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**Position:** Councillor

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If you were to be successfully elected in October 2019, name two ‘things’ that you would be most proud to say that you had achieved by the end of the triennium (2019-2022)?

**Explain:**

As part of a Council team, I would be proud of providing a sustainable budget/balance sheet, and providing effective governance. The Council needs financial stability and this can only come about through the right councillors and mayor being elected.

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What is your ideal structure of local government in the Western BOP? Does this include amalgamation? Does it include appointed independent directors (similar to the DHB model)? And, is this topic an important priority for you?

The current structure is adequate, although not ideal, with the mayor and councillors being directly responsible to the ratepayers. In addition, if the ratepayers are unhappy, it does give the opportunity for the members to be removed. I generally agree with the structure of local government – councillors and a mayor who appoint a CEO. I would not support amalgamation, nor appoint independent directors. This topic is not an important priority as the government have appointed a task force headed by Alan Bollard to fully evaluate Council responsibilities.

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What is your opinion on Quayside (www.quaysideholdings.co.nz)? What should be its future strategy and ownership structure?

Ports of Tauranga is an extremely successful operation which handles over 35% of NZ’s freight. It is 54% owned by BOP Regional Council. Regarding future strategy, POT is also investigating new, efficient cranes that can increase the port’s freight capacity without requiring more waterfront. It also has land capacity to accommodate the extra freight. Ownership structure should remain with 54% BOP Regional Council and the remainder in public shares. This ownership model ensures the company is efficiently operated.

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In your opinion, what are the key issues in managing the Western BOP’s population and economic growth? How can the councils successfully manage the sub-region’s growth, within fiscal constraints?

Future planning for population growth could consider the building of high rise apartments built by developers to revitalise the CBD and create a vibrant urban community. This would stimulate economic activity and reduce the need for expansion into rural areas of Tauranga, thereby reducing infrastructure costs. (Note – this has worked in Auckland). The CBD retailers will benefit greatly. The cost would mainly be to developers as
What are your priorities for infrastructure investment in the Western BOP sub-region during the next ten years?

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<th>Priority</th>
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<td>1.</td>
<td>Greater use of electric/hydrogen vehicles and buses to help reduce carbon emissions (when technology makes them cheaper and more reliable).</td>
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<td>2.</td>
<td>Prioritise essential infrastructure projects (waste water capacity, water to homes capacity, roading, housing etc) vs wishlist projects.</td>
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<td>3.</td>
<td>Reducing Council debt</td>
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Do you agree that the Western BOP sub-region has transport issues? If elected, what are your priorities to address the sub-region’s immediate and long-term transport needs?

The Western BOP sub-region has transport issues because appropriate infrastructure has failed to be addressed when subdivisions were created. As the city and suburbs are spread out, cycling lanes seem appropriate, and as electric bikes are becoming more affordable, this may see a small shift from vehicles to bicycles. Park and Ride buses may be a possibility during peak hours. The Park and Ride car parks need to plentiful, secure and free to use. Government needs to be lobbied to remove the 2003 toll charge on route K (Takitimu Drive). This will free up some of the traffic congestion around Greerton area.

What are your plans for ensuring adequate zoning and servicing of affordable residential, commercial and industrial land supply over the next ten years?

Council should consider using land on leasehold titles. This removes the land costs from purchasing a home, making them more affordable. CBD land could also be developed on leasehold title for highrise apartments. Commercial land would preferably be near main arterial routes or the railway as these form a direct link to the port. Private enterprise and Kiwirail could develop these initiatives with little cost to the Council, with Council financially benefitting from the land leases. Commercial vacancies are under 2%. Without action now, rents will increase and some businesses may exit Tauranga due to the high cost of doing business.

Quick Poll: which of the following tourism related projects would you support contributing (Regional/City/District) Council resources/funds towards:

Skip, I wish not to participate

What is the (Regional/City/District) Council’s role in supporting the local tourism industry?

Tourism ventures are for private enterprise. The private enterprise should not be at a cost to Council. The Council can help support tourism on a case by case basis.
| **What are your priorities for the local tourism industry?** | Following on from the previous question, regarding support for contributing Council resources/funds towards:
Airport expansion/new airport – Not required
Major international hotel – Private enterprise project, not Council
Major conference convention centre – Private enterprise project, not Council
Regional museum – not needed
Tauranga sports stadium – not needed
Public access to Omanawa falls – current Council already have a planned opening for late 2019. |
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<td><strong>What is your position on the (Regional/City/District) Council’s rates policy in regards to targeted rates and/or commercial differentials on the local business and industrial community?</strong></td>
<td>The current government has set up a task force led by ex Reserve Bank Governor Alan Bollard (NZ Herald supplementary magazine Wednesday 21 August 2019). Targeted rates are part of the report to be compiled. I do not have a position on this, as I do not know what proposals have been put forward in relation to rates policy. Also, this was not included in Council’s pre-election report. Under our current Council, our debt ceiling has almost been reached. Where to from here? The debt ceiling is $500 million. Current declared net debt is $441 million. The current total Council debt liabilities are $616 million (figures obtained from Pre-Election Report 2019). This spending is unsustainable from the current Council. The government needs to be lobbied to contribute more funding and not loans to Councils.</td>
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<td><strong>What would you do to restore confidence in the regulatory services or building consent departments within the sub-region?</strong></td>
<td>We do not want another NZ wide leaky home syndrome or Bella Vista scenario. Sometimes being diligent and thorough can be faster in the long run. Does the department have enough staff for timely delivery of consents? This department has a manager who is responsible to the CEO of Council. Councillors have no authority on Council staff. The CEO and manager are responsible for the day to day running and performance in Council departments.</td>
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| **Name your priority initiatives that the (Regional/City/District) Council should do to make it easier for companies to do business in the city?** | Fix the Durham St and Harrington St building project botch-ups
Reduce metered parking fees
Central city apartments, built by developers, would create a permanent CBD population with positive flow-on effects for CBD businesses. |
| **Do you have any relevant governance experience?** | My leadership experience has leaned more towards management than governance, as I enjoy getting stuck in and getting things done. I have |
What relevant skills do you bring to the role of an elected member? How would you contribute to ensuring quality debates and decisions happen?

- owned and operated a supermarket for 13 years. Besides this, I have managed different departments of a large Auckland Pak’n Save. I have had over 15 years’ experience in all sectors of the insurance industry with various companies. I have worked for 2 years in the old Municipal and County Council’s administration. I currently own and operate commercial and residential property.
- I consider myself a pragmatic thinker. I am open-minded and consider other people’s viewpoints.
- I have a customer service background (in this case, the customer is the rate payer).
- I have strong people skills and can relate to a wide range of people.
- I have turned two bankrupt businesses around to be very profitable.
- I am passionate and have a genuine interest for issues faced by the people of Tauranga.

How have you personally contributed to the local community over the past ten years?

- Eastern BOP Tarawera Trail Bike Riders Club committee member and working volunteer
- Welcome Bay Estuary Care volunteer
- Welcome Bay Waterfront Predator Eradication volunteer
- Street Machines and Customs club member and fundraiser volunteer
- Have sponsored and supplied goods to numerous events – eg Summercross sponsor
- Assisted with coaching netball and touch rugby school sports teams
- Participated in a boxing tournament to raise money for Life Education Trust (Harold the Giraffe)

Any other comments?

- Council’s current debt is unsustainable (Pre-election report 2019). The current Long Term Plan is unsustainable and needs $100 million extra a year.
- Debt ceiling is $500 million.
- Net debt currently $441 million.
- Total liabilities $616 million.
- Council’s debt arises mainly from funding capital works. Included in these are wishlist capital works that are not essential and can be delayed for now or indefinitely.
- Current council has been on an unsustainable spending spree that will continue if voted back in. Spending needs to be on essential infrastructure and not wish list projects.
- I am not standing to pursue one or two issues or projects. I am standing with the aim of responsible
administration of all Council infrastructure projects, now and in the future.