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**MINUTES OF THE STRATFORD BUSINESS ASSOCIATION MEETING HELD AT TET STADIUM BAR & BISTRO, ON MONDAY 8 APRIL AT 5.30PM.**

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**PRESENT**

Chair: Matthew Dimock. Committee: Matthew McDonald., Sharon Mackie-Langton, Mike Radich, Glenn Adams, Trevor Tunnicliff, Maureen Tunnicliff and Amy Kingston (secretary). In attendance: District Mayor, Neil Volzke.

**APOLOGIES**

No apologies received.

**1. CONFIRMATION OF MINUTES**

1.1 Stratford Business Association Meeting – Monday 18 March. The minutes are attached.

THAT the minutes of the Stratford Business Association meeting held on Monday 18 March be confirmed.

ADAMS/ TUNNICLIFF, T  
Carried

**2 DISCUSSION**

Stratford District Councillors in attendance to discuss the draft Long-Term Plan (LTP) 2024-34.

The secretary made the following notes:

- The District Mayor, Neil Volzke is in attendance to discuss the draft Long-Term Plan (LTP) 2024-34.
- The mayor highlighted he will be discussing three key parts that are relevant to the Stratford Business Association (SBA) as a group.
- The LTP is a 10-year plan that every council must do. The first three years within a LTP are very detailed providing council with a ‘blueprint’ to follow for the period. If an item is not in the LTP it is difficult to add.
- The mayor took the committee through the LTP consultation document highlighting and talking through keys parts. The discussion included:
  - o Key projects that have been completed so far (pg.4).
    - Committee members discussed road safety of areas and current speed limits i.e Broadway North, State Highway 3 (by Countdown) changing the speed limit from 70km to 50km. The mayor highlighted that state highways are owned by Waka Kotahi and mentioned some of the key indicators that are assessed when setting speed limits. Council do lobby in favour of this change.
    - Committee discussed current and new subdivisions. Questions were asked about various aspects including future marketing, the due diligence process, real estate fees, land acquisition and preference for builders to purchase sections. The mayor explained the current situation and that no decisions had been made on any of these points at this time.
  - o Infrastructure costs (pg.7). A 1% rate increase equals approx. \$160,000.
  - o Top priorities (pg.10)
    - Roads: maintaining our roads. A significant amount of the wear and tear of our roads are caused from logging trucks. A roading targeted rate differential was

introduced in 2022, collected from ratepayers who own property that is used for the purpose of forestry.

- Earthquake strengthening: the mayor discussed council owned buildings.
  - The mayor was asked if engineer reports are peer reviewed. Would alternative reports have a different outcome? The mayor did not have that level of detail available to him, but any remedial work will go through the normal full set of council processes.
- The mayor was asked if council own any other buildings that are not included in the draft LTP i.e., the old chorus building on Miranda Street. Council does not currently own this building, however, may in the future acquire it, he noted. Council purchases only require consultation if a purchase triggers the use of the 'Significance and Engagement Policy' which states consultation is required for any purchase over \$750,000.
- Water infrastructure: council is legally required to include water within the draft LTP; however, this will be pulled out if a regional water entity takes over.
- What does this mean for your rates (pg. 23)
  - Councils proposed rates rise of around 15% is sitting on the national average.
  - Urban house valuations went up in 2023.
  - Property valuations have no impact on total rates collected. Valuations indicate the proportion of rates that a property owner will pay.
- Stratford 2023: There is money set aside for the redevelopment of Broadway starting with the purchase Prospero Place.
- Matthew McDonald noted the financial difficulty to businesses at the moment – a number of nice to haves in the plan - could these be pushed out to alleviate the rates burden?
- The mayor's response: Prospero place is externally funded (1.4m in total). Council already has this money set aside for the project. It was asked how hard council is looking into their spend. The mayor made comment that this LTP has been the most rigorous LTP process he has gone through in his time as mayor. Councillors have gone through every line in this LTP to get the rates to 15% down from above the 30% they started with.
- McDonald queried the purpose of SUIPS and that many businesses pay multiple SUIPS. The mayor explained that SUIPS are a Separately Used or Inhabited Part of a rating unit, and the funds are used provide services that everyone derives the same benefit from e.g. governance. Comment was made on the amount of money these SUIPS bring in being \$3.5 million. The mayor felt that figure didn't sound right and that he thought it was a lot less but would check.
- McDonald also noted the perceived difficulty for trades to progress with builds through the council and in particular engineer reports. The mayor highlighted that often when consents come to council there is insufficient information which delays the process and often this sits with the applicant. Specialist Geotech engineers are required for engineer reports, there have been instances of late where the engineer involved does not have the appropriate qualifications and therefore a secondary report is required.
- The mayor discussed future funding for SBA. Throughout the LTP process council are looking for areas that will create costs savings. The value of the support council gives to SBA is \$40,000 which provides a 0.5FTE to the group in the form of a secretary/treasurer. What is the value of this support to council and the community. Funding was discussed at a policy and services meeting where questions were raised from councillors and comments were made. There was support around the council table to remove SBA funding. A decision was eventually made to continue to support SBA for year one of the LTP (2024/25). In that time council and the SBA committee will have to determine what that means moving forward.
- Matthew Dimock (chairperson) made comment that SBA can't do Americarna or the Christmas Parade without council support so will not keep these events if the group was no longer supported by council.

- The mayor made note that the function of SBA needs to be better outlined and clear.
- The chair felt SBA have a clear vision, and workplan and noted that councillors can come to an SBA meeting and read the agendas and minutes from the group.
- The mayor stressed the point. If you do nothing else, make sure to make a submission as part of the LTP consultation focusing on future funding offering to make a presentation to council. If nothing else changes – the secretary’s role will finish in June 2025.
- The chair commented that council meetings are during the day and are often hard to attend. He will attend if the council want him to but feel that they could come to an SBA meeting.

Other comments noted:

- McDonald discussed the council consultation periods often don’t allow for groups to meet and discuss a submission as they open and close between meetings.
- The mayor highlighted that consultation periods tend to align with council meetings but will raise the point that the consultation period can be longer.
- The mayor made comment that one of the last things he wanted to note was the District Plan. Councils are legally required to review their district plans every 10 years. The last District plan was formulated in 2014. This is a very costly piece of work and council has allowed \$4.5 million over the 10 years of this LTP.
- Comment was made on the uneven bricks along the pavement on Broadway. The mayor advised to contact council offices so the right person can get these fixed.
- The future development of Stratford Park was discussed. The mayor noted plans are underway. The group still have a little bit of land to acquire but are making good progress.

### 3. CORRESPONDENCE

**Inward:**

SDC                    Would you like us to talk about the draft Long Term Plan?  
 Bakertilly            Upcoming business events

**Outward:**

No outwards correspondence

THAT the correspondence be accepted and received.

TUNNICLIFF M/ ADAMS

### 4. FINANCIAL REPORT

4.1     **Current**

Account balance as of 31 March 2024 - **\$26,552.56**  
 Visa balance as of 28 March 2024 – *statement to come*

4.2     **Financial report**

The Xero reports for March are attached.

4.3 **Paid:**

**General Expenses**

CMK	Accounting	\$115.00
CMK	Xero annual fee	\$979.80
TGM	Annual website hosting	\$345.00
Cheers Digital	Annual website hosting	\$262.20
SDC	GST on invoice 21696	\$31.66
JSL	Feb Ba5	\$300.00

**Voucher Reimbursements**

Percy Thomson Gallery	Voucher reimbursement	\$50.00
Egmont Repair	Voucher reimbursement	\$50.00
Masters Ltd.	Voucher reimbursement	\$160.00
Five Star	Voucher reimbursement	\$420.00
Cottage Lane	Voucher reimbursement	\$50.00
Stratford NW	Voucher reimbursement	\$250.00
Colonel Malones	Voucher reimbursement	\$150.00

**Americarna**

NZME	Advertising (print)	\$1322.50
NZME	Advertising (radio)	\$1110.90
Mediaworks	Advertising (radio)	\$1800.40
SDC	Waste station	\$364.08
SDC	Venue Hire	\$80.00
The GC's Band	Band	\$1500.00
Lowkeel	Design collateral	\$287.50
TMS	Traffic Management	\$7590.00

**Total paid \$17,219.04**

4.4 **To pay:**

**General Expenses**

Merco Limited	Poli fees	\$0.58
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**Voucher Reimbursements**

Mackays Pharmacy	Voucher reimbursement	\$100.00
Five Star	Voucher reimbursement	\$660.00
Colonel Malones	Voucher reimbursement	\$210.00

Taranaki Veterinary Centre	Voucher reimbursement	\$20.00
Forgotten 43 Brewing	Voucher reimbursement	\$50.00

**Total to pay: \$1040.58**

THAT the financial report is received and the payments approved.

TUNNICLIFF M/ RADICH

5. **REPORTS**

5.1 Secretary's Report attached.

THAT the secretary's report be received.

TUNNICLIFF M/ADAMS  
Carried

6. **GENERAL BUSINESS**

6.1 **BA5's**

Wednesday 17 April - Te Popo Gardens and Accommodation  
Wednesday 15 May - Taranaki Diocesan School for Girls  
Wednesday 5 June – Percy Thomson Gallery

6.2 **Membership**

	<b>New</b>	<b>YTD 2022/23</b>
<b>Members</b>	3	145

- Red Dot Accounting Limited t/a SBA Taranaki Chartered Accountants
- Simons Technologies
- Taranaki Fire Protection and Compliance ltd

Other comments noted:

- Shop and Win
  - o The secretary sent through media quotes from both NZME and Mediaworks to committee. The radio budget was \$4000 in total plus extra for print adverts in the Stratford Press. Prices for ¼ page and ½ adverts were included. The committee were happy to allocate up to \$5000 for advertising of the Shop + Win promotion.

THAT a budget of \$5000 is approved for the 2024 Shop and Win promotion

DIMOCK /MCDONALD  
Carried

- The secretary noted that there is much more to discuss, and a separate meeting might be needed. A big part of this being the logistics and how everything is going to work. The chair noted that his staff are available to help.
- The shed in Prospero place has now been moved and grass seed is on. The chair will seek a quote to fix the broken side panel.
- The speaker upgrade along Broadway is on track for the end of April.

6.3

**Committee Meeting**

The next committee Meeting will be held on Monday 13 May 2024.

*The meeting concluded at 7:01pm*

Matthew Dimock  
**CHAIRPERSON**