



MINUTES OF AN ORDINARY COUNCIL MEETING DATED TUESDAY, 3 JUNE 2021 IN THE OPOTIKI DISTRICT COUNCIL CHAMBERS, 108 ST JOHN STREET, OPOTIKI AT 9.04AM

PRESENT:

Mayor Lyn Riesterer (Chairperson)
Deputy Mayor Shona Browne (Deputy Chairperson)
Councillors:
Debi Hocart
Barry Howe
David Moore
Steve Nelson
Louis Rāpihana

IN ATTENDANCE:

Aileen Lawrie (Chief Executive Officer)
Gerard McCormack (Planning and Regulatory Group Manager)
Glen McIntosh (Engineering Services Group Manager (Acting))
Julian Sewell (Community Services Group Manager (Acting))
Peter Bridgwater (Chief Financial Officer)
Katherine Hall (Policy Planner)
Gae Finlay (Executive Assistant & Governance Support Officer)
Bevan Gray (former Finance and Corporate Services Group Manager)

PUBLIC:

Several members of the public

MEDIA:

Charlotte Jones
Mike Fletcher

APOLOGIES

Nil.

DECLARATION OF ANY INTERESTS IN RELATION TO AGENDA ITEMS

Councillor Nelson declared an interest in Item 4 (Hukutaia Growth).

Councillor Hocart declared an interest in relation to Te Ao Hou Trust.

Councillor Rāpihana declared an interest as Chair of the Coast Community Board.

Her Worship the Mayor declared an interest as a member of the Ōhiwa Harbour Implementation Forum.

Deputy Mayor Browne declared an interest as a member of the Ōpōtiki Lions Club.

1. SCHEDULE OF SUBMITTERS TO SPEAK TO OPOTIKI DISTRICT COUNCIL DRAFT 2021-2031 LONG TERM PLAN **p3**

A replacement Schedule of Submitters was tabled.

2. COPIES OF SUBMISSIONS TO OPOTIKI DISTRICT COUNCIL DRAFT 2021-2031 LONG TERM PLAN **Separate Documents**

Submission 330 –P and M Anstis

Chris Anstis and Peter Anstis spoke to the submission and made additional points as follows:

- The average section size shrinks over time.
- Undertook testing of chloroforming units – climb of three fold going the length of Woodlands Road.
- If the scheme does not happen, it will in 15 years in any event.
- Support capturing any funding.
- Would focus on lower cost and section size if developing.
- Like the idea of Option 2, but Option 1 probably prevails.

Charlotte Jones entered the meeting at 9.13am.

Submission 328 – Meg and Mike Collins

Meg Collins spoke to the submission.

Key points:

- This Ten Year Plan is the 'same old, same old'.
- We live in different times and are facing climate change.
- The Plan does not address the different things that are about to happen
- Hukutaia Growth
 - Do not agree with either Option 1 or Option 2.
 - Not enough work has been done to ascertain whether people want to sell their properties.
 - Modern septic tanks need less land.
 - There is a lot of rise and fall.
 - Water retention ponds, wetlands would be created.
 - Hukutaia is a beautiful place and more work needs to go into the planning.
- Bins at Public Toilets
 - Opposed to bins at public toilets.
 - We are a zero waste area.
 - Council has dropped the ball – more could be done to educate people.
 - There could be more done at the RRC, e.g. composting areas, firewood areas.
 - The messaging around waste needs to come from school children.

- Mobile Services on the Coast – Option 2 is supported.
- The Three Waters reform will go ahead; Government has committed to it – should Council be worrying about it at this stage?
- New builds – ask that Council encourage people to put in water tanks to collect water from the roof, and encourage, or do a deal with a solar company, to put solar panels on houses for heating and power for electric cars.
- The Plan does not give much reference to a marina. Ideally, the whole area should all be integrated into one and into the actual town with boat maintenance businesses, restaurants, markets etc., adding that the town needs a massive clean-up.
- Council is urged to think outside the box as that is not happening at present.

Submission 319 – Te Rere Marae (Maude Maxwell)

Maude Maxwell spoke to the submission.

Key points:

- On 25 June 2020 Ngāti Ngahere Hapū members met with the Harbour contractors
- The contractors needed to get into the urupa to level the road. Referring to the minutes of that meeting on 25 June 2020 (which are attached to the submission), Maude Maxwell asked that Council honour the agreement entered into at that meeting.
- Carvings were also part of the agreement.
- When the shovel went into the ground, it meant to the Ngāti Ngahere Hapū that there was agreement with what was verbally discussed at the meeting.
- Communications with Council are much better than they were in the past.

Submission 317 – Kayreen Tapuke

Kayreen Tapuke spoke to the submission.

Key points:

- This is the first time she knew that the Government owns the Ōpōtiki Harbour and this is very concerning.
- The only consultation undertaken is with Whakatōhea Māori Trust Board, adding that Whakatōhea did not sign the Treaty, however Ngāi Tamahaua did.
- Ask that Council consult with all of the leaders, not just some of them, noting that Council is required to consult on major items and asked for clear and transparent processes with integrity and with mana, particularly from older Council members.
- Social services
 - Hoped that Council would provide, rather than competing.
 - Council needs to be clear with the processes and consultation.
 - Council needs to stick to its basic role.
- Three Waters
 - Asks that Council honour the Treaty and talk with whānau and Hapū, not just Iwi.
- Conflicts of Interest
 - Queried if Councillors' conflicts of interest are noted, particularly as a developer and a mussel company shareholder sit on Council.
- The average income in Ōpōtiki is \$30,000 and there are many homeless and hungry people in the community. Questioned what Council is doing to address these issues
- Highlighted that development at Hukutaia and the new Pirirakau development are not targeted to the poor.

Submission 315 – Hukutaia Domain Care Group (John McLeod and Trevor Ransfield)

John McLeod and Trevor Ransfield spoke to the submission.

Key points:

- The Hukutaia Domain is one of the top tourist attractions in Ōpōtiki.
- The Regional Council has assisted with bait station to get pests to a low level and in the last five years, the bird life has increased.
- Rubbish bins
 - Bins were previously taken away from the Domain.
 - There has been very little rubbish in the Domain as people take their rubbish away.
 - The Hukutaia Domain Care Group do not want to see rubbish bins installed at the Domain.
 - Queried where the data was around needing rubbish bins and noted that there is now more awareness in relation to rubbish.
- The Hukutaia Domain Care Group and Upokorere work hand in hand.
- Upokorere supports the care group's request that rubbish bins not be placed at the Domain as this will bring back the rodents.

Submission 305 – Caroline Willis

Caroline Willis spoke to the submission.

Key points:

- There is a climate crisis.
- To avert the worst fallout of climate crisis a reduction in energy consumption is needed in the next nine years.
- Mobile Services on the Coast
 - Any vehicle used to promote Council business or share knowledge has to be an electric vehicle.
 - People need to see the vehicle is electric and that Council is serious about the climate crisis.
 - Look at difference in cost between petrol/diesel and electric and ask how the difference can be funded – possibly with business support which could be advertised on the side of the van
 - The business support could be from companies already working in the climate change space, e.g. solar companies.
- Extended an offer to Council to come on board regarding sourcing a vehicle for the mobile services on the Coast.
- An EV community event is planned for later in the year.
- Hikutaia Growth
 - Would like to see a move towards carless households and questioned how we can get people off the hill down into town.
 - Envisaged an electric shuttle working that route and other routes, e.g. Tablelands – this would be a climate crisis response from the Council to get an electric shuttle moving around the district.
- Building development
 - Would like to see multi dwellings for couples, singles, inter-generational families.
 - The dwellings would need to be energy neutral.
 - Builders need to think about their waste so people can pick up the materials which they cannot use.
 - The more financially insecure need to be targeted.
 - Would not support the Hukutaia development if it was only going to be for the more wealthy in the community.
- Government Infrastructure Fund
 - Asked if Council could use this as a zero interest loan so that people can get hooked up and pay it over time or when they sell the house.
- Rubbish bins at public toilets

- Council has a Zero Waste Policy – ask that it be kept that way and make sure it is clear on all of Council's digital platforms.
- Social Development
 - The Social Development Co-ordinator role was supported.

The meeting adjourned for morning tea at 10.00am and reconvened at 10.20am.

Submission 303 – Bay of Plenty Regional Council

The Regional Council was represented by Chair, Doug Leeder, and CEO, Fiona McTavish.

Key points:

- Doug Leeder noted that the context of the submission was worthy of a social discussion at some future time.
- Powerpoint presentation:
Growth and Development
Eastern Bay Spatial Planning
BOPRC Rates Collected in Opotiki
- River schemes – important ratepayers have the correct information – be careful of what you ask for in terms of an extended contribution to river scheme rates.

Her Worship the Mayor asked if Council could hear about the Regional Council's submission to Ōpōtiki District Council's Long Term Plan, rather than hearing a response to Ōpōtiki District Council's submission to the Regional Council's Plan.

- The Regional Council needs to push back around getting a better understanding as Ōpōtiki District Council constantly raises the river scheme.
- Affordability of rates is not linear; it is complex.
- Currently, subsidy of the river scheme rests 65% with urban ratepayers and the rest sits with rural ratepayers.
- There are unresolved issues around flood protection.

Submission 299 – Chris and Bruce Comyns

Chris and Bruce Comyns spoke to the submission.

Key points:

- The recreational facilities in the district leave a lot to be desired.
- Potts Avenue building previously used by the Ōpōtiki Lions Club.
 - Lions contribute greatly to the community and made good use of the building.
 - It seems Council had no back-up plan.
 - Who is going to replace the money Lions raise?
 - The Lions market was a gathering point for the community.
- Suggestion of a community area that can be used by everyone.

Submission 297 – Doug Wheeler

Doug Wheeler spoke to the submission.

Key points:

- Congratulated Council on what has been done for freedom camping at the pipi beds.
- Hopefully there will be other freedom camping sites in liaison with the Coast people.
- Toilets – let us keep expanding.

- Hukutaia wastewater – concerned at the Three Waters Management Plan and how that was presented as part of the supporting documentation that went with the LTP.
 - Concerned at the amount of spelling errors that occurred in the management plan
 - How could it get published in the manner that it went out in?
 - It does not even deserve an F in grading.
 - Asked Councillors if they were aware of all the errors and if they raised concern back to staff.

Submission 289 – Manawa-Ote-Rangi and Diana Ray Waipara

Manawa Ote-Rangi Waipara spoke to the submission.

Key points:

- Hukutaia – want to support the views of Dave Reece and Mike Crashley
- Most local body sewerage systems are over 70 yrs old.
- Aging systems cost money.
- Greenfields in Hukutaia:
 - Seems unbalanced – the amount of money required for subdividing and the provision of services in that area
 - Best practice would suggest there are better small scale reticulation systems that would work.
 - The only approach had in 30 years living at Hukutaia was the gas hook up.
 - If it isn't broke, don't fix it.
 - Septic tanks have survived earthquakes, flooding and tsunamis.

Submission 286 – Bruce McGregor

Bruce McGregor spoke to the submission.

Key points:

- Concerned at the cost of getting on to a sewerage system.
- Have not met anyone in my area who are keen to go on the sewer.
- Understand that the legal requirement is that if the sewer goes in, you have to hook up.
- Not sure what happens if you cannot afford it.
- Farming land around me – have not met anyone who wants to develop; they want to keep farming.
- Hooking up to a sewer will lead to everyone else having to pay for it via increased rates.

Mike Crashley was heard next.

Submission 191 – Mike Crashley

Mike Crashley spoke to the submission.

Key points:

- I would probably benefit from the proposed wastewater network but am opposed to it.
- Septic tanks work well with the quality of ground we have.
- The cost, which is a very rough estimate, is very high.
- The cost of connecting existing properties is estimated to be over \$2.5m for all the residents in that area which will impose significant hardship to many.
- The network would be vulnerable to electric outages, earthquakes and tsunamis.
- Placing such a system near the coast places unnecessary risk of a disaster.
- Does not make sense pumping water out to sea.
- Homeowners asked to pay when really it is the developers who stand to benefit.
- If council is concerned about discharge from septic tanks then insist on new housing installing modern treatment systems which can be used for irrigation.

- The total cost for a modern treatment system would be no more than \$5m for 400 new houses, significantly lower than the \$23m suggested in the LTP.
- It will be a poor use of public money and is totally unnecessary.

Submission 271 Forest and Bird – Eastern Bay of Plenty Branch

Linda Conning spoke to the submission.

Key points:

- The biggest issue Council has to deal with in its Ten Year Plan is climate change.
- Commended the Council for the planning that is beginning to develop in the Hukutaia area and support that.
- History has shown us around the country the longer Councils put off investing in infrastructure the more it costs.
- Over time new areas that are developed become intensified, e.g. infill housing, so the demands on infrastructure increase beyond what you envisage.
- Forest and Bird has worked with the Council over many years in areas to do with environmental protection and also with the Regional Council and DOC for the protection of shore beds – the budget Council has for enforcing these regulations is not sufficient.
- If you have a regulation and do not have the funds to enforce it then that regulation becomes nullified.
- Over the summer Council had a temporary camera at Ōhiwa and would like to see the camera permanently there.
- There is no information in the documentation available to the public below the big picture items – so do not know how the different activities of Council are budgeted for.
- Finance is a big issue for the Council – would support Council looking at loans for funding a number of items in the Long Term Plan.
- As projects come on stream, Council will have a bigger rating base than it currently has.

Kyle Dickinson was heard next.

Submission 259 Kainga Maha (Kyle Dickinson)

Kyle Dickinson spoke to the submission.

Key points:

- Kāinga Maha is passionate about addressing homelessness.
- Water reticulation is supported – unlocking greenfields land but giving people the ability to subdivide in that area.
- Support Option 1. Greenfield work important but intensification of existing areas is also important.
- Infrastructure – being on the front foot rather than play catch up.
- Support Council's preference for Bins at Public Toilets and Mobile Services on the Coast.

Te Ao Hou Trust was heard next.

Submission 243 – Te Ao Hou Trust (Linda Steel and Agnes Walker)

Linda Steel and Agnes Walker spoke to the submission, noting an apology from Hope Hata.

Key points:

- Library, mobile services – wonder if that is viable – or are there alternatives?
- Perhaps a library bank at a kura, and collaboration with other mobile services
- Residents of Tōrere were not consulted on the mobile services
- The Social Development idea is a natural alignment with what we are doing with Healthy Families.

Submission 269 – Whakatāne District Council

Mayor Judy Turner and Councillor Nándor Táncoz spoke to the submission.

Key points:

- Whakatāne District Council has a commitment to an ongoing relationship with the Ōpōtiki District Council
- Congratulations extended for the Harbour Development Project.
- Hukutaia Growth – support Option 1
 - The region is growing and housing development is a challenge for all of us.
- Bins at Public Toilets – interested to see how that goes and keen to keep in communication around this.
- Mobile Services on the Coast – a good initiative.
- Social Development – supportive of what Council is doing and would be keen to keep connected on how it goes.
- Climate change
 - Focus is the importance of collaboration across policies, strategies and planning; potentially some services.
 - Whakatāne has strategies, action plans and targets which are quite ambitious
 - Keen to work with Ōpōtiki District Council to share understandings that Whakatāne has developed.
- Harbour Development Project – do not see Whakatāne in competition with Ōpōtiki – see it as a marine hub across the Bay
- Hukutaia Growth – Whakatāne is putting a lot of effort into spatial planning, housing needs etc.
- Mōtū Trails
 - Since Covid opportunities have been highlighted which otherwise Whakatāne would not have considered
 - Have come under quite a lot of pressure from the community
 - Not opting out of the national cycleways but if we look districted it is because of our Active Whakatāne programme which is in our LTP
 - Love what you have done and have led us in the cycleways space.

The meeting adjourned for lunch at 12.07pm and reconvened at 1.02pm.

Submission 236 – KO Collective Trust (Shannon Hanrahan)

The submitter was unable to attend.

Waiariki Park Region (Joy Moir) was heard next.

Submission 220 – Waiariki Park Region

Joy Moir spoke to the submission.

Key points:

- The goal is to help the region to become green, healthier, wilder and more resilient – to do this we must inspire a movement.
- A powerpoint presentation highlighted the desire to bring the natural beauty of nature into our lives, so that the rohe thrives.
- Wanting to inspire the people of Waiariki to embrace biophilia.
- Are working with iwi.
- There are a lot of ways of reimagining how we might live.

Shona Hammond Boys was heard next.

Submission 217 – Shona Hammond Boys

Shona Hammond Boys spoke to the submission.

Key points:

- It is urgent that we have a Child Policy and a Civic Policy.
- Systematic neglect with children starts with not having a Child Policy.
- Neglect is failure to do something which we should have done.
- A lawlessness has crept in.
- This Council has a disregard of the children's art – no thank-you, no certificates – the child artists are angry about this.
- An adult artist came into town, traced up a piece of art and got a big payment for it.
- Activate a Child Policy and put up \$100,000 for a Civic Officer.
- We must have good civic manners – we have nothing in place in Ōpōtiki.
- Need leadership from this Council.

Submission 216 – Mr Duthie

The submitter did not attend.

Dave Reece was heard next.

Submission 59 – Dave Reece

Dave Reece spoke to the submission.

Key points:

Hukutaia Growth

- Why pipe sewerage 4kms to treat it?
- Contamination of water – e-coli is coming from livestock so do not be sidetracked by that.
- Properties will not increase in value according to real estate agents.
- Septic tanks will not hinder development; houses are being built and subdivisions are being done.
- Snells Beach is susceptible to rising sea levels.
- Previous investigations saw no need for reticulation.
- Cost to the community – different to what is in the LTP as figures in the LTP do not show GST which is misleading.
- Examples were given of increased costs to ratepayers.
- Future sewerage costs should be that of developers, subdividers.

Submission 182 – Kathryn Phillips

Kathryn Phillips spoke to the submission.

Key points:

- Format of the Consultation Document – if you want people to put their ideas in then give everyone a chance to say yes or no.
- The changes Council is talking about are huge and it sounds like the ratepayers have not been contacted – do not let them find out by way of a public document.
- A status quo option is a good idea to put in.
- As a Whanarua Bay section owner there is nothing that gives Whanarua Bay residents anything.
- I ask you to give your best shot to giving a legal public access to Whanarua Bay as it is so beautiful and should be shared with all New Zealanders.

Submission 180 – Coast Community Board (Whetu Haerewa)

Whetu Haerewa spoke to the submission in the absence of Coast Community Board member Allen Waenga.

Key Points:

Rugby Field – Whangaparaoa

- Previously no need for any community fields.
- Now have children who want to play rugby.
- What started with eight children has grown into a Club where there are many teams in different age groups, along with men's and women's teams.
- People in the community have stepped up to be coaches, fundraisers and administrators.
- Development of the land will sustain the young ones coming through.
- The land we want to develop is currently grazed by horses.
- Playing sport has health benefits and brings everyone together in the community.
- The Coast population is growing.

Submission 162 – Film Bay of Plenty (Jade Kent)

Jade Kent spoke to the submission in the absence of Anton Steel.

Key points from a powerpoint presentation:

- The Vision – Connecting/Collaborating.
- Governance – Industry Building Industry.
- What is Going on Right Now?
- Establish Waiariki Film Studios.
- Workforce Development.
- Proposed Funding Breakdown 2021/22.

The meeting adjourned for afternoon tea at 2.09pm and reconvened at 2.30pm.

Submission 33 – Paula Black

Paula Black spoke to the submission.

Key points:

- Submissions and access to submissions
 - The current access to submission forms can be helped along.
 - Some people do not have electronic access; some do not get a newspaper.
 - Why not attach it as a file for those who get rates notices electronically or put in the envelope if the rates notice goes by post.
- Horse problem
 - Why could it not be made a condition of having a horse in town that they are microchipped?
 - The accountability and responsibility then goes back to the people who let them roam or put them in someone else's paddock.
 - Phoning when there are horses on the road – Animal Control tell people to ring the Police and the Police tell people to ring Animal Control.
 - People lose the desire to report if it is not made easy.
 - Do not want to pay more rates to control horses or animals.

Submission 05 – Anglican Church of Raukōkore Restoration and Preservation Trust (Kevin Winters)

Kevin Winters spoke to the submission.

Key points:

- Would like Council to put some pressure on NZTA for some sight lines getting on and off the road at the Raukōkore Church – it is a safety issue.
- There is a new water supply going in at Raukokore (\$10m irrigation system from PGF funding).
- Would like assistance with getting water to the Church for fire purposes– sprinklers will be installed.
- The Church is busy with visitors – one of the unintended consequences of Covid is a lot more visitors.
- The Trust is restoring the Church to what it should be and large funding providers are being approached.
- The community is righty behind the project and \$40,000 was raised in one day at a local fundraiser.

Submission 128 Sport Bay of Plenty (Zane Jensen)

Zane Jensen spoke to the submission.

Key points:

- Currently there is the exciting challenge of growth.
- Growth in the open spaces – Sport Bay of Plenty staff are available to assist.
- Acknowledged the work done of the last few years with Council staff Garry Page and Anna-Marei Kurei.
- Council was thanked for its commitment to the next Sport Bay of Plenty Three Year Strategy.

Submission 125 – Tom Brooks

Tom Brooks spoke to the submission.

Key points:

Hukutaia Growth

- Reiterated the comment in his submission around septic tanks and the undemocratic way reticulation was put into the Consultation Document.
- There is no option to say 'no'.
- Two previous Councils have rejected reticulation of Hukutaia/Woodlands.
- The only property for development is the old hospital site.
- The old hospital site was never in the Whakatōhea settlement.
- The site was purchased via rates by the Council who formed a Board and it was then run by successive Government entities.
- It is significant land and Council might need to look at who was responsible.
- Tom Brooks is happy to prove the information he has regarding the old hospital site.
- If anyone wishes to develop land, it is for the developer; Council is not in the property game.
- It is a cost and burden which falls on the ratepayer.
- There is enough to do in town – there are properties there still on septic tank which one would think would be the first to be reticulated.
- Cannot find any evidence of population growth – reticulation of Hukutaia looks like a wish list item.
- Caution should be exercised.
- The sale of the old saleyards was a loss to the ratepayer and is not advertised at unaffordable prices.
- Harbour development – are we going to have residents or are we going to have ratepayers?

Submission 123 – Wayne Stuart

Wayne Stuart spoke to the submission.

Key points:

- Initially thought he had not seen the LTP process before.
- Social Development – Has Council been involved in that before?
- When you think of Council's job you think of roads, infrastructure etc.
- Good on Council for having a crack at social development.
- There is a slight disconnect between certain areas in Ōpōtiki and it seems to be getting worse.
- If we are to repair the big community of the world, then we can start in the little community of Ōpōtiki and then, if we get it right, we can show someone else.

Submission 99 – Justin Ford-Robertson

Justin Ford-Robertson spoke to the submission.

Key points:

- Want to urge more consideration for climate change.
- Climate change is having an effect now and whether it is in the form of Covid or another disease, transport, supply disruption – all these things will come upon us.
- It is still scary how little people know about climate change – it is going to be a very big issue.
- Council should be looking at it with their own buildings – to be sustainable.
- Why don't we have solar panels on new Council buildings? People in the community can buy a panel.
- There are multiple opportunities Council should be looking at around climate change; you need to stop looking at it as a separate thing.
- Congratulated on LTP – better than some I have seen, even if it does evoke controversy, it engages people.

Submission 298 – Ngāi Tai Iwi Authority

Muriwai Jones spoke to the submission with the support of the Ngāi Tai Iwi Authority Board Chair as Tracy Hillier was unable to attend.

Key points:

- Bins at Public Toilets
 - Option 1 is supported.
 - There needs to be more bins at places which have high public usage such as Ōpape and Tōrere.
- There has been a lack of consultation with Ngāi Tai Iwi Authority – that seems to be a need.
- Great changes have taken place and Ngāi Tai is feeling a little left out.

Submission 329 Ngāi Tamahaua

The submitter did not attend.

Submissions 09 and 200 – Chris Donkin

Chris Donkin spoke to the submissions.

Key points:

- Hukautai Growth
 - A Woodlands ratepayer.
 - There was no consultation in relation to reticulating Woodlands – I haven't been consulted in any way.
 - Manage 160 properties in Ōpōtiki – if there was some consultation amongst owners in the district we should have been part of that.

- There should have been a third option.
- BOPRC have been doing some work in the area around any leakage or seepage with the septic tanks.
- If there is not a problem and everything is working well why are we thinking of it.
- Can understand the potential for new houses in Hukutaia/Woodlands.
- Everyone I have spoken to in the Woodlands area have no interest in subdividing, apart from one or two; would love to know where the properties are purported to be in Woodlands.
- Rubbish bins at public toilets
 - Don't think we need bins at every toilet, but over the summer at some locations would enhance our community, e.g. Surf Club, pipi beds, Hukutaia Domain, the wharf.
- Mobile Services on the Coast
 - My personal view is that we do not need a big flash vehicle running up and down the Coast each week.
 - Coast residents need to come into town for food etc., can also go to the Library then and borrow or order books.
- Social Development
 - Council is not a social provider and should not be involved; do not think it is Council's place to be doing those things.

Submission 49 – Chris Donkin (speaking on behalf of Antony and Petrea Donkin's submission)

Chris Donkin spoke on the submitters' behalf, accompanied by Petrea Donkin.

Key points:

- Hukutaia Growth
 - The cost of decommissioning a septic tank and ongoing costs would be an added burden to people on a pension.
 - The population of Woodlands is generally retired people who have no ability to generate extra income.
 - There is a very large groundswell amongst the citizens of the Woodlands area against reticulation.
 - Spoken to 100 people and only three were for it.
 - Why was there not a third option?
 - Where is the consultation and where are all these people saying we need this to happen?

Submission 223 – Sean Miller

The submitter was unable to attend and sent a video recording which was played.

Key points:

- Without certainty of development in Hukutaia the implementation of reticulation adds significant burden to the ratepayers.
- The Consultation Document echoes the high risk sentiment of the Risk Report.
- Existing services should not form part of the reasoning for reticulation.
- More housing is only available if the greenfields area is developed.
- Is there an issue identified that the current discharges are affecting water quality.
- Is spending nearly a quarter of the estimated budget for the project on the treatment plan in an area subject to rising sea levels a wise investment?
- There is no reference in the report to the Government's Three Waters programme.
- Have Councillors made sufficient enquiry to ensure that the cost estimates tabled are realistic and will not be substantially increased when the project costs are provided?
- Development can occur with septic tanks which are more cost effective.

- The Consultation Document lacks integrity and needs to assess the risk analysis to ensure the returns are expected to outweigh the risks.

The meeting adjourned at 3.54pm and reconvened on Friday, 4 June 2021, at 9.05am.

Item 4 (Staff Report on submissions on Hukutaia Growth to the Draft 2021-2031 Long Term Plan) was considered first.

3. STAFF REPORT ON SUBMISSIONS TO THE DRAFT 2021-2031 LONG TERM PLAN **p5**

The Chief Executive Officer made some suggestions to manage the rate increase as follows.

Valuation Impacts

Suggest that we manage the valuation increased impacts as we are managing other items with regard to funding depreciation.

Horse Management

Suggest sacrificing the 2% on the horse management.

Hukutaia Growth

Scaling back Hukutaia does not make much impact for the first year (0.08%) due to the way it is being funded with external revenue and loan funding over a period of time.

Rubbish Bins at Public Toilets

Suggest 1% for rubbish bins.

Mobile Services on the Coast

The introduction of mobile services on the Coast could be pushed out for 12 months. This would relieve the rating impact and staff resourcing.

Regulatory

There will be a lot of regulatory impacts coming to us. Suggest increasing the assumption of revenue into the regulatory area which could offset impact.

Bins at Public Toilets

The Engineering and Services Group Manager (Acting) stated that waste volumes are up significantly on 10 years ago.

From a discussion it was agreed that the budget be halved to \$50,000 and a lesser number of bins installed on a trial basis for one year. Staff will report back to Council around implementation options.

Mobile services on the Coast

It was agreed to proceed with the delivery of mobile services on the Coast. This will be delayed for one year, with the funding going into Year 2.

It was noted that reference to *Mobile Library* in the report should be *Mobile Services on the Coast*.

Social Development

The Chief Executive Officer advised that the Council function would be \$50,000 which equals a 0.5% rate increase.

The Community Services Group Manager (Acting) stated that this is a leadership activity, not a service delivery activity.

Some concerns expressed were:

- Keeping the activity to a fixed cost so it does not escalate
- There are already other organisations with 50-70 staff working in the social development field
- Council does not have a Strategic Plan to do social services and engage with stakeholders
- It is not Council's role – iwi, police and central Government do need to step up

The Community Services Group Manager (Acting) explained the concept of having a Social Development Activity Governance Group with external appointees. Each of the agencies would be a member of this group. The Governance Group would provide direct access into Council which gives a stronger platform to engage and the type of engagement programme you would use for the next LTP, identifying the shortcomings in this LTP. Also, there is no community safety programme in Ōpōtiki.

The Community Services Group Manager (Acting) stated the concept would put Councillors in a position of leadership. The dialogue with the respective agencies would be brought in by the Governance Group. It is a structure that supports Councillors' governance function in this very heavily funded area to provide services to the community.

It was agreed that the bullet points in clause 4 of the recommendation be amended to (a), (b) and (c).

It was further agreed that clause 4(a) (*re Bins at Public Toilets*) and 4(b) (*re Mobile Services on the Coast*) of the recommendations will be amended to reflect the outcome of the deliberation discussions:

- (a) The words "*on a trial basis to the value of \$50,000 with staff to report back to Council with implementation options*" will be added to clause 4(a).
- (b) That the words "*with delivery deferred to Year 2 of the LTP*" will be added to clause 4(b).

Revaluation Impacts

Bevan Gray stated that the increase due to revaluation is 1.7%/ If depreciation is fully funded there is a 3% increase. Most of that is in the Three Waters, a targeted rate funded activity.

Her Worship the Mayor said this was the position already in the LTP, but important to note.

Impact of the Local Government (Rating of Whenua Māori) Amendment Act 2021

The Chief Financial Officer asked Council to note a change at the bottom of page 16 of the agenda. The number of rating units becoming non-rateable is now 279. This is due to clarification from DIA regarding the non-rateable classification.

Bay of Plenty Film

It was agreed to continue to fund Bay of Plenty Film in the amount requested of \$2,500 per annum for three years.

Whangaparaoa Rugby Field

It was agreed that Council can give operational assistance towards the development of the rugby field at Whanaparaoa and the Coast Initiatives Fund could also be an avenue of support.

As an aside, Deputy Mayor Browne asked if a multi-purpose facility which Lions and the rest of the community can access could be considered. This was supported by Councillors Nelson and Howe. The idea was noted.

Waiariki Park Region

It was agreed not to fund.

Regional Council

With regard to Spatial Planning, the Planning and Regulatory Group Manager stated that we have a Spatial Plan.

The Chief Executive Officer suggested deferring until we know what the legislation looks like, possibly 18 months away.

Raukōkore Church Restoration Trust

Council agreed to provide letters of support for the Trust's funding applications, advocate to Waka Kotahi (NZTA) and through the Eastern Bay Road Safety Operations Committee, and advocate more generally.

Te Rere Marae

The Chief Executive Officer advised that Ngāti Ngahere Hapū was generous to Council with the bringing of the road closer to the urupa. There was a meeting where there was a miscommunication. The Chief Executive Officer suggested that Councillor Rāpihana assist with resolving the issue.

Councillor Moore noted that the postal service was poor regarding submission forms arriving in the mail only three days before the closing date, and some people did not receive them at all.

Deputy Mayor Browne extended thanks to staff for the hard work put into the LTP process.

Her Worship the Mayor also thanked staff for the large amount of work done.

It was agreed that recommendation 8 in the report be removed. The Chief Executive Officer will raise the matter of the lack of consideration of transitional impacts and the very short implementation period as a result of the Local Government (Rating of Whenua Māori) Amendment Act with Government officials.

Her Worship the Mayor advised that the recommendations will be put as follows:

Clauses (1), (2) and (3) will be considered together.

Clauses 4(a), 4(b), 4(c), (5), (6) and (7) will be considered separately

RESOLVED

- (1) That the report titled "Staff Report on Submissions to the Draft 2021-2031 Long Term Plan" be received.**

(2) That Council accept late submissions from x346 Kenny McCracken and Liz McAdam, x345 Waimaria Ropotini, x341 Dave Ngatai, x328 Meg and Mike Collins, x305 Carol Willis.

(3) That the submissions to the 2021-2031 Long Term Plan be received.

Rāpihana/Browne

Carried

(4) That Council adopt the following:

(a) Option 1 on bins – proceed with bins on a trial basis to the value of \$50,000 with staff to report back to Council with implementation options.

Howe/Moore

Carried

(b) Option 2 (Modern Mobile Service – Van) on Mobile Services on the Coast, with delivery deferred to Year 2 of the LTP.

Browne/Hocart

Carried

(c) Option 2 on Social Development and direct staff to implement the activity in accordance with the implementation recommendation set out in the report.

Rāpihana/Hocart

Carried

Against: Moore

(5) That Council adopt the fees and charges for 2021-22.

Browne/Rāpihana

Carried

(6) That the draft preliminary advice from staff be received and used (as amended by Council decisions) for the basis of letters of response to the submitters.

Riesterer/Browne

Carried

(7) That the Council direct staff to make minor adjustments to the budgets to take into account minor amendments between now and adopting the 2021-2031 Long Term Plan on the proviso that this will not impact the total rates required for the 2021-2031 Long Term Plan.

Rāpihana/Nelson

Carried

Mike Fletcher left the meeting at 11.53am.

4. STAFF REPORT ON SUBMISSIONS ON HUKUTAIA GROWTH TO THE DRAFT 2021-2031 LONG TERM PLAN p22

Councillor Nelson restated his conflict of interest in relation to this item.

The Chief Executive Officer advised that in the previous LTP, consultation was undertaken around Hukutaia. A reasonable number of submissions supporting reticulation were received, with some against. Council decided Hukutaia was the place for long term growth and this has been taken as the default position. This LTP is about the how and the when.

Councillor Howe stated that the vast majority of submitters did not want reticulation in the Hukutaia area and some ticked Option 1 because there was no option to say 'no'. If we want the community to have faith in us to make the right decisions, we need to stop the reticulation going in. There may be a time in the future where there could be the opportunity to reticulate, however there is no proof that septic tanks are not working 100%. He further stated that there is no commitment from greenfields owners and he will be voting against reticulation. Also, a lot of what is in the report is hearsay.

The Engineering and Services Group Manager made the following points:

- Where people indicated that they were interested, there seemed like a reasonable level of intention which gives an indication that there is enough interest to have a further conversation with large landowners and the wider community.
- If Council supported, the process would be to negotiate commercial agreements with these landowners – reaching development agreements or having a Development Contribution Policy in place would be part of the conversation in Year 1.
- It needs to be commercially viable and attractive to developers, rather than impose something on them they do not want.
- The key element in the process is to ensure Council has everything lined up.

Councillor Rāpihana said he was happy to say yes if at this stage Council is just going ahead with a business case. He added that there was no need to have an Option 3 as Council had already said 'yes', noting that Councillors can say 'Yes' or 'no' to gather the information but not to reticulation.

Councillor Howe was of the opinion that potential developers should have to pay for investigation and planning work, not ratepayers. He noted that there were other areas to look at for development, e.g. Kukumoa, Tablelands and the aerodrome. It will only be the elite who will be able to afford to build at Hukutaia.

The Chief Executive Officer advised that Hukutaia already has all of the services investment, and as a package of works is a marginal cost as opposed to going to a new area. In relation to the Regional Policy Statement, all new development will have a higher test before going through the consent process. The work Council has done will tick some of the boxes in relation to that.

Her Worship the Mayor stated that the Government Infrastructure Fund was not in the mix when the questions were formulated for the LTP. The Government is expecting our business case around Hukutaia and have signalled to us to put forward for the funding because we fit the criteria.

Councillor Howe acknowledged that the people said 'yes' previously but for this LTP the cost factor went into it and they have realised what the cost is.

Her Worship the Mayor said that affordability is one of the questions to be answered in the coming year. More information to make the right choices will be needed further down the track but need this project in our LTP now.

Deputy Mayor Browne expressed her concern at the lack of communication to land owners and felt that there was not enough information provided. With regard to the submitters, an overwhelming number are saying no. They were angry there was not an option to say 'no'. We continually get criticised for not listening to the ratepayers. Deputy Mayor Browne said that if there is some secured funding to investigate this further, then she would be comfortable.

Councillor Moore stated that his personal view is probably different to the way he would vote, adding that every submission was valuable. He said he has been following the LTP for a number of years and cannot believe that Council did not make more land available for development in the District Plan. Although personally he was in favour of the Hukutaia project, that is not the view coming through in the submissions. Councillor Moore was especially concerned at sewage going to the beach; all our product is going to a low lying area and the Business Case will need to look at other areas for the ponds. His biggest worry was that we start the project and it gets taken off us.

RESOLVED

- (1) That the report titled "Staff Report on Submissions On Hukutaia Growth to the Draft 2021-2031 Long Term Plan" be received.**
- (2) That Council adopt the amended Hukutaia Growth option as set out in section 4 of this report.**
- (3) That the draft preliminary advice from staff be received and used (as amended) for the basis of letters of response to the submitters.**
- (4) That Council direct staff to contract Habilis to commence work on a business case to lodge as soon as the new Infrastructure Acceleration Fund is available.**

Rāpihana/HWTM

Carried

For: HWTM, Rāpihana, Browne, Hocart

Against: Howe, Moore

Abstained: Nelson

The meeting adjourned for morning tea at 10.14am and reconvened at 10.33am.

Item 5 was considered prior to Item 3.

5. STAFF REPORT ON SUBMISSIONS TO THE DRAFT SIGNIFICANCE AND ENGAGEMENT POLICY

p34

The Chief Executive Officer advised that the significance assessment is in all reports which go to Council. Staff run the resolutions through the Significance and Engagement Policy to test how significant the decisions are. As a decision gets of higher significance different consultation processes are triggered.

Councillor Howe expressed his view that he did not believe staff should speak on behalf of the Councillors and that he was using his democratic right.

RESOLVED

- (1) That the report titled "Staff Report on Submissions to the Draft Significance and Engagement Policy" be received.**
- (2) That Council consider the staff responses and suggested minor revisions to the draft Significance and Engagement Policy as part of their deliberations.**
- (3) That subject to any amendments made as part of deliberations, that Council adopt the draft Significance and Engagement Policy, to take effect from 1 July 2021.**

Hocart/Rāpihana

Carried

Against: Howe

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 12.23PM.

THE FOREGOING MINUTES ARE CERTIFIED AS BEING A TRUE AND CORRECT RECORD AT A SUBSEQUENT MEETING OF THE COUNCIL HELD ON 29 JUNE 2021

L J RIESTERER

HER WORSHIP THE MAYOR