

MEETING — AGENDA —

Ngā Take

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Western Bay of Plenty
District Council

COUNCIL

Te Kaunihera



Additional/Late Items
C24
Thursday, 7 March 2019

Te Kaunihera a rohe māi i nga Kuri-a-Whareī ki Otamarakau ki te Uru

Open Items

Council No. C24

Additional / Late Items

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Miriam Taris
Chief Executive Officer
Western Bay of Plenty District Council

Western Bay of Plenty District Council

**Minutes of Meeting No. CC15 of the Community Committee
held on 14 February 2019 in the "The Gallery", Te Puna Quarry Park, Tauranga
commencing at 10.00am**

Present

Councillor P Mackay (Chairperson), Councillors G Dally, M Dean, D Marshall, M Murray-Benge, J Palmer, J Scrimgeour, D Thwaites, M Williams and His Worship the Mayor G J Webber

In Attendance

M Taris (Chief Executive Officer), M Dowd (Acting Group Manager Technology, Customer and Community Services), C Lim (Community Team Leader), B Wilson (Community Relationships Advisor), G Ayo (Community Relationships Advisor), M Barns (Community Engagement and Development Coordinator), J Rickard (Senior Policy Analyst), K Elder (Governance Manager), M Parnell (Governance Advisor) and L Nind (Governance Advisor)

Community Boards

M Grainger (Chairperson, Omokoroa Community Board)

Other

Nine members of the public.

Apologies

Apologies for absence were received from Councillors M Lally and K Marsh and an apology for lateness from Councillor J Scrimgeour.

Resolved: Murray-Benge / Mayor Webber

THAT the apologies for absence from Councillors M Lally and K Marsh and the apology for lateness from J Scrimgeour be accepted.

The Chairperson advised that parts of the meeting would be recorded, in accordance with clause 11 Standing Orders, for training purposes.

CC15.1 **Community Team**

The Committee considered a report from the Community Team dated 31 January 2019 as circulated with the agenda.

The Community Team Leader spoke to a PowerPoint presentation and noted the following:

- The annual programme for the year was outlined, which consisted of five Community Committee meetings and one working group meeting (Community Matching Fund) between 14 February – 01 August 2019.
- Applications to the Community Matching Fund would be open from 29 April to 29 May 2019

10.05am Councillor Scrimgeour entered the meeting.

The Community Relationships Advisor spoke to item 2.5 of the report regarding the Natural Environment. He explained that the Bay Conservation Alliance will work with conservation groups and that they now have national recognition.

In response to questions, staff advised as follows:

- The EnviroHub team had a Memorandum of Understanding with Bay Conservation Alliance who worked more with the administrative side of environmental groups.
- EnviroHub had a network that was widely used for distribution of information by a number of groups, including Councils.

Resolved: Marshall / Williams

THAT the report from the Community Team Leader dated 31 January 2019 be received.

CC15.2 **Community Team**

The Community Development Team Leader, spoke to a PowerPoint presentation on the Western Bay of Plenty's Community Plans and noted the following points:

- In the context of local government the definition of a community was explained noting there were three dimensions, perceptual, functional and political.
- Community Plans were at the heart of the community and they were holistic. They compliment other plans and they have potential funding sources.

The Community Relationship Advisor, Mr Ayo, explained that there are seven Community Plans in the Western Bay of Plenty District and that Community Plans need to be led by the people i.e. the community rather than the Council.

The Community Relationship Advisor, Mr Wilson introduced the Community Planning Readiness Toolkit. This involved more than just Council and was Community led and driven, with support from Council staff.

In response to questions, staff advised as follows:

- The Community Planning Readiness Toolkit would be advertised, published on Council's website and sent to all Committees.
- Community Plans were facilitated by various agencies.
- Media announcements would be made regarding Community Plans.
- Town Centre and Community Plans were separate items.
- Other models had been looked at when the Community Planning Readiness Toolkit was developed.

10.13am Councillor Dally entered the meeting

Community Team staff advised as follows:

- A history of the Community Plans in the district was provided and it was noted had all developed in different ways over the years.
- Reviews for Te Puke/Maketu needed to be more Community rather than Council led.
- The Te Puna and Omokoroa Community Plan models were explained.

Resolved: Murray-Benge / Mayor Webber

THAT the presentation from the Community Team on the Western Bay of Plenty Community Plans be received.

10.30am The meeting was adjourned for morning tea.

10.43am The meeting reconvened.

CC15.3 **Omokoroa Community Board and Omokoroa Connectors Group**

The Chairperson introduced the Omokoroa Community Board Chairperson Murray Grainger, who gave an update on the Omokoroa Community Plan Implementation Process.

A brief history of the Omokoroa Connectors Group was provided. Mr Grainger was part of the group who reviewed the 2010 Community Plan. He noted a "disconnect" between drafting and actioning of the Community Plans.

Various points of the Omokoroa Community Plan were discussed, particularly the new playground which is well used by local children. However, there has been anti-social behaviour by the older children in the vicinity of the playground.

Community input regarding commercial areas and waste glass is not collected and recycling in general was an issue in the area.

Concept Plans and Structure Plans were developed, however there were issues with the lack of connecting walkways within urban areas. Fencing had also been identified as an issue.

In response to questions the Omokoroa Community Board Chairperson advised as follows:

- Effort would be put into delivering items which hadn't been completed yet.
- There was a preference for walkways to be constructed over the railway.
- Items which arose during the Domain review were noted, along with implementation agreed.
- Community concerns about the cost of amenities needed to be addressed.
- The Golf Club land was privately owned and Council was working on issues relating to Precious Reserve.
- It had been noted that some fences were breaching the Building Code and the District Plan review would address this issue.

Resolved: Councillor Dean / Palmer

THAT the presentation from the Omokoroa Community Board Chairperson be received.

CC15.4

Te Puna Community Plan

The Chairperson introduced the Te Puna Community Plan Facilitator, Karen Summerhays, who spoke to a PowerPoint presentation on the Te Puna Community Plan and noted the following:

- She was an independent facilitator for the Te Puna Plan and gave an overview and learnings to date on the implementation process.
- Principles of Community Led development and asset-based Community development were outlined.
- A Community led approach to local initiatives was essential and that "the head, the heart and the hands" of the Community were identified to utilise different strengths and skills.
- It was important that the Plans were adaptive and included future-proofing for items that would come up.
- The Plan identified the community and a stronger bond was formed due to a bi-cultural Plan, which told a story about the community.
- The Plan provided a way for community members to know each other and to work on community projects.
- Barriers and gaps were identified .
- The Te Puna Business Network was up and running .

- An all inclusive social sector hui was held and relationships were brokered, including the engagement of an independent facilitator for the Community Plan implementation.
- The Facilitator was pleased with what was achieved in 240 hours over six months for development and 110 hours over nine months for implementation.
- Particular expertise was required to implement community development initiatives.

Resolved: Thwaites / Mayor Webber

THAT the presentation from the Te Puna Community Plan Facilitator be received.

11.34am Meeting was adjourned for a break.

11.39am Meeting reconvened.

CC15.5 **Te Puna Connectors Group**

The Chairperson introduced Te Puna Connectors Group Member, Jo Gravit, who gave a presentation on the Te Puna Community Plan: Environmental Sector update on Pest-free Management Plan.

Ms Gravit introduced Rowena Pearce, from the Te Puna Business Network who is a local business owner of The Cidery in Te Puna.

Ms Pearce outlined some of the challenges involved when establishing the Te Puna Business Network. There were 83 businesses in Te Puna that they were aware of. There is a need to represent all sectors and a steering committee was created to look into these.

Ms Gravit spoke to a tabled document regarding the Pest-Free Management Plan and advised as follows:

- A wide range of people were involved.
- Collaboration was very important.
- The environment wouldn't be well managed without resource from all areas.
- What works in one Community does not work in another.
- Council consultation needs to be accessible to all people.
- One barrier to Community-led development was addressing how people who work during the day could be involved, so evening meetings were undertaken.
- A safe, fast route into the city was a community priority.
- LGNZ had developed a Localism Project.
- Environmental Aspects of the Te Puna Plan were outlined.
- Several organisations were involved including Bay Conservation Alliance and Heritage New Zealand and the question was asked "Is this the right way to get results?"

- Pest-free Te Puna Project. A small working party was created and rat traps distributed, with the aim of providing one trap per five houses.

In response to questions, Ms Pearce and Ms Gravit advised as follows:

- A broker was needed to achieve their goals, however they were not certain that this would work for every Community.
- A stronger, proactive structure for the Te Puna Village Plan was needed.
- Ms Pearce suggested that the consultation process be reviewed and a debrief be held with regards to any gaps in the consultation.
- Page 4 of the Community Plan outlined how the community's goals were achieved.

Resolved: Mayor Webber / Williams

THAT the presentation from the Te Puna Connectors Group regarding the Te Puna Community Plan: Environmental Sector update on pest-free management Plan be received.

12.08pm The meeting was adjourned for lunch

12.45pm The meeting was reconvened

Ms Beth Bowden, Te Puna Heartlands Society, addressed the Committee and noted the following:

- It was important to retain the Te Puna that the Community wanted.
- The Te Puna Community Plan Facilitator, Karen Summerhays was commended for her work, particularly in getting the document through the consultation process.
- Not enough was known about local businesses in the area.
- In terms of environmental and economic life in Te Puna, locals used to live and make their living locally without needing to leave the area.
- There were ongoing concerns about State Highway Two traffic safety and Pirirakau Environment Manager, Te Puna Connectors Group Co-Chair, Julie Shepherd's involvement was commended.
- Items in the Community Plan married up with items in the Long Term Plan.
- Transport infrastructure and connectivity in the area was a large, critical project and would continue to be lobbied for.
- Preservation and enhancement of the wetland at the mouth of the Wairoa River would add to the environmental and community focus in the area. Water, Plants, and birds were important to the community and a source of enjoyment.

Resolved: Williams/Murray-Benge

THAT the presentation from the Te Puna Connectors Group Member be received.

CC15.6 **Te Puna Connectors Group**

The Pirirakau Environment Manager and Te Puna Connectors Group Co-Chair, Julie Shepherd, provided a verbal presentation on the Tahataharoa Wetlands.

Ms Shepherd acknowledged the Community Relationship Advisor, Glenn Ayo, for his helpful work. This was the first generation Plan of its kind and the only one that acknowledged a Hapu Management Plan. The Te Puna Community Plan Facilitator, Karen Summerhays, was credited for her brokering and involvement in the Community Plan. A recommendation was made to keep Ms Summerhays engaged for a longer period of time.

In response to questions, Ms Shepherd advised as follows:

- Simpler planning processes needed to be put in place to assist people who wish to build housing.
- A care group was to be formed.

Resolved: Mayor Webber/Murray-Benge

THAT the presentation from the Te Puna Connectors Group regarding the Tahataharoa Wetlands be received.

The Community Relationships Advisor, Glenn Ayo, provided a summary of the meeting as follows:

- Today we looked at Community Planning. Staff started the observations that if we go back far enough we have the example of earlier Community Plans where we would send out 12-14 staff headed by a Senior Manager. The main reason these staff numbers diminished was our attempts to make these processes more Community led and less Council led
- We also observed that there is currently no funding for Community Plans with the exception of the Community Matching Fund which has no written imperative to approve those applications
- One of the Councillors drew attention to the Katikati Town Centre Plan this morning, which was ultimately responsible for the establishment of Patuki Manawa, the Community Hub. I'd like to point out that the Town Centre Plan was a direct result of the Community Plan
- The Omokoroa model has shown us clearly the need for strong people who are willing to lead these Plans and I refer directly to people like Murray Grainger and worker bees like Karen Loten
- Murray Grainger quite succinctly stated that the disconnect with Community Plans, is in turning the Plans into actions. He also showed us the importance of the Plan in reinforcing Omokoroa's desire for future schools and the representations that Karen Loten has made to the Education Department. Murray Grainger also pointed out that the Plan was one of the primary drivers, (I might add, along with the Long

- Term Plan) to initiate the Domain EsPlanade concept Plan which turned out to be a very valuable piece of work
- Today we have seen the contrast of the Te Puna model and the Omokoroa model
 - A key question for us today, for both staff, and in fact as a Council is, how effective, has been this new Te Puna model of using a paid independent facilitator. We ask that question in particular as we head towards the Annual Plan which considers whether to fund Community Plans directly, or not
 - The Te Puna model has given us a chance to explore a new possibility, of hiring an independent facilitator, a role previously filled by a Council Senior Manager, both for the facilitation and also for the pilot implementation
 - The Te Puna Community Plan Facilitator, Karen Summerhays presented and stated that this stage of the process is about giving the Te Puna Community the opportunity to form groups to carry forward the Plan. Karen Summerhays noted that we were in the "Empowerment" stage of the Te Puna Community Planning and that it was now about empowering and enabling. She reinforced how a Plan should be strength based and enable different individuals to find their place within Community action. Likewise it should enable Non Government Organisations and other government agencies to take action, and one of the examples, was Sport Bay Of Plenty who as a direct result of the Plan are undertaking their first ever "place based" sports and recreation delivery, through a forum. Karen Summerhays also touched on the implementation stage of the Plan as being responsible for the forming of the Te Puna Business Network; Te Puna katoa social sector hui; Te Puna social sector mapping and Pest-free Te Puna
 - A disconnect was observed between Community Plans and Council Planning. Staff acknowledge that there are some staff that pick things up on their own whim, such as the Resource Management Manager, Phillip Martelli and there are some staff who pointedly, do not
 - Rowena Pearce explained how they are very much at the beginning of the process with the business network
 - Te Puna Connectors Group Member, Jo Gravit, also reinforced the need for the Plan to be synchronised with Council Planning processes. Jo underlined the need to get engineers thinking environmentally. She stressed the need for greater collaboration and questioned whether the consultation models are fit for purpose, particularly in relation to inclusive representation. Jo described Karen Summerhays' position as the key to success. Jo also emphasised that each Community is different, and she used the term 'localism' – what works in one Community, will not work in another. Collaboration is key, getting the people in the room, working together towards the same goals
 - It was identified that the Consultation around the commercial area was inadequate
 - Beth Bowden thanked Karen Summerhays for her work and said her position was critical to the success so far of the Plan. Beth reiterated the need for locals to understand what businesses are here in Te Puna

What's not covered:

- Safety on the Minden. Transport infrastructure and connectivity between uPland Te Puna and harbourside Te Puna.
- Preserved wetland area alongside the harbour and the springs – Tahataharoa.
- Long Term Planning issue – green wedge and the ability to “live” in Te Puna. Hidden problem is the housing.
- Julie Shepherd of Pirirakau Hapu, called the Te Puna Community Plan, a first generation Plan particularly because it acknowledges and incorporates a Hapu Management Plan.
- She was yet another Presenter who reiterated that having the Facilitation Broker Karen Summerhays in place, was a critical element and she suggested we keep Karen on for longer to see where this space could grow to.
- No reira.
- We've had a chance to observe a new model.
- There seems to be consensus that a Community Plan is at its best when it is the Community itself that are activated to carry through on driving the actions.
- There is a question about funding for future Plans. How much and through which mechanism?
- There is still conjecture over which model works best, but at the same time we acknowledge that it's a dynamic field working with quite different communities.
- There is also a question around, how the new Representation Structure will support Community Plans.

The Community Team Leader summarised the key points of the meeting and learnings and noted that every community is unique. She expressed the wish that the Community Committee would continue to be a powerful platform for the communities to showcase their achievements.

The Chairperson thanked the staff, Councillors and all those involved in the meeting.

Resolved: Mayor Webber/Murray-Benge

THAT the presentation from the Te Puna Connectors Group Co-Chair be received.

The meeting concluded at 1.18pm.

Western Bay of Plenty District Council

**Minutes of Meeting No. PP18 of the Policy Committee
held on 21 February 2019 in the Council Chamber, Barks Corner, Tauranga,
commencing at 9.30am**

Present

Councillor M Williams (Chairperson), Councillors G Dally, M Dean, M Lally, P Mackay, K Marsh, D Marshall, M Murray-Benge, J Palmer, J Scrimgeour, D Thwaites and His Worship the Mayor G J Webber

In Attendance

M Taris (Chief Executive Officer), G Allis (Deputy Chief Executive), R Davie (Group Manager Policy, Planning and Regulatory Services), E Watton (Policy and Planning Manager), P Martelli (Resource Management Manager), C Steiner (Senior Policy Analyst (Consultant)), R Woodward (Communications Advisor) and M Parnell (Governance Advisor)

Community Boards

M Grainger (Chairperson, Omokoroa Community Board)

Others

J Shepherd (Te Runanga o Pirirakau), as listed in the minutes and nine members of the public.

Apologies

An apology for lateness was received from Councillor Scrimgeour.

Resolved: Mackay / Murray-Benge

THAT the apologies for absence from Councillor Scrimgeour be accepted.

Public Forum

Resolved: Marshall / Thwaites

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

Te Puna Commercial Area

Peter Lochhead from Te Puna Heartlands spoke to the Committee regarding the following:

- He reminded Councillors of the Te Puna Community Plan and that Heartlands was particularly conscious that waterways and soil in the area not be polluted.

9.32am Councillor Lally entered the meeting.

- He asked that Council and the Bay of Plenty Regional Council work together regarding the long term plans for Te Puna.

9.33pm Councillor Scrimgeour entered the meeting.

- Mr Lochhead noted that the area was growing and that more facilities would be required.
- He asked that foul water from the Community Hall be considered in conjunction with wastewater for the Te Puna Commercial Area.

In response to questions, Mr Lochhead advised the following:

- The cost of putting water into Tauranga systems would need to be considered. It was suggested that meeting with all parties involved and collectively coming up with a solution would be beneficial.
- He understand the requirement for Council's to provide a good long term solution for the area but there also needed to be an immediate solution to the current issues as well.

Aaron Collier from Aurecon was in attendance and spoke to a tabled document. He advised he was representing, and introduced, Mr Wayne Roper of Zariba Holdings Limited and Mr Rex McIntyre of Supermac. He made the following points:

- The wastewater issue was qualitative and emotive and the hard facts needed to be looked at regarding options.
- He suggested that pumping at non-peak times be considered as an option.

In response to questions, Mr Collier advised the following:

- The current area could be developed for his client but only partially. Ideally they would need another 1,000 square metres but there were only 300 square metre available.
- Council had not been obstructive but his client had not been able to develop an assembly plant. This building would need 12 staff and so the wastewater requirement would be significant but the client was happy to provide their own wastewater treatment, take solid waste offsite and provide green belts around the building.
- He also advised that any development on the south west corner of the site would be screened.
- It was his understanding that this Council did not distinguish between commercial and industrial land.
- The development costs for land at Te Puna Station Road would be significantly higher than development in the Te Puna Commercial Area.

- It had been difficult to get agreement from private land owners in the area.

Resolved: Mackay / Marshall

THAT the meeting be reconvened in formal session at 10.00am.

PP18.1 **Te Puna Commercial Zone Community Engagement**

The Policy Committee considered a report from the Senior Policy Analyst - Consultant dated 8 February 2019 as circulated with the agenda. She spoke to a powerpoint presentation and advised the following:

- The background of the project and key considerations for Council.
- The outcome of the community engagement and the five key issues raised.

Issue 1: Wastewater

Elected Members made the following comments regarding wastewater disposal for the Te Puna commercial zone:

- Dealing with wastewater was the biggest issue in this area.
- Some Councillors agreed that they did not want the Omokoroa Pipeline to be discounted too quickly.
- Other developments in the area were providing their own wastewater solutions, which may be a short term option for Council.

In response to questions, staff advised the following:

- The Te Puna Business Network had been contacted regarding the community engagement and the Senior Policy Analyst (Consultant) had attended one of their meetings.
- Council staff did not have information regarding which commercial entities in the Te Puna Commercial Area were not conforming to the Bay of Plenty Regional Council's consent requirements and invited Mr Terry Long, Senior Regulatory Project Officer at Bay of Plenty Regional Council who was in attendance at the meeting to answer the question. He advised that there were compliance issues in each of the four corners of the area.
- Regarding the Omokoroa pipeline, Omokoroa was always seen as a growth area and, as this growth was continuing, the pipelines capacity had to be considered.
- Staff could look at the possibility of a temporary treatment plant.

Resolved: Lally / Mayor Webber

THAT the Committee asks staff to investigate issues and options for a community wastewater scheme for Te Puna commercial zone, including issues and options of connecting Te Puna commercial zone to the Omokoroa wastewater pipeline and working with private land owners, and options for strengthening the District Plan rules.

Moved Amendment: Thwaites / Dally

THAT the Committee asks staff to investigate issues and options for a community wastewater scheme for Te Puna industrial zone, including issues and options of connecting Te Puna industrial zone to the Omokoroa wastewater pipeline and working with private land owners, and options for strengthening the District Plan rules.

The amendment was put and lost.

The original motion as follows was put and carried.

Resolved: Lally / Mayor Webber

THAT staff investigate issues and options for a community wastewater scheme for Te Puna commercial zone, including issues and options of connecting Te Puna commercial zone to the Omokoroa wastewater pipeline and working with private land owners, and options for strengthening the District Plan rules.

10.36am The meeting was adjourned for morning tea.

10.50am The meeting was reconvened. Mayor Webber was not present.

Issue 2: Transport

The Senior Policy Analyst (Consultant) spoke to the powerpoint presentation and outlined the feedback received regarding transport in the Te Puna commercial zone.

Elected Members commented that once the Tauranga Northern Link was installed that the road in question would likely not be well used and this would affect safety concerns regarding crossing the road and connectivity of the zone.

Resolved: Williams / Palmer

THAT staff organise discussions with New Zealand Transport Agency and Bay of Plenty Regional Council regarding pedestrian access within and around the commercial zone.

Issue 3: Commercial Zone

The Senior Policy Analyst (Consultant) spoke to the powerpoint presentation and outlined the feedback received regarding growth and future development in the Te Puna commercial zone. She identified on the map provided the areas where potential extension could take place.

The Elected Members expressed concern that if the land area was increased, it would create a precedent for continued expansion, when the public and Community Plan had made it clear that Te Puna residents wished to keep the 'village' amenity to the area.

In response to questions, staff advised that the land in question for potential expansion was largely zoned rural.

Resolved: Mackay / Dean

THAT staff explore options for the potential extensions of the commercial zone on the McIntyre property and of the commercial zone on Paul William's property (and to follow property boundaries).

Councillors Murray-Benge and Thwaites voted against the motion and requested that their votes be recorded.

Issue 4: Amenity

The Senior Policy Analyst (Consultant) spoke to the powerpoint presentation and summarised the feedback received regarding the amenity of the Te Puna commercial zone.

Elected Members made the following comments:

- It was questioned whether it was Council's role to fund promotions of the area.
- There were many opportunities in the area for creating green spaces.

Resolved: Williams / Mackay

THAT the Committee supported the facilitation of community projects to incorporate and promote the village theme and art, heritage and cultural features into the commercial zone, including public open space and requested that staff investigate options for strengthening the District Plan rules.

Issue 5: Bigger Picture

The Senior Policy Analyst (Consultant) spoke to a powerpoint presentation and summarised the feedback received regarding the bigger picture of the Te Puna commercial zone.

In response to questions, staff advised that they had capacity to create a structure plan for the area alongside any Plan Change work.

Resolved: Murray-Benge / Thwaites

THAT the Committee supported the development of a structure plan for the Te Puna commercial zone.

Resolved: Murray-Benge / Thwaites

1. *THAT the Senior Policy Analyst (Consultant) report dated 21 February 2019 and titled Te Puna Village Commercial Zone be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
4. *THAT key stakeholders and the community be advised of the outcomes of the community engagement process and agreed the next steps.*

PP18.2

Policy and Planning Work Programme

The Policy Committee considered a report from the Policy and Planning Manager dated 4 February 2019 as circulated with the agenda. The Policy and Planning Manager explained the following:

- Table one of the report showed work that was already substantively underway and table two showed work that was for progression later in 2019, including work for the current and future Annual Plan and Long Term Plan programmes.
- Staff recommended that work be progressed on any bylaws that were lapsing next year.
- Staff asked for direction regarding any items that had a question mark in the priority field.

In response to questions, staff advised as follows:

- Concept plans were subject to the Resource Management Plan, which allocated funding for new facilities resulting in the need for review and development. Any updates would be brought to this Committee for approval.
- It was clarified that the work programme provided was for strategic policy and planning projects and ran alongside the work plan already approved in meeting number PP17 held on 13 December 2018 for the Plan Change work programme.
- The development of a policy on Urupā would take place within discussions about the Community Strategy.
- Staff were currently waiting on the decision from the Local Government Commission regarding the outcome of this Council's representation review. A resolution would be passed at the time to investigate any implications to the work programme moving forward.
- Once approved, the work programme was still able to be updated.
- The scope of the review of the Halls Policy was yet to be determined and would be discussed as part of the Communities Strategy. This would include the Maramatanga Park Hall. The policy would also

become a Halls and Hubs Policy, incorporating sporting facilities and this would be discussed alongside the Recreation and Leisure Strategy.

- The Short Term Accommodation Policy was a major piece of work.
- The Long Term Plan amendment related to Section 17A of the Long Term Plan. This was nearing the consultation phase and was separate from the proposal.
- The Te Puna commercial zone project had not yet been included because staff were waiting on decisions from this committee meeting. The next step was to move the project forward in the operational space and get a technical engineering perspective.
- Staff did not believe a lot of work needed to be put into the Short-Term Accommodation Policy and recommended waiting for a lead from Central Government on this topic.

11.38am

Mayor Webber entered the meeting.

- Development projects like Rangioru and Paengaroa were managed by the Resource Management Manager. They had been mandated by SmartGrowth and there had been a level of investigation for the western corridor.
- The Tauriko Urban Growth project was working at pace.
- The Senior Building Inspector and a policy staff member had started an investigation regarding earthquake prone buildings. There were not many in the Western Bay of Plenty District Council and so the district had been assigned as low risk and had five years to complete.
- Council was already undertaking many smaller corporate sustainability projects. Elected Members suggested that they wait on a lead from Central Government regarding larger initiatives. Projects included tree plantings and the Pokopoko Stream Reserve and would be further discussed alongside the Environmental Strategy.

Resolved: Murray-Benge / Marshall

1. *THAT the Policy and Planning Manager's report dated 4 February 2019 and titled 2019 Policy and Planning work programme be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. *THAT the projects in section 3 of this report be included in the 2019 Policy and Planning work programme, alongside the Policy and Planning teams ongoing commitments:*
 - *Projects commenced in 2019, as set out in Table 1*
 - *Proposed projects set out in Table 2, to be progressed in the priority order agreed*
4. *That a combined work programme including the strategic Policy and Planning information and the District Plan / Resource Management information be made available to Committee members.*

PP18.3 **Receipt of Policy Committee Information Pack No. PP18**

The Policy Committee considered the Policy Committee Information Pack No. PP18 dated 21 February 2019 as circulated separately with the agenda.

Resolved: Mackay / Williams

THAT the Policy Committee Information Pack No. PP18 dated 21 February 2019 be received and the information noted.

The meeting concluded at 11.53am.

PP18

Western Bay of Plenty District Council

Minutes of Meeting No. OP17 of the Operations and Monitoring Committee held on 28 February 2019 in the Council Chamber, Barks Corner, Tauranga commencing at 9.30am

Present

Councillor D Thwaites (Chairperson), Councillors G Dally, M Dean, M Lally, P Mackay, K Marsh, D Marshall, M Murray-Benge, J Palmer, J Scrimgeour, M Williams and His Worship the Mayor G J Webber

In Attendance

G Allis (Deputy Chief Executive Officer), K Perumal (Group Manager Finance and Technology Services), J Pedersen (Group Manager People and Customer Services), P Watson (Reserves and Facilities Manager), B Williams (Strategic Property Manager), K Hill (Utilities Manager), C Ertel (Asset and Capital Manager), R Sumeran (Development Engineering Manager), (S Harvey Roading Engineer East), C Stevens (Legal Property Officer), N Silver (Legal Property Officer), M Leighton (Senior Policy Analyst), R Woodward (Communications Advisor), M Parnell (Governance Advisor) and A Alty (Democracy Advisor)

Community Boards

M Grainger (Chairperson, Omokoroa Community Board), P Miller (Chairperson, Te Puke Community Board) and A Sole (Chairperson, Waihi Beach Community Board)

Others

Seven Members of the public

Apologies

An apology for lateness was received from Councillor Dally.

Resolved: Mackay / Williams

THAT the apology for lateness from Councillor Dally be accepted.

Public Forum

Resolved: Murray-Benge / Marsh

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

Yeoman Walkway

Barbara Blackburn spoke to her submission to the Operations and Monitoring Committee relating to a proposal to install a 'hard/concrete surface' pathway between Park Road and the Bird Walk area on the Yeoman Walkway and outlined the following concerns:

- Residents had only recently found out about the proposal and yet the status update said that Council staff had been working with the Katikati Trails Development Group for a number of years. Why were residents bordering the walkway not advised of the proposal?
- Residents between Lively Lane Reserve and Francis Drive Esplanade would be the most affected by the construction of a hard surface.
- The majority of the grassed surface of the walkway was very well drained.
- Some areas of the walkway did need drainage work, particularly in the winter but the walkway had never been totally inaccessible.
- Money should be spent on draining areas of the walkway as needed, rather than constructing an expensive hard/concrete surface.
- The steep gravelled incline between Francis Drive and Park Road was slippery and could be widened and a suitable hard surface should be put down on this section only.
- Some of the walkway areas were poorly maintained by Council contractors.
- The grassed walkway was enjoyed by many people, not just cyclists.

In concluding her presentation Ms Blackburn reiterated her disapproval of a concrete walkway/cycleway on the pathway between Park Road and the Bird Walk area on the Yeoman Walkway and stressed that there were other areas that money could be far better spent.

9.35am Councillor Dally joined the meeting

Francis Young spoke to his submission in opposition to concreting a section of the Park Road Reserve walkway/cycleway. He provided a photograph of a concrete section of cycleway placed around Summerset Village – which in his opinion was a 'scar' on the landscape. He noted that:

- The cost of laying concrete was expensive and also disturbed the immediate land/grass area.
- It was not necessary to lay a full path along the walkway.
- Most of the walkway/cycleway was well drained even in the winter.
- In counting users of the area - walkers outnumbered cyclist.
- A hard packed surface or board walk could be an alternative option for the walkway/cycleway where required.

In summary Mr Young asked that a solution that was sympathetic to the surroundings of the walkway/cycleway route in question be talked through in liaison with Council staff, affected property owners and walkers and cycling advocates to reach a viable compromise that was acceptable to all.

The Chairperson advised that a feasibility study was currently being undertaken and the petition and submitters comments would be taken into consideration in any consultation process on the proposed Yeoman Walkway/Cycleway project.

Te Puke Parking Review

Joan Dugmore spoke to the Committee outlining her concerns relating to the Te Puke Parking Review noting the following:

- There were 24 feeder roads into Te Puke from Domain Road to the TEL
- There was extensive housing, industrial, horticultural and agricultural activity along these roads.
- There were eight Kiwifruit pack houses in the Te Puke area.
- It was said that the main Te Puke road was altered to make Te Puke a destination town – vehicle travelling through the town do not stop.
- Council did not listen to people who had lived here for many years
- There were now 5 roundabouts and three pedestrian crossings – all was needed were lights to control the pedestrians who ran out and stopped the traffic.
- Parking spaces were taken away.
- Unnecessary gardens were put in.
- The single traffic lanes had slowed traffic through town.
- A lot of people would not drive across town as it was hard to get through the traffic.
- Council had not provided for the rights of the people of Te Puke.
- The foliage planting was not right for a township and people's vision was impaired.
- Te Puke had lost its economy as people cannot shop in town.
- Emergency vehicles got caught in the traffic build up through town.

In conclusion Mrs Dugmore stated that she would like to see a passing lane through Lawrence Oliver Park to Stock Road, coming out at Collins Lane. Land to Bell and Parton Roads needed to be opened up to give people access.

Bev Button spoke to the Committee outlining that when she became a Community Board member she thought it would be an avenue whereby the Board could help everybody but she had found that the Board was very limited in the things that they could do. Speaking as an individual she noted:

- There had been a lot of talking and many meetings about the road and she recalled that it was said 'this is what is happening and if you don't like it – it would be put back the way it was.'
- We were told that there was plenty of money to do this – now we are told that there is no money.
- People in the town were caught up in the middle and had been misled.
- The town centre was going backwards.

The Chairperson thanked Mrs Dugmore and Mrs Button for their respective presentations to the Committee and advised that reports relating to the Te Puke Town Centre Parking Review and Review of the Te Puke Main Street Project would be addressed under Items OP17.6 and OP17.7 of the meeting agenda.

Resolved: Marshall / Murray-Benge

THAT the meeting be reconvened in formal session.

OP17.1 **Proposed Walkway/Cycleway from Yeoman Walkway to Park Road Reserve**
- Petition
- Status Update 22 January 2019

The Operations and Monitoring Committee considered a report from the Reserves and Facilities Manager dated 31 January 2019.

It was clarified that a feasibility study was currently being undertaken and the petition would be taken into consideration in any consultation process on the proposed Yeoman Walkway/Cycleway project.

Resolved: Webber / Mackay

1. *THAT the Reserves & Facilities Manager's report dated 31 January 2019 and titled Petition –Walkway/Cycleway - Yeoman Walkway to Parkway Reserve be received.*
2. *THAT the petition in Attachment A be received.*
3. *THAT the Committee notes that the Status Update report in Attachment B has been provided to the petition organiser and the Katikati Community Board, the Katikati Advertiser, the Katikati Trails Development Group and is available on Council's website.*
4. *THAT a copy of the petition be taken into consideration in any consultation process on the proposed Yeoman Walkway/Cycleway project.*
5. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*

OP17.2 **Petition Supporting Development of Highfields Pond Katikati**

The Operations and Monitoring Committee considered a report from the Chief Executive Officer dated 18 February 2019 as circulated with the agenda.

Resolved: Mackay / Williams

1. *THAT the Deputy Chief Executive's Report dated 18 February 2019 and titled Petition Supporting Development of Highfields Pond Katikati be received.*
2. *THAT the petition regarding the allocation of funding to raising the water level in the Highfields Pond Katikati be received and be referred to the 2019/20 Annual Plan submission process.*
3. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*

OP17.3

Highfields Pond

The Operations and Monitoring Committee considered a report from the Asset and Capital Manager dated 5 February 2019 as circulated with the agenda.

The Asset and Capital Manager spoke to the report advising that monitoring of the surrounding groundwater had been undertaken to assess any impact of raising the pond water level would have on surrounding properties.

Assurance was given that if the pond level was raised, if any potential problems were apparent, the pond level could be lowered at any time.

Resolved: Mackay / Dean

1. *THAT the Asset & Capital Manager's report dated 5 February 2019 and titled Highfields Pond be received.*
2. *THAT the Committee note the recommendations within the Tonkin and Taylor Report dated 7 November 2018 – Highfields Groundwater Study Attachment A.*
3. *THAT the Committee approve the raising of the Highfields Pond water level to a Reduced Level (RL) of 2.55m for the first stage of the Highfields Pond trial.*
4. *THAT the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy*

OP17.4

Recommendatory Report from Katikati Community Board - Uretara Stream Restoration

The Operations and Monitoring Committee considered a report from the Democracy Advisor dated 18 February 2019 as circulated with the agenda.

Resolved: Williams / Murray-Benge

1. *THAT the Operations and Monitoring Committee approve the recommendation from the Katikati Community Board for funding of \$1,500.00 towards the cost of a Vegetation Management Strategy allocated from the Tauranga Harbour Esplanade Reserves Management Project budget.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*

OP17.5

Maketu Surf Club Car Park Erosion Protection

The Operations and Monitoring Committee considered a report from the Reserves and Facilities Projects and Asset Manager dated 12 February 2019 as circulated with the agenda.

The Reserves and Facilities Manager spoke to the report that sought direction on whether to invest financially into a hearing process.

In discussion the following points were noted:

- The Bay of Plenty Regional Council had agreed to place the Resource Consent Hearing on hold until Council provided direction on whether it wished to proceed with or withdraw the application to repair the Maketu Surf Club Car Park steps.
- Councillors from the eastern end of the Western Bay of Plenty District advised that the consent process had been held up over a long period of time by a small number of local representatives. The situation needed to be resolved and the steps needed to be repaired as soon as possible.
- The surf club car park steps were a community asset and there was a strong feeling within the Maketu community that the steps in their current state were an eyesore and a health and safety and needed to be repaired as soon as possible.

Resolved: Marsh/Scrimgeour

1. *THAT the Reserves and Facilities Projects & Assets Manager report dated 12 February 2019 and titled Maketu Surf Club Car Park Erosion Protection be received.*
2. *THAT regarding the resource consent application for an erosion protection structure at the Maketu Surf Club car-park, Council as the applicant, proceeds to a Regional Council hearing with costs estimated at up to \$50,000 allocated from the Structures Coastal Renewal budget, but should the decision be appealed to the Environment Court that staff will refer this back to Council for direction.*

3. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*

10.25 am The meeting adjourned for morning tea
 10.40 am The meeting reconvened

OP17.6 **Te Puke Town Centre Parking Review**

The Operations and Monitoring Committee considered a report from the Senior Policy Analyst Built Environment and Urban Design dated 13 February 2019 as circulated with the agenda.

The Senior Policy Analyst Built Environment and Urban Design spoke to the report outlining the following:

- In 2016 some shop owners in the Te Puke town centre expressed their concerns about the availability of public car parks in the town centre especially along Jellicoe Street.
- In February 2018, the Operations and Monitoring Committee resolved that the parking situation be monitored throughout 2018 (especially during the kiwifruit season and the period before Christmas) and that the findings be reported back during the first quarter of 2019.

The report outlined the parking supply (on-street and public car park parking) and parking uptake including:

- Methodology – dates and times of surveys undertaken.
- Uptake of carparks – average number of carparks and mobility carparks available.
- Jellicoe Street – vacant carparks between Jocelyn Street and Oxford Street.
- Other Streets within the study area – Jocelyn Street between Queen Street and Jellicoe Street.

The forthcoming Traffic and Parking Review would provide the opportunity for people to think about time restrictions in various parking areas in the town centre and to also think about the placement of mobility parking spaces in the township.

In discussion the following points were noted:

- Some of the traffic island kerbs restricted the ability for larger utility vehicles to back out of parking spaces and easily merge with into traffic and these need to be looked at and altered as required.
- Generally people could park in the main street, but there were other issues in the central business district that retailers needed to also address.
- It was important that people were encouraged to 'come to town' and be encouraged to stay and shop in town.
- There should be parking time restrictions for car parks in Commerce Lane.
- There was no problem with parking in Te Puke

- There was a continuous 'roll-over' of vehicles parking and leaving the town centre
- Te Puke main street had never been safer
- The single lane traffic flows of the main street had created an ambience to the township.

Resolved: Thwaites / Dean

1. *THAT the Senior Policy Analyst Built Environment and Urban Design's report dated 13/02/2019 and titled Te Puke Town Centre Parking Review be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. *THAT it be noted that:*
 - *There are currently 520 public carparks in the Te Puke town centre, compared to 488 public carparks that existed prior to the town centre upgrade project.*
 - *There are sufficient carparks within the Te Puke town centre.*
4. *THAT it be recommended to the Policy Committee that the 10 carparks in Commerce Lane have a P120 parking restriction.*

Moved Amendment: Dally / Scrimgeour

1. *THAT the Senior Policy Analyst Built Environment and Urban Design's report dated 13/02/2019 and titled Te Puke Town Centre Parking Review be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. *THAT it be noted that:*
 - *There are currently 520 public carparks in the Te Puke town centre, compared to 488 public carparks that existed prior to the town centre upgrade project.*
4. *THAT it be recommended to the Policy Committee that the 10 carparks in Commerce Lane have a P120 parking restriction.*

The amendment was put and carried.

The amendment as follows became the SUBSTANTIVE MOTION and was put and carried.

Resolved: Dally / Scrimgeour

1. *THAT the Senior Policy Analyst Built Environment and Urban Design's report dated 13/02/2019 and titled Te Puke Town Centre Parking Review be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. *THAT it be noted that:*
 - *There are currently 520 public carparks in the Te Puke town centre, compared to 488 public carparks that existed prior to the town centre upgrade project.*
4. *THAT it be recommended to the Policy Committee that the 10 carparks in Commerce Lane have a P120 parking restriction.*

OP17.7

Review of Te Puke Main Street Project

The Operations and Monitoring Committee considered a report from the Engineering and Specialist Projects Manager dated 13 February 2019 as circulated with the agenda.

The Deputy Chief Executive Officer outlined a number of issues that had been raised in regard to the Te Puke Main Street upgrade that included the new landscaping and vegetation throughout the main centre, the new Te Puke Main Street Plaza between the Heritage Walkway and the pedestrian crossing and the impact of traffic through Te Puke. Common complaints noted were:

- Complaints about excess growth blocking paths, obscuring vision at roundabout, intersections and pedestrian crossings.
- Low growing plants needed.
- Large flaxes and grasses were not the right plants.
- Plants were put in and then not maintained – the entrances to the town often looked untidy.

There was unanimous agreement that some of the flax plantings were wrong type of planting and these should be removed as soon as possible.

There had also been some positive feedback about some of the plantings, noting that as they matured the overall effect would improve.

There had been no specific (positive or negative) feedback about the plaza area and the area does not seem to have been utilised for public events.

It was considered that the traffic flows in Te Puke were reasonable, with limited congestion and delays for short periods.

Resolved: Webber / Dally

1. *THAT the Engineering and Special Projects Manager's report dated 13 February 2019 and titled "Review of Te Puke Main Street Project" be received.*
2. *THAT the report relates to issues that is considered to be of low significance in term of Council's Significance and Engagement Policy.*
3. *THAT the committee notes that there will be replacement of vegetation at intersections to increase visibility for motorists and pedestrians and that staff review the roadside planting with appropriate experts.*
4. *THAT the Committee notes the traffic data for Te Puke Highway, that there is only minor congestion within Te Puke and requests an update on traffic volumes and associated issues in the first quarter of 2020 to ensure traffic counts undertaken during the kiwifruit season were included in the analysis.*

It was noted that the report had not been referred to the Te Puke Community Board. It was important the Board, in consultation with retail/business interest groups such as EPIC Te Puke and Te Puke EDGE be given the opportunity to make comments back to Council.

Further Resolved: Thwaites/ Mackay

THAT the report be referred to the Te Puke Community Board for comment and then further consideration by the Operations and Monitoring Committee at a future meeting.

OP17.8

Street Light LED Upgrade

The Operations and Monitoring Committee considered a report from the Roading Engineer dated 8 February 2019 as circulated with the agenda.

The Roading Engineer East gave a demonstration of 3000k luminaire LED lighting and spoke to the report. He advised that:

- Council had budgeted \$3.1 million for the replacement project at an 85% subsidy for the installation of LED luminaires over the next two years.
- The total cost was dependant on Luminaire supply, installation upgrading required to cross arm poles due to additional weight of fittings and the number of poles that may need replacing.
- The work would be undertaken in two phases:
 - The urban network – under a standard replacement approach

- The rural network – under a lighting assessment and design as required for each location

Resolved: Mackay / Williams

1. *THAT the Roding Engineer's (East) report dated 8 February 2019 titled Street Light LED Upgrade be received.*
2. *THAT the Operations and Monitoring Committee approve the utilisation of a 3000K luminaire LED for the installation within the District as replacement for the existing HPS (High Pressure Sodium Lights).*
3. *THAT a variation to the WestLink One Network Maintenance Contract for the supply and installation of the LED replacement street lights be approved and that the Deputy CEO be authorised to negotiate the details.*
4. *THAT the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.*

OP17.9

Omokoroa Road Urbanisation Project (Western Avenue to Tralee Street Intersection)

The Operations and Monitoring Committee considered a report from the Engineering and Specialist Projects Manager dated 13 February 2019 as circulated with the agenda.

OP17.9.1

Power Pole Relocation/Undergrounding

The Deputy Chief Executive officer advised the Committee that there was no budget provision for the undergrounding of high voltage power lines in the Omokoroa Structure Plan and the Long Term Plan. While the relocation of power poles to allow the road widening had been included in the project cost, for safety reasons, amenity value and maintenance cost savings, it was suggested that the overhead power lines be undergrounded. The cost difference between power undergrounding and relocation of poles was in the order of \$550,000.00.

The following points were raised in regard to this item:

- The Omokoroa Community Board was not aware that there would an extra costs involved for undergrounding the power.
- Design/Plans would need to be re-done and advised to the Board.
- Council does not have a policy to underground power.
- If this was a higher level of service for Omokoroa – then Omokoroa should pay.

Resolved: Webber/ Mackay

1. *THAT the Engineering and Special Projects Manager's report dated 15 February 2019 and titled "Omokoroa Road Urbanisation Project (Western Avenue to Tralee Street)" be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. *THAT the undergrounding of the overhead power lines on Omokoroa Road between Western Avenue and Tralee Street not be included in the project but only the cost of the relocation of the power lines be included in the project cost.*

OP17.9.2

Vegetation on Omokoroa Urbanisation Project

The Deputy Chief Executive Officer advised that a high level of landscaping and plantings had been included in the Omokoroa Urbanisation project to enhance the amenity and natural beauty of Omokoroa. The Omokoroa community had expressed a strong view for specimen avenue trees and screen planting on the Omokoroa Urbanisation Project. The cost of planting was \$720,000 compared to a lower level of landscaping and planting estimates at \$120,000. Both options included specimen trees.

In discussion the following points were noted:

- The vegetation planted on the earlier developed part of Omokoroa Road should be continued.
- Saturation planting was not favoured as there was still a lot of new subdivision work.

Councillor Dean advised that in his opinion five of the plant species in the report should not be used as landscaping plants along Omokoroa Road.

Resolved: Dean / Williams

THAT the vegetation on the Omokoroa Urbanisation Project include grass and specimen trees (with a similar look and feel to the current planted species) on the level surfaces and grass and lower level landscape planting on the banks at an estimated cost of \$120k and an annual maintenance cost \$20k.

OP17.9.3

Tralee Street/ Omokoroa Road Roundabout inclusion in Omokoroa Road Urbanisation Project

The Deputy Chief Executive Officer advised that the Tralee Street roundabout and its approaches were not included in the current LTP 2018 – 2028. Due to the intensity of the commercial and residential development and the high use of the Tralee Street intersection, it was recommended to include the upgrade of the Tralee Street roundabout in the Omokoroa Urbanisation Project. There were cost benefits and less

disruption to the community if both projects were constructed at the same time.

Resolved: Thwaites / Mackay

THAT the Tralee Street/Omokoroa Road roundabout reconstruction be included in the Omokoroa Road Urbanisation Project subject to NZTA subsidy being approved for the project.

1.25 pm Councillor Murray-Benge re-joined the meeting

OP17.10 **Sale of Land - Housing Affordability Forum**

The Operations and Monitoring Committee considered a report from the Strategic Property Manager dated 12 February 2019 as circulated with the agenda.

Strategic Property Manager spoke to the report regarding the sale price of Council land set aside for the Housing Affordability Forum pilot project. The Committee was presented with two options to consider being:

- Council may forgo a full market return for the land in question and choose to sell the land to HAF for \$750,000. This option would fit with Council's Housing Action Plan in order to provide affordable housing but would discount the land value.
- Council may choose to reaffirm its desire to charge a market related sale price in accordance with the HAF agreement. This would enable certainty on land cost and allow decisions on the viability of the project.

The Committee was reminded that if the pilot project did not proceed Council could consider options for negotiating a suitable development that complied with Council's Housing Action Plan, or choose to go back to the market to assess the market appetite for projects of this nature.

Members stressed that it was important for Council to develop affordable housing on a designated block within the Omokoroa Special Housing Area.

Resolved: Mackay / Marsh

1. *THAT the Strategic Property Manager's report dated 12 February 2019 and titled Sale of Land - Housing Affordability Forum be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. *THAT it be recommended to Council that land within the Special Housing Area, designated for use by the Housing Affordability Forum, be offered for sale to the approved developer for \$1,100,000*

generally on the following conditions:

- *Price fixed until 31 March 2020*
- *Development plan, funding and ownership structure to be approved by Council by 1 November 2019*
- *Subdivision consent (if required) to be approved by 31 March 2020*
- *Building consent to be lodged by 30 June 2020*
- *Payment for land 30 June 2020*
- *All development investment at purchasers' risk*
- *Buy back clause at cost if building does not proceed.*

AND

4. *THAT staff meet with the Housing Affordability Forum to discuss the developer options, funding and ownership structures and seek to reach agreement on an approach that meets the complimentary objectives of both the pilot project and Council's Housing Action Plan.*

Councillor Dally voted against motion.

12.20 pm
12.45 pm

The meeting adjourned for lunch
The meeting reconvened in formal session

OP17.11

Infrastructure Services Report - February 2019

The Operations and Monitoring Committee considered a report from the Deputy Chief Executive dated 12 February 2019 as circulated with the agenda.

The Deputy Chief Executive Officer, Utilities Manager, Strategic Property Manager, Reserves and Facilities Manager, provided updates on the following projects and issues:

Bethlehem Road Manhole Remedial Works Contract
Te Puke Water Leak
Storm Event Pio Shores
Ongare Point
Makahae Marae
Water Conservation Signs
Replacement Water Tanks Corner Youngston and Whakamara Roads
Water Consumption Graphs 29 October 2018 to 26 February 2019
Eastern Comprehensive Stormwater Consent
SH2 Safety Improvements Impact on Water
Paengaroa – Okere Cycle Trail
Omokoroa – Tauranga Cycleway

- Wairoa Bridge – Clip-on Cycleway
- Design, Costings, Funding, Work Programme, Location Plan
- Pats Lane Cycleway
- Plummers Point to Lynley Park Bridge
- Te Puke Animal Shelter
- Omokoroa Library & Sports Pavilion
- Omokoroa Stormwater Pond
- Cycleway Western Avenue to Kayelene Place
- Te Puke Highway Culvert

OP17.11.1 **Kiwi Camp Facility**

The Reserves and Facilities Manager gave an update relating to the Kiwicamp facility noting the following:

- There had been opposition from the community in regard to the siting of the facility at the Waihi Beach Community Centre
- A public meeting had been held and was attended by 50 – 60 people
- Protest signs had been erected
- Waihi Beach Residents and Ratepayers had proposed a different carpark site to re-locate the facility.

It was asked that given that a trial could not be held at Te Puke for the facility and it would be sensible to use the unit - could it be used as a demonstration model for kiwifruit operators to see first-hand how the facility worked? It was explained that while the facility was transportable and sat on piles – it would not be cost effective to move the unit and hold a trial at Te Puke at this time and the proposed site may require consents and services.

The general consensus was that another location at Waihi Beach would be more appropriate and consultation with the community should be undertaken. While a formal decision of the Committee was not required at this time, the Deputy Chief Executive Officer advised that on listening to the concerns raised, the facility would be put into storage and consultation with the community be undertaken to decide where the facility should be located for the next summer season which was supported by the Committee.

OP17.11.2 **Sapphire Springs Geotechnical Investigation Funding**

The Reserves and Facilities Officer spoke to a presentation relating to a geotechnical investigation of land at the Sapphire Springs Reserve for a future cemetery/urupa. As part of due diligence, a geotechnical investigation of the land was required to ensure the site had the physical attributes for a cemetery/urupa.

The Committee was advised that a late report would be put to the next Council meeting to be held on 7 March 2019, seeking approval of allocated funds for the Sapphire Springs Reserve Geotechnical Investigation.

Resolved: Webber / Mackay

1. *THAT the Deputy Chief Executive's Report dated 12 February 2019 and titled Infrastructure Services Report February 2019 be received.*
1. *THAT the Open Section of the Operations & Monitoring Committee Information Pack No. OP17 dated 28 February 2019 be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*

Local Government Official Information and Meetings Act

Exclusion of the Public

Schedule 2A

Resolved: Thwaites / Williams

THAT the public be excluded from the following part of this meeting namely:

- *Information Pack*
- *Maketu Wastewater Legal & Process for Non Connected Properties*
- *Kayelene Place Land Exchange*
- *Infrastructure Services Briefing – February 2019*

The general subject to each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

| <i>General subject of each matter to be considered</i> | <i>Reason for passing this resolution in relation to each matter</i> | <i>Ground(s) under Section 48(1) for the passing of this resolution</i> |
|--|---|--|
| <i>Information Pack (In Confidence) - Minute Action Sheets Completed – February 2019 - Minute Action Sheets Not Complete or Under Action – February 2019</i> | <i>THAT the public conduct of the relevant part of the proceedings of the meeting would likely result in the disclosure of information for which good reason for withholding would exist.</i> | <i>To enable the Council to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</i> |

| General subject of each matter to be considered | Reason for passing this resolution in relation to each matter | Ground(s) under Section 48(1) for the passing of this resolution |
|--|---|---|
| <i>Maketu Outstanding Wastewater Connections (In Confidence)</i> | <i>THAT the public conduct of the relevant part of the proceedings of the meeting would likely result in the disclosure of information for which good reason for withholding would exist.</i> | <i>To enable the Council to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). To avoid prejudice to measures protecting the health or safety of members of the public. Protect the privacy of natural persons, including that of deceased natural persons.</i> |
| <i>Land Exchange – 75 Kayelene Place (In Confidence)</i> | <i>THAT the public conduct of the relevant part of the proceedings of the meeting would likely result in the disclosure of information for which good reason for withholding would exist.</i> | <i>To enable the Council to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</i> |
| <i>Infrastructure Services Report – February 2019 (In Confidence) - Property Negotiations - Contract and Project Updates</i> | <i>THAT the public conduct of the relevant part of the proceedings of the meeting would likely result in the disclosure of information for which good reason for withholding would exist.</i> | <i>To enable the Council to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</i> |

Western Bay of Plenty District Council

**Minutes of Meeting No.RUR12 of the Rural Committee
held on 28 February 2019 in the Council Chamber, Barks Corner, Tauranga
commencing at 3.00pm**

Present

Councillors K Marsh (Chairperson), G Dally, M Dean, M Lally, P Mackay, D Marshall, M Murray-Benge, J Palmer, J Scrimgeour, D Thwaites and M Williams

In Attendance

G Allis (Deputy Chief Executive), S Stewart (Policy Analyst), K Elder (Governance Manager), L Nind (Governance Advisor) and M Parnell (Governance Advisor)

Resolved: Williams / Scrimgeour

THAT the meeting be adjourned at 3.04pm to allow for the completion of the Operations and Monitoring Committee.

The meeting was reconvened at 3.28pm.

Apologies

An apology for absence was received from Mayor Webber and an apology for lateness was received from Councillor Murray-Benge.

Resolved: Mackay / Scrimgeour

THAT the apology for absence from Mayor Webber and the apology for lateness from Councillor Murray-Benge be accepted.

RUR12.1 **Rural Committee 2019 Programme**

The Committee considered a report from the Deputy Chief Executive dated 18 February 2019. The Deputy Chief Executive advised the following:

- The purpose of the meeting was to discuss what the Committee wanted to achieve in the Rural Committee meeting on 14 May 2019.

- The May meeting would have both a social and business focus.
- Feedback relating to previous Rural Committee meetings and Council's role would be provided.

3.29pm

Councillor Murray-Benge entered the meeting.

- Conversations about regional transport were taking place at the Urban Form and Transport Initiative (UFTI).
- All those who had presented to the Rural Committee in the past would be invited to the May Committee meeting.
- The meeting could include items like an update from the Policy and Planning team about seasonal worker accommodation.
- The impact of the Rangiora Business Park and developments in the east of the District would need to be considered.

Elected Members made the following comments:

- New Zealand Transport Agency, New Zealand Rail and local Members of Parliament should also be invited to the May meeting.
- Success stories of the Tauranga Eastern Link could be used to promote the need for the Tauranga Northern Link.
- Councillors travelling from the eastern end of the district experienced traffic issues and congestion driving to Tauranga and were concerned about how this would affect the kiwifruit season this year.
- The May meeting should be held in the morning or over lunch. Staff advised they would consult the Parliamentary sitting schedule.
- Planning rules needed to be changed to allow for orchardists and farmers to provide onsite accommodation for their workers.

In response to questions, staff advised the following:

- The UFTI Group discussed transportation, land use and industry shift and the impacts of these on the area.
- Part of Council's role was to advocate for change for the benefit of the district.
- Tauranga City Council and Bay of Plenty Regional Council had been briefed on the Rural Committee findings through SmartGrowth.

Resolved: Murray-Benge /Marshall

1. *THAT the report from Deputy Chief Executive's report dated 18 February 2019 and titled Rural Committee 2019 Programme be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*

The meeting concluded at 3.55pm.

RUR12

Western Bay of Plenty District Council

**Minutes of Meeting No. RH16 of the Regulatory Hearings
Committee held on 27 February 2019 in the Council Chamber
commencing at 9.30am**

Present

Mayor G Webber (Chairperson), Councillors M Dean, P Mackay, D Marshall, M Murray-Benge, J Scrimgeour, and M Williams

In Attendance

C Watt (Environmental Consents Manager) and M Parnell (Governance Advisor)

RH16.1 **Appointment of Independent Hearings Commissioners - February 2019**

The Regulatory Hearings Committee considered a report from the Environmental Consents Manager dated 13 February 2019. The Environmental Consents Manager advised as follows:

- For Application No. RC11154S by Group 7 Limited at Pukehina Beach Road, Pukehina there were no cultural issues under contention and the Applicant had suggested two commissioners instead of the original three requested factoring in the cost to the Applicant.
- For Application No. RC11120S at 394 Te Puke Quarry Road, a submission had been received late. Council's legal adviser's had recommended the submission be considered.

In response to questions, staff confirmed that the Commissioners recommended to each matter had been contacted to confirm their availability for the proposed dates.

Resolved: Williams / Scrimgeour

1. *THAT the Environmental Consent Manager's report dated 13 February 2019 and titled "Appointment of Independent Hearings Commissioners - February 2019" be received.*
2. *THAT the report relates to issues that are considered to be of low significance in terms of Council's Significance and Engagement Policy.*

3. *THAT the Regulatory Hearings Committee appoints the following Independent Hearings Commissioners as a panel to consider and determine the resource (subdivision) consent RC11154S by Group 7 Limited at Pukehina Beach Road, Pukehina:*

*Commissioner Alan Withy (Chairperson)
Commissioner Richard Bax*

Resolved: Mackay / Murray-Benge

4. *THAT the Regulatory Hearings Committee appoints the following Independent Hearings Commissioner as Chairperson with a panel of Regulatory Hearings Committee members to consider and determine the resource (Land Use) consent RC11138L at 87 Old Highway, Pahoia:*

*Commissioner William Wasley (Chairperson)
Councillors sitting as Regulatory Hearings Committee*

Resolved: Marshall / Dean

5. *THAT the Regulatory Hearings Committee appoints the following Independent Hearings Commissioner as Chairperson with a panel of Regulatory Hearings Committee members to consider and determine the resource (Land Use) consent RC11185L at 197 Reid Road, Papamoa.*

*Commissioner Russell De Luca (Chairperson)
Councillors sitting as Regulatory Hearings Committee*

Resolved: Scrimgeour / Mackay

6. *THAT the Regulatory Hearings Committee appoints the following Independent Hearings Commissioner as Chairperson with a panel of Regulatory Hearings Committee members to consider and determine the resource (subdivision) consent RC11120S at 394 Te Puke Quarry Road:*

*Commissioner Russell De Luca (Chairperson)
Councillors sitting as Regulatory Hearings Committee*

Mike Williams noted a conflict on interest in this matter and advised he would not be available for the panel for this.

The meeting concluded at 9.36am.

RH16

Western Bay of Plenty District Council

**Minutes of Meeting No. PF8 of the Tauranga Moana / Te Arawa
Ki Takutai Partnership Forum held on 19 February 2019
in the Council Chamber, Barks Corner
commencing 10.00am**

Present

Iwi Representatives

Anthony Wihapi (Ngati Moko) (Co-Chairperson), Reon Tuanau (Ngai Te Rangi) (Co-Chairperson), Te Awa Anderson (Ngati Whakahemo - Alternate), Carlton Bidois (Ngati Ranginui), Raiha Biel (Tapuika Iwi Authority), Tiki Bluegum (Ngai Tamawhariua), Matire Duncan (Ngā Potiki), Maria Horne (Ngati Whakaue), Roland Kingi (Ngati Pikiāo), Nessie Kuka (Ngai Tuwhiwhia), Bob Leef (Ngati Taka), Buddy Mikaere (Ngati Pukenga), Riki Nelson (Ngati Te Wai), Hemi Paki (Ngati Tauaiti), Julie Shepherd (Te Runanga o Pirirakau), Kevin Tohiariki (Te Whanau o Tauwhao) and Tania Turner (Ngati Whakahemo)

Councillors

Mayor G J Webber (Deputy Chairperson), G Dally, M Dean, M Lally, P Mackay, D Marshall, M Murray-Benge, J Palmer and M Williams

In Attendance

P Tapsell (Workforce Development and Cultural Advisor), C Nepia (Māori Relationships and Engagement Advisor), K Hill (Utilities Manager), C Ertel (Asset and Capital Manager), E Watton (Policy and Planning Manager), M Leighton (Senior Policy Analyst) and M Parnell (Governance Advisor)

Others

Two members of the public and as mentioned in the minutes.

Apologies

Apologies for absence were received from Councillor Scrimgeour and Members Elva Conroy (Ngati Tuheke) and Manu Wihapi (Tuhourangi) and an apology for lateness from Buddy Mikaere (Ngati Pukenga).

Resolved: Mr Tuanau / Mr Kingi

THAT the apologies for absence from Councillor Scrimgeour and members Elva Conroy and Manu Wihapi and for lateness from Buddy Mikaere be accepted.

The meeting opened with a karakia from Mr Tuanau and a mihi from Mayor Webber.

PF8.1 Minutes of Meeting No. PF7 of the Tauranga Moana / Te Arawa Ki Takutai Partnership Forum Held on 20 December 2018

The Tauranga Moana / Te Arawa Ki Takutai Partnership Forum considered the minutes of meeting no. PF7 of the Tauranga Moana / Te Arawa Ki Takutai Partnership Forum held on 20 December 2019 as circulated with the agenda.

Mr Bob Leef raised issues regarding Tahataharoa and was advised that this Forum was not the correct place to raise these issues.

Resolved: Mayor Webber / Ms Duncan

THAT the minutes of the Tauranga Moana / Te Arawa Ki Takutai Partnership Forum meeting PF7 held on 20 December 2019 be confirmed as a true and correct record.

PF8.2 Infrastructure Update

The Partnership Forum received a verbal update from the Infrastructure staff regarding Te Puke and Katikati Wastewater Treatment Plan Discharge consent renewal and the Eastern Stormwater Catchment Management Plan.

The Utilities Manager spoke to a tabled powerpoint presentation and advised the following regarding the Te Ohu Waiora - Katikati Wastewater Discharge Alternatives:

- Who the members of the reference group were and that they had last met in January 2019.
- The group had been set up to look at alternatives to disposing of wastewater into local water ways.
- The group assessed cultural values, community needs, health and wellbeing of water bodies and economic viability for the community.
- Cost was not a driver in the assessment of alternatives at this stage.
- A continuum of beneficial reuse was discussed.
- The group would like assistance in ring-fencing areas that were culturally significant to Māori so they could be discounted as options for disposal of wastewater to land.
- The Utilities Manager had learned much from the process they were engaged in and had found much respect between parties.
- Concerns were raised about the land based solution and the water table being contaminated with treated water.

Members of the Forum made the following comments:

- Staff were commended for their work in this area and the process followed to date.
- Members of the reference group commented that they had been happy with the outcomes and that they were happy for a land based solution from a cultural perspective. There was also a greater understanding of the issues from a cultural perspective.

In response to questions, staff confirmed the following:

- Resource consents from the Regional Council had been tightened regarding bacteria in the water. Discharge at the moment was not drinking quality but well within the guidelines of the resource consent.
- The plant treating water would continue to be upgraded so the quality of water would always be improving.

10.32am

Mr Bidois entered the meeting.

- Cultural impact studies would be completed regarding alternate solutions for Katikati.

The Utilities Manager spoke to a tabled powerpoint presentation and advised the following regarding Te Puke Wastewater Discharge Alternatives:

- The reference group in Te Puke had started six months after the group in Katikati.
- The main issue for the Te Puke group was discharge into the Waiari stream.
- Who the members of the reference group in Te Puke were and that they had last met in February 2019.
- 63 sites had initially been identified as potential wetland areas.
- Treatment of waste water occurred on the top level of the soil so land that was largely clay was not suitable for this purpose.
- Council would prefer to use its own land to dispose of waste water but was not opposed to working in long term partnership with private land owners.

Members of the Forum made the following comments:

- It needed to be considered that there were limitations on being able to export fruit that had been watered with treated water.
- Central Government was driving a standard for waste water that could be upheld by environmental protection groups.

In response to questions, staff advised the following:

- There were complications associated with Rangiuru Industrial Park being required to deal with their own waste but this option was being explored.
- The role of the reference groups was to explore all possible options and comprehensively report back to Council.
- It was clarified that although staff formed part of the reference groups, they were not voting members and that the final decision regarding these alternatives would be made by Council.

- While cost of alternatives was not being considered at this stage, it would be included in all decision making documents. The reference groups were currently focused on finding the best outcomes for communities and not just the most affordable.

10.55am Mr Mikaere entered the meeting.

- The reference groups were looking at solutions for bio-liquids not bio-solids.

10.59am Ms Shepherd left the meeting

- The Te Puke Wastewater Treatment Plant had won an award.
- Existing alternative options in Tauranga were not being considered.
- A resource consent had been applied for to keep the Te Puke Wastewater Treatment Plant operational as the consent would lapse in six months. This was a process driven application and did not mean that alternatives presented by the reference group would not be seriously considered.

11.04am Ms Shepherd entered the meeting.

- The Te Puke Alternative Wastewater reference group had been established in 2015 and had endeavoured to engage with as many parties as possible regarding the topic.
- There was no pre-treating of wastewater at homes. Bio-solids were removed and the grey water pumped away.
- The group could look at geothermal options in the area.
- Staff would check to see if there were any geothermal options in the area.

The Asset and Capital Manager gave an update on the Eastern Stormwater Catchment Management Plan. She spoke to a tabled powerpoint presentation and advised the following:

- The background and purpose of the Catchment Management Plan were explained.
- A summary of the feedback received was provided.
- Public notification was expected around August 2019 with submissions closing in November 2019.

Members of the Forum commented that a cultural monitoring plan that all hapū and iwi could feed into would be more economically viable than each individual hapū or iwi monitoring each point.

In response to questions, staff advised at industrially zoned properties would be required to apply for consent for their own stormwater.

Resolved: Ms Duncan / Ms Horne

THAT the verbal update from the Infrastructure staff be received.

11.25am The meeting adjourned for morning tea.

11.43am The meeting reconvened.

Public Forum

Resolved: Ms Kuka / Ms Turner

THAT the meeting be adjourned for the purpose of holding a public forum.

Mr Lance Waka of Ngati Ruahine introduced himself to the Tauranga Moana / Te Arawa ki Takutai Partnership Forum and explained his concerns about water quality in the Western Bay of Plenty District Council area.

Staff advised that Ngati Ruahine had not taken the opportunity to take a seat in this forum and explained to Mr Waka how the iwi might go about doing this.

Resolved: Mayor Webber / Mr Tuanau

THAT the meeting be re-convened in formal session at 11.54am.

PF8.3

Te Ara Mua Nga Kaihoe (Work Programme) Update

The Partnership Forum considered a report from the Māori Relationships and Engagement Advisor dated 4 February 2019 as circulated with the agenda. The report was taken as read, and the Māori Relationships and Engagement Advisor spoke to a tabled powerpoint presentation and advised the following:

- The actions that had been completed through Te Ara Mua were outlined.
- Staff were looking for direction as to when Te Ara Mua should be reviewed next.
- It was noted that the budget for many of the Te Ara Mua actions had been increased in the 2018-28 Long Term Plan, which was specifically allocated to support papakainga, the healthy whare programme and care of Marae in the district.
- The Marae Toolkit would be continually reviewed to make sure it was relevant and useful.

Members of the Forum made the following comments:

- There had been a previous joint effort by Tauranga City Council, Western Bay of Plenty District Council and Bay of Plenty Regional Council to map sites of significance for iwi and hapū in the region but there had been difficulties keeping this information confidential when ratepayers would make Official Information Requests questioning the significance of sites.
- It was important the cultural heritage was preserved. Proactivity was required regarding the District Plan.

- There was a discussion about the size of designated sites of significance and whether a ridgeline could be considered one site.

12.14pm Mr Bluegum left the meeting.

12.16pm Mr Bluegum entered the meeting.

- It was suggested that rather than mapping the exact locations of sites of significance, that some areas be designated "hot spots" for cultural significance.

12.20pm Mr Mikaere left the meeting.

In response to questions, staff advised the following:

- The Partnership Engagement Agreement approved at the previous meeting related to operational matters and Mana Whakahono was a central government tool particularly regarding the Resource Management Act.
- The Māori language app was being designed by Kiwa Digital. They had also developed similar apps for the Waikato Regional Council and a Council in the South Island, providing a good template to work from. The app would be tailored to the needs of this Council and there would be opportunity for the Forum to give feedback regarding the app.
- A Rangitahi forum was best progressed by iwi and hapū.
- A candidate had been selected for the TUIA Programme. Her name was Te Manaws Tumoana from Te Arawa and she was the first female candidate we have had participate in the TUIA programme. She would receive mentoring from the Mayor and insight into the workings of Local Government.
- There was some funding available to help iwi and hapū map sites of significance.
- Sites of significance should be registered with Heritage New Zealand.
- Council's Resource Management Manager would be best suited to provide more detailed advice about the cultural heritage protections within the District Plan and how these can be strengthened, particularly in light of upcoming work to review the District Plan.
- The Western Bay of Plenty District Council had committed to sending two people per annum to the Making Good Decisions Course.

12.26pm Councillor Murray-Benge left the meeting.

Resolved: Mr Bidois / Councillor Williams

THAT Nessie Kuka and Julie Shepherd be enrolled in the Making Good Decisions Course for 2019.

12.27pm Mayor Webber left the meeting.

In response to questions, staff advised the following:

- Work is being carried out to assess the suitability of the Hot Springs Road site that had been identified as a potential Urupā site for Ngai

Tamawhariua. This work had only just been commissioned, Council will keep Ngai Tamawhariua up to date as the work progresses.

12.29pm Ms Duncan left the meeting.

- A workshop regarding the sites of significance could be organised for the Partnership Forum.

12.32pm Ms Duncan entered the meeting.

- In a discussion regarding the review of Te Ara Mua, it was agreed that it was a living document and needed to be reviewed as soon as possible.

Resolved: Ms Turner / Mr Bluegum

THAT the Māori Relationships and Engagement Advisor's report dated 31 January 2019 titled "Te Ara Mua Ngā Kaihoe (Work Programme) Update" be received

Resolved: Mr Tohiariki / Mr Kingi

THAT a review of Te Ara Mua be initiated prior to the 2019 Local Government elections and staff organise a workshop for this purpose.

The Chairperson took a moment to introduce Te Awa Anderson who was the Community Constable in Te Puke. He was in attendance at the meeting to meet local leaders.

PF8.4 **Upcoming Consultation**

The Partnership Forum considered a report from the Policy and Planning Manager dated 4 February 2019 as circulated with the agenda.

12.46pm Councillor Lally left the meeting.

Members of the Forum commented that this forum and Te Ara Mua directly linked Māori to Council processes and was an opportunity to be informed of issues as they arose.

In response to questions, staff advised the following:

- A Special Consultative Procedure of a month was required for the Long Term Plan amendment and the document had to be adopted by 30 June 2019.
- Elected Members and staff had organised seven events around the district to discuss the Annual Plan, the amendment to the Long Term Plan and several bylaw reviews.

Members of the Forum made the following comments:

- Lack of enforcement of bylaws was causing public arguments and Council did not appear to want to take responsibility.
- Te Puna has issue with rubbish for reserves.

In response to questions, staff advised the following:

- Once these items were adopted staff could run workshops with the Partnership Forum to update them of any substantial changes to the bylaws.
- There was not currently a consultation event organised for Pukehina but this could be considered.
- Submissions could be received in written and verbal form. There would also be a more formal style event running over two days in the Council Chamber that submitters could register to attend and present at.
- A workshop could also be organised to seek feedback from the Forum. This would need to be done during the prescribed consultation period. Members were also invited to speak to their submissions at the Have Your Say events at the Council Chambers.
- Staff would distribute the dates for the Have Your Say Events to Forum members.

Resolved: Mr Kingi / Mr Tohiariki

THAT the Policy and Planning Manager's report dated 4 February 2019 and titled Upcoming consultation be received.

Resolved: Mr Kingi / Mr Bluegum

THAT the Partnership Forum requests staff organise workshops that Forum members may give feedback to during the Have Your Say events and also after adoption of the Annual Plan, amended Long Term Plan and various bylaws to advise Forum Members of changes.

Riki Nelson requested to speak to the Tauranga Moana / Te Arawa ki Takutai Partnership Forum regarding iwi, hapū and whanau aspirations and made the following points:

- He noted the vision and mission of the Forum as presented on page 3 of the agenda.
- He advised that Māori were over-represented in many negative societal aspects such as youth suicide and unemployment.
- He believed that the Forum needed to focus more on outcomes for Māori people.
- He explained how Ngati Te Wai had contributed to the review of the Reserves and Facilities Bylaw.
- He proposed a workshop with local parliament members to discuss better outcomes for Māori people in this district and funding for this purpose.

Members of the Forum made the following comments:

- Councillor Williams challenged members of the Forum to consider running for election and offered to mentor anyone who was interested.
- It was suggested that hapū be given the opportunity to present to the Forum moving forward.

1.08pm Ms Shepherd left the meeting.

1.09pm Mr Leef withdrew from the meeting.

Resolved: Mr Bidois / Mr Kingi

THAT a workshop with local Ministers of Parliament be convened for the purpose of discussing Māori aspirations.

1.13pm Mr Kingi left the meeting.

There being no further business, Mr Bluegum closed the meeting with a karakia at 1.14pm.

PF8

Western Bay of Plenty District Council

Council

Recommendatory Report from Omokoroa Community Board - Request for CCTV

Summary

Council is required to consider the recommendations and resolve accordingly. The following options are available to Council and where appropriate the preferred option has been recommended.

Please note the following is a recommendation only.

The Council to resolve to:

- a. adopt as recommended
- b. to modify
- c. refer to another Committee
- d. to decline (giving reasons) and refer back to the Omokoroa Community Board

Recommendation from the Omokoroa Community Board - 12 February 2019

OM18.2.1 Request for CCTV

Board Members raised concern about the anti-social behaviours that were frequently happening at the Omokoroa Skatepath. The behaviours were problematic and there was a risk to the safety of young children who went to the park and the immediate surrounding area to play. Board members advised that the disorderly and anti-social behaviour had been reported to the police.

The Board wanted to see CCTV cameras installed in the immediate area as soon as possible. It was noted that Council had installed a CCTV camera to monitor the Esplanade Parking area for the purpose of monitoring carpark movements during the summer and the Board asked if this CCTV unit could be transferred to the Skatepath area as soon as possible.

The Chairperson advised that he had received a letter from the Community Constable acknowledging the work of the Omokoroa Community Patrol. The letter supported the installation of a CCTV camera at the intersection

of Western Avenue and Omokoroa Road that would give the police "the added benefit of managing pedestrian movement/disorderly offending/ensuring child safety in the Skatepark." It was also suggested that CCTV could be part of future planning by the Council in managing the increased population growth in the Omokoroa area.

The Board was advised that the installation, monitoring and maintenance of CCTV was not a Council activity and that the Policy Committee would be undertaking a review of CCTV in the Western Bay later in the year.

Resolved: Members Presland / Sage

THAT the Omokoroa Community Board recommend to Council that a CCTV camera system be installed as soon as possible on the corner of Omokoroa Road and Western Avenue to capture the view of the Omokoroa Skatepath.

Staff Comments - Reserves and Facilities Manager

There are no plans to relocate the CCTV cameras at Omokoroa Domain as they continue to be used for monitoring of traffic movements and antisocial behaviour. The Domain Cameras were funded from project funds. Where CCTV are requested by a Community Board, they are funded from the Board's Reserve Account, as was the case for the Te Puke Skate Park in Jubilee Park.

The recommended CCTV camera for the skate park site is a Hikvision Darkfighter PT2 with a fixed turret camera located on a pole. Additional wireless transmitters will need to be installed to connect to the monitoring company's network. The estimated cost to establish a new CCTV camera to monitor the skate path and new playground is estimated to be between \$5-7,000. There would also be additional ongoing monitoring and maintenance costs.

1. Significance and Engagement

The Local Government Act 2002 requires a formal assessment of the significance of matters and decisions in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.

The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because the Community Board has funding available within their Reserve Account at this time.

Recommendation

1. THAT the Omokoroa Community Board recommend to Council that a CCTV camera system be installed as soon as possible on the corner of Omokoroa Road and Western Avenue to capture the view of the Omokoroa Skatepath.

2. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.

OR

3. THAT Council approves the installation of CCTV camera at Omokoroa Sports Ground on the basis of it being funded from the Omokoroa Community Board Reserve account as follows:

a. New Hikvision Darkfighter PT2 camera, pole and electrical costs up to a value of \$7,000 plus GST.


Aileen Alty
Democracy Advisor

Western Bay of Plenty District Council**Council****Sapphire Springs Reserve – Geotechnical Investigation
Funding**

Purpose

To seek Council approval for unbudgeted funding to complete Stage 2 of the geotechnical investigation of Sapphire Springs Reserve, which is being considered as a future cemetery/urupa.

Recommendation

- 1. THAT the Reserves and Facilities Manager's report dated 1 March 2019 and titled "Sapphire Springs Reserve – Geotechnical Investigation Funding" be received.**
- 2. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.**
- 3. THAT \$25,000 be allocated from the General Rate Reserve account for Stage 2 of the Sapphire Springs Reserve Geotechnical Investigation.**



Peter Watson
Reserves and Facilities Manager



Gary Allis
**Deputy Chief Executive
Group Manager Infrastructure
Services**

1. Background

Council has signalled in the recently adopted Katikati/Waihi Beach Ward Reserve Management Plan its intention to investigate Sapphire Springs Reserve as a cemetery/urupa.

As part of its due diligence, a geotechnical investigation of the land is required to ensure that the site has the physical attributes required for a cemetery, e.g. suitable soils, and no rocks.

An initial basic feasibility has been completed and the site appears suitable for further detailed investigation.

Council has received an Offer of Service from a Geotechnical Consultant with an estimated cost of \$25,000, however there is no specified budget to undertake the Stage 2 investigation.

The funding needs to be approved before Stage 2 can commence.

2. Significance and Engagement

The Local Government Act 2002 requires a formal assessment of the significance of matters and decisions in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.

The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because the funding sought does not meet the financial threshold of significance.

3. Engagement, Consultation and Communication

| Interested/Affected Parties | Completed/Planned Engagement/Consultation/Communication |
|-----------------------------------|---|
| Name of interested parties/groups | |
| Tangata Whenua | Tangata Whenua are involved with the project. |
| General Public | |

4. Issues and Options Assessment

| Option A | |
|---|--|
| THAT \$25,000 be allocated from the General Rate Reserve account for Stage 2 of the Sapphire Springs Reserve Geotechnical Investigation. | |
| Assessment of option for advantages and disadvantages taking a sustainable approach | Advantages: Progress can be made towards completing due diligence for using the site as a cemetery. |
| Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses | \$25,000 of unbudgeted cost to be funded from the General Rate Reserve account. |
| Option B | |
| THAT \$25,000 is not allocated from the General Rate Reserve for Stage 2 of Sapphire Springs Reserve Geotechnical Investigation | |
| Assessment of option for advantages and disadvantages taking a sustainable approach | Advantages: No funding Committed. Disadvantages: Council does not progress the investigation to develop a new cemetery/urupa. |
| Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses | Nil cost committed. |

5. Statutory Compliance

Council's delegations include the following:

- To make all financial decisions not otherwise delegated or included in Council's Long Term Plan and/or Annual Plan.

6. Funding/Budget Implications

| Budget Funding Information | Relevant Detail |
|-----------------------------------|---|
| \$25,000 | Funding source is the General Rate Reserve account. |

Western Bay of Plenty District Council

Council

Recommendatory Report from the Operations and Monitoring Committee - Sale of Land - Housing Affordability Forum

Summary

Council is required to consider the recommendations and resolve accordingly. The following options are available to Council and where appropriate the preferred option has been recommended.

Please note the following is a recommendation only.

The Council to resolve to:

- a. adopt as recommended
- b. to modify
- c. refer to another Committee
- d. to decline (giving reasons) and refer back to the Operations and Monitoring Committee

Recommendation from the Operations and Monitoring Committee – 28 February 2019

OP17.10 **Sale of Land – Housing Affordability Forum**

The Operations and Monitoring Committee considered a report from the Strategic Property Manager dated 12 February 2019 as circulated with the agenda.

Strategic Property Manager spoke to the report regarding the sale price of Council land set aside for the Housing Affordability Forum pilot project. The Committee was presented with two options to consider being:

- Council may forgo a full market return for the land in question and choose to sell the land to HAF for \$750,000. This option would fit with Council's Housing Action Plan in order to provide affordable housing but would discount the land value.
- Council may choose to reaffirm its desire to charge a market related sale price in accordance with the HAF agreement. This

1. Significance and Engagement

The Local Government Act 2002 requires a formal assessment of the significance of matters and decisions in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.

The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.

This project is part of the Special Housing Area project which has been well consulted on and advertised and therefore does not require any further consultation.

In terms of the Significance and Engagement Policy this is considered to be of low significance.

2. Engagement, Consultation and Communication

This project is part of the Special Housing Area project which has been well consulted on and advertised and therefore does not require any further consultation.

Recommendation

- 1. THAT Council adopt the recommendation that land within the Special Housing Area, designated for use by the Housing Affordability Forum, be offered for sale to the approved developer for \$1,100,000 generally on the following conditions:**
- **Price fixed until 31 March 2020**
 - **Development plan, funding and ownership structure to be approved by Council by 1 November 2019**
 - **Subdivision consent (if required) to be approved by 31 March 2020**
 - **Building consent to be lodged by 30 June 2020**
 - **Payment for land 30 June 2020**
 - **All development investment at purchasers' risk**
 - **Buy back clause at cost if building does not proceed.**

AND

- 2. THAT staff meet with the Housing Affordability Forum to discuss the developer options, funding and ownership structures and seek to reach agreement on an approach that meets the complimentary objectives of both the pilot project and Council's Housing Action Plan.***
- 3. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.***


Aileen Alty
Democracy Advisor