

# MEETING — AGENDA —

*Ngā Take*

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Western Bay of Plenty  
District Council

# COUNCIL

*Te Kaunihera*

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**C23**  
**Thursday, 7 February 2019**  
**Council Chambers**  
**Barkes Corner, Tauranga**  
**9.30am**

# Notice of Meeting No C23 Te Karere

## Council Te Kaunihera

Thursday, 7 February 2019  
Council Chambers  
Barkes Corner  
9.30am

His Worship the Mayor  
Deputy Mayor

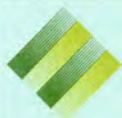
G J Webber (Chairperson)  
M Williams

Councillors:

G Dally  
M Dean  
M Lally  
P Mackay  
K Marsh  
D Marshall  
M Murray-Benge  
J Palmer  
J Scrimgeour  
D Thwaites

Media  
Staff

Miriam Taris  
**Chief Executive Officer**  
**Western Bay of Plenty District Council**



*Western Bay of Plenty  
District Council*

Te Kaunihera a rohe mai i nga Kuri-a-Wharei ki Otamarakau ki te Uru

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# Council Delegations

## Mangai o Te Kaunihera

### Quorum:

The quorum for this meeting is six members.

### Role:

- To exercise all powers and functions to deal with statutory and procedural matters, to carry out civic duties and responsibilities, and to exercise all non-delegated functions.
- To delegate authorities as appropriate to Council committees and the Chief Executive Officer.
- To delegate any authorities which may be additional to the roles required under the Local Government Act 2002 to Community Boards, and to appoint Councillors to Community Boards.
- To establish Joint Committees of Council, and appoint elected members and/or others to these committees.
- To make all financial decisions not otherwise delegated or included in Council's Long Term Plan and/or Annual Plan.
- To maintain, monitor and direct an overview of Council's finances including but not limited to:
  - The financial progress of major capital works projects including those considered in the Long Term Plan and Annual Plan processes.
  - Implementation of Council's risk management.
  - Approval of new debt and/or new facilities.
  - Receiving exception reports on Council's financial performance at least quarterly.
  - Undertaking all financial monitoring of performance against the Long Term Plan and Annual Plan.
  - Ensuring treasury management within the limitations of the Treasury Policy as set by the Long Term Plan.
  - Allowing for variations from Council's key treasury policy ratios.
- To exercise all non-delegated functions being:
  - (a) The power to make a rate
  - (b) The power to make a bylaw
  - (c) The power to borrow money, purchase, or dispose of assets, other than in accordance with the Long Term Plan
  - (d) The power to adopt a long term plan, annual plan, or annual report
  - (e) The power to appoint a chief executive
  - (f) The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan or developed for the purpose of the local governance statement
  - (g) The power to adopt a remuneration and employment policy
  - (h) The power to enter into contracts otherwise than in accordance with the provisions of Section 4 of the Public Bodies Contracts Act 1959
  - (i) The power to initiate any proceedings in the High Court that are not injunctive proceedings
  - (j) The power to remove the Deputy Mayor subject to Schedule 7 (18) of the Local Government Act 2002

- (k) The power to discharge or reconstitute any committee established by the Mayor subject to Schedule 7 (30) of the Local Government Act 2002
- (l) Powers as conferred by the Minister of Conservation under the Reserves Act 1977

### **Procedural Matters:**

- Confirmation of all Standing Committee minutes excluding the District Plan Committee, Regulatory Hearings Committee and District Licensing Committee minutes
- Receipt for information all Community Board minutes
- Receipt for information all District Plan Committee, Regulatory Hearings Committee minutes and District Licensing Committee minutes
- Adoption and amendment of Standing Orders.
- Establishment of and delegations to Joint Committees, Sub Committees and any other governance body that the Council deems necessary.
- Purchase, sell and dispose of Council property other than delegated in accordance with all of the following:
  - the Long Term Plan
  - the Significance Policy
  - Council's Asset Management Plans
  - Council's Reserve Management Plans
  - Committee or appropriate delegations
- Councillor and Council appointments to other organisations.
- Approval of elected member training/conference attendance.

Any other procedural matters as required under the Local Government Act 2002 or any other Act.

### **Mayor's Delegation:**

Should there be insufficient time for Council to consider approval of elected member training/conference attendance that this be delegated to the Mayor/Deputy Mayor with a report back to Council at the next scheduled meeting.

Should there be insufficient time for Council to consider approval of a final submission to an external body that the signing off of the submission on behalf of Council be delegated to the Mayor/Deputy Mayor provided that the final submission be reported to Council or the relevant Committee at the next available meeting.

### **Mayor and Councillors' Delegations:**

Pursuant to Clause 32(1) of Schedule 7 of the Local Government Act 2002, to each of the Mayor and Councillors, whether individually or collectively, the power to listen to and receive the presentation of views by people pursuant to Section 83(1)(d) of the Local Government Act 2002 in relation to any processes Council undertakes to consult on under the Special Consultative Procedure as required by the Local Government Act 2002 or any other Act.

# Agenda for Meeting No. C23

Pages

**Present  
In Attendance  
Apologies**

## **Public Excluded Items**

The Council may by resolution require any item of business contained in the public excluded section of the agenda to be dealt with while the public are present.

## **Public Forum**

A period of up to 30 minutes is set aside for a public forum. Members of the public may attend to address Council for up to three minutes on items that fall within the delegations of Council provided the matters are not subject to legal proceedings, or to a process providing for the hearing of submissions. Speakers may be questioned through the Mayor by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker. The Mayor has discretion in regard to time extensions.

Such presentations do not form part of the formal business of the meeting, a brief record will be kept of matters raised during any public forum section of the meeting with matters for action to be referred through the customer contact centre request system, while those requiring further investigation will be referred to the Chief Executive.

C23.1

## **Minutes of Council and Committee Meetings for Confirmation**

Please refer to minutes of the meetings of the Council and its Standing Committees as circulated separately with this agenda.

### **Recommendation**

*THAT the minutes of the following meetings as circulated separately with the agenda are confirmed and are a true and correct record:*

- 1. Minute no. C22 of the Western Bay of Plenty District Council held on 13 December 2018*
- 2. Minute no. PP17 of the Policy Committee held on 13 December 2018*

C23.2 **Minutes for Receipt**

Please refer to the minutes as circulated separately with this agenda.

**Recommendation**

*THAT the minutes of the following meetings as circulated separately with the agenda are received:*

- 3. Minute no. PF7 of the Maori Partnership Forum held on 17 December 2018*

C23.3 **Information for Receipt**

Please refer to the Minute Index and Information Pack as circulated separately with this agenda.

**Recommendation**

*THAT the information items included in the Minute Index and Information Pack dated 7 February 2019 as circulated separately with the agenda be received.*

C23.4 **Chief Executive Officer's Report to Council – January 2019** 8-18

Attached is a report from the Chief Executive Officer dated 23 January 2019

C23.5 **Mayor's Report to Council – January 2019** 19

Attached is a report from His Worship the Mayor dated 23 January 2019.

**Local Government Official Information and Meetings Act**

**Exclusion of the Public**

**Schedule 2A**

**Recommendation**

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

- In Confidence Council and Committee minutes for Confirmation.*
- In Confidence Minute Index and Information Pack*

- *In Confidence Chief Executive Officer's Report – 23 January 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:*

<b><i>General subject of each matter to be considered</i></b>	<b><i>Reason for passing this resolution in relation to each matter</i></b>	<b><i>Ground(s) under Section 48(1) for the passing of this resolution</i></b>
<i>In Confidence Council and Committee minutes for Confirmation</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.</i>
<i>In Confidence Minute Index and Information Pack</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.</i>
<i>In Confidence Chief Executive Officer's Report – January 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 out commercial activity without prejudice or disadvantage.  To enable the Council to carry to carryout negotiations (including commercial and industrial) without prejudice or disadvantage.  Protect the privacy of natural persons, including that of deceased natural persons.</i>

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## Western Bay of Plenty District Council

### Council

## Chief Executive Officers Report – January 2019

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### 1. Chief Executive Officer and Group Managers' Update Report

#### 1.1. Purpose

To provide the Mayor and Council with timely advice on current projects and issues via an information report.

The Mayor has requested this report be based on topics and that the Chief Executive and Group Managers speak to items. A similar report is included in the confidential section of the agenda for confidential items.

#### 1.2. Report

The topics and issues are set out in areas of responsibility. Detail to these reports as the information is generally contained in the Committee reports where the topics are debated and direction provided.

#### 1.3. Chief Executive Office

- Nothing to report

#### 1.4. Infrastructure Services

- Nothing to report

#### 1.5. Financial Services

- Exception Report Briefing – February 2019 Attachment A
- Ward and District Development Trends Statistics October – December 2018 Attachment B



### 1.6. Policy, Planning and Regulatory Services

- Nothing to report

### 1.7. Technology, Customer and Community Services

- Nothing to report

### Recommendation

***THAT the Chief Executive Officer's report dated 23 January 2019 and titled "Chief Executive Officers Report" be received.***



Miriam Taris  
Chief Executive Officer

Date 14 January 2019

Open Session

Subject Chief Financial Officer's Exception Report Briefing – February 2019

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## Western Bay of Plenty District Council

### Council

## Chief Financial Officers' Exception Report Briefing – February 2019

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### **Purpose**

This report is to inform Councillors on important issues in relation to Council's finances. Reporting is on an exception basis and includes both positive and negative variances to Council plans, projects and business operations.

### **Key Financial Performance Indicators for the Six Months Ended 31 December 2018:**

#### **Debt**

Total external debt at 31 December 2018 was \$135.0m. Council's net debt balance was \$82.62m at the end of the reporting period which represents a \$15.65m reduction from the June 2018 balance of \$98.27m. Council had a positive cash position of \$52.38m at 31 December 2018.

#### **Interest Rate Swaps**

Council had 70% of total debt fixed by interest rate swaps to the value of \$155.5m, which is within the policy range of 50%-95% coverage.

Council was in compliance with all of its key financial ratios for the quarter. A summary of the key financial performance indicators for the six months ended 31 December 2018 along with copies of the treasury reports and accompanying graphs have been included in the information pack.

### **Key Financial Issues for the Six Months Ended 31 December 2018**

#### **Operating Income:**

Total income for the six months ended 31 December 2018 was \$56.93m against a year-to-date budget of \$47.60m. The \$9.33m higher income variance is largely due to favourable variances arising from the timing of receipt of financial contributions, subsidy income and other income against budget. Actual revenue received for all categories of operating income were higher than year-to-date budget for the six month period.

#### **Operating expenditure**

Total expenditure of \$43.81m was \$966k higher than year-to-date budget of \$42.84m due to lower interest costs offset by higher than budgeted additional level of service, depreciation and operating costs.

Date 14 January 2019

Open Session

Subject

Chief Financial Officer's Exception Report Briefing – February 2019

Overall operating income and expenditure levels indicate Council's financial performance is on track at the end of the reporting period.

### Capital Expenditure

Capital expenditure of \$13.32m for the period was \$323k higher than year-to-date budget. The expenditure variance is attributable to underspends against budget in the transportation and communities activities offset by a higher than budgeted spend in the corporate services activity.

The variance is primarily due to offsets in project spends within the above activities and the unbudgeted land purchase of 452 Omokoroa Road.

### Financial Contributions

Financial contributions income received to date of \$9.53m is \$5.13m higher than the year-to-date budget of \$4.39m and is currently at 108% of full year budget. Further detail on the financial contribution income is tabulated in the Key Financial Issues report.

The Ward and Development Trends Statistics report highlights strong levels of subdivision activity with 352 new lots created in the six months to 31 December 2018 against a full year forecast of 287 new lots. The following census area units have met or exceeded full year forecast for new lots:

Census Area Unit	Actual New Lots	2018/19 Forecast new Lots
Athenree	7	1
Aongatete	40	7
Omokoroa	239	120
Minden	15	15
Rangiuru	4	1
Pongakawa	7	5

The total number of residential and rural dwelling consents issued at 31 December 2018 is 160 against a full year forecast of 388. These indicators signal the positive levels of development activity during the 2017/18 year has continued its momentum into the first half of this financial year.

Kumaren Perumal  
Chief Financial Officer

## WARD AND DISTRICT DEVELOPMENT TRENDS STATISTICS OCTOBER – DECEMBER 2018

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### 1. Purpose and Summary

The purpose of this report is to provide information to the elected members detailing ward and district level data from July 2016 – December 2018 regarding three indicators of development in the District.

### 2. Discussion on Issue

This report provides ward and district level data regarding three indicators of development in the District:

- **New dwelling consents issued** (*includes new dwellings*)
- **Additional lots created at Section 224 approval stage**
- **Additional lots proposed at subdivision application stage** (*please note the actual number of lots created may change during the consent process*)

These indicators are designed to reflect subdivision and dwelling consents issued and recorded on a quarterly basis in the District.

The report includes tables per Census Area Unit, ward and zone showing the comparison of the last three financial years between July 2016 - June 2018. The report also includes the comparison of the last two quarters from July 2018 – September 2018 and October 2018 – December 2018 for dwelling consents issued, additional lots created and additional lots proposed. See **(Attachment B)** for further detail.

### 3. Internal and External Communication

No internal and/or external communication required.



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Antoinette Denton

**Research and Monitoring Analyst**

Growth Monitoring Statistics as at 31 December 2018**DWELLING CONSENTS**Dwelling Consents over the last 3 Financial Years

Census Area Unit	RESIDENTIAL		
	2016	2017	2018
Waihi Beach	30	31	35
Athenree	10	14	13
Island View-Pios Beach	3	3	11
Katikati Community	91	83	34
Tahawai	1	0	5
Maketu Community	2	1	3
Omokoroa	110	145	189
Te Puna	5	3	1
Pongakawa	0	3	25
Paengaroa	18	10	3
Te Puke	35	38	17
<b>TOTAL</b>	<b>305</b>	<b>331</b>	<b>336</b>

	2016	2017	2018
<b>Total Residential and Rural</b>	<b>505</b>	<b>528</b>	<b>496</b>

Census Area Unit	RURAL		
	2016	2017	2018
Waihi Beach	15	8	4
Matakana Island	0	0	0
Tahawai	4	7	7
Aongatete	52	58	28
Te Puna	3	2	7
Minden	44	43	48
Kaimai	49	47	36
Ohauiti-Ngapeke	4	5	6
Upper Papamoa	16	10	10
Paengaroa	0	2	0
Rangiuru	7	6	6
Pongakawa	4	7	7
Te Puke	2	2	1
<b>TOTAL</b>	<b>200</b>	<b>197</b>	<b>160</b>

Dwelling Consents Year to Date: July 2018 – December 2018

Census Area Unit	RESIDENTIAL		
	Jul 18 - Sep 18	Oct 18 - Dec 18	Total Jul 18 - Dec 18
Waihi Beach	7	2	9
Athenree	4	2	6
Island View-Pios Beach	2	2	4
Katikati Community	11	7	18
Tahawai	0	0	0
Maketu Community	0	1	1
Omokoroa	20	26	46
Te Puna	1	0	1
Pongakawa	1	0	1
Paengaroa	0	2	2
Te Puke	7	8	15
<b>TOTAL</b>	<b>53</b>	<b>50</b>	<b>103</b>

	Jul 18 - Sep 18	Oct 18 - Dec 18	Total Jul 18 - Dec 18
<b>Total Residential and Rural</b>	<b>80</b>	<b>80</b>	<b>160</b>

Census Area Unit	RURAL		
	Jul 18 - Sep 18	Oct 18 - Dec 18	Total Jul 18 - Dec 18
Waihi Beach	0	0	0
Matakana Island	0	0	0
Tahawai	1	1	2
Aongatete	4	7	11
Te Puna	3	0	3
Minden	7	9	16
Kaimai	6	4	10
Ohauiti-Ngapeke	0	2	2
Upper Papamoa	3	3	6
Paengaroa	0	0	0
Rangioru	2	2	4
Pongakawa	1	2	3
Te Puke	0	0	0
<b>TOTAL</b>	<b>27</b>	<b>30</b>	<b>57</b>

**S224 Lots Created over the last 3 Financial Years**

Census Area Unit	2016	2017	2018	WARD	2016	2017	2018
Waihi Beach	21	18	12	Western			
Athenree	0	3	17	Residential	82	48	79
Island View	0	1	1	Industrial/ Commercial	-	1	5
Matakana Island	0	0	0	Rural	36	15	22
Katikati	64	26	57	<b>Western Total</b>	<b>118</b>	<b>64</b>	<b>106</b>
Aongatete	20	11	12				
Tahawai	13	5	7	<b>Central</b>			
Kaimai	24	24	25	Residential	41	167	116
Omokoroa	44	167	116	Industrial/ Commercial	-	-	-
Te Puna	1	3	2	Rural	62	76	76
Minden	30	48	48	<b>Central Total</b>	<b>103</b>	<b>243</b>	<b>192</b>
Ohauiti-Ngapeke	4	1	1				
Upper Papamoa	3	15	6	<b>Eastern</b>			
Maketu	1	0	1	Residential	36	37	31
Paengaroa	19	6	3	Industrial/ Commercial	-	-	1
Rangiuru	4	7	3	Rural	11	43	28
Pongakawa	3	17	36	<b>Eastern Total</b>	<b>47</b>	<b>80</b>	<b>60</b>
Te Puke	17	35	11	<b>TOTAL</b>	<b>268</b>	<b>387</b>	<b>358</b>
<b>Total</b>	<b>268</b>	<b>387</b>	<b>358</b>				

**224 Lots Created for the last 6 months from July 2018 – December 2018**

Census Area Unit	Jul 18 - Sep 18	Oct 18 - Dec 18	Total Jul 18 - Dec 18
Waihi Beach	1	3	4
Athenree	0	7	7
Island View	0	0	0
Matakana Island	0	0	0
Katikati	7	2	9
Aongatete	37	3	40
Tahawai	0	0	0
Kaimai	3	2	5
Omokoroa	123	116	239
Te Puna	3	0	3
Minden	7	8	15
Ohauti-Ngapeke	0	0	0
Upper Papamoa	0	0	0
Maketu	0	0	0
Paengaroa	0	0	0
Rangiuru	0	4	4
Pongakawa	3	4	7
Te Puke	17	2	19
<b>Total</b>	<b>201</b>	<b>151</b>	<b>352</b>

WARD	Jul 18 - Sep 18	Oct 18 - Dec 18	Total Jul 18 - Dec 18
<b>Western</b>			
Residential	8	2	10
Industrial/ Commercial	0	0	0
Rural	37	4	41
<b>Western Total</b>	<b>45</b>	<b>6</b>	<b>51</b>
<b>Central</b>			
Residential	123	126	249
Industrial/ Commercial	0	0	0
Rural	13	10	23
<b>Central Total</b>	<b>136</b>	<b>136</b>	<b>272</b>
<b>Eastern</b>			
Residential	17	1	18
Industrial/ Commercial	0	0	0
Rural	3	8	11
<b>Eastern Total</b>	<b>20</b>	<b>9</b>	<b>29</b>
<b>TOTAL</b>	<b>201</b>	<b>151</b>	<b>352</b>

**ADDITIONAL LOTS PROPOSED**

A3364478



**S223 Lots Proposed over the last 3 Financial Years**

Census Area Unit	2016	2017	2018	WARD	2016	2017	2018
Waihi Beach	65	41	28	Western			
Athenree	3	23	6	Residential	112	100	106
Island View	0	2	2	Industrial/Commercial	0	0	3
Matakana Island	0	0	0	Rural	38	1	7
Katikati	44	34	74	<b>Western Total</b>	<b>150</b>	<b>101</b>	<b>116</b>
Aongatete	37	0	6	<b>Central</b>			
Tahawai	1	1	0	Residential	161	719	29
Kaimai	8	0	15	Industrial/Commercial	0	0	0
Omokoroa	161	719	29	Rural	40	54	54
Te Puna	1	1	8	<b>Central Total</b>	<b>201</b>	<b>773</b>	<b>83</b>
Minden	30	53	31	<b>Eastern</b>			
Ohauti-Ngapeke	1	0	0	Residential	49	98	24
Upper Papamoa	1	0	5	Industrial/Commercial	0	0	0
Maketu	0	0	5	Rural	24	8	18
Paengaroa	1	3	0	<b>Eastern Total</b>	<b>73</b>	<b>106</b>	<b>42</b>
Rangioru	11	4	3	<b>TOTAL</b>	<b>424</b>	<b>980</b>	<b>241</b>
Pongakawa	32	1	9				
Te Puke	28	98	20				
<b>Total</b>	<b>424</b>	<b>980</b>	<b>241</b>				

**S223 Lots Proposed for the last 6 months from July 2018 – December 2018**

Census Area Unit	Jul 18 - Sep 18	Oct 18 - Dec 18	Total Jul 18 - Dec 18
Waihi Beach	6	1	7
Athenree	0	0	0
Island View	0	0	0
Matakana Island	0	0	0
Katikati	6	4	10
Aongatete	1	0	1
Tahawai	0	0	0
Kaimai	0	1	1
Omokoroa	0	20	20
Te Puna	15	1	16
Minden	0	0	0
Ohauiti-Ngapeke	1	0	1
Upper Papamoa	0	0	0
Maketu	0	0	0
Paengaroa	0	0	0
Rangioru	0	0	0
Pongakawa	0	5	5
Te Puke	0	1	1
<b>Total</b>	<b>29</b>	<b>33</b>	<b>62</b>

WARD	Jul 18 - Sep 18	Oct 18 - Dec 18	Total Jul 18 - Dec 18
<b>Western</b>			
Residential	12	5	17
Industrial/ Commercial	0	0	0
Rural	1	0	1
<b>Western Total</b>	<b>13</b>	<b>5</b>	<b>18</b>
<b>Central</b>			
Residential	0	20	20
Industrial/ Commercial	0	0	0
Rural	16	2	18
<b>Central Total</b>	<b>16</b>	<b>22</b>	<b>38</b>
<b>Eastern</b>			
Residential	0	1	1
Industrial/ Commercial	0	0	0
Rural	0	5	5
<b>Eastern Total</b>	<b>0</b>	<b>6</b>	<b>6</b>
<b>TOTAL</b>	<b>29</b>	<b>33</b>	<b>62</b>

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## Western Bay of Plenty District Council

### Council

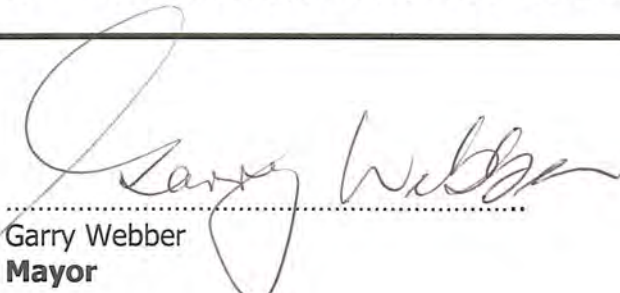
## Mayor's Report to Council – January 2019

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1. Submission on LGNZ Localism Project
2. Submission on Local Government Funding and Finance inquiry done by Productivity Commission
3. Update on NZTA

### Recommendation

- |  |
|--|
| <ol style="list-style-type: none"><li>1. <i>THAT the Mayor's Report to Council for January 2019 be received.</i></li></ol> |
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Garry Webber  
Mayor