

Date: Thursday 14 May 2026
Time: 9.30am - Annual Plan Hearings
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street, Richmond

Tasman District Council

Kaunihera Katoa

MINUTES ATTACHMENTS

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35328

Submission to draft Annual Plan 226-27

Thank you for this opportunity to speak directly to our submission on the draft Annual Plan today. The Waimea South Community Facility Charitable Trust strongly supports continuing the Wakefield Hub project, and we are pleased that this is Council's preferred option in its draft Annual Plan.

Waimea South Facilities

The proposed Wakefield Hub Should we continue the project as planned, OR pause and The Councils' proposal is to continue these projects. 2026/2027 rating impact: 0.03% or \$45k. Potential annual operating costs for Wakefield Hub: \$408k*

Looking at the Council's vision statement on the Annual Plan Consultation document...

OUR VISION IS TO CREATE A Thriving Resilient Tasman

We work to nurture a Tasman District that has a healthy environment, a strong economy, and a vibrant community

Picking up on the commitment to a 'vibrant community' we take that to mean a community that is connected and caring, where our people are healthy, safe and able to realise their potential. There are many ways to nurture a vibrant community and it's not all the Council's responsibility, but Council plays its part, and that part is in the provision of facilities fit to build vibrant community. These are no less important in the Council's responsibilities to its community than mending potholes or maintaining water pipes.

We get it that Council has some tough calls to make in this Annual Plan, but the question of continuing or pausing the Wakefield hub project is not one of these. If the question is affordability, let's look at that in two parts...

1. Can we afford to build the hub?

Yes. The Council's current Long Term Plan budgets \$11.28m for a modest, 1,300square-metre multi-purpose building, paid from three sources:

- \$6.65m from Reserve Fund Contributions.
- \$2.53m from community fundraising
- \$2.1m from a Council loan. We reckon the Hub will make enough money to repay the loan.

The impact on rates is negligible – just a portion of the 0.03% the Council calculates for the combined Wakefield-Brightwater projects.

2. Can we afford to run it once it's built?

The Council's figure of \$408k per year seems generous to us. Without having seen a breakdown of this cost we rely instead on our own business case, which has been shared with you, in which, using conservative predictions, we expect the running costs for the hub as it is currently proposed to be between \$176,000 in year one of operation, rising to \$324,000 in year five when the hub is fully activated and including a provision for repayment of the \$2.1m rates-based loan. If that still seems excessive I remind you that the hub, as we

foresee it, will have considerable revenue-generating capability through gym memberships , performing arts productions, venue hire and commercial activities. These are not pie-in-the-sky numbers: our forecasts draw upon existing facilities in our District and throughout New Zealand.

What does 'pause' mean?

Council has given itself the option of pausing the Wakefield hub. As far as our inquiries have been able to ascertain 'pause' means, and I quote from the Annual Plan consultation document, defer to Tasman's 10-Year Plan 2027 – 2037, with further investigation to support discussions?

'Further investigation to support discussions' is opaque. We know that some Councillors around this table have questions about the Wakefield hub project plan as it currently exists, but we remind you that this plan is still in its early stages which, in fact, involves 'investigating' the very questions you raise. Your questions will be best answered by continuing the work that is already underway.

Deferring the Wakefield hub project to the next 10 year plan sounds to us like kicking the can down the road. Deferral will not change the need for the hub, it will not make the project more financially viable, it will only lengthen the time Wakefield residents have to wait to get a working community facility.

To pause and defer this project now will lose five years of investment in design, fundraising and community engagement, make the project less affordable through inflation-creep of building costs, damage the project's credibility with major sponsors and donors, and leave Wakefield still in need of a replacement for our aging and unsuitable village hall.

Our community is solidly behind this project, our team has done most of the heavy lifting so far, saving Council time and money with our work, and we're poised to continue.

Wakefield is one of the fastest growing population centres in Tasman District and has for decades been under-served by Council investment. The Wakefield Community Hub project is affordable, sensible and essential. Notwithstanding – it represents our strong, diverse and united community.

We strongly urge the Council to work with us, to maintain momentum on this project.

35369

Thank you for this opportunity to speak to my personal submission.

I think you know my views on the Wakefield Hub project, so I won't say more about that.

I want to address two other matters in the draft Annual Plan from a strategic perspective. These are the 2025 WEATHER EVENTS RECOVERY RATE and the planned funding of depreciation for roading assets.

We have an unfortunate tendency in New Zealand, in both central and local government, towards short-term, reactive solutions. We can blame lack of money or the three-year electoral cycle, but for whatever reasons, we all too often seem to be playing catch-up. The poor state of public infrastructure throughout the country is testimony to four decades of this kind of thinking.

So I am encouraged when I read in the draft Annual Plan that this Council is considering options for breaking out of that short-term mindset with the options it puts up for the 2025 weather events recovery rate and the planned funding of depreciation for roading assets.

2025 WEATHER EVENTS RECOVERY RATE

I urge the Council to adopt option four.

- Targeted District-wide Recovery and Emergency Event Financial Resilience Rate – ongoing to repay the costs of the weather events initially and then be used to build a fund to respond to future natural hazard events charged by capital value.

One thing we can be sure of – our District will face more frequent and intense storm events as climate change bites. The best time to prepare for this was twenty years ago; the next best time is now. It's sensible and prudent for Council to begin building a fund for the inevitable next disasters.

It's also fair that this rate is charged by capital value – this is the equitable solution. If I have a bit more capital and resource behind me than my neighbour I'm willing to pay a bit more in order that they pay a bit less. In these tough economic times the burden is not carried equally – those with less tend to become worse off, while people who have more tend to ride it out, and often do better.

Benefits and weaknesses of this option

- The transparency, fairness, equity and affordability benefits and weaknesses are similar to Option 2.
- Affordability: High-value property owners, who may have more ability to pay the new rate, face higher rates. Lower-value property owners, who may have less ability to pay the new rate, pay at lower levels.
- Ongoing impact: Rates will increase from 2026/2027 and the new level will be ongoing. After the first five years the revenue will be used to create a fund for recovery from future natural hazard events.

Slowing planned funding of depreciation for roading assets

For the same reason of thinking to the future, I urge the Council to

- continue to move to fully funding the roading/transport depreciation at the planned increase to 24% in 2026/2027 (which would increase rates by a further 0.5% and reduce debt by \$650,000), or to move more quickly or more slowly.

Again, this is a prudent decision. It appears to be fiscally neutral (rates increase offset by decreased borrowing) and it lays the foundation for a stronger financial future for our District.

Well done Council for being bold to offer these options that buck the short-termist tendencies that serve us so poorly. For decades now we've mortgaged future generations by deferring our responsibilities to maintain and grow our assets and infrastructure.

Yes, these are tough times, but that's largely of our own making, by kicking the can down the road for so long. I urge Council to be bold, make the tougher calls now. You will get the backing of the community if you make it clear that these calls secure a better more secure future for us all – I'll be cheering you on.

TDCC feel we should give some background to where the community is right now, thus providing context for our position.

For the last several years, many in our community had questions regarding the proposed hub, with no open path for clear responses, either publicly or privately. For example, the then TDCC committee effectively censored discussion by arbitrarily refusing to publish concerned letters in our community newsletter 'The Informer.' We have since removed this heavy-handed control.

Eventually our community was told the decision on going ahead with a new Hub had been made, and that the project was now being driven by TDC. However, TDC staff refuted this, leaving folk confused and frustrated.

Unfortunately, the TDC-led consultation regarding potential sites only added to the feeling of being bulldozed. Why take part in choosing a site when you're not sure what the project actually is? Does opting for a site indicate that you approve of the project? Folk didn't know what to do, nor where to find correct information.

Anecdotal feedback we've received raises a number of issues about the proposed site, including the loss of not only trees planted by community members, but also popular green space, and frequently-used links.

Despite repeated requests, no current list of potential users is available, and the original list is easily refuted. Rumours are rife; recent community posts suggest a butchery, and astonishingly, that the hub will attract over \$10 million worth of activity into the area; it's difficult to see how.

A briefly-run private survey presented to our April meeting, has 122 adult residents calling for a full stop to the Hub project, and just 2 supporting continuation.

Tapawera Connect, funded externally through DIA, with paid employees, continue to actively promote the proposed Hub without clearly identifying a potential conflict of interest as the proposed main user. This has caused much community comment.

In November, our outgoing committee excluded the Deputy Mayor, TDC Councillors, and several well-respected community members who had turned up to listen to the community at our AGM. This was a very low point for our community. Trust, transparency, and community unity was now gone. The meeting was forced to withdraw a motion to sell the Community Centre building. A later public meeting fully affirmed the community's support of the Centre. Ironically, much feedback has included how the building was operating as a community hub until late last year, alive and busy, despite the physical issues caused by a lack of maintenance and foresight.

Since taking office, our focus has been on open and honest inclusivity. Our meetings are public, with community input encouraged.

We took a neutral position in regards to the proposed Hub, so that our community could take a breath. Unfortunately, despite our requests, material presented by hub proponents to encourage Annual Plan submissions used incorrect imaging; how do folk make an informed submission when the resource material is fundamentally incorrect?

No current proposals resolve the underlying issues concerning the community; time needs to be taken to consult using correct and transparent information. Taking a helicopter view, we intend to consult with management of the other six publicly-used Tapawera facilities, to understand their potential and challenges. There may be an opportunity for cross-committee support and projects which benefit everyone.

TDCC asks that this council not lose sight of how our community got to where we are now, and support our efforts to take time to transparently consult and inform, to ensure that the community is on board with whatever comes next.

According to Professor Google, a hub is the centre of the wheel, a core focal point, the centre of activity. Anyone in their right mind would recognise the resilience a vibrant hub weaves across a community.

Tapawera has had one of those. Just last year in fact. A hard-working group of mostly volunteers provided access to clothing and housewares, connections to resources, coffee, and a range of services. All managed despite the Community Centre 's obvious shortcomings.

Apart from rate relief, TDC weren't involved; there was no drain on ratepayers. Just like there's been no call on TDC to assist as the community has responded quickly to the centre's closure. Already, a hub is forming; every morning outside the centre there's folk talking over coffee, accessing the community bookshelf, placing or taking items from the food basket. From the ashes of purposeful destruction, mighty things can happen.

Reading the submissions brought me to tears. How dare the very folk who were entrusted with looking after the existing centre complain that it's run-down, mice infested, and not fit for purpose? It was their job to maintain the building as a community centre. Why isn't there running hot water? Why didn't they replace the kitchen when they had over 60k in the bank? How come over 40 bags of rubbish and 10 banana boxes of damaged books were left for vermin housing? And why had nothing been done to make the building safer and more attractive? Those folk were trusted to look after this grand old lady, with her wide hallways, beautiful timber doorways, and Gateway to Kahurangi.

The vermin issue, including hundreds of cockroaches, was resolved within two weeks of the new committee taking office. The rubbish is gone. A bright new op shop will be ready by the end of the month, fully paid for by the community. Local people, local solutions.

Submissions talk about yet another commercial kitchen. How many does a community of 2000 people need? When the rugby club complete their renovations, and yes, that's a community organisation raising 300k to resolve failing infrastructure on TDC land, there will be a commercial kitchen, meeting space, showers etc, for community use. So, within existing buildings, Tapawera will already have two commercial kitchens, plus the school option.

Misinformation, guilt trips, and threats are never reasons to act quickly. In fact, experience has taught me that if any of these are in play, I should probably go and have a think. And that's how it is with the proposed new hub.

Submissions talk about fomo; everyone else has one, so why shouldn't we? They are right, we do need a hub, but why shouldn't it reflect our community, and use the resources we have? Why does Tapawera have to be like everyone else and create a permanent drain on ratepayers pockets? Committing TDC to 156k a year going forward (roughly \$80 per resident) seems a bit dodgy. If TDC has that much to spare, two years worth would completely fund the rugby club's project.

Submissions talk about losing the dia's 500k as though that particular pot of money is the only one; no-one has mentioned the dia's ability to source other funding for building projects. If the 500k isn't uplifted by Tapawera, it goes to helping another rural community achieve their goals; now wouldn't that be terrible.

Submissions talk about all the work that's already gone into the proposed hub, as though that's a reason to proceed right now. If that was true, Motueka would have had their pool twenty years ago.

Submissions talk about emergency centres: almost weekly we witness incredible examples of communities dealing with natural disasters, using what's on hand. Tapawera has eight community

spaces, plus the school. Would emergency personnel stay home because Tapawera didn't have a bright new building? And lets face it, with the existing centre doing a complete revisit of their footprint, opportunity's abound.

Only a fool would question whether Tapawera needed a hub; how we get there is the real question.

35490 Joanna Leyland

Supplementary Information for Leyland Submission on TDC Annual Plan 2020-2021

Kia ora koutou

Thank you for the opportunity to speak to my submission which is formally supported by several other people.

I'd like to start by focusing on my first two numbered points that relate to transport and the alleviation of travel costs for our community. Yesterday's RNZ news bulletin started with a rural transport trust in North Canterbury reporting isolated families are spending up to \$300 on fuel per week, and that data suggests travel costs in parts of New Zealand are comprising up to a quarter of families' discretionary income. As Co-Chair of the Nelson Tasman Community Transport Trust, I recently attended the Nelson City Council community partnerships meeting on vulnerable communities and the fuel crisis. The meeting highlighted that increased fuel costs were affecting spending on food and that industry is more affected by diesel prices, and households by petrol prices. I raised the issue that a rural community like Tapawera is doubly affected. Our local agricultural and forestry economy and jobs rely heavily on diesel, and people moving to Tapawera because of cheaper housing, have longer commutes for employment in town not to mention all the other reasons we have for travel in from the rural area without public transport.

The Tapawera Area School equity index of 496 puts it in the 6th out of 7 of most disadvantaged bands for young people facing socio-economic barriers to achieving in education. This, as a government indicator and with the growing impact of the fuel crisis clearly demonstrates that the Tapawera community merits district support in relation to my two points addressing travel. With the remaining timeframe for the CLDP support that Tapawera Connect has, momentum for the Hub needs to continue now and build in the mechanisms to address local access and travel constraints sooner rather than later.

Tourism is an important sector for Tasman. Previously, as trustee on the Nelson Tasman Cycle Trails Trust, we lobbied hard some years ago to keep the Spooners Tunnel and Tapawera leg in the Great Taste Trail. We have hospitality businesses in the valley that wouldn't be functioning today were it not for trail cyclists, and it's an investment that has brought a lot of enjoyment to Tasman ratepayers. What hasn't happened yet is strong growth in tourism potential in Tapawera. One-night cyclists are not a particularly attractive proposition. A Hub adjacent to the Great Taste Trail, and its website, is somewhere that visitors will learn of accommodation opportunities and potential activities e.g. day walking in the Kahurangi National Park. Current international volatility and rising airfares will make domestic tourism more attractive. The Hub, as a local transport hub, has the potential to organise like the mailboat out of Picton in the Sounds, carrying visitors and supplies as part of a local tourism travel strategy. Commercial laundry facilities, frozen meal preparation & storage capacity, and

Supplementary information for J. Leyland submission on TDC Annual Plan 2020-2027

organised transport are all ways the Hub and its management can support local employment opportunities plus increased patronage of the District's Trail.

Regarding emergency preparedness, I wholeheartedly endorse the submission of Joseph Kaylee of the Tapawera Civil Defence Planning Group and the urgency for a local fit-for-purpose building for civil defence purposes. Our upper Motueka valley area and its extensive plantation forestry is proven vulnerable to flood damage and fire. The Tapawera Hub should be a high priority amongst planned community facilities because of this factor. It will provide the local infrastructure that Council needs to meet its civil defence mandate. The recently released National Climate Change Risk Assessment highlights that one of the most significant risks for New Zealand in the face of climate change is that of risks to decision-making and delivery. Tasman should front foot this now and support the Hub as a local civil defence facility and with the government's DIA funds.

Lastly, future generations and the Tapawera community in years to come matter no less than we do now, but they are not here to argue their case today. You as councillors need to make the annual planning decision fairly on behalf of us as current ratepayers and of the many of them in the future climate scenario. I sincerely hope that you will include provision for the Tapawera Hub in this year's annual plan.

Good morning, and thank you for the opportunity to speak today.

My name is Rachel Moffitt. I spoke here not long ago, advocating for the progress of the same project in a different context. I'm back today, speaking again as a Tadmor resident and as someone who works closely with the community through Tapawera Connect, a community-led development organisation. Through that work, I see the day-to-day reality of trying to run programmes, support people locally, and bring services into Tapawera using the spaces we currently have available.

I have also seen the work and energy that has gone into this project so far. The conversation around this project first began five years ago, from a group of locals that saw the need for a fit-for-purpose space that could help reduce isolation and support connection in our community.

I understand why there are mixed opinions about the Hub project. I also understand why Council is under pressure financially right now. I don't think anyone expects decisions like this to be simple.

What I do want to emphasise is that the underlying need in Tapawera has not gone away.

We still do not have a safe, warm, accessible, flexible community space that can properly support multiple activities and services at the same time. We are constantly working around that limitation. It affects seniors activities, youth programmes, parent support, workshops, visiting services, and private support meetings.

It also affects how prepared Tapawera will be in an emergency. If we were cut off again in a flood, an earthquake, or a pandemic, we would not have somewhere safe to go for respite or to find more information. That's genuinely terrifying. We were all cut off in the 2025 floods and we needed a safe, dry, warm place if our homes could not provide it.

For many people, especially in a rural community, having services available locally is not just about convenience. It reduces travel costs, isolation, and barriers to accessing help. It also strengthens resilience, builds independence, and connection in a community that is geographically isolated and often overlooked.

One thing I'd also like to acknowledge is that this conversation has become emotional within the community. There have clearly been strong opinions on all sides. Having read through 94 submissions that referenced Tapawera, it's clear there were both coordinated submissions reflecting broader affordability concerns,

with a summary ~~to~~ hand
out

alongside many deeply personal lived experiences from local residents. Underneath all of that, though, I think there is actually more common ground than people realise.

Most people want Tapawera to have safe, functional community spaces. The real differences are around cost, process, location, and what the final outcome should look like.

I also want to say clearly that I do not believe the only path forward is necessarily the exact proposal currently on the table. There are also opportunities being explored that could provide a more affordable, fit-for-purpose option for the community while still meeting many of the needs this project was intended to address.

I think many people in the community, including supporters of the Hub, are open to exploring more affordable or staged options, while still protecting the momentum and opportunity we currently have through the DIA partnership funding.

My concern is not simply whether the current proposal changes. My concern is what happens if the project loses momentum entirely.

If the project is paused without a clear pathway forward, there is a real risk that the momentum and opportunity built over the past 5 years could be lost. The Annual Plan consultation has shown that people in Tapawera care deeply about the future of their community and want to be part of shaping it. Losing the DIA funding would also be a significant setback for a small rural community that has worked hard to secure outside investment and support.

As someone working alongside Tapawera Connect, I also want to acknowledge that improving communication and rebuilding trust within the community matters. We know this process has been difficult at times. Tapawera Connect has worked constructively alongside TDCC and other community groups over a number of years, and our intention is to continue building on those relationships moving forward, because we ultimately share the same goal of supporting a strong, resilient, and connected Tapawera community.

I would encourage Council not to see this as a choice between fully approving or fully abandoning the project.

What many of us are hoping for is a commitment that Tapawera's need for a fit-for-purpose community space remains recognised, and that there is still a pathway forward, even if the final outcome looks different to the current proposal.

Thank you for your time.

35408

Summary of Themes Emerging from Tapawera Community Hub Annual Plan Submissions

I studied 94 submissions with the term 'Tapawera'. I acknowledge this may not be all submissions, but will be a majority sample.

A few themes were clear in my summary. The feedback is far more nuanced than simply being "for" or "against" the project, as we anticipated.

Overall observations

There appears to be broad acknowledgement that Tapawera needs improved community infrastructure. Where opinions differ is around:

- timing
- governance
- process
- affordability
- operating costs
- location
- and whether the current proposal is ready to proceed.

Increasingly, the discussion seems to be less about whether Tapawera needs a fit for purpose community space, and more about how that should happen.

Common themes supporting the Hub

Existing facilities are no longer fit for purpose

This was one of the strongest and most repeated themes throughout the submissions.

People regularly referred to:

- ageing buildings
- cold and damp spaces
- earthquake concerns
- lack of accessibility
- lack of private meeting spaces
- poor kitchen and bathroom facilities
- fragmented venues

- difficulty hosting services and activities.

A number of submissions specifically referenced the closure or limited use of the current community centre due to seismic concerns.

Emergency resilience and Civil Defence

Emergency preparedness came through very strongly.

Multiple submitters, including members of the Tapawera Civil Defence Planning Group, referred to the June/July 2025 floods and the challenges faced trying to coordinate support from inadequate facilities.

Common concerns included:

- lack of suitable emergency space
- unsafe or scattered storage of emergency supplies
- inability to properly accommodate people during emergencies
- lack of resilient infrastructure in future weather events.

Several submissions framed the hub as essential resilience infrastructure for a rural and isolated community.

Rural isolation and access to services

Many submissions highlighted the difficulty rural residents face accessing services outside the area.

Examples included:

- healthcare
- maternity services
- youth activities
- senior wellbeing programmes
- workshops and support services.

Several submitters noted that suitable facilities could help bring more visiting services into Tapawera and reduce the need for long-distance travel.

Community wellbeing and connection

Another strong theme was the importance of having a safe, warm and welcoming place for people to connect.

Submitters referred to:

- reducing isolation
- supporting young people and seniors

- building community resilience
- strengthening relationships and community cohesion
- creating spaces where people feel connected and supported.

Some submissions also referred to the importance of "third spaces" and social capital in rural communities.

External funding opportunity

A large number of supportive submissions highlighted the significance of the time-sensitive DIA funding contribution.

Common points included:

- concern about losing approximately \$510,000 in external funding
- the opportunity to leverage further grants and fundraising
- the relatively small impact on rates in the current year
- concern that a pause may effectively end the project altogether.

Several people questioned whether it made sense for a rural community like Tapawera to walk away from a rare external funding opportunity.

Common themes opposing the Hub or seeking a pause

Rates, debt and affordability concerns

This was the most common concern raised in opposition submissions.

Themes included:

- rising rates
- council debt
- cost of living pressures
- concern about long-term operating costs
- concern about spending on non-essential projects.

A noticeable number of submissions used very similar wording and figures, suggesting some coordinated campaigning.

Community division and process concerns

Another major theme was concern about how the project has progressed so far.

Common concerns included:

- perceived bias in consultation
- lack of clarity around future operating costs
- uncertainty around governance and staffing
- concern that the community does not fully understand the proposal
- concern that the project has moved ahead without broad consensus.

Many of these submissions were not necessarily opposed to improved community infrastructure itself, but were instead calling for a pause, more clarity, or further consultation.

Preference for alternative solutions

Some submitters expressed support for:

- refurbishing existing buildings
- using multiple smaller venues
- exploring alternative sites or buildings
- retaining more local ownership and control.

This often reflected a preference for a more incremental or community-led approach rather than a new council-owned facility.

Location Concerns

Roughly 9-13% of submissions studied directly referenced location concerns in some form.

Those generally fell into a few categories:

- support for the Hub concept, but not the proposed site
- preference for retaining/redeveloping the existing community centre/Trekk House site
- concern that the current proposal had moved ahead before location consensus was reached
- suggestions of alternative buildings or locations (eg. Tapawera Hotel)
- statements that "the opposition isn't the hub itself, but the proposed locations"

What's notable is that many of the more nuanced or locally grounded submissions were not fundamentally anti-Hub. Instead, they often:

- supported improved infrastructure in principle
- but questioned the current proposal, process, or site selection.

That is quite different from the larger template-style anti-spending submissions, which generally opposed the project entirely and did not engage much with location details.

Emerging overall picture

The submissions do not paint a simple picture of a community split between wanting or not wanting a hub.

Instead, the feedback suggests:

- broad recognition that Tapawera needs improved community infrastructure
- strong evidence supporting the need for safe, accessible and resilient facilities
- significant concern from some parts of the community around affordability, trust, governance and process.

The strongest supportive submissions tended to focus on:

- lived experience
- emergency resilience
- service access
- wellbeing
- rural isolation
- and future resilience.

The strongest opposing submissions tended to focus on:

- affordability
- debt
- operating costs
- community division
- and uncertainty around governance and mandate.

A noticeable middle ground is also emerging. A number of submissions appear supportive of the idea of improved infrastructure, while still expressing concern about whether the current proposal has enough clarity, confidence or community buy-in to proceed immediately.

Overall, the feedback suggests the key question is becoming:

“How should Tapawera move toward fit for purpose community infrastructure?”

rather than:

“Does Tapawera need improved community infrastructure at all?”

Adam Larkley # 35586

On behalf of the Split Apple Rock Owners Association.

I am taking the opportunity to speak to two key issues of our submission.

Both issues relate to the resilience of the Tokongawa and wider community to the increased frequency of high intensity weather events.

Firstly, regarding the Management of Commercial Forests in the Marahau and Otuwhero catchments. Recent clear cut harvesting activities have resulted in large scale environmental damage to the Nationally important wetland and coastal areas due to sedimentation from eroding hillsides.

More immediate impacts are:

- Damage to private property.
- Damage to roading infrastructure.
- Reduced access to residents and visitors.
- Impacts on local accommodation and tourist businesses.
- Continued

There are substantial remediation costs associated with reinstating the roading and general clean up. These costs are being unfairly placed on ratepayers – essentially subsidising the Forestry sector.

We request that TDC works to improve forestry management in the catchment area and more widely in the region.

Second point – control of stormwater

Last years' rain events highly inadequacies in the control of stormwater in the Split Apple Rock area. There was uncontrolled discharge of storm water as culverts were either blocked or were overwhelmed. This led to local slips and resulted in damage to roading and property.

We request that there is regular inspection of culverts to ensure they are clear of blockages. Essentially, preventative maintenance to minimise the risk (and cost) of future weather events.

35591

Speaking Notes**MSBRA Submission on TDC's Annual Plan 2026/27**

TDC HQ Richmond 11:30 Thursday 14 May 2026

I am speaking to the Marahau and Sandy Bay Residents Association's submission on the Council's Annual Plan for 2026/27.

Because of the limited time I will only speak to item 4 in our submission – Restoration, Mitigation and Land Management for the Otuwhero, Marahau and Kaiteriteri catchments.

The Association recommends the Council make provision for an independent review of the Council's current regulatory regime for commercial forestry on Separation Point Granite.

The current regulatory regime is no longer fit for purpose.

In 2018 Cyclone Gita caused significant damage in Marahau and surrounding areas. Since then, there have been a series of severe weather events which have increased in frequency and severity.

The flooding, sediment deposits, slips and slash resulting from these events has been costly for landowners, the environment has been severely degraded, and the Council has and is incurring major costs to repair badly damaged infrastructure.

The evident risks arising from commercial forestry on Separation Point Granite are not matched by corresponding regulatory controls and mitigation measures.

In 2018 in response to the damage caused by Cyclone Gita the Council commenced work on reviewing the classification of forest areas on Separation Point Granite. For reasons unknown this work stopped and nothing ensued.

The Council's inaction to match regulatory controls and mitigation measures to the risks from commercial forestry on Separation Point Granite cannot continue.

Hence our recommendation for an independent review of the Council's regulation of commercial forestry on Separation Point Granite and a reset of the regulatory framework to match the risks which are only too evident today.

Thank you

Chris Rutledge

On behalf of the Marahau and Sandy Bay Residents Association Inc.

Mr Mayor, councillors.

Steve Hayden
35360

①

I will take my submission as being read by Lord Nord
I presented on ~~the~~ ^{my submission to make the} section of TVK ^{an maintained road} at the LSP
submissions hearings in both 2021 and 2024

During that time, I estimated that the traffic had
doubled in volume from the date I purchased
my property in 2017 to 2021 and had doubled again
from 2021 to 2024. I now have to report
that, by my observation and estimation, the amount
of traffic has doubled again since 2024 to today,
an 8-fold increase in 9 years

During that time, the 5 residents have spent
many \$10s of thousand of \$ attempting to maintain
the access ~~area~~ to our properties, but the wear and
tear of ~~the~~ car on the road by the public has
now got to a point where it is beyond our
resources. I am concerned that if Council do not
take ~~the~~ over the maintenance of this stretch of

(3)

~~this level~~ of road, the road will deteriorate

so that it will no longer be able to be enjoyed by the public for recreation in the way

it is now by the number of users that use

it today. I am also concerned that ~~but also~~ ^{but also} ~~issues~~ ^{issues} after ~~the~~ any major

storm events ~~are~~ by emergency services will

be threatened as the road will become impassable

I want to reiterate one of my final points in my submission

- The estimate to bring the road to an

acceptable standard 2 years ago was \$30-50k,

of which the residents all agreed to fund

their share of half of the cost. Even if costs

have risen by 20% and the total cost is

now \$60k, the cost to Council is only \$30k.

I submit to you that the "bang for buck" ^{value for money, or} that funding that will achieve ~~comparisons to other~~

②

will stand up to measurement against

many of the other projects on Brink list. of

Capital Investments Please find the change to make ^{in the AP}

~~the~~ this section of TRK a maintained record

I'm happy for questions but I have a

question of my own of you all

- Why would you not fund this? I can't

see any reason why you wouldn't

Michelle Rayne # 25388

Fees and charges feedback submission

Thank you for allowing us the time to speak to our submissions which is essentially rural ratepayers are being fundamentally unfairly treated

Urban ratepayers are paying half the cost for their water. They can leave the tap running when they clean their teeth or "oh dear I left the hose running overnight" – when they get up they still have water for morning showers and coffee – rural don't

Rural pay twice the price for the water before we add delivery costs and delay – they need to wait for us to arrive and fill their tanks urban get delivered in the pipes the council supplies

We are not making a fortune off delivery – by the time an average 40km round trip, load is delivered considering RUC, Fuel, time and the water it has cost us around \$291, a load currently is \$450 – GST is that is \$391 so leave us around \$100 per load without factoring for general maintenance costs of the vehicle and annual permit fees

Tasman by an AI comparison has TDC at the most expensive Council in the country for Tanker rates for potable supply

By an independently commissioned report had TDC as 3rd highest – by either measure the same three are at the top of the tree and its fundamentally unfair on the rural communities.

We accept that in response to the argument the dam was expensive and rate payers are taking a significant portion of that cost, that yes the dam has impacted costs and all ratepayers have to bear some of that cost but why do rural rate payers have to bear the greater share.

Not all our clients are rate payers, some are simply renting and paying a premium for the "privilege"

We are seeking that TDC treat the Bulk Potable Delivery operators as a different class of user than ordinary bulk users.

And charging the Bulk Potable Delivery operators at a lessor rate than ordinary commercial users

Additional

- no reason why this cannot be invoiced monthly as any other commercial entity does.
- support to our local communities
- Rural users already have increased vulnerability during weather events be it flooding or drought. This leads to a reduced ability to maintain basic household resilience

Thursday
14/5/2026
Helen Bro

Good Afternoon

I am here today to speak to my submission on the Annual Plan 2026–2027.

38507

The fundamental question facing Council is this:

Why are rates increasing, and what do residents and ratepayers actually want funded?

We say NO community projects.

Core services must come first.

And core services are clean air, clean water, safe infrastructure, and healthy communities.

What residents need now is investment into stormwater systems, wastewater infrastructure, and the prevention of sewage overflows and toxic gas emissions.

I live near the Goodman wastewater pumping station beside Ledger Goodman Park in Motueka.

Residents living near this site have experienced two major ongoing issues:

First, a 15-year history of toxic odour caused by hydrogen sulfide gas emissions.

Second, biohazard concerns, including faecal contamination such as Ecoli associated with flooding events.

Today I want to focus on the toxic air contamination.

Hydrogen sulfide is not simply an unpleasant smell.

It is a toxic chemical gas.

WorkSafe New Zealand states that even small amounts can be dangerous to health.

Despite years of complaints and the installation of a carbon filter system, the odour problem continues.

The most recent documented complaint was on April 17th, but on Tuesday it had a foul smell again.

Residents have experienced ongoing physical, emotional and psychological distress

At times the odour has been so severe people have been unable to open doors or windows or hang washing outside.

Residents feel exhausted from living in an unsafe /unhealthy environment.

At least two residents have reportedly sold due to ongoing impacts.

We understand Council is planning upgrades to the Motueka and Takaka wastewater treatment systems to meet new wastewater environmental performance standards coming into effect in December 2025.

But residents still do not know whether those upgrades include the pumping station.

A pumping station is not the same as a treatment plant.

And according to the Annual Plan, wider community conversations are not expected to begin until 2027, with completion extending toward 2035.

Residents cannot and will not wait another decade.

We have also sought support from public health authorities.

On 20 February, Trish Atkin, Health Protection Officer from Health New Zealand, confirmed that concerns had been raised regarding residents experiencing both physical and mental health impacts associated with the odour issue.

She advised that she had contacted Tasman District Council requesting information about progress on resolving the issue and communication with affected residents.

Then on 11 May, Callum Chisnell from the National Public Health Service advised that Health staff are willing to attend a community meeting, but because the pumping station is a Council-owned asset, that meeting must be organised and led by Council staff.

Residents have repeatedly requested communication and engagement, but many feel ignored.

on Tuesday at the Environmental Committee meeting, a petition survey report was formally presented to Council and distributed to councillors outlining further evidence and resident concerns.

We respectfully ask all councillors to read that material carefully.

In the meantime, residents are requesting a practical and transparent solution:

Install a hydrogen sulfide monitoring device at the pumping station, with readings publicly available online through the Council website.

This would provide independent data, transparency for residents, and accountability for everyone involved.

Most importantly, residents would finally feel listened to.

In summary, our requests are:

1. Pause non-essential community projects and prioritise core infrastructure.
2. Invest in odour reduction and install public monitoring equipment.
3. Improve communication and engagement with affected residents.
4. Work directly with public health authorities.
5. Allocate funding to protect the health and wellbeing of residents living near Goodman Park.

Please understand this issue is not theoretical.

It is affecting the daily lives, health, and wellbeing of residents and ratepayers in your community.

We want action NOW

“Persistent foul odours from industrial sources, wastewater treatment plants, and landfills are common in Aotearoa New Zealand. Odours that are managed as annoyances by regional councils can cause symptoms similar to chemical toxicity including headaches, nausea, difficulty concentrating, loss of appetite, stress, insomnia, and physical discomfort, and can have a significant impact on community mental health.”

Figure 13. Mental health symptoms caused by Persistent foul odours

It is not surprising then that the respondents to the survey mentioned earlier, a large number of residents have experienced physical symptoms:

Number of affected respondents	Percent of affected respondents	Symptom
25	23%	Airway irritation coughing or throat discomfort
31	29%	Headaches dizziness or nausea
24	22%	Eye irritation watering
21	20%	Worsening asthma respiratory conditions
26	24%	Sleep disturbance
28	26%	Chronic stress anxiety
38	36%	Irritability emotional disturbance

Figure 14. Physical symptoms reported in community survey

And even more have experienced mental health symptoms:

Number of affected respondents	Percent of affected respondents	Symptom
57	53%	Reduced sense of safety or comfort at home
69	64%	Exposure of children in playground areas
61	57%	Exposure of elderly or vulnerable persons
41	38%	Concerns about produce from the community garden
3	3%	Other /Pets

Figure 15. Mental health symptoms reported in community survey

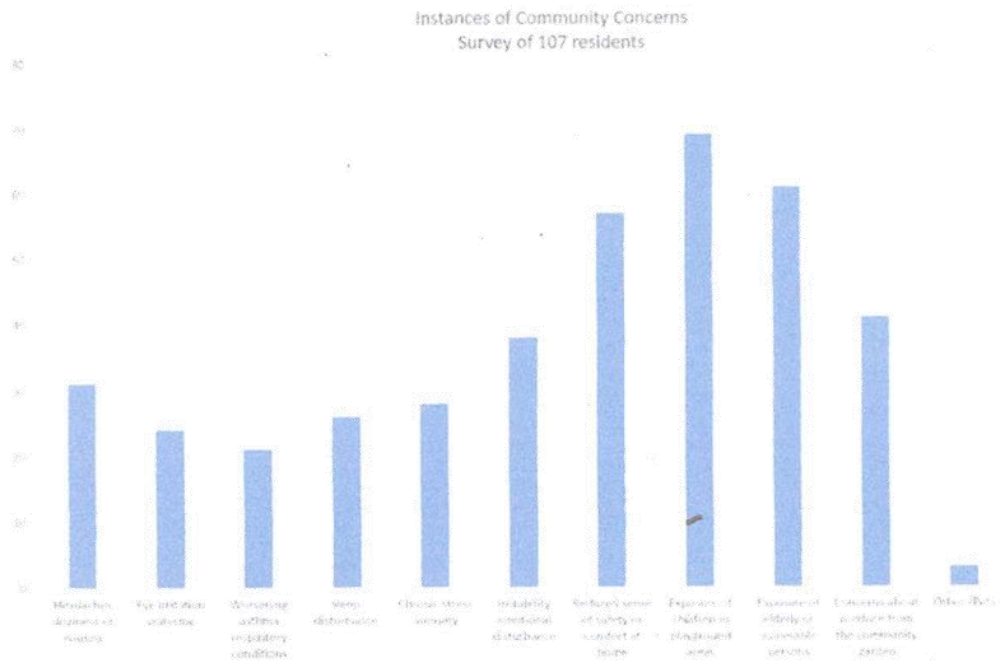


Figure 3. Histogram of Instances of Community Concerns

Thursday 14th @ 1.00pm Annual Plan

35381

Submission talks Tuesday 14th of May 2026

Hello and Kia ora,

I am Stephanie Bryant living at Ledger Avenue, IN Beautiful Motueka.

To quote Tim King

“DOING THE BASICS WELL IS A GOOD BENCH MARK”

So as a tax payer and resident I know that this is what you want. We want it too.

In the mean time the last 10yr plan is not going to plan.

I'm here to tell you our concerns.

We at Ledger Avenue cannot wait 5 – 8 yrs for the planned new Sewage System to be put in place.

Why?

Because 80% of Motueka Sewerage is going through the pump station in Ledger Park Plant.

That alone is not good enough!!

Why?

Because As residents and surrounding neighbours - WE are bearing the brunt of a failing system.

Failures in Maintenance

Unexpected weather events

You are all aware that on the ^{27th} ^{June} of July ~~2025~~

Ledger Avenue had RAW SEWARGE AND STORM WATER - RUNNING THROUGH OUR STREETS. MIXED TOGETHER.

Procedures where not followed.

Another Weather Event happened

Two weeks later after the sewerage tanks were emptied. This did not occur.

No accountability No explanation and possibly not Apology.

DEMO OF FUNNEL

MY Submission rests on the fact that nowhere else in Motueka ~~or in the Tasman region~~ did this occur ~~or has occurred~~.

This highlights the need for something to be done sooner rather than later.

Everyone in the Region can wait because it does not affect them BUT WE CANNOT! We who live in Ledger Avenue. *And Local Streets*

So I and my fellow neighbours submit to you:

Forget about the building of a new swimming pool in Mot. We want our children to swim in the sea safely.

Forget about other big improvements. Or extending the library service to a Sunday morning. Volunteers can do that.

Many overseas visitors stop in Motueka because it is beautiful. Wanting to swim in our estuary's and beaches.

Many RSV workers come wanting to work and relax at our beaches and estuary's. But is it safe?

Would they still want to if they knew of our Sewerage issues.

LET Us USE - overseas visitors TAX MONEY TO pay FOR THE STRAIN ON OUR INFRASTRUCTURE. They put a strain on a failing system – Get them to help pay for all these upgrades.

We in Ledger Avenue live in fear of the next weather event. While everyone else is happy to wait for 2030 -33 Upgrade plan to start.

^{NEED}
We want A New STATE OF THE ART
SEWARAGE TREATMENT STATIONS TO BE
IMPLEMENTED AS SOON AS POSSIBLE. ONE
THAT WILL LAST FOR AT LEAST 50 -75 YRS TO
ACCOMODATE WEATHER EVENTS AND
POPULATION GROWTH.

NOT TO LEAVE THIS TO OUR CHILDREN AND
GRAND CHILDRENT TO SORT OUT.

This is for the sake of all or Motueka not just
us in Ledger Avenue and surrounding
neighbour streets. Let's do it sooner let's do
it well.

Can we have great maintenance in place and
immediate separation of waste water from
sewerage water? While we wait.

We are asking to be heard and listened to as stated in the yr 26 and 27 plan. That YOU WANT local voices YOU WANT community expectations as being essential.

SO THAT'S WHY WE ARE HERE!

We are asking Infrastructure over beautifying

WE ARE IN AGREEMENT_ "THAT DOING THE BASICS WELL IS A GOOD BENCH MARK"

Fred
35481

FRED

1. Tēnā koutou katoa.
2. Thank you for the opportunity to speak with you today on the Council's draft 2026-27 Annual Plan.
3. A few introductory remarks: The Nelson Tasman Climate Forum has 150 charter members, we have 1500 people on our mailing list, and we have collaborative relationships with multiple organisations.
4. We wish acknowledge the partnership between Council and the Forum since the Council's signing of our charter as a climate ally in 2021.
5. We also express our gratitude for the Council's huge response to last winter's floods and acknowledge the demanding challenges the Council still faces. We acknowledge the impact on those affected.

PAUL

6. We support charging the weather Recovery Rate by capital value rather than uniform general charge — consistent with the third goal in our Charter, to respond to climate change in a way that provides for a just, equitable and resilient society.
7. We also support building up an Emergency Event Financial Resilience Fund to support disaster readiness thereafter - assuming we're lucky enough not to have more damaging weather events in the next five years.
8. In relation to both operating budget and the capital programme, we request the Council reconsider its approach to investment in growth infrastructure, seeking to reduce future operating costs, with the co-benefits of reducing climate pollution and dependency on fossil fuels.
9. On fees and charges, we request the Council, in conjunction with Nelson City, investigate a levy on passengers departing from Nelson Airport, to raise revenue for climate resilience and emission reduction programmes by both Councils.

FRED

18. To wrap up:

19. We're concerned over the zero mention in the river recovery programme description of providing for increased high rainfall frequencies and intensities, of making room for rivers, and of nature-based solutions at catchment level.

20. We're concerned the 2021 Tonkin and Taylor flood modelling reports for the lower and upper Motueka, which we assume underlie much of the river recovery programme, pre-date the recent scientific publications on increased high rainfall frequencies and intensities.

21. We're concerned the absence of these elements also is a failure in communication on river management risks.

22. We're concerned that we might be seeing climate maladaptation — good intentions, bad outcomes.

23. We're concerned the more when Tasman and Nelson have the highest per capita exposure in the country of buildings at risk to inland and coastal flooding out to 2060.

24. Thanks for your listening. We welcome questions.

FRED

10. Regarding the \$4.8 million flood protection reinstatement item in the Capital Programme.
11. We presume this is the work described on the TDC 'River recovery programme established' webpage.
12. We're not river experts but are compelled to ask whether the programme has been adequately assessed against the effects of the changing climate and through a climate adaptation lens.
13. There's strong evidence that storm intensities and frequencies in Aotearoa are increasing. For example, a study published this last March found that by the second half of the century, the most intense one-day and three-day rainfall events in a typical year - often involving totals of hundreds of millimetres of rain - are projected to increase by around 10-20% across much of the country.
14. About half of the locations analysed could experience at least a 50% increase in impactful rainfall events, 30% could see a doubling, and 10% could experience a tripling.

FRED

15. The river recovery programme doesn't mention providing for these increased rainfall frequencies and intensities, nor for making room for rivers to accommodate them, and nor for the potential contribution of nature-based solutions for reducing flood flows at catchment level, such as reforestation and creating wetlands.
16. Rather, it appears to be largely a reinstatement of existing river protection systems, with the risk of repeat damage when the next severe weather event occurs.
17. While the reinstatement works will have short term benefit, it's well known in adaptation that such an approach fosters complacency (e.g. more development) and thereby increases overall long-term risk. Better would be preventative measures possibly including some form of managed retreat, in a just transition. We are aware the Motueka Catchment Collective has been having these conversations.

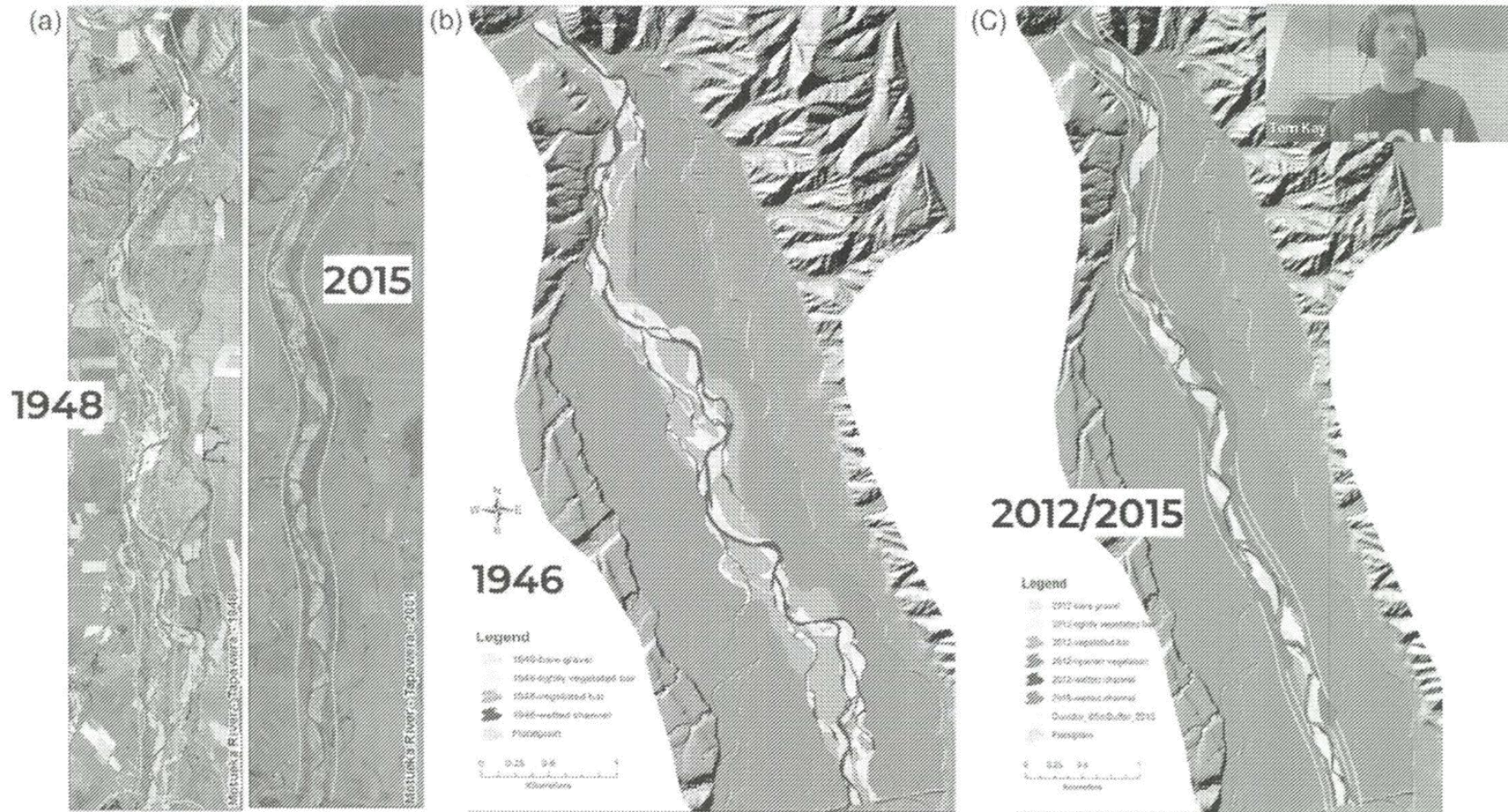


FIGURE 3 Channel changes in the Motueka River at Tapawera, 1946-2015. (a) 1948 aerial photograph (left) and 2001 channel map (right). (b) 1946 channel map (left) and 2012/2015 channel map (right). (c) 2012/2015 channel map (left) and 2012/2015 channel map (right).

Mr Hellyer # 35367

Speech to TDC on 2026-2027 Annual Plan

It is my belief that not all of the Councils Riverworks Rates are being used effectively for riverworks.

Nor do I believe the Council staff listen to calls from landowners who pay these rates for the mitigation of threats to their properties that these rates are being raised for.

For at least the last 20 years there have been calls from landowners in the Motueka and Moutere Valleys to remove gravel build-up. These have largely been ignored. So we had damage caused by the recent storm event that may have been mitigated by the removal of gravel.

Why were these calls ignored? Was it arrogance, or was it just the usual incompetence? Whatever it was, it caused a lot of damage, anguish, and huge repair costs.

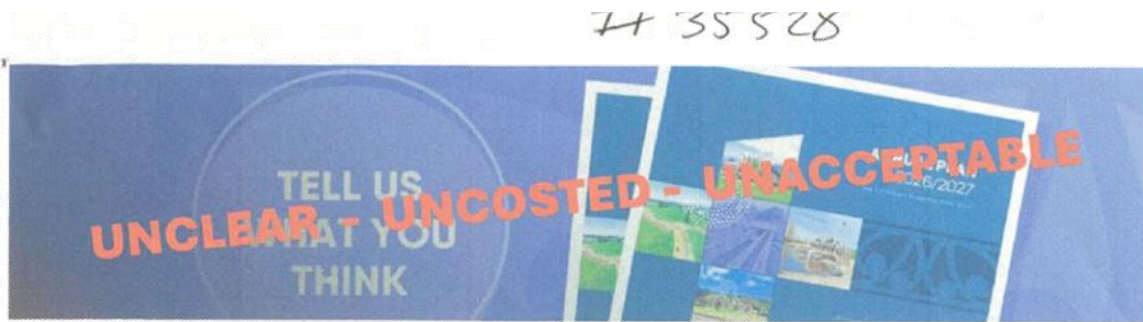
It appears there is no system in place for evaluating the importance of these calls and formulating appropriate policy directives that take into account those calls.

Council staff need to be accountable for allowing such a situation to occur. We pay their wages and salaries including the day off for their birthday, and in return we expect to be heard and served competently. On this occasion we weren't with the result being the Council demanding extra rates to make up for it.

That there is no accountability expected from Council staff for this appalling situation raises the question of whether we have managers and executives who are fit for their positions.

That's why I'm calling for an independent investigation on the Councils lack of preparedness for extreme events, and hoping recommendations be actually heard, accepted, and applied.

The last word on this comes from Martin Luther King Jr who said, and I quote, "Nothing in the world is more dangerous than sincere ignorance and conscientious stupidity."



Adrienne
Freelance Writer/Researcher

Section 7(2)(a) - Protection of Privacy

Section 7(2)(a) - Protection of Privacy

Email

www.adriennemartspace.com

Speaking to my Submission on Annual Plan 2026/7 May 14, 2026

What should have been an accountability and decision-making document is instead a document of serious omissions.

A competent consultation document should allow ordinary ratepayers to understand what is changing, why, what it will cost, what options Council considered, what trade-offs are being made, and what ratepayers are actually being asked to decide.

This document does not do that.

It repeatedly states that Council undertook a “thorough review” of work programmes and budgets, but where is the evidence? Where is the list of projects considered for removal? What was rejected and why? Where is the review of discretionary spending, service levels, staffing, contractors, consultants and procurement?

Council says the forecast rates increase was reduced from 11.2% to 9.9% through rephasing projects, increasing fees and charges, slowing roading depreciation funding and selling ETS carbon credits, but ratepayers are not shown enough of the workings. A public body should not simply assert that a thorough review occurred. **It should prove it.**

The capital programme is another major failure of disclosure. The document states that capital expenditure is proposed to increase by \$7 million to over \$80.6 million, yet it does not provide a clear project-by-project capital programme. Ratepayers cannot easily see each project, location, cost, funding source, timing, priority, or whether it is essential, discretionary, growth-related, renewal-based, resilience-related or committed. Broad categories are insufficient when the public is being asked to accept significant rates, debt and infrastructure decisions.

And then, surprise, a more detailed capital programme **does** exist, but TDC website searches fail to reveal it. It is not where an ordinary ratepayer would reasonably expect it to be.

This was supposed to be public consultation, not a treasure hunt.

The document also underplays affordability. A 9.9% average rates increase is presented as a balanced outcome, yet some residential examples show increases above 12% and 13%. These are not just numbers on a spreadsheet. For pensioners, renters, mortgage holders, small businesses and families already facing rising insurance, food, fuel and service costs, these increases could be unmanageable.

The weather events recovery rate options are too narrow. Council offers four district-wide targeted rate options, but these options mainly differ by duration and whether the charge is uniform or based on capital value. What is missing is proper consideration of targeted, risk-based, catchment-based or activity-based options.

Flooding, slips, erosion and coastal inundation are not always random. They are often linked to location, landform, catchments, forestry, development patterns, drainage, maintenance and infrastructure decisions. The document does not adequately test whether all ratepayers should carry these costs equally, or whether costs should be more closely linked to risk, benefit or cause.

The same lack of depth appears in the discussion of maintenance, professional fees, employee benefits and depreciation funding. The document identifies increases but does not properly explain the root causes. Are rising maintenance costs the result of deferred renewals, poor maintenance, regulatory change, contractor pricing, infrastructure failure or avoidable decisions? Ratepayers are not told enough to judge.

The proposal to slow depreciation funding for roading assets is treated too lightly. Reducing the rates increase by 0.5% may ease pressure now, but it increases debt and may push renewal costs onto future ratepayers. That is not a saving. It is a delay and infrastructure delays usually come back more expensive.

Overall, this document is completely inadequate. It does not provide the level of detail, transparency, options analysis or project-level disclosure needed for ratepayers to make properly informed submissions on rates, debt, disaster recovery funding and capital spending.

Good governance is not optional. It is the foundation of public trust.

Consultation should not be treated as a box-ticking exercise. It should give residents a fair and realistic opportunity to understand the proposals, analyse the information, consider the implications and make informed submissions.

This Annual Plan needed transparency, discipline and care. Instead, the consultation material appears rushed, incomplete and poorly coordinated.

That is not acceptable.

Ratepayers deserve a Council that is careful with both information and money because when Council gets either wrong, the public pays.

If an organisation the size of Council was operating in the private sector, this Annual Plan would trigger a full internal review. A business owner would demand to know **why** costs had escalated, which projects were essential, which could be deferred, whether staff and consultant costs were justified, whether procurement was delivering value, whether debt was being used prudently and why on earth the CEO had let it be released to the public like this.

No business could keep increasing prices without first proving it had controlled its own costs. Ratepayers deserve the same discipline.

Council may not be a private business, but it is managing public money. That requires not a lower standard, but a higher one and on that standard, this consultation document falls well short.

35603

Wayne Mackey

Section 7(2)(a) - Protection of Privacy

Section 7(2)(a) - Protection of Privacy

1 May 2026

TDC Draft Annual Plan 2026-27
Tasman District Council
Private Bag 4
NELSON

Email info@tasman.govt.nz

The Mayor and Councillors

TDC Draft Annual Plan 2026-27

Thank you for the opportunity comment on the draft Annual Plan 2026-27.

My five main issues are as follows:

1. *affordability*
2. *"must do" v "nice to have"*
3. *efficiency and productivity*
4. *merge TDC and NCC*
5. *debt*

Affordability

Rates should be affordable to all ratepayers. How this is measured is dubious and open to wide interpretation. As a starting point add up average rates, water charges, electricity, insurances, car running costs, house loan repayment(or rent), groceries, car running costs, etc, and allow for personal tax then compare this with the average Nelson regional income after tax. I suspect that a lot of people are in negative territory or close to it.

It is noted that even the councils own "Rates Affordability Benchmark" for the Annual Plan 2026-27 and for the entire LTP 2024-34 would not be met.

Also please do not go down the rates relief scheme(or similar) adopted by the Gore District Council known as "Rates Assistance Scheme". This solves nothing and will only create costs and hardship in the long term.

Please take all necessary steps to address rates affordability now ie minimise rate increases and ensure expenditure is on "must do" core services.

“Must Do” v “Nice To Have”

I have yet to see TDC Councillors seriously debate “must do” core services v “nice to have” facilities/services. In the current economic climate which has now been amplified with the Middle East War a clear simple focus on rates “affordability” for the average TDC ratepayer is needed. We need services that are “fit for purpose”, affordable and not “gold plated”. Unfortunately many councillors and executive management seem to have their own agenda’s, in my view, with a loss of focus on what is “must do” core business and benefits ALL ratepayers.

A clear focus on rates affordability for the average ratepayer is required by council with a clear definition of “must do” core business.

Efficiency and Productivity

Every year I am astounded by the complete lack of focus given to efficiency and productivity of services delivered by Council when approving annual plans and long term plans.

Total TDC staff numbers(excluding field service contractors) for the last 10 years is listed below.

YEAR	# Staff
2015-16	254
2016-17	255
2017-18	269
2018-19	289
2019-20	307
2020-21	330
2021-22	254
2022-23	371
2023-24	383
2024-25	389
2025-26*	426
2026-27*	426
* planned	

As can be seen from the above table the head count has increased from 254 to 426 over the last 10 years ie 172 or 68%.

While central government has off loaded increased responsibilities to councils and the region has growth, council(elected members) in my view have failed in their duty to hold the council executive management to account and demand performance. Executive management seem to have a free pass and I struggle to understand why council allow this.

While its not councillors function or duty to get into the “engine room” of councils operations which are clearly the responsibility of the CEO, it is councils responsibility to hold management to account and demand efficiency and productivity gains. If you are unsure how to do this please seek independent external assistance. Appropriate

policies, objectives and directions are required to be set by council to address efficiency and productivity gains, in my view.

I also note the CEO now has delegated authority up to \$6m for projects listed in the LTP or Annual Plan. For projects to get into the LTP or Annual Plan are they subject to a rigorous business case approval process or is it simply left to the executive management ? What checks and balances are in place?

With the functionality and capability of modern IT systems(\$10m plus capex in LTP) my personal expectation is that the head count should be reducing significantly. Also new generations of advanced AI should play a key role in efficiency and productivity going forward. No doubt there will be push back from management and staff as well as I guess some councillors. Ask AI what it thinks of TDC efficiency and productivity or your average informed ratepayer.

The other factor is to look at what functions are NOT required to be done(or are overdone) and perhaps move away from being completely risk adverse. Look at new ways of working. Focus on what is essential "must do" only even if that means a reduction in services. An external review is required in my view by a truly independent expert.

I have also heard arguments that benchmarking compares councils overall performance favourably with its "peers". Unfortunately my experience with benchmarking is that it needs to be approached with extreme caution to make sure you are comparing an "apple" with an "apple". Also are you the best of a bad bunch.

Merge TDC and NCC

Merging with the NCC was last formally considered in 2012 with a referendum showing 26% of TDC ratepayers in favour and 57% of NCC ratepayers in favour of an amalgamation.

In June 2024 a working paper was prepared by Janine Dowding ex TDC CEO for the Nelson Chamber of Commerce which found a merger would bring about significant financial and non financial benefits for both the TDC and NCC. The current status of "talks" between the TDC and NCC is unknown but it is assumed there is no enthusiasm on the part of the TDC to pursue this.

Whats the size of the prize of a merger for ratepayers ? Based on an aggressive focus on "must do" core business my rough estimate of the synergy and savings from a merger is of the order \$20m annually(total for combined new entity). Combined staff levels will exceed 800 in 2026 which is unsustainable from an affordability point of view going forward for both councils. Economy of scale is required, in my view, going forward to increase efficiencies, minimise rate increases, and maximise non financial benefits.

In the past my view is that TDC councillors and management have hidden behind issues such as

- loss of representation
- rural sector disadvantaged
- loss of control
- self interest
- possible higher rates
- rating -capital v land value

There seems to be a complete disregard from councillors of the benefits of a merger

- lower rates
- better regional coordination of facilities
- more efficient organisation
- ability to attract more highly skilled staff
- economy of scale

Are councillors happy with the status quo and continue to forgo \$10m of savings per annum for the benefit of TDC ratepayers? It would seem the answer is yes.

Debt

The LTP forecasts debt to grow from \$250m in 2024 to \$452 in 2034 an increase of \$202m or 82%.

Proposed debt for 2026-27 is \$320m already \$14m higher than the LTP. This does not factor in the significant impact of the middle east war:

- a. an increased CPI which will materially impact all council opex and capex costs;
- b. an increase in OCR which will result in increased debt servicing cost

In addition there is a reasonable probability and risk to ratepayers with the Waimea Dam of irrigators defaulting on \$72m of loans underwritten by the council. What's councils strategy when this happens and the impact on rates?

Regardless of how debt is framed with debt caps, dynamic debt and reference to LGFA limits, in my view, proposed debt levels including that for 2026-27 are simply too high and you also cannot simply cannot pull the rates lever.

Factoring the likely impact of the middle east war and potential risk of irrigator default council needs a robust and ruthless analysis of all capex and opex expenditure to substantially eliminate or substantially defer "nice to have" and gold plating.

SUMMARY

I would like to see council focus on minimising rates for the benefit of all ratepayers by:

- forgoing "nice to have services and facilities,
- merging with the NCC
- selling underperforming regional infrastructure assets
- reducing debt
- focus on rates affordability
- dictate to management councils expectations rather than the existing 'status quo' where executive management are in control

In my view an aggressive approach is needed by council to achieve the above.

I confirm I wish to speak to my submission.

Yours sincerely

A handwritten signature in blue ink that reads "Wayne Mackey". The signature is written in a cursive, flowing style.

Wayne Mackey

ANNUAL PLAN PRESENTATION 14 MAY 2026 2PM-KEY ISSUES

Wayne Mackey

Affordability

- Rates are unaffordable to the average ratepayer
- Review what is acceptable and affordable – stick to it
- Please do not go down Gore District Council's "rates assistance scheme" that they are introducing
- Limit rates increases to CPI-1%(focus on costs and efficiency)

"must do" v "nice to have"

- Council must focus on "core must do" activities and works
- Define "core must do" activities
- Proposed new community facilities – **NO** formal business cases
- Gold plating v "fit for purpose"

Efficiency and productivity

- Hard to believe staff numbers increased by 172(68%) over 10yrs
- Efficiency and productivity missing in action
- Seems to be a complete lack of focus on efficiency -why?
- What top down financial constraints on TDC executive management set by Council – TDC management are in control
- Maintenance and construction works- seem inefficient in my view
- "inhouse" v "contract out"

Merge TDC and NCC

- Significant benefits -financial + non financial
- Lower rates for TDC ratepayers
- \$20m per annum in total savings
- Hard reset required
- Hard to understand Councils "status quo" position
- Seems to be a lot of miss information
- Now government intervention coming which is long overdue

Debt

- Already \$14m above LTP
- LTP indicates debt \$452m 2034- simply unaffordable
- Impact of middle east War
- Irrigators default on \$72m underwritten by Council- what's the plan
- Headroom for major disaster ??
- How will a major disaster recovery (say \$100m plus) be funded and the government cannot step in
- In my view good to have debt headroom of \$100m ?
- Status of insurance on infrastructure assets?

Barry Evans
35607

In the words of Mathew Horncastle on Councils

I ask you all to look up his Blog & think about what he has written.

A Council is not a Business, Not an Investment Fund' Not a vehicle for Bureaucrats to Build careers on the back of Forced Taxation!

It's meant to be a service Provider; Nothing More

Roads that work' Water that is Clean' Infrastructure that holds a Region together

Do these things well, do them efficiently, do them economically at the lowest possible cost to the people Funding it.

Then STOP

The Golden Goose has had enough

This endless increase in Borrowing is beyond any Business Model with a focus of not going tits up

The Greater the borrowing the Less Productive the Department becomes.

Our Council is over Staffed & Underperforming; Too many extra Benefits added to a Generous Salary

We recently wanted to provide an NZMCA Park over property for Fellow Motor homers.

This is the first time in our business life that we have been expected to give an Open Cheque to anyone for possibly No results & no idea of a time frame; Starting with a 2 \$k deposit & no idea whatsoever where the figure will end up.

In our 30 plus years of business no Customer asked us to do work for them without at least an Estimate & a time frame

As much as I support & Want the Motueka Pool complex
Taparewa & Wakefield Hubs to go ahead it's a Luxury the region
can not afford.

A classic example of defeat by Bureaucrats is the 300k taken in
fees from the Mapua Boat Clubs Boat Ramp fund Then sending
another Bill after the Funds were depleted *& no Boat*

damp

Good afternoon Councillors,

I'd like to start by ^{addressing} ~~correcting~~ the statements made this morning by proponents of the Tapawera Hub.

All the submitters, including Stuart Bryant are representatives of a Private ^{paid employ} Trust who do not represent the community of Tapawera, they ~~are~~ ^{are} ~~representing~~ ^{representing} ~~the~~ ^{their} ~~own~~ ^{own} ~~self~~ ^{self} interests. The Tapawera Districts Community Council has the results of recent community feedback showing conclusively that the community does not support the proposed Hub. ^{Irish Palmer has asked me to correct the record, the survey results had}

78%

The results of the Council Poll also reflects the true community feelings here. Tapawera Connect do not have the means nor business case to meet the running costs of \$156,000 per year. The proposed hub is also not for the community, it is for Tapawera Connect's office space and those aligned with Tapawera Connect, the rest of the community will be excluded as it is now.

222
228
999
not 122

^{TDC offered a portacom for TC ~~the~~ Della house but this was turned down}

I'd also like to speak about what the Community wants from the Council and Councillors in general. You Councillors have inherited a Council heavily in debt, due to poor decisions and management over the last few years. Essentially, you have been voted in to correct these problems and unfortunately that means some tough decisions must be made now.

You can no longer allow the staff the freedom to set budgets as they see fit and simply sign off on these. You must look at every line item and set budgets in the governance framework. Once you set the budgets, the CEO and Staff need to be held accountable. A number of you campaigned on exactly this process.

This Annual plan shows exactly what is wrong with TDC. Councillors asked the Staff to come back with reasonable budgets to reduce rate increases and to reduce borrowing. Staff adjusted a few minor items but changed nothing materially and you all signed off on it. Borrowing is heading towards Half a Billion Dollars by 2034 and you need to stop it.

Council is in debt and needs to borrow to fund all the projects in the capital plan, so presenting the Community projects as only impacting the rates by a tiny percentage is deceitful. Councillors, you need to ask questions as to the

true funding costs because every dollar the council borrows gets passed back to ratepayers with interest and inflation added.

New computers, new electric vehicles, staff benefits and consultants are not core services, neither are granting wishes to small sections of the community.

By my calculations the Motueka pool will cost more than \$35 million over the first ten years, add in the hubs and the costs rise to \$73.5million. I'm sure the finance team will be well aware of the true lifetime costs.

If they can't give you this information, it might help you understand why a dam that was budgeted to cost the Council \$26.8m has cost well over \$200m. This is the same team making these estimates and running the projects, maybe asking some hard questions before committing to projects will save us all in the long run.

While you had [redacted] lunch, some parents are wondering how they will feed their kids because the rates you set are simply unaffordable.

You need to realize that when you set the rates at these levels, real people suffer and the council attacks them when they can't pay. The legal department had endless resources and these [redacted] staff use their power to make struggling people suffer. [redacted] they get a cooked breakfast and [redacted] for their work.

You are the ones responsible for setting the rates so instead of thinking about pools, hubs, play areas and staff benefits really concentrate on the people who can't pay and how YOU have set them up to lose their home. You move on to the next council meeting but they have an entire legal department focussed on making them pay.

If you really want to help people, make sure no-one loses their home because of the rates policies you allow. A good portion of the council is dedicated to attacking the ratepayers and by ignoring that fact you condone it.

A zero % rate rise is absolutely achievable, TDC currently receives \$2.3 million every week from rates alone. Instruct the CEO and Staff to tighten their belts and don't accept anything less.

Councillors, don't be tricked into lifting the rates to allow more borrowing as this will make the problem bigger. Don't sign off on this 9.9% annual plan, especially when 9.9% means 13% for some.

*and leaving their home
for others*

Let the council breach their statutory obligations as the Staff and CEO are clearly incapable of fiscal responsibility. Trim the TDC back to the bare bones and focus completely on core services and completely reject all the vanity projects.

It is up to you to do what you campaigned on, listening to the community, keeping rates down, focussing on core services and using your integrity.

You must remember, no decent person would allow ratepayers to lose their home because they didn't have the courage to do the right thing.

Submission to Tasman District Council

My name is David Christopher Young. I was for many years a reporter and feature-writer, becoming deputy editor of The Listener. I am author of 14 books and numerous essays, articles and chapters with a special focus on the relationship between culture/history, especially water, and the environment.

www.davidyoungwriter.com

Introduction

As a resident and ratepayer (for 26 years), and years before that a seasonal worker here and then regular family holiday visitor, I am also a willing contributor to paying fair rates and taxes. However, I have viewed with concern the prospect of 10 percent rates increases (and it seems, higher) in perpetuity, plus now (unimaginably) a likely new flood damage rate above the signaled increases, that are foreshadowed in the Tasman District Council's plan.

As a sometime submitter to the Environment Court and to its predecessor, I need to acknowledge that local government is becoming increasingly difficult and, even hazardous, given the current government's trend of rule by fiat, and, yes, that hindsight is everyone's gift.

For that reason, I have chosen examples of serious overspending where on each occasion ample forewarning has been available. This has led to my gradual conclusion that the TDC's decision-making on "big ticket" items seem inadequate in deliberation, unduly casual in execution and often far exceeding original costs in their unforeseen consequences.

Unfortunately, it seems the costlier the decision to ratepayers, the greater the council secrecy as far as we ratepayers are concerned. Such decisions often impose quite unnecessary demands on both ratepayers' pockets and mean ever-increasing rates.

Advice may be sought from, or freely given even by independent agencies, but very often ignored by council.

I will now offer several examples from recent history. Playing to my strengths I shall confine my remarks largely to matters relating to freshwater.

1. Waikoropupū Springs

Waikoropupū is the largest freshwater springs in New Zealand and the Southern Hemisphere, a sacred *wāhi tapu* and *taonga* to Māori. This body of water is rated internationally as being of outstanding beauty both intrinsically not least for its stygofauna-enhanced clarity and in its setting, was granted a Water Conservation Order (finally gazetted 2023). But the application for the Order as heard in the Environment Court was actively opposed by the Tasman District Council.

Prior to the hearing money was committed to workshops (FLAG) from which emerged the Council on the side of, as I understand it, five farmers from seven in the upper catchment, where potential nitrate run-off was a concern. These farmers opposed their farming practices being restricted by a possible WCO.

I do not know the price we paid for these meetings, but it was a show of democratic engagement. Many TDC ratepayers from both sides of the Takaka Hill, and expert witnesses from further afield, spoke at these workshops. The council's decision meant that considerable time, research and money was spent by those submitting in support of the WCO. I was one of these.

The Water Conservation Order was originally heard in 2017. I was dismayed to see our council oppose the Order. The international rarity of such a taonga as the Springs and the delicate ecological balance that gives rise to them ought to have been a no-brainer – in any jurisdiction, in any country. Better advice and preparation for the WCO by the council, would have spared the majority of ratepayers a considerable cost of council opposing such an application.

The Environment Court made an Order protecting the Springs within their catchment and was consistently critical of the TDC's attitude to its stewardship of the Springs. Waikoropupū “has been rendered at significant risk through long-standing inadequate monitoring and inadequate catchment management by the Tasman District Council”, the Judge said. The decision contains a number of observations by the Judge that can only be described as a measured but sustained scolding. He found ample grounds for enhanced protection of the Springs.

Upon the announcement, the TDC's Newsline publication neglected to inform readers of its council's previously highly questionable position on this matter of protection, with, implicitly, a bias that council must have been neutral on this topic. It did inform us that the council would now work with Ngāti Tama. I suggest that one small cost-saving measure would be to abandon 'Newsline' – it lacks the credibility to be informative. Why must ratepayers pay for half-truths and propaganda? But do, please, chose to inform – one serious journalist working a part time role would be worth a lot more than Newsline's current output and help put an end to the Council's “minimal disclosure” culture.

Not only was the council's decision to oppose the WCO fundamentally wrong, but its failure to recognize and endorse the Springs' internationally significant values would have cost its ratepayers in preparation and legal fees another significant hundred-thousand-dollar figure. In summing up my evidence then I wrote:

“5. I believe as a commitment to process, the EPA [Environmental Protection Authority] may need provisions attached to any WCO for the Springs to enable it work closely with the TDC, ensuring that any development within the catchment that might in any way impact on the purity of this body of water continues to be closely monitored, at least until such time as the WCO has followed due process and hopefully, is enacted. But ideally, no further takes, discharges or potentially polluting acts should be allowed.”

One hopes that the council will have learnt its lesson and work to protect the Springs from potential ravages of the current Siren Gold Mine application now on a Fast Track.

2. Motueka River plus key other local awa

It may come as a surprise to some councillors to know that the original **Motueka Water Conservation Order** was originally heard in **1992** but finally gazetted in **2023**. It is essentially a protection of the introduced trout fishery and the many “cultural landscapes” that enfold its lower reaches in hop growing, orchards, berry farms and agricultural activities. Its upper reaches are now largely protected by the creation of Kahurangi National Park.

As a member of the then original 1991 Tribunal who heard the WCO case, I would note that New Zealand culture has shifted greatly since then. The Tribunal preceded almost any institutional understanding of climate change or the full value of mana whenua input, not to mention the UN Convention on Biodiversity and of course the Whanganui's Awa Tupua, "legal personality" status. However, while the concept of whole, integrated river management is now received wisdom certainly in scientific circles and always was for Māori, it is not yet the case, it seems, for the TDC.

Indeed it is fair to say, in both a technical and poetic sense that the TDC's view of the Motueka River is antediluvial. In particular, it has, to the best of my knowledge, never employed to its staff a hydrological engineer. I will say simply that the cost of not doing this is taking its toll now on both river behaviour and, consequently, rates. This is one appointment that could save us all big money.

The Auditor-General decided last year to investigate the preparedness of two very different councils affected by recent, cyclonically-charged flood events. That is, the TDC and Waikato Regional Council.

Auditor-General Grant Taylor's report is a call for better preparation communication and action for severe storm flooding by both agencies. He found:

- Poor alignment between community and what the council knew
- "Mixed understanding" of whether, based on its designs, the expected performance of their flood protection is sufficient
- Better campaigns needed to inform community of their vulnerability

And then the really telling lines:

- “The TDC needs to improve how it collects and stores information about its infrastructure” and
- “The TDC needs to improve how it prioritises investment”.
- The TDC’s **“culture of secrecy”** is seen as **“no longer appropriate”**.

The Auditor-General noted too that despite knowing that it must upgrade the Brooklyn and Riuwaka stop banks to meet its intended levels of service, “There is no evidence of a business case to fund these or any prioritizing of work to be carried out...” I understand consultants put forward reports and plans to upgrade flood protection works on the Motueka and Riuwaka Rivers and the Brooklyn Stream around 2010 with a capital cost estimate of approx. \$15m. as far as I can tell, few of these recommendations were acted upon. In the words of one of the consultants, this resulted in a footbridge over the Riuwaka. That is quite some time for virtually almost no action between 2010 and the devastation of 2025.

Why was the recommended work not carried out in timely fashion? That is, quite some time between 2010 and the devastation of 2025. Did the construction of the Waimea dam impact on such decisions?

Now the TDC is suggesting that, largely because of the flooding preventive work required on these and other waterways, **next year rates will be at 11.2 percent** ^{increase} These increases are attributed to the costs of the June floods, rising interest rates, insurance costs and “the massive \$50m recovery bill” – surely the latter was met largely by insurance? What are you planning for in increases in the following year?

3. The Mapua Boat Ramp

The only way to describe what happened in this episode is that it was entirely unnecessary and a fiasco of a council backflip on an expensive scale. This story is well-known. I shall be brief. In its 2017 Mapua Masterplan the TDC decided after extensive consultation and a number of consultants reports, that for reasons largely of safety, security of the rehabilitated toxic site and appropriateness of site, a boat ramp servicing the estuary was not acceptable.

About 10 years later, it decided to grant the Mapua Boat Club \$167,000 to find an alternative site. It did this, largely because the old ramp had been shut out by the council's major revamp of the shops and facilities along the south bank of the waterfront, close to the old wharf. But pressure was exerted from a group within the Boat Club. Eventually the Club came back with plans for a large recreation building and a ramp on the old chemical works site.

A group of locals, at considerable time and – at their own expense a lawyer – contested the wisdom of this move. Finally, last December an Environmental Court hearing ruled that the ramp (and therefore the ancillary buildings) the Club planned on that site not be permitted to proceed.

I have totted up the expense of this appeal. From available figures that I can find it easily exceeds \$700,000 to the council, but there are other hidden costs. By any reckoning this was an exercise in poor judgement and bad management.

4. The Waimea Dam

Of course, the Waimea Dam is by far the most expensive and cavalier of all the TDC's adventures with ratepayer money. Enticed by a \$50m suspensory loan (that is, one that must be repaid) from the Key Government, until late in decision-making hidden under the council's cloak of "commercial sensitivity" this enterprise was promised to cost a maximum of \$105m, plus the gradual cost of return of the government loan.

It was in 2018 that council decided not to proceed, and then a couple of weeks later overturned that decision on the chairman's (Mayor Kempthorne) casting vote. The final cost of the dam was \$211m, a gross cost overrun for any funder and for a population of around 58,000, crippling.

Hidden under council simple explanations of "geological issues" and Covid's impacts is a budget blow-out in excess of 100 percent. Even a modest understanding of the Clyde dam's problems with basin rock cracking and the detailed remedies required during construction raised its cost by around 50 percent. But the Waimea dam, at a time of far lower inflation through the building phase than during the last six years of the Clyde construction between 1988-1994, increased in costs in a relatively short time from a maximum of \$105 to \$211m.

There many more people who would like to know exactly how much this cost – that will drive many of us out of the district— is really made up. Certainly, the heavy-users, for whom the dam was primarily erected, appear to be chary of the suggestion of new charges.

The Waimea Dam is not, as the Mayor has described it, a "legacy project". It is a means by which living here becomes so unaffordable that only the very wealthy will remain in this region. A council culture change has been desperately overdue for far

longer than the quarter century my wife and I have lived here. Please show some respect for your ratepayers by being far more open especially on big decisions, pay serious attention to advice and start making some prudent decisions about how you spend the now exorbitant rates you charge us for what is, for many of us, a service extremely limited in its actual offerings. (And ever-ready to invoke “user pays” charges on almost any contact with council supervision.) It is not before time that the TDC showed some signs of a willingness to tighten its own belt and cut its cloth with humility and an eye to consequences.

Conclusions

I speak for many when I say that the Tasman District Council is culturally consistently secretive in its decision-making, improvident in its spending and, consequently reckless in its rating. This is historical. I have demonstrated in this selection of examples an unwillingness to take advice either from its own consultants and advisors, or from independent officials of the highest status. Faced with the costs of its often-loose decision-making, its default position is to crank up rates, and this year, having done that, to now weigh in with a proposed super rate on top. Even though – would that the TDC could be open about this – it has apparently recovered large insurance pay-outs from the June flooding events.

If rates are to be lifted by 9.9 percent in the coming year, and a suggested 11.2 percent in the following, it looks as though our already huge rate demands are on track to grow in the next three years by more than one third. For many of us, this is entirely untenable,

And much of it, with stronger judgement, ^{openness (D)} deliberation and caution, could have been avoidable.