

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL
OMOKOROA COMMUNITY BOARD MEETING NO. OM21-2
HELD IN THE OMOKOROA LIBRARY & SERVICE CENTRE
ON TUESDAY, 13 APRIL 2021 AT 7.00PM**

1 PRESENT

Member T Sage, Member P Presland, Member J Evans, Member D Sage, Cr M Grainger and Cr D Thwaites

2 IN ATTENDANCE

M Taris (Chief Executive Officer), B Williams (Strategic Property Manager) and P Osborne (Senior Governance Advisor).

34 member of the Public, including Councillor Denyer and Councillor Murray-Benge

3 APOLOGIES

Nil

4 CONSIDERATION OF LATE ITEMS

Nil

5 DECLARATIONS OF INTEREST

Nil

6 PUBLIC EXCLUDED ITEMS

Nil

7 PUBLIC FORUM

The Chairperson outlined the protocols relating to the Public Forum section of the meeting as set out in the Standing Orders for the Omokoroa Community Board. Attending members of the public were invited to take part in the public forum.

PUBLIC FORUM ADJOURN MEETING

RESOLUTION OM21-2.1

Moved: Cr D Thwaites

Seconded: Member P Presland

That the meeting adjourn for the purpose of holding a public forum.

CARRIED

Mike Hayden – Omokoroa MenzShed President

Mr Hayden was in attendance to speak to the 'Expressions of Interest for the Old Pavilion and the Old Library' report in the agenda.

Prior to the meeting Mr Hayden requested for a letter to be circulated to Omokoroa Community Board members, in support of his verbal address. The letter outlined concerns around the decision made

by the Community Board in relation to the Omokoroa MenzShed Expression of Interest (EOI) for the Old Pavilion.

Mr Hayden made the below points:

- The Omokoroa MenzShed see themselves as a “Hub” in regards to the types of people that that could benefit from the opportunities made available by the MenzShed;
- There was a wide range of support for a MenzShed in Omokoroa;
- Financial support from Bay Trust and TECT once the Omokoroa MenzShed is up and running;
- As the only submitters of an EOI, the Omokoroa MenzShed is of the belief that there is no other identified need for this space from the community; and
- The Omokoroa MenzShed felt as though they had not been provided the opportunity to speak to their EOI, to answer any questions or concerns from the Board prior to the decision being made.

For these reasons, Mr Hayden asked on behalf of the Omokoroa MenzShed, that the Board let their decision lie on the table, until the Omokoroa MenzShed and the Board could sit down face-to-face and discuss some of the issues highlighted.

Wayne Wright – Omokoroa MenzShed

Mr Wright spoke in support of the Omokoroa MenzShed noting the below points:

- The claim that funding and financial planning were unclear was incorrect;
- The EOI specifically referred to the Settlers Hall site as an alternative which he believed would be a poor alternative;
- The report stated that the Board wanted to solve an identified need for a community facility, however Mr Wright was of the opinion that there was no evidence to support such a need;
- The recommendation in that up to \$250,000 of funding from the Omokoroa Town Centre Budget be spent on upgrading the Old Pavilion, when the MenzShed group was the only EOI for this building;
- Queried why the submissions received were not attached to the agenda; and
- The EOI request indicated that there would be an opportunity to speak to the Board to answer questions, noting that this had not happened.

Mr Wright agreed that the report should lie on the table pending discussions with MenzShed to enable the matters raised for declining the request, to be addressed.

Chloe Wright – Omokoroa MenzShed

Ms Wright spoke in support of the Omokoroa MenzShed, informing the Board of the benefits that a MenzShed can have on both men’s mental health and the community.

James Boyes – Omokoroa Policing Trust Member

Mr Boyes was in attendance to speak on the need for a Police presence in Omokoroa, noting the below points:

- Omokoroa used to have a Police Information Centre, which was open to the public Monday, Wednesday and Friday for two hours in the morning.
- Following the introduction of the 105 non urgent communication system, the Police Information Centre was considered unnecessary, and the service was closed.
- The Omokoroa Policing Trust supports the need to have Police presence in Omokoroa.
- A feasibility study will be undertaken to see if Police presence is a viable and/or a necessary option for Omokoroa.

Mr Boyes would like to have the full support and agreement of the Omokoroa Community Board that they too would fully support a Police study of this nature for the residents of Omokoroa.

Councillor Grainger thanked Mr Boyes and his team for the work they have done over the years with the Police Information Centre.

Bruce McCabe – Omokoroa Residents and Ratepayers Association

Mr McCabe was in attendance to share his concerns with the Board regarding the EOI process for the Old Pavilion, noting the below points:

- He is of the opinion that there has been predetermination regarding the decision;
- There was no opportunity for MenzShed to address any of the Boards concerns;
- It is of his belief, that Council were willing to put \$250,000 towards the relocation and renovation work to the Old Pavilion, but withdrew this when the Omokoroa MenzShed were the only submitters of an EOI; and
- The Omokoroa Community Board should have the EOI on an agenda, and made available to all Councillor's.

Mr McCabe is of the belief that due process has not been followed, and supported the previous requests to leave the decision on the table until further consultation has been had with the Omokoroa MenzShed Representatives.

Trish Rankin – Omokoroa Table Tennis Club

Ms Rankin informed the Board that the Omokoroa Table Tennis Club are interested in the Old Pavilion building, noting that they were aware of the process, but did not submit an EOI, as they assumed that the Omokoroa MenzShed had already secured the building.

Ms Rankin noted the benefits of being able to use the Old Pavilion building, over the spaces already available, noting that flooring and room size are issues that they currently run into.

Abraham De Voogd – Proposed Vodafone Light Post Cell Tower

Mr De Voogd was in attendance to seek some advice from the Board around a proposed light post 5G cell tower by Vodafone, noting the below points:

- Concerned neighbours have polled residents with 66 out of 68 signing a petition against the placement of the cell tower on Vivian Drive;
- The petition was presented to Council's Environmental Consents Manager, who informed Mr De Voogd that Vodafone were following due process and were not seeking permission;
- The location was of concern as Mr De Voogd was of the belief that vehicles exiting Bramley Drive onto Vivian Drive would have the 1.8m post as a visual obstruction; and
- Questioned why it could not be positioned on the current 4G tower.

The Strategic Property Manager responded to questions as follows:

- As long as Vodafone comply with the District Plan requirements (which sets a height of 22 metres) they are permitted to put up a smaller tower for cell phone coverage. The legislation allows for this to happen, and Council are not able to stop this.
- Vodafone would be looking for the best location for coverage, and it would be hard for Council to encourage them to look elsewhere, without a good reason;

The Chief Executive Officer suggested that Mr De Voogd have a conversation with Vodafone, to understand why they have chosen that particular site, and suggest an alternative site. The Deputy Chairperson noted that he would put Mr De Voogd in contact with community members who dealt with a similar situation, to see what advice they can provide moving forward.

Councillor Grainger noted the need for more towers when moving up a generation, as 5G does not have the same reach that 4G does.

Allan Hughes – Omokoroa MenzShed

Mr Hughes was in attendance to speak in support of the Omokoroa MenzShed, noting that he was of the belief that they were overlooked due to the inability for the MenzShed to be used by multiple community groups. Mr Hughes believes that this factor has taken precedent over other factors and minimises the impact that MenzShed's can have on the community.

Mr Hughes noted that there are existing facilities for the majority of community activities, but there is no existing facility for older men to undertake practical hobbies/activities.

The Board were informed that the majority of the people who supported the concept of a MenzShed in Omokoroa were women. This is because they find relief and value in having something available for older men who have finished work to continue to contribute and help out in the community.

Mr Hughes finished his speech by sharing the Māori proverb 'He Tangata'.

PUBLIC FORUM MEETING RECONVENED

RESOLUTION OM21-2.2

Moved: Member D Sage

Seconded: Cr M Grainger

That the meeting reconvene in formal session at 7.50pm

CARRIED

8 MINUTES FOR CONFIRMATION**8.1 MINUTES OF THE OMOKOROA COMMUNITY BOARD MEETING HELD ON 16 FEBRUARY 2021**

RESOLUTION OM21-2.3

Moved: Cr D Thwaites

Seconded: Member D Sage

That the Minutes of the Omokoroa Community Board Meeting held on 16 February 2021, as circulated with the agenda, be confirmed as a true and accurate record.

CARRIED

9 REPORTS

9.1 EXPRESSIONS OF INTEREST FOR THE OLD PAVILION AND THE OLD LIBRARY

The Board considered a report from the Strategic Property Manager. The report was taken as read with further discussion as below.

- Clarification was provided around why the proposal for TOLO to lease the Old Library was for a further two periods of 24 months, and not done per triennium. There was no reason the Board could not alter this. The Chief Executive Officer, noted that three years would carry a higher financial risk.
- Following the verbal submissions during Public Forum, the Board agreed that resolution four should be altered to reflect the need for a conversation with MenzShed representatives.
- The Chief Executive clarified that the Community Board EOI process is not subject to the Local Government Act (LGA) consultation requirements.
- Councillor Thwaites spoke to resolution four, noting that he is in full support of a MenzShed, but provided some rationale around the information that the Board sought when considering the Expression of Interest from the MenzShed, including buildings/spaces used by other MenzSheds.
- The Chief Executive noted that rates are calculated on an area of benefit, so a targeted rate would have to be applied if the area of benefit was smaller than the wider community.
- Member Evans gave the Board his opinion relating to the space suitable for using the types of tools that MenzShed require. Member Evans was of the opinion that this should be a purpose built space that is designed specifically to host the big tools and machines, noting that if you were not in the position to do this, then a garage space would be appropriate.

RESOLUTION OM21-2.4

Moved: Member P Presland

Seconded: Cr D Thwaites

1. That the Strategic Property Managers report dated 13 April 2021, titled 'Expressions of Interest for the Old Pavilion and Old Library', 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 Expression of Interest for lease of the Old Sports Pavilion lie on the table for further consultation.

RECOMMENDATION TO COUNCIL

4. That TOLO be leased the old Library at 9 McDonnel Street on Council's standard terms and conditions, for an initial period of 24-months and subject to satisfactory review a further two periods of 24-months.

CARRIED

9.2 OMOKOROA COMMUNITY BOARD CHAIRPERSONS REPORT - APRIL 2021

The Board considered a report from the Chairperson. The report was taken as read.

Councillor Grainger informed the Board that two new seats will be placed on the new Golf Course walkway.

RESOLUTION OM21-2.5

Moved: Member D Sage
Seconded: Member P Presland

That the Chairperson's report dated 13 April 2021, titled 'Omokoroa Community Board Chairpersons Report – April 2021', be received.

CARRIED

9.3 OMOKOROA COMMUNITY BOARD COUNCILLOR'S REPORT - APRIL 2021

The Board considered a report from Councillor Thwaites. The report was taken as read with some further updates on the below items:

Omokoroa Stage 3 Structure Plan: Final decisions have not yet been made.

Long Term Plan (LTP) proposed rates increase: The Board had a discussion around the rates increase proposed in the WBOPDC LTP consultation document, including the rationale behind this proposal. This includes the new Kerbside Collection Service, Capital works being brought forward in order to make the most of Government Funding, and a COVID-19 catch-up.

Members of the Board expressed concern regarding the impact on Omokoroa residents, including that they were of the belief that a lot of residents were not aware of the proposed rates increase, which could be the reason Council was not receiving much feedback.

Councillor Thwaites gave the Board an example of the rates 30/70 percent split, and how the Kerbside Collection falls within this.

RESOLUTION OM21-2.6

Moved: Member P Presland
Seconded: Cr M Grainger

That the Councillor's report dated 13 April 2021, titled 'Omokoroa Community Board Councillor's Report – April 2021', be received.

CARRIED

9.4 INFRASTRUCTURE SERVICES REPORT OMOKOROA COMMUNITY BOARD APRIL 2021

The Board considered a report from the Deputy Chief Executive. The report was taken as read.

RESOLUTION OM21-2.7

Moved: Member D Sage
Seconded: Member J Evans

That the Deputy Chief Executive's report dated 13 April 2021, titled 'Infrastructure Services Report Omokoroa Community Board April 2021', be received

CARRIED

9.5 FINANCIAL REPORT OMOKOROA - FEBRUARY 2021

The Board considered a report from the Management Accountant. The report was taken as read, noting the amendment to the resolution from *February 2020* to *February 2021*.

RESOLUTION OM21-2.8

Moved: Cr M Grainger
Seconded: Member P Presland

That the Management Accountant's report dated 13 April 2021 and titled "Financial Report Omokoroa – February 2021" be received.

CARRIED

9.6 COUNCIL, STANDING COMMITTEES AND COMUNITY BOARD MEETINGS

RESOLUTION OM21-2.9

Moved: Member D Sage
Seconded: Member J Evans

That the draft meeting schedule for April, May and June 2021, be received.

CARRIED

The Meeting closed at 8.22pm.

The minutes of this meeting were confirmed at the Omokoroa Community Board held on 8 June 2021.

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Member T Sage
CHAIRPERSON