

Western Bay of Plenty District Council

**Minutes of Meeting No. PP18 of the Policy Committee
held on 21 February 2019 in the Council Chamber, Barkes 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 Rangiuru 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