

Western Bay of Plenty District Council

Minutes of Meeting No. OM14 of the Omokoroa Community Board held on 17 July 2018 at the Omokoroa Community Church Hall commencing at 7.00pm

Present

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

In Attendance

B Williams (Strategic Property Manager), E Holtsbaum (Group Manager Technology, Community and Customer Services) and A Alty (Democracy Advisor)

Others

55 members of the public and others as named in the minutes and one member of the press.

Public Forum

Resolved: Member T Sage / Councillor Palmer

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

On Licence Application in respect of the premise situated at Shop 6, 168 Omokoroa Road, Omokoroa

The Chairperson gave an explanation in relation to the processes required with the application to the Western Bay of Plenty District Council District Licensing Committee for the issue of an On Licence in respect of the premise situated at Shop 6, 168 Omokoroa Road, Omokoroa known as The Local's Tavern Bar and Eatery noting that the general nature of business to be conducted was a tavern. The days on which, and the hours during which liquor is intended to be sold under the licence are Monday to Sunday from 9.00am to 1.00am the following day.

The first notice of the application was published on 29 June 2018.

The Chairperson advised the following:

- The proposed tavern was a private business venture, to be constructed in a commercial zone area and as such was a permitted activity in the said commercial zone.
- The conditions whereby affected members of the public may register an objection to the application.
- All objections received would be forwarded to the applicant who may choose to proceed with the application as originally submitted or make amendments to the application (in consideration of information received from objectors).
- Any changes to the application would be notified back to the objectors.
- All objections must be received at the Western Bay of Plenty District Council office by 5.00pm on Friday 20 July 2018.

Members of the public in attendance voiced their concerns noting:

- They should have been informed of the development in their community.
- It was felt that Council would just 'rubber stamp' the application as a matter of course.
- There was no kerb and channelling on the parking area where the building was being constructed and access and exit routes onto the main Omokoroa Road may be dangerous.
- The Fire Chief of the Omokoroa Volunteer Fire Brigade voiced concerns that people would be encouraged to come to Omokoroa to drink until the late closing time and there would be an increase in drink driving incidents in the area. He stressed that fire brigade volunteers were those who were the first responders to road tragedies resulting from irresponsible behaviours. The response time from Tauranga City based emergency services could not be immediate considering the distance from the city and possible traffic congestion.
- The local supermarket sold alcohol, the Omokoroa Boat Club and a restaurant were licenced premises and there were licenced premises operating in nearby Te Puna.
- Objections to the tavern were not just about the business but about the overall well being of our community.
- The proposed tavern was in close proximity to rest homes, Pre School and primary schools.
- There were a large number of elderly people and young families living in the residential areas close to the proposed development.

A number of attendees advised that they found the process to lodge an on-line objection difficult and not easy to follow and commented that the reply letter was not easy to read and follow through.

Members of the public were encouraged to submit objections to the application, and when doing so, ensure that they indicated that they wished to be heard at the District Licencing Committee hearing.

In summary there was a general feeling that a tavern/restaurant would be acceptable with reduced operating hours (up to 11.00pm rather than 1.00am closing) with the ability provided to make application for late closing licence on special occasions and that there be no gambling/ pokie machines at the premises.

The Chairperson thanked members of the public for their attendance and participation in the public forum section of the meeting and invited the attendees to remain for the formal Board meeting.

At the conclusion the public forum section of the meeting relating to this item, members of the public met in the foyer of the meeting venue and further discussed options for formulating their objection to the on licence application.

Resolved: Councillor Murray-Benge / Member D Sage

THAT the meeting be re-convened in formal session at 7.41pm.

The Chairperson advised that the meeting was now under formal process and members of the public were most welcome to stay but may not interject or speak to Board members during the course of the formal meeting.

OM14.1 **Presentation: Omokoroa Sports and Recreation Society Incorporated**

Richard Gerrish from the Recreation Society Incorporated was in attendance and gave an update presentation to the Board in regard to the society's proposal for the new sports pavilion building on the Western Avenue sportsground at Omokoroa.

The Board noted the following points:

- Council funding of \$100,000 shown in the Funding Sheet of the presentation was incorrect
- The proposed access from the tennis courts to the pavilion needed to be checked.
- Car parking and access to the building for people with disabilities needed to be checked.
- Any additional road/vehicle access must be approved by Council.
- Requirements under the lease (for a private building on public land) needed to be checked and clarified by the Omokoroa Sport and Recreational Society. It was noted that there was a specific process required for such lease arrangements.

The Board acknowledged the work undertaken by the Omokoroa Sport and Recreation Society and members of the community in their dedicated fund raising efforts for the new sports pavilion. The achieved fund raising to-date was commendable.

Member Presland advised that fund raising events for the project would continue with a significant event planned for the coming summer.

The Board thanked Mr Gerrish for his presentation.

Resolved: Members Grainger / T Sage

THAT the updated presentation from representatives of the Omokoroa Sports and Recreation Society regard progress relating to the new sport pavilion be received.

OM14.2 **Minutes of Meeting No. OM13 of the Omokoroa Community Board Held on 5 June 2018**

The Board considered the minutes of OM13 of the Omokoroa Community Board held on 5 June 2018 as circulated with the agenda.

Resolved: Councillor Murray-Benge / Member D Sage

THAT the minutes of meeting No. OM14 of the Omokoroa Community Board held on 5 June 2018 as circulated with the agenda, be confirmed as a true and accurate record.

OM14.3 **Representation Review Update**

The Board considered a report from the Customer Relationships Manager dated 4 July 2018 as circulated with the agenda.

The Group Manager Technology, Community and Customer Services summarised the process outlined in the report advising the following:

- Every six years Western Bay of Plenty District Council reviewed the way its communities were represented.
- Council had been talking with Western Bay communities to get a feel of how our diverse District could be better represented.
- The Representation Review had three decision-making components: Electoral System, Māori Wards and Representation Arrangements
- August 2017 Council adopted a resolution to maintain the status quo (First Past the Post).
- November 2017 Council passed a resolution to establish Māori Wards
- February 2018 More than five percent of electors demanded a poll to decide the final outcome of Māori Wards.
- March – April 2018 Informal public engagement was undertaken asking people to identify their communities of interest and comment on our current representation arrangement.
- May 2018 The result of a poll was that that Māori Wards would not be established for the Western Bay for at least the 2019 and 2022 elections.
- July 2018 Council passed a resolution to adopt the initial proposal for the 2019 and 2022 local elections:
 - Retaining 11 councillors elected from three wards, plus the Mayor elected District-wide.
 - Replacing our five community boards with three community committees, aligned to the three ward boundaries.
 - Make a slight boundary adjustment that involves the boundary between the Katikati-Waihi Beach and Kaimai wards.
 - Disestablish five current community boards and establish three community committees.

It was envisaged that the three ward community committees would include the elected ward councillors with representatives from the community appointed by a Council process from candidates nominated by the community.

- Community committees would allow residents and ratepayers to have a greater voice in determining the needs of their community and assist Council in its responsibilities to the community and the district.
- Respective community committees would have a key role to partner with communities of interest (as identified via community feedback and by councilors during workshops) and citizens to act as a liaison point with council.

The terms of reference for each community committee would cover:

- Membership
- Tenure - generally three years to match the election cycle
- Delegations
- Meeting schedules
- Voting arrangements
- Work programme

The Māori noted that the population dynamic of the Western Bay district had greatly changed and grown since the district community boards were first formed in 1989. Our current community boards represent just 58% of our District's resident electors. This equated to; 100% representation for Waihi Beach-Katikati ward, 20% representation for Kaimai ward and 67% representation for Maketu-Te Puke ward. Residents were more mobile and they moved between communities while they 'live, work and play'. Many people lived in one community and worked in another.

The Board was advised that the community committee would be representative of all communities of interest. Specific sub-committees would be able to be formed for specific community projects bringing in qualified people with specific expertise from those who live in the community for a community/ward project.

The Board was clear that as a community there was not an inclination for formal community structures - it had been indicated that this was not what people wanted when they engaged in community issues. If community committees became part of the representation fabric of the future, Council would work through the operational issues at that time. The advantages of community committees was that they could be more flexible and interactive without formal structures and limitations of a community board model.

In conclusion it was reiterated that it was important that people in the community attend the respective public consultation meetings and take the opportunity to make a submission to the review process. The Have Your Say public consultation event for Omokoroa would be held on Tuesday 7 August 2018 at the Omokoroa Community Church from 5.00pm to 7.00pm

Resolved: Members Grainger / T Sage

THAT the report from the Customer Relationships Manager dated 4 July 2018 and titled Representation Review Update be received.

8.29pm The Group Manager Customer Services and Information Technology left the meeting.

OM14.4 **Chairperson's Report**

The Board considered a report from the Chairperson dated 2 July 2018 as circulated with the agenda.

OM14.4.1 **Amenity Seating**

The Chairperson advised that there had been a number of requests for some (park bench) seats to be installed on various reserve view points throughout Omokoroa.

He provided an example of recycled (UV stabilised) plastic seating that showed the back of the seats reflecting the skyline contour of the Kaimai Ranges ridge view from Omokoroa. The design of the recycled seats could be the theme of future seating for the peninsula. The installation of the seats would be undertaken in liaison with the Council Parks and Reserves Manager and staff.

Resolved: Members Grainger / T Sage

THAT the Omokoroa Community Board allocate funding up to \$10,000 from the Omokoroa Community Board Reserves Account for the future construction and placement of recycled plastic or wood seating at various sites throughout the peninsula.

OM14.4.2 **Omokoroa Domain and Esplanade Area Future Concept Project**

There would be an open day for the public relating to the Omokoroa Domain / Esplanade Area future concept project on Saturday 21 July 2018. The final concept plan was now on line and it was important that members of the community in the 'Have your Say' opportunity relating to this concept.

The Board was advised that Councillor Murray-Benge, Chairperson Grainger and two staff members had visited residents at Matakana Island and advised them about the Omokoroa Domain and Esplanade Area Future Concept Plan. The residents were very appreciative of the meeting and expressed positivity about the concept plan.

OM14.4.3 **2018-2028 Long Term Plan**

The Long Term Plan was adopted by Council on 28 June 2018 and the Board extends thanks to all those who took part in the process.

Resolved: Members Grainger / D Sage

THAT the Omokoroa Community Board Chairperson's Report dated 2 July 2018 is received.

OM14.5

Councillor's Report

The Board considered a report from the Councillor Palmer dated 4 July 2018 as circulated with the agenda.

Precious Family Reserve

The up-dated Precious Family Reserve Concept Plan and Decisions Story had been circulated to Board members and submitters the previous week.

The Board was advised that 37 submissions received on the draft plan for the Precious Family Reserve and there was general support for the area being kept as a passive reserve.

There was strong opposition to allowing any vehicle access to the foreshore, although a parking area closer to the shoreline had been accommodated.

The Board was advised that following adoption of the concept plan, implementation estimates would be prepared and referred to Council for consideration to allocate funds.

Lynley Park Subdivision

The completed Lynley Park Subdivision Concept Plan and Decision Story had been circulated to Board members and submitters the previous week.

Following adoption of the concept plans, implementation estimates would be prepared and referred to Council for consideration to allocate funds.

Omokoroa Domain and Esplanade Project Public Open Day

The open day for the ideas and options relating to the Omokoroa Domain and Esplanade Project will be held on Saturday 21 July 2018 10.30am at the Omokoroa Boat Club.

2018-2028 Long Term Plan

The Long Term Plan was adopted by Council on 28 June 2018 and thanks are extended to all those who took part in the process. Below is a copy of the 28 June 2018 media statement relating to the adoption of the Long Term Plan for information.

Council adopts Long Term Plan 2018-2028 **"Steady as we grow"**

"Western Bay of Plenty District Council has today adopted its Long Term Plan (LTP) 2018 – 2028.

The plan sets an average rates increase of 2.7 percent for existing ratepayers across the ten years of the LTP (of which inflation accounts for 2.3 percent). The increase for the 2018/19 year is 3.6 percent (of which inflation accounts for 2.0 percent).

Council aims to keep average rate increases below four percent for the 10-year period (excluding growth in population). This will be achieved by continuing to take a prudent approach to managing its operational and capital work programmes, to ensure the services its communities expect are provided for in a way that balances the affordability of delivering them.

The Long Term Plan was developed following comprehensive community engagement with Western Bay residents, with Council taking a 'steady as we grow' approach. Mayor Garry Webber says the message ratepayers gave was for Council to plan appropriately for growth, while making sure rates remain affordable and debt is reduced. Council asked for feedback on four key proposals: walkway and cycleway investment; Western Bay Museum funding; arts and culture investment; and the approach to debt management. Taking into account all the feedback received through the consultation process, Council made the following decisions:

Walkway and cycleway investment – implement a stepped increase in funding over the next three years to enable faster development, which includes \$350,000 in year one, \$400,000 in year two, and \$450,000 in years three to ten.

Western Bay Museum funding – provide \$70,000 annually in support through District-wide rates for the next ten years.

Arts and Culture investment – enable implementation of the sub-regional Arts and Culture Strategy by increasing Creative Bay of Plenty's funding by \$50,000 for the ten years, and grant The Incubator Creative Hub \$10,000 in year one, \$15,000 in year two, and \$20,000 in year three of the LTP.

Debt management approach – reduce ratepayers' contribution to interest and debt repayments to \$1m for 2018/19, recognising the positive financial impacts of growth, and review this decision annually.

In the 2018/2019 financial year \$61.66m in total rates is budgeted to be collected - an increase of \$280,000 on the initial estimate for the first year of this Long Term Plan.

Total rates of \$61.66m are made up of District rates (\$38.18m); community board rates (\$430,000); water treatment and supply (\$6.30m); wastewater (\$10.36m); stormwater (\$4.21m) and other targeted rates (\$2.18m). Council's net debt was \$140m in 2013. It was currently below \$100m and was forecast to reduce to \$75m by 2028. Net debt per

property was \$6,937 in 2013, and was projected to reduce to \$2,896 per property by 2028.

Mayor Webber stated: "We know that in the coming years we will need to be continually proactive in planning for the development and growth of our District. We are firmly committed to the 'steady as we grow' philosophy. We believe this Long Term Plan strikes the right balance between looking ahead and planning for change, while balancing rates increases and prudently reducing Council's debt."

Resolved: Member Grainger / Councillor Murray-Benge

THAT the report from Councillor Palmer dated 4 July 2018 be received.

OM14.6 **Infrastructure Services Report Omokoroa - July 2018**

The Board considered a report from Deputy Chief Executive dated 26 June 2018 as circulated with the agenda.

OM14.6.1 **Omokoroa Road Construction - State Highway to Railway**

In relation to the physical road works that began early in 2017 there had been a number of set backs including the discovery of multiple archaeological sites and removal of redundant asbestos water main pipes requiring specialist handling and disposal. This section of roadway construction was nearing completion.

It was questioned that if there was a strong possibility that archaeological findings were likely in any earth/construction development, why were the required consent applications not submitted earlier to accommodate time delays that ultimately had a significant extra cost to any project.

OM14.6.2 **Omokoroa Sportsground Playground - Minute Action Reference OM12 18 4.2**

Councillor Palmer noted that in his opinion, the placement of the playground now went over the embankment by the sportsground and he felt that there could be some conflict between playground equipment users and other sportsground users and/or spectators.

OM14.6.3 **Omokoroa Sportsground Playground - Amenity Planting - Minute Action Reference OM13 18 5.2**

The Chairperson advised that he had had a discussion with the Deputy Chief Executive about future plantings and it had been suggested that orange and lemon trees would be suitable for amenity planting in the northern boundary of the sports ground. The concept plan that was adopted in August 2016 did not show any amenity planting.

The Board requested that clarification of any proposed amenity planting to be undertaken on the northern boundary of the Aaron development land be advised at the next Board meeting.

OM14.6.4 **Thanks to Contractor Traffic Management/Controllers**

It was noted that over recent months of busy construction periods on Omokoroa Road, the young women (from Westlink contracting) engaged in traffic control and management had been particularly pleasant and consistent in their approach to their duties. The control and management of traffic had at times been particularly trying and busy and undertaken in some extreme adverse weather conditions. The Board acknowledged their appreciation of the friendliness of the young women who always had a wave and a smile for commuters along the Omokoroa Road construction route.

OM14.7 **Draft Financial Report Omokoroa - June 2018**

The Board considered a report from the Management Accountant dated 2 July 2018 as circulated with the agenda.

Resolved: Councillor Murray-Benge / Member Grainger

THAT the Management Accountant's report dated 2 July 2018 and titled Draft Financial Report Omokoroa - June 2018 be received.

OM14.8 **Council, Standing Committee and Community Board Meetings**

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

Resolved: Members Grainger / Presland

THAT the schedule of meetings for August and September 2018 be received.

The meeting concluded at 9.07pm.

Confirmed as a true and correct record.

M Grainger
Chairperson
Omokoroa Community Board
