

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL
POLICY COMMITTEE MEETING NO. PP22-4
HELD IN THE COUNCIL CHAMBERS, BARKES CORNER, TAURANGA AND
VIA ZOOM UNDER COVID-19 PROTECTION FRAMEWORK ORANGE AND LIVESTREAMED
ON THURSDAY, 26 MAY 2022 AT 9.00AM**

1 PRESENT

Mayor G Webber (Chairperson), Cr G Dally, Cr M Dean, Cr J Denyer, Cr M Grainger, Cr A Henry, Cr Murray-Benge, Deputy Mayor J Scrimgeour, and Cr A Sole

VIA ZOOM:

Cr M Gray, Cr D Thwaites

ABSENT:

Cr K Marsh

2 IN ATTENDANCE

J Holyoake (Chief Executive Officer), P Martelli (Resource Management Manager), E Watton (Policy and Planning Manager), K Little (Operations Manager), K Buckley (Project Manager Kerbside Services), T Miller (Senior Policy Analyst Resource Management), C Steiner (Senior Policy Analyst), K McGinity (Senior Recreation Planner), T Rutherford (Policy Analyst), H Wi Repa (Governance Technical Support), J Osborne (Governance Support Administrator), and B Clarke (Senior Governance Advisor)

3 APOLOGIES

APOLOGIES

RESOLUTION PP22-4.1

Moved: Mayor G Webber

Seconded: Cr A Henry

That the apologies for lateness from Cr Dally, Cr Murray-Benge, and Deputy Mayor Scrimgeour be accepted.

CARRIED

4 CONSIDERATION OF LATE ITEMS

Nil.

5 DECLARATIONS OF INTEREST

Nil.

6 PUBLIC EXCLUDED ITEMS

Nil.

7 PUBLIC FORUM

A. KARL BUHLER – SUBMITTER – TE PUKE–MAKETU RESERVE MANAGEMENT PLAN REVIEW

MR BUHLER ADDRESSED THE COMMITTEE ON BEHALF OF THE **PONGAKAWA WETLANDS GROUP**; VOLUNTEERS WORKING TO ENHANCE THE PONGAKAWA WETLAND AT OLD COACH ROAD.

- THE WETLAND WAS APPROXIMATELY 2 HECTARES, LOCATED BELOW PONGAKAWA SCHOOL, CLOSE TO WHARERE CANAL. PROXIMITY TO THE SCHOOL WAS PIVOTAL, AS IT PROVIDED AN EDUCATIONAL RESOURCE FOR STUDENTS. ENCOURAGING YOUNG CONSERVATIONISTS OFTEN MEANT THEY WERE INTERESTED FOR LIFE.
- REVEGETATION STARTED AFTER THE WAR. STAGES OF PLANTINGS OVER THE YEARS HAD RESULTED IN A CANOPY ENCLOSURE AND MATURE NATIVE SPECIES.
- THE WETLAND AREA WOULD BE SUITABLE FOR A RESERVE, WHICH COULD BECOME A COMMUNITY ASSET FOR RECREATION. AS SUCH, IT WAS REQUESTED THAT IT BE INCLUDED IN THE RESERVE MANAGEMENT PLAN.
- MOWING AND AREAS FOR ACCESS WERE IMPORTANT. THERE WAS A SIGNIFICANT WEED ISSUE.
- HAD BEEN A COMBINED EFFORT WITH THIS COUNCIL, BOP REGIONAL COUNCIL AND VOLUNTEERS, WHO WERE ENTHUSIASTIC, BUT AGING. NEW VOLUNTEERS AND ONGOING MANAGEMENT OF THE AREA SUPPORTED BY THE TWO COUNCILS WAS NEEDED TO SECURE THE WORK AND ALLOW THE WETLAND TO THRIVE.
- THE GROUP SOUGHT A REGULAR WEED CONTROL PROGRAMME TO BE VESTED IN COUNCIL.

9.09AM CR DALLY AND CR DEAN ENTERED THE MEETING.

SUGGESTIONS FOR FURTHER DEVELOPMENT (AS OUTLINED IN THE SUBMISSION):

- EXTEND THE AREA AND FURTHER RESTORE WHARERE CANAL FOR BIODIVERSITY;
- INCLUDE MOWING OF THE MAIN ACCESS TRACK ON A COUNCIL CONTRACT;
- DEVELOP THE NORTH EAST CORNER (BESIDE THE ROAD AT HILLTOP), PROVIDING SAFE ACCESS TO THE RESERVE;
- SHAPE THE BANK AND EXTEND PLANTING TO THE OTHER SIDE OF STREAM (ADJACENT TO CURRENT PLANTINGS);
- INSTIGATE REVEGETATION OF GRAZING LAND (CURRENTLY LEASED) FOR MORE APPROPRIATE LAND USE;
- ERECT "IN POND" NATURAL STRUCTURES FOR BIRDS TO PERCH ON;
- INSTALL FLOATING WETLANDS WITH A MAINTENANCE CONTRACT.

9.12 AM CR MURRAY-BENGE ENTERED THE MEETING.

MR BUHLER RESPONDED TO QUESTIONS AS FOLLOWS:

- COUNCIL OWNED THE LAND AND LEASED IT TO A LOCAL FARMER. THE GROUP CONSIDERED THE LAND WAS MORE SUITABLE FOR REVEGETATION THAN GRAZING, AS IT WAS MOSTLY SWAMPY. THE FARMER MAY WELL BE AMENABLE TO THIS.
- PONGAKAWA WETLANDS GROUP WOULD STILL BE AVAILABLE TO RUN PLANTING DAYS.
- PONGAKAWA SCHOOL STUDENTS WERE GREATLY INVOLVED WITH THE WETLAND AND WERE ENTHUSIASTIC ABOUT IT.
- AN INVENTORY HAD BEEN MADE OF THE FLORA AND FAUNA AT THE WETLAND. THERE WAS BIRD LIFE NOW, AND THE GROUP'S INTENTION WAS TO INCLUDE MORE HABITATS FOR FAUNA.

THE MAYOR THANKED MR BUHLER FOR HIS SUBMISSION, VOLUNTARY WORK AND ATTENDANCE.

B. DAVID RILEY – WESTERN BAY OF PLENTY CHILD POVERTY ACTION GROUP – SUBMITTOR – HAVE YOUR SAY – RATES RELIEF POLICY. MR RILEY REPRESENTED THE GROUP AND ADDRESSED THE COMMITTEE, SPECIFICALLY IN RELATION TO **RATES, REBATES AND RATES SUPPORT.**

- THE NATIONAL RATES REBATE SCHEME WAS FINANCED BY THE GOVERNMENT. COUNCIL HAD POLICIES TO PROVIDE FOR POSTPONEMENT OF RATES, IN VARIOUS CIRCUMSTANCES, AND REMISSION OF PENALTIES.
- TIMES WERE EXTREMELY DIFFICULT. YESTERDAY'S MOVEMENT IN THE CASH RATE WOULD FLOW THROUGH TO MORTGAGES. THERE WAS UNPRECEDENTED DEMAND ON FOODBANKS. PEOPLE WERE "IN EXTREMIS" IN OUR SOCIETY NOW.
- THERE WAS AN OPPORTUNITY FOR COUNCIL TO GIVE SOME SUPPORT.
- REQUESTED THE RATES POLICY BE EXTENDED, WITH REMISSION AVAILABLE FOR UNDER-65-YEAR-OLDS UNDER EXTREME CIRCUMSTANCES.
- CURRENTLY, COUNCIL'S POLICY REMOVED THE PENALTY PAYMENTS ONLY, BUT THE LIST OF CONDITIONS AND RULES WAS EXTENSIVE.

9.18AM CR SCRIMGEOUR ENTERED THE MEETING.

- SEEKING RECOGNITION THAT KEEPING PEOPLE IN THEIR HOMES WAS THE MOST COST EFFECTIVE GOAL. THE COST TO PLACE PEOPLE INTO SOCIAL HOUSING (MOTELS) WAS WASTEFUL.
- RATES POSTPONEMENT EFFECTIVELY ADDED COST TO THE TITLE. THERE WERE LEGAL EXPENSES. THIS OPTION WAS LESS HELPFUL FOR YOUNGER FAMILIES GETTING DEEPER INTO DEBT.
- REQUESTED SIMPLY RIGHTING OFF THE DEBT. INFORMATION WAS ALREADY COLLECTED BY STAFF, WHO COULD BE GIVEN DISCRETIONARY POWER AS MUCH AS POSSIBLE.

- CURRENTLY, NZ HAD LOW LEVELS OF 'DISADVANTAGED OVER-65-YEAR-OLDS', BUT PEOPLE WITH YOUNG CHILDREN WERE NOT DOING SO WELL. REQUESTED FULL OR PARTIAL REMISSION OF RATES FOR THESE FAMILIES.
- SOME OTHER COUNCILS HAD WRITTEN-OFF RATES OR PROVIDED PARTIAL RATES REMISSIONS FOR DISADVANTAGED PEOPLE. THOSE COUNCILS' POLICIES COULD BE CONSIDERED, ALONG WITH THE INVOLVEMENT OF BUDGETING/ADVISORY SERVICES.
- THE SOCIAL IMPACT OF LOSING A HOME WAS TERRIBLE IN TERMS OF EFFECTING HEALTH, WELLBEING, AND INCREASED RISK OF SUICIDE.
- WE MUST PULL TOGETHER, AS A SOCIETY, TO KEEP PEOPLE IN THEIR OWN HOMES.

THE MAYOR THANKED MR RILEY FOR HIS SUBMISSION AND ATTENDANCE.

8 PRESENTATIONS

Nil.

9 REPORTS

9.1 PROPOSAL TO USE THE INTENSIFIED STREAMLINED PLANNING PROCESS (ISPP) FOR THE ŌMOKOROĀ PLAN CHANGE AND STRUCTURE PLAN

The Committee considered a report from the Senior Policy Analyst Resource Management. The report was taken as read.

Staff responded to questions as follows:

- Medium significance, as noted in the report, related to the consultation process. Council had been through a rigorous consultation process for the Ōmokoroā community and would continue to do so through the Plan Change, regardless of which process Council proceeded with.
- Council would not be starting again, as the process was ongoing. Changing from a streamlined process to an ISPP was a procedural matter.
- There was no 'right of appeal' for any party in the ISPP process.
- The processes that must be undertaken for the Plan Change, regardless of which process was used, were relatively the same. Timeframes with the Streamlined Planning Process (SPP) were in the hands of the Minister, who was still working through issuing a direction.
- Under the SPP the Minister had more effect on what Council must notify, whereas with the ISPP, it was the Council resolution that decided what must be notified.
- Regardless of which process Council used, staff had undertaken consultation with Iwi and hapū, and had indicated the recommendation in this report to them.
- This report was about withdrawing Council's application for the SPP. Council would then be notifying a plan change for both Ōmokoroā and Te Puke by August 2022.

Legislation had come about quite late for the ISPP, so there had been limited opportunities to consult with Te Puke. However, there had been one session of community engagement there, and Council was about to have a second round of engagement. Council was involved in consultation with developers, Iwi and Hapū.

- The community would get the same opportunity to have their say with either process. The ISPP process was a more efficient way for council to operate. If Council used the SPP for a plan change for Ōmokoroa, and a separate plan change and process for Te Puke, there would be two processes running parallel, covering similar aspects. That could be confusing to people and was more work for Council.

The Mayor noted that Council had been in consultation with local Iwi for many years, and would continue to do so.

The Chief Executive Officer noted that Council's Kaupapa Māori Team supported consultation with Iwi and Hapū across all processes. He advised that several developers had begun to clear land in anticipation of the structure plan. Council had updated them to ensure they were aware of Council's report recommendation today.

RESOLUTION PP22-4.2

Moved: Cr A Sole

Seconded: Cr M Murray-Benge

1. That the Senior Policy Analyst's report dated 26 May 2022 titled 'Proposal to use the Intensified Streamlined Planning Process (ISSP) for Ōmokoroa Plan Change and Structure Plan' be received.
2. That the report relates to an issue considered to be of medium significance in terms of Council's Significance and Engagement Policy.
3. That Council withdraws its application to use the Streamlined Planning Process for Ōmokoroa from consideration by the Minister for the Environment, and instead notifies the Ōmokoroa Plan Change and Structure Plan under the Intensified Streamlined Planning Process (which shall also include Te Puke), in accordance with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

CARRIED

10 INFORMATION FOR RECEIPT

Nil.

The meeting was declared closed at 9.35am

Confirmed as a true and correct record by Council on 29 June 2022.