

Western Bay of Plenty District Council

**Minutes of Meeting No. PP22 of the Policy Committee
held on 24 July 2019 in the Council Chamber, Barks Corner, Tauranga,
commencing at 9.30am**

Present

Councillor M Williams (Chairperson), Councillors G Dally, M Dean, M Lally, P Mackay, D Marshall, M Murray-Benge, J Palmer, and His Worship the Mayor G J Webber

In Attendance

M Taris (Chief Executive Officer), R Davie (Group Manager Policy, Planning and Regulatory Services), P Martelli (Resource Management Manager), R Sumeran (Engineering and Special Projects Manager), T Clow (Senior Policy Analyst Resource Management), F Low (Senior Policy Analyst Resource Management), P Golsby (Consultant Policy Analyst), R Woodward (Communications Specialist), and B Clarke (Senior Governance Advisor)

Community Boards

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

Apologies

Apologies for absence were received from Councillors Marsh, Scrimgeour and Thwaites.

Resolved: Mackay / Marshall

THAT the apologies for absence from Councillors Marsh, Scrimgeour and Thwaites be accepted.

Declarations of Interest

Members were reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest that they may have.

Members were advised that if they had an interest (actual, potential, perceived, pecuniary or non pecuniary interest) in any item on the agenda, then they must declare this interest and refrain from discussing or voting on the item and are advised to withdraw from the meeting table for the item (as per the Local Authorities (Members' Interest) Act 1968).

Councillor Mackay declared an interest in the following parts of an item on the agenda, and advised that he would take no part in any discussion or vote thereon:

- Plan Change 82: Post Harvest Zone – Review of Provisions
- Plan Change 83: Accommodation Facility Permitted Limit.

PP22.1 **Katikati Beach Road Residential Structure Plan and Financial Contributions Schedule**

The Committee considered a report from the Senior Policy Analyst Resource Management dated 11 July 2019. The Resource Management Manager introduced the report.

The Senior Policy Analyst Resource Management provided an overview in relation to reparation of the structure plan, and the consideration of natural hazards identification, archaeological studies, financial contributions and public consultation.

Staff responded to questions as follows:

- If Council resolved to proceed today, the structure plan would lie on the table until such time as Council decided the next steps required.
- There would be no public consultation at this stage.
- There were no fatal flaws evident in terms of the structure plan.
- Liquefaction had been brought into public focus following the Christchurch earthquakes. The Resource Management Act 1991 acknowledged that it was of national importance. Council now must consider a number of scenarios as a result.
- Council had just released liquefaction maps. People who were building needed to get geotechnical reports, and may also find themselves having to pay more for building foundations.
- With the structure plan area in this case, it would be possible to resolve issues of liquefaction as part of the civil works. The ground level would need to be raised to resolve the liquefaction issue, so it was manageable, but at an increased cost.
- The BOP Regional Council liquefaction map showed that this area was subject to liquefaction, as had a different map produced some years ago.
- If the decision was made to proceed, this was likely to be in the second half of 2020. Staff would be closely monitoring the take up of land in Katikati and would report back to Council regularly.
- There was an expectation that later this year, central government may provide some indications in relation to urban limits.

Resolved: Mackay / Marshall

1. *THAT the Senior Policy Analyst Resource Management's report dated 11 July 2019, titled "Katikati Beach Road Residential Structure Plan and Financial Contributions Schedule" 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 Policy Committee 'approves in principle' a structure plan and financial contributions schedule for the Katikati Beach Road 1 Area to be re-considered at a later date for inclusion in a potential future Plan Change.*

PP22.2

Approval of Plan Change 82 - 90

The Committee considered a report from the Resource Management Manager dated 11 July 2019.

The Resource Management Manager Tabled Item (1), titled 'Summary of Section 32 Report Recommendations', outlined the contents and introduced the report, noting minor amendments to the staff recommendation and the reasons for them.

Staff responded to questions in relation to e-Bikes using cycle trails, and the specific terminology of 'combustion engine' and the reason it was included. Staff noted that there was a requirement for Council to consult with the Minister of the Environment, which it had done, and that no response had been received at this time.

Resolved: Marshall / Mayor Webber

1. *THAT the Resource Management Manager's report dated 11 July 2019 and titled "Proposed Plan Changes 82-90" 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 pursuant to Clause 5 of Schedule 1 of the Resource Management Act 1991 the following Plan Changes as attached to this report and contained in the tabled documentation, be approved for notification;*
 82. *Post Harvest Zone – Review of Provisions (Attachment A).*
 83. *Accommodation Facility Permitted Limit (Attachment B).*
 84. *Public Trails (Walkways, Cycleways, Bridleways and Similar) (Attachment C).*
 85. *Cleanfill Activities (Attachment D).*
 86. *Floodable Areas (Attachment E).*
 87. *Frost Protection Fans (Attachment F).*

88. Noise Standards within Industrial Zones (Attachment G).

89. Rural Contractors Depot (Attachment H).

90. Home Enterprises – Sale of Goods (Attachment I).

4. *THAT the Group Manager Policy, Planning and Regulatory Services be authorised to make any minor editorial amendments to the above Plan Changes as necessary.*

Councillor Mackay requested that his abstention from the discussion and vote be recorded, as per his declaration of interest at the commencement of the meeting.

PP22.3

Approval to Notify Proposed Private Plan Change 91 Rangioru Business Park Water Supply Option

The Committee considered a report from the Resource Management Manager dated 11 July 2019. The Resource Management Manager introduced the report. Staff responded to questions in relation to Quayside's intention to sell the development to other developers; and in relation to options for wastewater schemes.

Resolved: Murray-Benge / Mackay

- 1. THAT the Resource Management Manager's report dated 11 July 2019 titled 'Approval to Notify Proposed Private Plan Change 91 Rangioru Business Park Water Supply Option' 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, pursuant to Clause 25 of the First Schedule of Part 2 of the Resource Management Act 1991, Council accepts the attached Proposed Private Plan Change 91 Rangioru Business Park Water Supply Option, and notifies it concurrently with Council's Plan Changes 82 - 90.*

Concluding Statements

The Resource Management Manager thanked Members for assisting his team with their careful consideration of robust issues brought before the Committee over the triennium. The Chairperson thanked the Resource Management and Planning staff for their conscientious work over the past three years.

The meeting concluded at 10.12am.

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