

Western Bay of Plenty District Council

Minutes of Meeting No. OP10 of the Operations and Monitoring Committee held on 28 March 2018 in the Council Chamber, Barkes 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, and His Worship the Mayor G J Webber

In Attendance

G Allis (Deputy Chief Executive), E Holtsbaum (Group Manager Technology, Customer and Community Services), R Davie (Group Manager Policy, Planning and Regulatory Services), P Watson (Reserves and Facilities Manager), B Williams (Strategic Property Manager), J Paterson (Transportation Manager), R Sumeran (Development Engineering Manager), E Watton (Policy and Planning Manager), B Whitton (Customer Relationships Manager), F Begley (Community Relationships Manager), M Leighton (Senior Policy Analyst Strategic), J Rickard (Senior Policy Analyst), G Payne (Strategic Advisor), C-L Ertel (Project and Design Engineer Team Leader), A Falconer (Three Waters Project Engineer), R Woodward (Communications Advisor), and B Clarke (Democracy Advisor)

Community Boards

A Sole (Chairperson, Waihi Beach Community Board), and J Dugmore (Member, Te Puke Community Board)

Others

As listed in the minutes.

Apologies

An apology for absence was received from Councillor Williams.

Resolved: Scrimgeour / Palmer

THAT the apology for absence from Councillor Williams.

Public Forum

Resolved: Mackay / Lally

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

Tree Nuisance - West Street and Seaview Road, Waihi Beach

Stuart Steel, owner of 2 West Street, Waihi Beach, addressed the Committee, (also on behalf of neighbours who were residents of either West Street or Seaview Road, Waihi Beach), noting shared concerns as follows:

- Large trees located across the road affected their properties by shading their homes for several months of the year.
- He had been a farmer and had retired to his Waihi Beach home to enjoy the area, but found that he no longer wanted to live there for several months of the year as the trees created a cold, damp environment.
- When building a new home, care must be taken not to impact neighbours with shading, yet these trees on Council land were creating a nuisance.
- He and his neighbours had taken their concerns over the trees to the Waihi Beach Community Board but their proposal had been turned down.
- It was requested that Council remove the six trees as they presented a health hazard.
- During discussion of the issue, the residents would consider paying for the removal of the trees, provided they received the timber, and could replace the trees with more appropriate species.

Mr Steel responded to questions, noting that his house and his neighbours houses had become damp due to the shading/lack of sunlight; the trees, one Conifer and five Pohutukawa, were located was on Pohutukawa Reserve; the trees had been planted by the previous owner of his property; and that he considered it could be possible to top the trees to reduce height.

The Chairperson thanked Mr Steel, and advised that no actions would be taken in relation to Public Forum items unless the Committee considered that the matter required a referral to the Chief Executive Officer. However, the Committee had heard and noted the concerns expressed.

Resolved: Marsh / Mackay

THAT the meeting be reconvened in formal session at 9.38am.

OP10.1 **Proposal to Lease - Centennial Park Te Puke Gymsport Incorporated (9.30am - 10.00am)**

The Operations and Monitoring Committee considered a report from the Reserves and Facilities Manager dated 8 March 2018 as circulated with the agenda. The Reserves and Facilities Manager introduced the report.

Sarah Elliott, Jane McKay, and Pam Walters of Te Puke Gymsport Incorporated, were in attendance to present to the Committee, and Zane Jensen of Sport Bay of Plenty, was in attendance in support.

A. Te Puke Gymsport Incorporated

Sarah Elliott (Te Puke Gymsport Incorporated) introduced her colleagues, and spoke to a powerpoint presentation on Te Puke Gymsport's operations, membership, current building situation, consultation with stakeholders, future membership projections/catchment areas, community needs, alignment with strategies, and the results of a Feasibility Study.

Ms Elliot responded to questions as follows:

- Floor mats were permanently set up, but seven different Gymsport activities and fifteen other activities were currently delivered, with the capacity to utilise an upstairs room for other user activities and events.
- A geotechnical assessment had been budgeted for. Many other facilities had dealt with challenges around land and had come up with appropriate solutions.
- It was anticipated that future membership could increase from 370 to potentially 900 or more, from increased catchment areas. With the new facility, it was felt that significant large events could be accommodated.
- The operational budget included \$25,000 set aside annually for the maintenance and upkeep of the facility.
- They believed membership of 600 was achievable based on their findings, and this membership may include people from Rotorua and Whakatane, for example.
- With regard to capital spend, that would have to be fund raised, but they understood there are a number of funders that would work in this arena as it was a multi-functional usage.
- Originally, the percentage of Gymsport usage was approximately 75%, with 25% other community activities. However, over the past year there had been increase in community activity usage, so in the future it was anticipated that there could be 60% Gymsport and 40% community usage. This would depend upon what the community wanted. Either way, it would not compromise the core business, as having the upstairs room allowed management of this.

Staff responded to questions as follows:

- A building of this size on the proposed site would require a geotechnical assessment to ensure the location was viable. That work had not been done yet.
- In relation to the Centennial Park Concept Plan, this design did impinge slightly in terms of the fields required for junior football. However, those organisers were prepared to accommodate the proposal, slightly alter the position and size of the fields for junior football, so the facility could be accommodated.

B. Sport Bay of Plenty

Zane Jensen (Sport Bay of Plenty) responded to questions as follows:

- Any new facility must go through processes, and the geotechnical assessment had not yet been ticked off.
- The idea behind the new facility was to have sustainability in terms of the deliverance of current services, and a regional hub strategy was being explored. Discussions were taking place in this regard with Gymnastics New Zealand, who were the overarching national body.
- Stakeholders were ensuring that their strategies were aligned, which they were, and then were continuing to work with other clubs in the regions.

Staff further responded to questions as follows:

- Financial requirements had been outlined on page 13 of the agenda report, in the last bullet point.
- The zoning of that whole area was Industrial, and that dated back to the Te Puke Borough Council days. Other reserves may have an underlying zone as Rural or Rural-Residential. The significance of the Industrial zoning was that it did allow buildings of this type, and they would be more appropriate in that location.

Resolved: Marsh / Mayor Webber

1. *THAT the Reserves and Facilities Manager's report dated 8 March 2018 and titled Proposal to Lease – Centennial Park - Te Puke Gymsport Incorporated be received.*
2. *THAT the Operations and Monitoring Committee approve in principle the application by the Te Puke Gymsport Incorporated to lease an area of approximately 2,000m² on Centennial Park to build and operate a gym facility.*
3. *THAT if approval in principle is given, such approval must not be construed by the applicant as a guarantee that all other consents required by any policy, by-law, regulation or statute, will be forthcoming. The applicant is responsible for obtaining all required consents at its own cost.*
4. *THAT staff be directed to publicly notify the proposal in terms of Section 119 of the Reserves Act 1977. Subsequent to public notification, Council will give due consideration to any submissions or objections prior to seeking the consent of the Minister of Conservation.*
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.*

Change to Order of Business

The Chairperson requested a change to the order of business to allow item OP10.3 "Housing Affordability Forum Pilot Update" to be dealt with as the next item of open business, to allow for the arrival of representatives from Tauranga City Council.

Resolved: Mayor Webber / Murray–Benge

THAT in accordance with Standing Orders the order of Business be changed and that the item OP10.3 "Housing Affordability Forum Pilot Update" to be dealt with as the next item of open business to allow for the arrival of representatives from Tauranga City Council.

OP10.2 **Housing Affordability Forum Pilot Update**

The Operations and Monitoring Committee considered a report from the Strategic Property Manager dated 14 March 2018 as circulated with the agenda. The Strategic Property Manager spoke to a powerpoint presentation and introduced the report. He then introduced Christine Ralph, (Chair, Housing Affordability Forum), who spoke to a powerpoint presentation and tabled item on the following:

- Affordable Housing – The Housing We Need survey
- Housing Affordability Forum milestones
- The Housing Affordability Forum Pilot Project Steering Group (comprising a panel of independent experts who would assess proposals).
- The proposal that construction at Site B begin in 2019 if agreement on the design and costs had been reached and the site works occurred as timetabled.

Ms Ralph responded to questions as follows:

- The Forum would like to see innovation, and were not compelling people to have a particular housing package. It was up to the developer to put the proposition to the Forum. The Forum wanted to see different housing models, and as there was a desperate need for one and two bedroom homes, that was the most important factor. The Forum considered if a developer was prepared to present a different type of scheme which worked well, that was the innovation Tauranga needed.
- Once a design was approved by the steering group, it would go before the panel of independent experts to ensure it was appropriate, so the approval process was a two-step process.
- Parking needs would be taken into account. It was considered that some groups being provided for with affordable housing, such as over 65 year olds would have less cars. Parking needs were part of the balancing act.

Staff responded to questions as follows:

- The model before the Committee was a hypothetical design, which had been produced to show what was possible. It was envisaged that the developer would typically produce something similar in terms of

providing one and two bedroom dwellings. No development plan had been produced for this particular site, as this was a new site and could accommodate a different layout.

- There would not be any competition with what the Special Housing Accord would be offering, but it would be smaller and at a more affordable price range.
- Part of the registration of interest process had been looking at financials along with design elements, and price point was a significant issue. The Developer had requested a discount on land value and financial contributions in order to make the project financially viable at the concept stage.
- Council had stipulated that the land would be supplied as outlined on page 35, 17.1 of the agenda, noting that market rates would be set by valuation on the developed land and would relate to the section prices in the Special Housing Area. If section equivalent value were changed to the Housing Affordability Forum project, it would make this non-viable for them. Council had obtained a valuation of the block, and had to take that into account along with required consents and services being put in place to the boundary. These figures had been compared to land in the vicinity without the same contours but with services to the boundary, so the price of land input had an impact on the viability of the entire development. The valuation was considered low and had not been accepted. At this time, the project was only at the concept stage.

Through the Chairperson, Ms Ralph stated that the Forum wished to prove to the market how the project could be achieved and were not requesting a discount on the land or financial contributions. The Forum had financial analysis that could be provided for the information of Council.

His Worship the Mayor noted that special housing was to be a flagship development, and that Council's expectation was that the Special Housing Accord would meet all costs. He requested that staff provide further information on the full financials.

Moved: Murray-Benge / Thwaites

1. THAT the Strategic Property Manager's report dated 14 March 2018 and titled Housing Affordability Forum Pilot Update 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 Operations and Monitoring Committee confirms its acceptance of the relocation of the Housing Affordability Forum area from Stage 3 to Stage 8 of the Special Housing Area staging programme.
 - a) THAT the Operations and Monitoring Committee agrees to fund administration and oversight services for the Housing Affordability Forum project up to \$10,000.

- b) THAT the \$10,000 be funded from the Special Housing Area account, from revenue to be received.

Moved amendment: Mayor Webber / Mackay

1. THAT the Strategic Property Manager's report dated 14 March 2018 and titled Housing Affordability Forum Pilot Update 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 Operations and Monitoring Committee confirms its acceptance of the relocation of the Housing Affordability Forum area from Stage 3 to Stage 8 of the Special Housing Area staging programme.

Division

A division was called and recorded as follows:

For: Councillors Dean, Lally, Mackay, Marsh, Marshall, Palmer, Scrimgeour, and Mayor Webber

Against: Councillors Dally, Murray Bengie, and Thwaites

Absent: Councillor Williams

The amendment was declared carried, was then put and became the substantive motion as follows:

Resolved: Mayor Webber / Mackay

1. *THAT the Strategic Property Manager's report dated 14 March 2018 and titled Housing Affordability Forum Pilot Update 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 Operations and Monitoring Committee confirms its acceptance of the relocation of the Housing Affordability Forum area from Stage 3 to Stage 8 of the Special Housing Area staging programme.*

OP10.3

Tauranga City Council Glass Recycling

The Operations and Monitoring Committee considered a report from the Deputy Chief Executive Officer dated 15 March 2018 as circulated with the agenda.

The Chairperson welcomed Tauranga City Councillor Steve Morris, and Tauranga City Council staff Rebecca Maiden (Manager Resource Recovery

and Waste) and Cathy Davidson (Team Manager: Customer and Systems Support), who were in attendance to present on the impacts of the cessation of glass collection in kerbside recycling and the proposal for Council-led kerbside collection.

Ms Maiden, and Councillor Morris both spoke to a powerpoint presentation, noting the following key points:

- On 1 March 2018, all of Tauranga's private service providers ceased accepting glass in recycling and this affected all companies offering kerbside collection services.
- Serious concerns had been raised about the risk of glass being landfilled. It was estimated that approximately 6,000 tonnes of glass per annum needed to be recycled in Tauranga City, and the transfer stations were already under pressure.
- There had been an overwhelming community response expressing dissatisfaction with the situation.
- They had a proposal in Tauranga City Council's draft Long Term Plan (2018-2028) to introduce rates-funded, kerbside waste and recycling collection service, including glass.
- An introduction of full kerbside service was not actually feasible until 2021.
- Elected Members had decided on 7 March 2018 to include a proposal into interim service in the draft Long Term Plan for consultation.

In summary, Councillor Morris advised as follows:

- If successful, Tauranga City Council intended to commence the kerbside service in September 2018 (earliest).
- The 2018 service would remain in place until superseded.
- The 2021 service would include glass recycling using the most sustainable collection method available (co-mingled or colour separated) that would achieve optimal glass diversion from landfill.

Councillor Morris and Ms Maiden responded to questions in relation to glass recycling bins at schools; legislative responsibility for recycling; discussions over "buy-back" of containers; central government responsibilities; and further control desired over the "waste stream".

The Deputy Chief Executive thanked Councillor Morris and the Tauranga City Council staff for their presentation, and noted that Western Bay did not have this topic as part of its Long Term Plan consultation. As such, it would have to be introduced with consideration as to what the model may be, and go through a consultation phase. He noted that Tauranga City Council had offered the opportunity for this Council to be part of the contract, but this Council was not in a position to do this in September 2018. Staff acknowledged that Council's communities would be seeking information about recycling through the Long Term Plan consultation.

Resolved: Mayor Webber / Palmer

1. *THAT the Deputy Chief Executive Officer's report titled Tauranga City Council Glass Recycling dated 15 March 2018 be received.*

2. *THAT the presentation from Tauranga City Council on that council's glass recycling proposal on 28 March 2018 be received.*
3. *THAT staff prepare a report on glass recycling to be presented to the Policy Committee.*
4. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*

11.20am The meeting adjourned for morning tea.

11.35am The meeting reconvened. Councillor Murray-Benge was not present.

OP10.4 **Recommendatory Report from Waihi Beach Community Board - March 2018 - Waihi Beach Cycleways**

The Operations and Monitoring Committee considered a report from the Democracy Advisor dated 15 March 2018 as circulated with the agenda. The Deputy Chief Executive Officer introduced the report and he and the Reserves and Facilities Manager spoke to a powerpoint presentation. The Reserves and Facilities Manager noted that staff had provided the proposal to the Waihi Beach Community Board for their information as part of Council's process.

The Chairperson of the Waihi Beach Community Board expressed the views of the community.

In discussion of the report, it was noted that the community had expressed the desire to have the route altered to avoid the cost of consents and for the wellbeing of the dune area.

Resolved: Mackay / Dean

1. *THAT the Operations and Monitoring Committee notes the Waihi Beach Community Board resolution.*

2. *THAT the Operations and Monitoring Committee agrees that the Brighton Reserve Cycleway not be constructed on zone 2 (rear dune), and that the cycleway be relocated to the grassed area behind the dune, but that the cycleway proceeds in zone 1 linking Brighton Reserve to Hinemoa Road, subject to any required consents. (Noting that zones 1 and 2 as referred to above are shown in the map below):*



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.*

OP10.5

New Katikati Library Project Update

The Operations and Monitoring Committee considered a report from the Customer Relationships Manager dated 27 February 2018 as circulated with the agenda. The Strategic Property Manager and the Customer Relationships Manager both spoke to a powerpoint presentation, providing a photographic record of progress and highlighting key points, noting that the project was progressing well, on time and to budget.

Staff responded to questions in relation to the kitchen fit out and the provision of data and fibre services.

The Chairperson thanked them for the update.

Resolved: Mackay / Dean

THAT the Customer Relationships Manager's report titled New Katikati Library Project Update dated 27 February 2018 be received and the information noted.

OP10.6 Infrastructure Services Briefing - March 2018

The Operations and Monitoring Committee considered a report from the Deputy Chief Executive Officer dated 1 March 2018 as circulated with the agenda. The open section of the Operations and Monitoring Committee Information Pack No. OP10 was circulated separately with the agenda.

- A. The Project and Design Engineer Team Leader introduced the Three Waters Project Engineer, and both spoke to a video and powerpoint presentation, providing updates on the following:
- Wills Road Katikati - Emergency Wastewater Storage Chambers being installed 14 March 2018
 - Ongare Point update
 - Te Puna West Wastewater Trial.
- B. The Reserves and Facilities Manager spoke to a powerpoint presentation and provided updates on the following:
- McMillan Reserve & Katikati Boating Club
 - Trees felled onto reserve at 65 Athenree Road
 - Omokoroa playground
 - Reserves Contract, stage one and two - tender process – District Wide contract for Reserves and Council property
 - Moore Park, proposed sports ground
 - Cycleways, Cooney Reserve to Tinopai Boardwalk section; Lynley Park to Tinopai Reserve; and progress on the link between Huharua Park and Mangawhai Rail Bridge, and the route design past Pats Lane.
 - Reconsidering all the budgets for cycleways. Talked with TCC in relation to budget, make a submission for money for Wairoa Bridge.

Staff responded to questions in relation to a district wide contract; Moore Park options; and land base issues at Kauri Point following a slip.

- C. The Strategic Property Manager spoke to a powerpoint presentation and provided updates on the Omokoroa Special Housing Area – Pond 2 area staged developments and estimated budgets.

Staff responded to questions in relation to vegetative plantings and approximately 5000 cubic of earth material that was being transported to the golf course.

- D. The Development Engineering Manager spoke to a powerpoint presentation and provided updates on the following:
- Te Puke Plaza Enhancement – installation of large wooden seats
 - Waitangi Township New Carpark
 - Waitangi Pavement Rehabilitation
- E. The Transportation Manager spoke to a powerpoint presentation and provided updates on the following:
- Capital Works Programme Advancement

- Seal extensions
- Omokoroa to Tauranga Cycle Trail - State Highway 2 congestion to Wairoa Bridge – NZTA consecutive five day trial
- State Highway 2 / Wairoa / Te Puna Station intersection.

Staff responded to questions in relation to next summer's construction period for seal extensions; seal extension work undertaken at night; progressing shape and seals; the archaeological application around for Memorandum of Understanding conditions: the stormwater model for Waihi Beach; and water rates modelling.

In relation to the NZ Transport Agency road closure trials from State Highway 2 into Te Puna Station Road, the Committee supported including a one lane closure of Te Puna Station Road at Te Puna Road in the NZ Transport Agency trial.

The Chairperson thanked staff for their informative updates.

Resolved: Marsh / Mackay

1. *THAT the Deputy Chief Executive's report dated 1 March 2018 and titled Infrastructure Services Briefing March 2018 be received.*
2. *THAT the Open Section of the Operations and Monitoring Committee Information Pack No. OP10 dated 28 March 2018 be received.*
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.*

Local Government Official Information and Meetings Act

Exclusion of the Public

Schedule 2A

Resolved: Thwaites / Mayor Webber

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

- *Infrastructure Services Briefing – March 2018 - In Confidence*

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:

| 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>Infrastructure Services Briefing – March 2018 – 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>For reasons previously stated on the relevant minutes. To enable the Council to carry on negotiations (including commercial and industrial) without prejudice or disadvantage.</i> |