>	<p>Annual Plan Submission Points Submitted on Monday, 18 May 2022</p> <p>Does not wish to speak</p>

	<p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Taima Huia</p>	<p>Annual Plan Submission Points Submitted on Monday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 No increase in rates – Norske Skog and Tuwharetoa can pay their own debts.</p> <p>Asbestos Containment – Selected Option 2 No thank you, I live not far from the rubbish dump.</p>
<p>Submitter Lillian Lunam</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter John Rosanowski</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>

	<p>This is a good option to offset the coming rate increase to some degree. The old landfill is well suited for this purpose.</p>
<p>Submitter Rachel Shortland</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 2</p>
<p>Submitter Jim Borlase</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 This is my preference. However, if the commercial sector have either preferential or reduced (rebated) rating. This may be a workable option. Taking care not to upset people who may 'upsticks' and leave.</p> <p>Asbestos Containment – Selected Option 1 This looks to be a workable option and be worked on.</p> <p>Other Feedback: Venues for meetings – please use a better venue where a sound system can be useful. Several speakers had very quiet voices. However, I found the meeting useful.</p> <p>Do commercial users pay for water?</p>

<p>Submitter</p>	<p>Annual Plan Submission Points</p>
<p>Bob and Inez Masefield</p>	<p>Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Norse Skog's departure has been a tipping point for BOTH Council AND Ratepayers, just as the Norske Skog Company made the economic decision to depart Kawerau, Rate payers now have to make those same economic decisions in their own interests ie Councils proposed Option 1 and Option 2. Just as Council are up against current day economic realities so are we the Ratepayers who pockets are not bottomless and home ownership should not be an Albatross around one's neck, especially for Retirees and low-income earners all of whom are on fixed incomes.</p> <p>I am Voting for Option 1 where the \$365 savings differential, some of which now has to go to the Regional Council Rates that have now been separated out of the Kawerau Councils current Billing system the maintaining of the status quo ie: 45/55 split is still fair to both parties, where businesses can recover these costs.</p> <p>In relation to the \$1m shortfall the council's explanation is vague, as to whether the \$1m was all rates or part rates plus community donations, however the land on which the factory sits and operated must now be picked up by the landowners not the ratepayers,</p> <p>In conclusion and in these uncertain economic times Council will have to curtail its vanity projects and carry on maintaining basic services, until the anticipated growth of the Inland Port and other ancillary services can contribute to the future expansion of Kawerau, and look to freeing up more land for housing expansion which may involve Council reserve land to further grow the community.</p>

	<p>Asbestos Containment – Selected Option 1 That the charges reflect the costs of using this facility, where organisations outside Kawerau incur an extra charge for bringing this toxic material into the Kawerau landfill</p> <p>Signed Bob and Inez Masefield (Note: That's two votes for Option 1)</p>
<p>Submitter Dereena Peri</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – No option selected I can't consider any option because the current rates are already challenging. Including other price cost that will affect me and my family's sustainability.</p> <p>Asbestos Containment – No option selected I don't trust any of your options, due to a lack of full exposure of this proposed option. So, until we have full transparency around the asbestos site, I am unable to choose either of your options.</p> <p>Other Feedback: It would be nice if you had better communication in a timely manner. Ok.</p>
<p>Submitter Mr J James</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 2 We need to keep and attract industry. Jobs are needed for present and future.</p>

	<p>Asbestos Containment – Selected Option 2 Safely handling this stuff is paramount with its removal, transporting and disposal. Someone must oversee this at all times. Have seen asbestos taken from sites in the backs of trucks with clouds of asbestos dust blowing in the wind. Who will oversee the licensed operations?</p>
<p>Submitter Moses Thi</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 I don't want an increase in rates as I believe that us ratepayers shouldn't need to pay for something we don't own. Tuwharetoa and KDC should be responsible for the owing rates for the old paper mill.</p> <p>Asbestos Containment – Selected Option 2 Asbestos should be disposed elsewhere, outside of town.</p>
<p>Submitter Steve Gover</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 2</p> <p>Not adequate benefit to locals by having it here as asbestos only accepted from licensed commercial operators. Plus, long term consequences need to be fully considered.</p>

<p>Submitter Helen Sisley</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 I do not consent to the increases in rates in these uncertain times, as a council it is your responsibility to make sure our air, water and environment is safe. If it is not, you need to be made accountable.</p> <p>Asbestos Containment – Selected Option 2 Definitely not. If you do this, you will be opening a dangerous site for everyone to dump poison. No matter how safe you say it is, like the water pipes, you have no proof. You are creating a disaster for the next generations.</p> <p>Other Feedback: From all the billions of dollars councils make, your system does not work. As far as I can see you are in a senseless job, it's all about the money, not the people, God save us. Although, I do understand how difficult your positions are, Kia Ora.</p>
<p>Submitter Bella Ughy</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 Asbestos Containment – Selected Option 1</p>

	<p>Other Feedback: It is appreciated and understood that Council would need to seek compensation for the loss of income from the closure of Norske Skog, it would seem then to be prudent to not engage in any new projects (unless of course, they ultimately pay for themselves) and concentrate on maintaining what facilities and services the Council and community already have, with an eye for keeping the cost to ratepayers down as much as possible.</p> <p>What is the cost/benefit situation regarding the Ron Hardie Rec Centre? Is it viable?</p> <p>Perhaps there could be a saving if flower beds be replaced with low maintenance permanent gardens?</p> <p>Does the Christmas street lighting really need to be replaced?</p> <p>Things like this maybe need to be considered.</p>
<p>Submitter Tony Gardner</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 I am in favour of Option 1, 45:55.</p> <p>I don't make this decision lightly and really feel for businesses operating in Kawerau. The reality is my family cannot afford Option 2.</p> <p>I fear Option 1 will cause some small businesses to either close or move, affecting our local workforce and employment opportunities. I have been desperately trying to find an option 3, which I know our councillors have. Unfortunately, I am none the wiser.</p>

	<p>Asbestos Containment – Selected Option 1 I am in favour of Option 1, proceed.</p> <p>I don't envision the proposed site being of any other value in future. It is a shame that as one of the smallest districts in the country we have to use some of our limited space for further dumping.</p> <p>The reality is it has to be dumped somewhere and council can use the funds earned/saved to relieve the cost of rates to the taxpayer.</p> <p>Other Feedback: I know there has no doubt been some tough discussions at council and I appreciate the work you all do. Thank you for reading my submission.</p>
<p>Submitter Isaac Te Rito</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 2</p>
<p>Submitter Paula Te Rito</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p>

	Asbestos Containment – Selected Option 2
Submitter Karen Komene	Annual Plan Submission Points Submitted on Wednesday, 18 May 2022 Does not wish to speak Rates Increases – Selected Option 1 Asbestos Containment – Selected Option 2
Submitter Nicole O'Brien	Annual Plan Submission Points Submitted on Wednesday, 18 May 2022 Does not wish to speak Rates Increases – Selected Option 1 Asbestos Containment – Selected Option 2
Submitter Coral Ruri	Annual Plan Submission Points Submitted on Wednesday, 18 May 2022 Does not wish to speak Rates Increases – Selected Option 1 Asbestos Containment – Selected Option 2
Submitter Rachael Gillies	Annual Plan Submission Points Submitted on Wednesday, 18 May 2022

	<p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Not Selected</p>
<p>Submitter Miriam Tio Lenzen</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Not Selected I am not in favour of a 16% rates increase. We already pay relatively high rates. I propose that all out of towners should have to pay to use our swimming pool. The campervan sites should have a charge attached that is not reimbursed. Any other camping place in the country user pays. It's time we stopped subsidising people's camper-vanning lifestyles.</p> <p>Asbestos Containment – Not Selected Option 2 I wish to submit my thoughts on the proposed asbestos containment site. I did not get the feeling that complete due diligence has been completed for the proposed site. I would like to see more public engagement about the proposal and a further information evening once engineering reports have been obtained regarding the actual containment of the asbestos. We live in a high earthquake zone, and I am also concerned about the stream that is at the bottom of the dump property.</p> <p>Other Feedback:</p> <p>I am pleased that council is sticking to their plan regarding 3 waters.</p>
<p>Submitter Amanda Ruri</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p>

	<p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 2</p>
<p>Submitter Toni Laurie</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 I choose <u>Option 1</u> Keep it at 45% residential 55% commercial/industrial</p> <p>Asbestos Containment – Selected Option 1</p>
<p>Submitter Trish Brady</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – There should be a third option: Don't Know/Undecided.</p> <p>This proposal feels like an “out of the blue” idea, and I was confused at first as to why the council could dream it up, as it is at odds with your continuing efforts to lift the profile of the town. Toxic waste dumps aren’t a good look. However, when discussing this issue with Councillor Godfrey, he pointed out asbestos is everywhere and we have been living with it for a long time (true) Tasman was notorious for dumping it all</p>

over the place, back in the day, and at least this way, there is some control over how it is dumped and in a safe way... Good point.

The proposed way of dealing with it seems safe, but the support information is a bit thin. I believe there are other means of dealing with it and few more discussion points that could be explored further, but there hasn't been enough time to do so. For example, there is an existing dump site and land for a future dump site ... what happens when you run out of land? Wouldn't it be prudent to explore other ideas such as recycling? Which can happen, the drawback is it requires a plant where high temperatures can be used to turn it to glass. Could the newly vacated paper machine plant be converted to do this, or is that too impractical due to the age of the plant? ... Are there other ideas out there that tick all of the boxes, without being short term fixes?

I know there have been consultation meetings, but I have not been able to get to them due to an injury to my back, so the information provided isn't enough.

If pushed for an answer I would go with option 2 (for now)

Two questions: 1, if there is an existing site here why are we shipping our waste to other places? And 2, how long before it is full and you have to build another one?

Other Feedback:

- Before the pandemic, lockdowns, Three Waters etc. the council was in the process of doing up the CBD, starting off with Ranfurly Court. Can you bring us up to date with where the council is at with those plans... are you still going ahead with it or has it been shelved? Does it include the Promenade?

If this is still in the pipeline, is it possible to have some of the conceptual designs on display somewhere? Or like what you did with the proposed residential development of Stoneham Park, with the A4 handouts of the artist's drawings, plans and explanations, for people to see, after all, a picture paints a thousand words. Will there be consultation with the public about it? This is would be good to iron any kinks in the plans.

	<p>- With council elections happening again (it feels like we just did this) will the issue of Maori wards be discussed leading up to the election? This is an important issue and it would be good to hear how people feel about it and why</p> <p>-Thank you once again for putting the council meetings on zoom. It seems like the technical hitches have been ironed out, and it's good to hear what everyone has to say.</p> <p>Thank you for your time Trish Brady</p>
<p>Submitter Edwina O'Brien</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 2</p>
<p>Submitter Paia Kingi</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1</p> <p>Asbestos Containment – Selected Option 1</p>

<p>Submitter Wiremu Kuka</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 It is my thinking that other avenues to look at cost cutting must be considered before burdening the ratepayers of the district with ongoing higher charges as living costs weigh heavily on whanau already, what will our rates purpose be with the potential scenario of a lesser or no district to serve? The increased rates proposal is not in line with the long-term plan document raised last year, however given we must choose a preferred option it would be 1 so that residents who make a living, are burdened less than businesses who make a profit.</p> <p>Asbestos Containment – Selected Option 1 I am in favour of the proposed asbestos site. I do however feel there needs to be more education provided to the community to settle their understandable although ill-informed concerns around asbestos and its risks and steps to mitigate.</p> <p>Other Feedback: As an aside, I would strongly urge Council and developers to also rethink their housing developments in our district. The recent new builds are entirely out of the scope of purchase for many whanau already in Kawerau and while attracting new residents is great, we must ensure provision of sustainable housing that can continue to house Kawerau whakapapa for generations to come.</p> <p>While I will be unavailable to speak to my submission, should you have any questions please do not hesitate to get in touch.</p>
<p>Submitter Daniel Graydon</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p>

	<p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 I would like to see the rates set at 45% residential and 55% commercial.</p> <p>Asbestos Containment – Selected Option 2 I also would like to submit that I do not approve of the asbestos cell in the landfill.</p> <p>Other Feedback: I also would like to see more input and a plan to bring more industrial businesses for Kawerau. What are we doing to encourage more business for our town? We have the potential to be a great industrial town, which in turn will bring more job and growth to our town, what are council doing to support this? I would also like to see less residential in Ranfurly court and Tarawera court. Let us leave the shops for businesses; if they are filled with accommodation, there is no room for businesses to help Kawerau be more Independent.</p> <p>Also, stop people living in motorhomes, caravans and 5th wheelers. These people are lowering our house prices by making Kawerau look like a giant campground. People pay full rates for their houses, people with motorhomes on sections are not contributing as much in rates, robbing me the homeowner and robbing you the council through lack of rates and income!</p>
<p>Submitter Ngatiira Peita</p>	<p>Annual Plan Submission Points Submitted on Wednesday, 18 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Not selected</p> <p>Asbestos Containment – Not selected</p> <p>Other Feedback:</p>

	<p>I am wondering what the plan is for our Netball Courts whether there will be a replacement building or not. There has been a lot of community support and interest in the Schools Wednesday netball games and the portaloos the children use are appreciated but there is so much supporters and players that attend, we have had numerous children who have near miss episodes because of limited toilet access.</p> <p>Will there be another building replaced in the near future?</p> <p>Can we shut the court lights off after 9pm to save money for the replacement of the buildings? Is the community allowed to hear what plans are in place for our Courts? We have an influx of up and coming talent in our community, how do we cater to them without appropriate amenities. A changing shed and toilets is much needed.</p>
<p>Submitter Kevin Power Kawerau Enterprise Agency (KEA) 60 Onslow Street Kawerau</p>	<p>Annual Plan Submission Points Submitted on Thursday, 19 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 2</p> <p>Asbestos Containment – Selected Option 1</p> <p>Other Feedback: As a not for profit agency a 34% + rates increase impacts massively on our core purpose, proving new enterprise & existing business opportunity to grow and thrive in Kawerau. We are currently in advanced negotiations with several large businesses in developing land at the KEA Industrial Park that will bring additional employment to town and a rates increase of this magnitude has the real potential of scuppering the new development through unaffordability of doing business in Kawerau. Numbers wise, the business community is the minority however financially we are the largest contributor to the Council coffers. I implore you to take this into consideration during the hearing.</p> <p>I would also like to thank the Council members and staff for your presentation to Industrial Symbiosis Kawerau (ISK).</p>

<p>Submitter Christina O'Brien</p>	<p>Annual Plan Submission Points Submitted on Tuesday, 17 May 2022</p> <p>Does not wish to speak</p> <p>Rates Increases – Selected Option 1 Keep the district rating to 45% residential and 55% commercial/industrial.</p> <p>Asbestos Containment – Selected Option 2 Do not proceed with the secure asbestos contamination site.</p>
<p>Submitter Haydn Parks</p>	<p>Annual Plan Submission Points CONSULTATION TOPIC 1: Rates Increases</p> <p>Option 1 preferred.</p> <p>It is alarming with the forecasted jump in rates even though the mill has been on the cards for closure for years, I would of thought the new dairy factory would offset this a bit (but was unable to find this data on rates search when putting in the factory's address) are we able to have this information and rates value forecast for the rail hub expansion and Container terminal or are these the same.</p> <p>I believe with what is happening around the world at the moment from the effects from the pandemic and Russia's aggression that things are going to get a whole lot harder in NZ.</p> <p>Despite there being a building boom in NZ getting building materials are difficult to acquire and price rises are coming every few months.</p> <p>Personally, I think a recession is coming, in the last one (2008/9) I had to lay off two full time tradesman as Kawerau was hit particularly hard, we had trades coming from all over the North Island doing work for cost to keep afloat.</p>

This will have real consequences for small business in Kawerau with some having apprentices and young families with new mortgages and the business will only be able to carry them for so long before it is unsustainable.

I would urge councillors to look at wants and needs for the town.

- To have a look at what could be done to trim 1 million off operating costs. It was only a year ago we all locked in to spend Millions on important infrastructure in the way of loans and the pool.
- Time for non-Kawerau rate payers to pay at the pool gate, if there is some sort of survey that could be done such as local use..kids, adults, clubs/groups and same with non-locals, sure fair charges could be worked out and a system to receive payment without being labour intensive and defeating the purpose.
- Though i do not want to see people laid off, i do question what level of service is essential.
- \$12,000 per speed hump?
- Annual bedding flower gardens at Islington Street and river road won't help families put food on the table or pay power, phone or doctors' bills and then contend with rates.
- Understand we are looking at new Christmas lights for the streets, if we are eligible for funding that's fine but if not, we should not until we are through these tough times. More info please.

At a recent Town Hall meeting I asked for some figures on these but think it might be good for Kawerau people to see a simple cost break down for essential services and non-essential services and what we can actually do without.

CONSULTATION TOPIC 2: Proposal to establish a secure asbestos containment site.

Option 1 - preferred to open this dump.

Given that this is already monitored and will continue to be ongoing; I think it will be good for the town.

We have the potential to make 6 million less costs @ \$200 a Cube at the gate that would benefit the town's people in offsetting rates.

This waste has to go somewhere and that land will never be able to be used for anything else anyway so makes complete sense.

Consulting with local Iwi is good but what concerns me and has been brought up before is Iwi leaders don't appear to consult with their people.

This again was evident at Fridays Town Hall meeting were a local prominent family name / member appeared not to have any faith in their leaders.

So respectfully I'm going to ask the council to ask the possible awkward question and ask Iwi for proof of how they have consulted with their people that they represent in the district and numbers they actually speak for.

If the asbestos dump goes ahead, I would like to propose a minimal cost-plus charge for our local ratepayers.

- We have homes here that are clad with asbestos material; we have gutters made of asbestos and asbestos roofing and believe now decramastic tiles also have been identified in recent years.
- Disposal of asbestos products has a real price barrier to homeowners in Kawerau.
- When I have priced to remove a house lot of broken/leaking asbestos spouting I have found owners are just unable to afford the cost on top of the replacement spouting.
- Removing barriers for residents will create healthier homes to live in.
- You do not have to be a rocket scientist to safely remove asbestos products around the home if you follow simple steps.

- Council could offer online based video training of safe removal and disposal and access to disposal bags.

Not everyone will want to do it, but DIY is in the Kiwi DNA so help residents do it safely and don't shut them out to license only operators as doing it right is not hard.

Other comments are:

Facebook

Posts from council can be informative, sometimes questions are asked but not all actually get a response, should people expect a response to questions?

CBD

In 2016

I was shocked to find without my prior knowledge or consent that a council led group (which I understand a presentation was provided at the Public Forum of the Regulatory and Services Committee meeting in November 2016) had plans to repurpose what they called street art billboards and fixed them to shop frontages. One of which was mine. Not only did they cover my business names signage but used 65mm Tec screws through Rimu window frames causing frames to split.

Ask yourself how you would like it if I came to your property and sank 65mm screws into your window frames?

In 2017/18

A known council storm water problem area on the promenade dating back 10 years plus led to councillors agreeing to issue an abatement notice on a building that cost tens of thousands of dollars to rebuild a veranda.

Because a 1-metre section of galvanised pipe had rusted through and was allowing soil to fall through and block the buildings gutters from draining.

Not only was this collapsed drain expected to take my storm water (as directed by your bylaw) but because council forgot to check the building next door when built the

	<p>property was expected to take an extra 100 metres of roof run-off from theirs as the neighbouring down pipe was teed into the outlet of my gutter.</p> <p>I have found this experience very challenging being found guilty and repeatedly trying to prove my innocence to staff and councillors, public and Facebook warriors, but falling on deaf ears. Plumbing and drainage is my trade for 25 years and council water works department before that, so I think I know what I'm talking about.</p> <p>Having spent hours on finding your stormwater problem, video, photographic and physical evidence and even having all three council water works staff on day one of the project it still could not filter up the chain until 18 months later when the drain was exposed and replaced. (And in no way was this Hanno's fault as he inherited it.)</p> <p>Fact is you had clear process in place to manage this asset with key flags (flooding) and chose to ignore it for years.</p> <p>Throughout last year (2021) hundreds of meters of cabling were fixed to the underside of the verandas under shops.</p> <p>Most of the shops are privately owned. Can council advise how many private property owners were advised out of all the property's that had fixings screwed to through the building envelope?</p> <p>31 December 2021</p> <p>I just happened to be driving down Onslow Street and noticed someone working on the promenade.</p> <p>I stopped and asked this tech guy what he was doing and he was fixing CCTV cables to my new veranda, I told him to stop and remove what he had done as when the veranda was replaced I had run two conduit pipes inside the veranda for this and made council aware of this.</p>
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Now a shout out to the universe to get whoever has run the power cable from the library all the way down to the promenade to remove that too so I can repair the roof and send the bill.

- Clearly the left doesn't talk to the right.
- Council in extreme instances have a legal right to enter property's but not all.
- To be clear I do not give council any approval for them or their agents/trades to get on my roof or fix anything to my property without showing some common basic respect to my personal property and health and safety procedures first.
- What has happened to consulting with stakeholders?

My reason for bringing this all up now is because of the disrespect shown to my property days after Christmas and it just has to stop.

Apart from some of my trying experiences with council I think you do a good job when you're on the same page.

Thank you for this opportunity to have a voice.

Regards,
Haydn

**The Extraordinary Meeting of the Kawerau District Council
will be held on Tuesday 14 June 2022
commencing at 9.00am**

A G E N D A

Apologies

Declarations of Conflict of Interest

Any member having a “conflict of interest” with an item on the Agenda should declare it, and when that item is being considered abstain from any discussion or voting. The member may wish to remove themselves from the meeting while the item is being considered.

1 Consideration of Submissions to the Annual Plan 2022 – 2023 Consultation Document (Manager Communications and Engagement) (110400)

Pgs. 1 - 83

Attached is a report for Council to consider the submissions to the recent proposed Annual Plan Consultation document.

Recommendations

1. *That the report “Consideration of Submissions to the Annual Plan 2022-2023 Consultation Document” be received.*
2. *That Council resolves to consider the submissions to the Annual Plan 2022-2023 Consultation Document; and*
3. *Determine which options, if any, it will pursue in relation to the two consultation matters contained in the Annual Plan 2022-2023 Consultation Document; and*
4. *For those proposals it determines to pursue, determine to forward detailed proposals for consideration as part of the project planning and to respond to submitters to that effect; and*
5. *Determine how to respond to the additional submission points raised by submitters to the Annual Plan 2022-2023 Consultation Document.*

R B George
Chief Executive Officer

