

# Western Bay of Plenty District Council

## Minutes of Meeting No. OM13 of the Omokoroa Community Board held on 5 June 2018 at the Omokoroa Community Church Hall commencing at 7.00pm

### Present

Members M Grainger (Chairperson), T Sage (Deputy Chairperson), P Presland and D Sage and Councillors M Murray-Benge and J Palmer

### In Attendance

G Allis (Deputy Chief Executive), J Paterson (Transportation Manager) and A Alty (Democracy Advisor)

### Others

18 members of the public and two representatives from the Bay of Plenty Regional Council.

### Public Forum

**Resolved:** Members Grainger / T Sage

*THAT the meeting adjourn for the purpose of holding a public forum.*

### Abbeyfield House Project

David Riley introduced himself and his wife and spoke about the Abbeyfield House organisation, which had been operating in New Zealand for fourteen years. He noted the following:

- The Abbeyfield House Organisation began in London after the second World War where the need for elderly housing had been recognised.
- There are numerous Abbeyfield Housing facilities throughout New Zealand.
- The concept of a housing development providing individual units with shared living facilities similar to a flatting situation for people who are 65 years and older.
- The concept offers warm supportive family-style independent lifestyle for elder residents with communal lounge, dining room, kitchen and laundry facilities, staffed by a housekeeper/cook who prepares two main meals a day.

- Volunteers commit time to the resident members assisting in daily independent self-management and involvement with fellow residents and the wider community.

The concept was run as a not for profit trust organisation involving volunteers in setting up and managing houses where the residents pay their share of costs. Each resident had their own room and each complex had its own housekeeper to look after the house and residents. The houses become focal points of goodwill and friendly contact within the local community. Abbeyfield rents were kept below the amount available from National Superannuation plus the accommodation supplement (which may be available to some applicants). There was no capital contribution required and residents paid a fortnightly rent.

Abbeyfield House was keen to expand and a group of people based in Katikati were currently looking at securing the development of the concept in Katikati. There was a recognised need across the district and Katikati township was seen as an ideal location, with a developing town centre and vibrant community. Securing land and supporters were the first steps that needed to be taken and interested persons were welcome to join the volunteer group at this time.

### **Mangawhai Bridge on the Cycleway Route**

Mr Riley asked when the Mangawhai Bridge link for the Omokoroa Cycleway would be ready. He could see that the Omokoroa cycleway bridge over Mangawhai estuary was almost completed but would not be opened up until later links were developed. He was disappointed that the linkages would take time - he wanted to be able to use the cycleway as soon as possible.

### **Omokoroa Domain - Esplanade Parking Concept**

Janet Barratt spoke to the Board on behalf of residents from The Esplanade voicing concerns relating to proposed future car parking development on the Omokoroa Domain.

The Chairperson advised that no decisions relating to parking and the future vision for the Omokoroa Domain/ Esplanade vicinity had been made at this time. Initial stakeholders had met on 30 May 2018 to gain community input for the future development proposals. From this input, a concept plan would be put together and there would be public consultation open days to get wider feedback on the concept(s) put forward before final sign-off of a plan later in the year.

Ms Barret noted:

- The grass area of the Domain was a dual use area and must be preserved as such.
- Peak parking was at a premium for only about six days of the year during the summer.
- Generally during peak summer cars can park on the grass area without causing any damage to the green space.
- The grassed area should be seen as a temporary car park when required.
- To remove some of green space to develop a car park would destroy the ambiance and character of the whole area.
- Preserving and protecting the greenspace area needed to have the highest priority.
- The barge operation should be moved closer to the slipway and this would free-up car parks.

The Chairperson thanked Ms Barratt for her address and reiterated that at this time no decisions had been made on any future concept plans put forward relating to the Omokoroa Domain and The Esplanade area and there would be the opportunity for members of the community to take part in the public consultation relating to this topic.

A resident also advised concern noting that in the 30 years he had been coming to Omokoroa, the Domain was the heart and essence of Omokoroa. Residents did not take up parking spaces, generally they walked to the Domain and many people used the Omokoroa Domain and surrounding walking tracks on a daily basis. At times the haphazard nature of parking during the peak summer period contributed to the overall feel of the Domain as a family friendly area.

Consideration should be given to moving the barge operation and it was unacceptable that the heavy vehicles using the roadway to the ferry facility would continue through the residential and reserve area. Large trucks and tankers caused damage to the Omokoroa peninsula roadway and these heavy vehicles should be using the Sulphur Point ferry terminal with the Omokoroa barge operating as a car ferry to and from Matakana Island.

### **Underground Power Lines**

A member of the public asked if any of the existing overhead power lines would be put underground.

The Deputy Chief Executive advised that the power companies undertook this work, and it was very expensive to make the change from overhead to underground lines and the cost of maintenance for underground power was prohibitive in many areas. The Deputy Chief Executive advised that he was not aware of any planned underground power cable work to be undertaken in the area at this time.

**Resolved:** Member Grainger / Councillor Murray-Benge

*THAT the meeting be re-convened in formal session at 7.30pm.*

#### **OM13.1 Presentation: Bay of Plenty Regional Council - Planned Bus Routes**

Joe Metcalf, Senior Planner and Melissa Winters Transport Operations Officer from the Bay of Plenty Regional Council Toi Moana will give a presentation to the Board on developments associated with a proposed new bus service for Omokoroa. The Transport Operations Officer outlined the following:

Features of the new bus service proposal:

- Monday to Friday Direct Services to Tauranga CBD
- Monday to Friday Direct Services from Tauranga CBD
- Services to State Highway Two that will connect with buses to Tauranga and to Katikati
- Bus stops at the Omokoroa ferry terminal, Hamurana Road shops, and Fresh Choice supermarket.
- Probable start date for changes projected for 10 December 2018

- New Bus smartcards coming in December.

The Board noted that the timing of the bus services would have to be flexible as buses were also subject to traffic congestion delays particularly when travelling at peak road user times.

A question was asked if/when a Saturday services would be provided to Omokoroa. The ability for teenagers to use public transport to get to and from the city was a priority. Teenagers would readily use a regular and timely service for sport commitments and social interactions. The Transport Operations Officer advised that at this stage a Saturday Service was not planned until 2021.

The bus service pick up and drop off time would need to be co-ordinated with the Matakana ferry service.

The planned bus services would provide an improved service for an aging population in Omokoroa and throughout the district, and provide safe travel on the busy highway. Any service that was provided must be affordable, frequent, convenient and reliable.

Members of the Board and public were asked to contact the Transport Operations Officer at the Bay of Plenty Regional Council if they had any concerns or ideas relating to the new bus services proposals.

**Resolved:** Members Grainger / D Sage

*That the presentation from Joe Metcalf, Senior Planner from Bay of Plenty Regional Council Toi Moana be received.*

OM13.2

### **Minutes of Meeting No. OM12 of the Omokoroa Community Board Held on 24 April 2018**

The Board considered the minutes of OM12 of the Omokoroa Community Board held on 24 April 2018 as circulated with the agenda.

**Resolved:** Member D Sage / Councillor Murray-Benge

*THAT the minutes of meeting no. OM12 of the Omokoroa Community Board held on 24 April 2018 as circulated with the agenda, be confirmed as a true and accurate record.*

OM13.3

### **Chairperson's Report**

The Board considered a report from the Chairperson dated 14 May 2018 as circulated with the agenda.

**OM13.3.1 Domain and Esplanade Area Future Concept**

The Chairperson advised that he had attended the initial stakeholder meeting held on 30 May 2018 with other stakeholders to source input into the development of a concept plan for the Omokoroa and Esplanade area. He reiterated that there would be public consultation open days to get wider feedback on the concept(s) put forward before final sign-off of a plan later in the year.

**OM13.3.2 Omokoroa Road Upgrade**

The Chairperson advised that adverse weather, shortage of construction crews and materials had delayed the completion of the Omokoroa upgrade but completion was now in sight.

**OM13.3.3 Community Installed Access**

The Chairperson advised that there was a privately constructed access way adjacent 34 Harbourview Road crossing road reserve and private land. The access way had steep steps and a rope handhold, was not safe and was not maintained by Council.

The Reserves and Facilities Manager had advised that Council should not consider upgrading the steps and if the Board wished see a safe access to the Domain from the Harbour View Road vicinity, a site-specific design would need to be prepared.

The Board requested that the Reserves and Facilities Manager prepare an options report outlining costs for the construction of new access way steps for the next Board meeting in July 2018.

**OM13.3.4 Community Group Reports****OM13.3.4.1 Omokoroa Community Policy Group**

The Board received the Minutes of the Annual General Meeting of the Omokoroa Community Policing Group held on 6 May 2018, and the Policing Group Chairpersons Report.

**OM13.3.4.2 Omokoroa Sport and Recreation Society**

Board Member Presland advised that fund raising promotions for the Omokoroa Sport and Recreation Society pavilion was continuing. Design work for the pavilion was progressing.

The Board was advised that the following accounts had been received with a request that payment be made under prior approval; to draw on the

allocated funding of \$100,000 (Reference OM9.4.2 25 November 2014) committed towards the cost of architectural plans for the new sports pavilion on the Western Sports Ground.

- Vulcan Fire Engineering (Invoice 0458) ..... 1,380.00
- S C Architects Limited (Invoice 00001920)..... 11,592.00
- S C Architects Limited (Invoice 00001947)..... 14,030.00
- Total .....\$27,002.00

In March 2017, the Board authorised payment of \$7,000 for preliminary architectural designs for the proposed pavilion project.

Councillor Palmer inquired if an application for the lease or variation to the current lease for the proposed building had been initiated.

The Board asked that representatives from the Omokoroa Sports and Recreation Society be invited to attend the next Community Board Meeting on 17 July 2018 to give an update presentation on the progress of the new pavilion project.

#### OM13.3.4.3 **Omokoroa Environmental Manager**

The Board received a copy of the minutes of the Omokoroa Environmental Managers meeting held on 22 May 2018.

#### OM13.3.4.4 **Omokoroa Settlers Hall Committee**

Board member Teresa Sage advised that the Settlers Hall continued to be an extremely busy venue in the community. There were a number of new committee members who were working through a transitional phase relating to bookings and financial management for the hall. The hall was very well used and options for the best use of space for activities and storage of equipment was currently being considered.

#### OM13.3.4.5 **Western Bay of Plenty Safer Communities Forum**

The Chairperson advised that he had attended the meeting of the Western Bay of Plenty Safer Communities Forum on 30 May 2018.

**Resolved:** Members Grainger / T Sage

*THAT the Omokoroa Community Board Chairperson's report dated 14 May 2018 is received.*

**OM13.4 Councillor's Report**

The Board considered a report from the Councillor Murray-Benge dated 23 May 2018 as circulated with the agenda.

**Long Term Plan Update**

Councillor Murray-Benge advised that the overall Long Term Plan consultation had gone well and Council were now in the final phase of formal deliberations before adopting the plan on 28 June 2018.

Councillor Palmer noted that 413 submissions to the Long Term Plan had been received and of the 'Have Your Say' events over 50 people had attended specific events at Omokoroa.

**Poll to Establish Maori Wards in the Western Bay of Plenty District**

Councillor Murray-Benge noted that there had been a voter turnout of 40% of eligible electors in the recent poll to Establish Maori Wards in the Western Bay of Plenty District.

**Representation Review - Community Engagement**

Councillor Murray-Benge advised that Council would be seeking feedback on initial proposals for future representation arrangements in the second half of 2018. She stated that it was very important that people realised the impact that local government had on daily lives and our local communities needed to be aware of and have an understanding of the forthcoming representation review.

**State Highway Two**

Councillor Palmer advised that at this time Council could only advise what was being publicly reported about the Draft Regional Land Transport Plan that would be adopted on 15 June 2018.

The Transport Manager advised that the Government Policy Strategy that would give direction to the New Zealand Transport Agency relating to the national plan for all national state highway works would be announced by the end of August 2018.

**Precious Reserve Management Plan Review**

Councillor Palmer advised that the Precious Reserve Management Plan Review would be presented for adoption to the Policy Committee meeting to be held on 14 June 2018.

**Resolved:** Councillor Murray-Benge / Member T Sage

*THAT the report from Councillor Murray-Benge dated 23 May 2018 be received.*

OM13.5 **Infrastructure Services Report Omokoroa - June 2018**

The Board considered a report from Deputy Chief Executive dated 10 May 2018 as circulated with the agenda.

OM13.5.1 **Omokoroa Road**

The Transport Manager advised that the Omokoroa Road upgrade had been an extremely complicated project that had been hampered by weather delays, shortage of construction crews, roundabout and intersection builds, adjoining developer requests and the construction of multiple underground services with various authority ownerships. The new road pavement was expected to be completed by the end of June 2018.

Work would continue on installing the storm water main connection into the Kaimai Views Special Housing Area, the development of the park and ride facility near Prole Road intersection, construction of a cycleway from State Highway Two to the fire station and installation of an additional sewer main to the wastewater transfer station.

Board members were very much aware of the inconvenience many Omokoroa residents had been subjected to and appreciated the work of staff and contractors in progressing the construction in extremely difficult and trying circumstances.

Bus Stops would be installed along Omokoroa Road, with bus shelters installed after use of the new bus routes and services had been measured.

OM13.5.2 **Omokoroa Sportsground Playground**

Following up concerns noted at the last meeting in regard to the topography of the land for the new playground to be constructed at the Omokoroa Sport Ground the Board would like an assurance that the land slope did not pose a danger to playground users.

It was also noted that the playground concept plan showed amenity planting on the northern boundary of the sports ground and the Aaron development land. The Board would like advice as to what type of plants/trees/shrub were to be undertaken and when the planting would be done.

**Resolved:** Councillors Murray-Benge / Palmer

*THAT the Deputy Chief Executive report dated 10 May 2018 and titled Infrastructure Services Report Omokoroa - June 2018 be received.*

OM13.6 **Financial Report Omokoroa - April 2018**

The Board considered a report from the Management Accountant dated 15 May 2018 as circulated with the agenda.

**Resolved:** Members Grainger / D Sage

*THAT the Management Accountant's report dated 15 May 2018 and titled Financial Report Omokoroa - April 2018 be received.*

OM13.7 **Council, Standing Committee and Community Board Meetings**

The Board considered a schedule of meetings for the months of June and July 2018 as circulated with the agenda.

**Resolved:** Members T Sage / Grainger

*THAT the schedule of meetings for June and July 2018 be received.*

The meeting concluded at 8.51pm.

Confirmed as a true and correct record.

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M Grainger  
Chairperson  
Omokoroa Community Board

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Date

OM13