

Tauranga City Council  
Private Bag 12022  
Tauranga  
3143

03 October 2023

**Re. Civic Precinct IFF levy consultation**

Dear Tauranga City Council,

We are writing to you regarding consultation on the proposed use of the Infrastructure Funding and Financing (IFF) Act to fund the community-funded portion of the Civic Precinct, instead of the use of community rates-funded debt.

As you may know, Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Property is the largest industry in the Bay of Plenty. Property provides a direct contribution to GDP of \$2 billion (13 percent) and employment for 11,730 Bay of Plenty residents. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment.

Property Council has championed Tauranga City Council's Civic Precinct as a city-changing investment, that will put Tauranga on the path to rectifying decades of underinvestment in civic amenities. The Civic Precinct will encourage the vitalisation of the entire central city area. It will also provide certainty and confidence for businesses to consider additional investment in new developments across the CBD and in adjacent suburbs.

Property Council strongly supports local authorities making use of the IFF Act to fund infrastructure and investment. We have previously supported Tauranga City Council's use of the IFF Act for other projects, such as the Transport System Plan. Ultimately, this approach makes the cost of new infrastructure more transparent, improves intergenerational equity by spreading the cost over a sustained time period and also unlocks additional infrastructure investment.

Accordingly, Property Council endorses Tauranga City Council's proposed use of the IFF Act for the community-funded portion of Civic Precinct. We firmly believe that the IFF Act is an effective tool for funding this project and strongly welcome the certainty of funding for the project it will ensure. This will provide greater confidence for Bay of Plenty businesses and the wider community.

Thank you for the opportunity to provide comment on the funding of the Civic Precinct project, as this gives our members a chance to have their say in the future of our city. For any further enquiries, please do not hesitate to contact Logan Rainey, Advocacy Advisor, via email: [Logan@propertynz.co.nz](mailto:Logan@propertynz.co.nz) or cell: 021410787.

Yours sincerely,



Morgan Jones  
Central Regional Chair