

Mā tō tātou takiwā
For our District

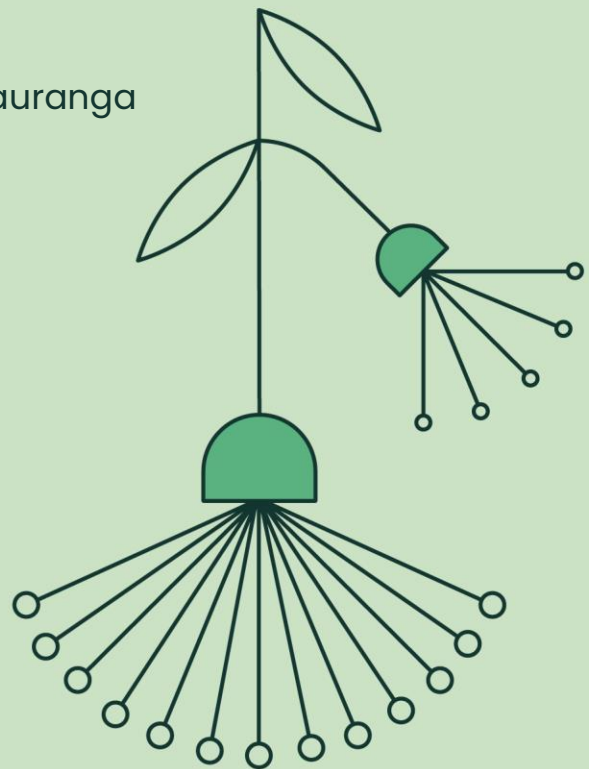
Strategy and Policy Committee

Kōmiti Rautaki me Kaupapa Here

SPC24-1

Thursday, 15 February 2024, 9.30am

Council Chambers, 1484 Cameron Road, Tauranga



Strategy and Policy Committee

Membership:

Chairperson	Mayor James Denyer
Deputy Chairperson	Cr Richard Crawford
Members	Cr Tracey Coxhead Cr Grant Dally Cr Murray Grainger Cr Anne Henry Cr Rodney Joyce Cr Margaret Murray-Benge Deputy Mayor John Scrimgeour Cr Allan Sole Cr Don Thwaites Cr Andy Wichers
Quorum	Six (6)
Frequency	Six weekly

Role:

- To develop and review strategies, policies, plans and bylaws to advance the strategic direction of Council and its communities.
- To ensure an integrated approach to land development (including land for housing), land use and transportation to enable, support and shape sustainable, vibrant and safe communities.
- To ensure there is sufficient and appropriate housing supply and choice in existing and new urban areas to meet current and future needs.

Scope:

- Development and review of bylaws in accordance with legislation including determination of the nature and extent of community engagement approaches to be deployed.
- Development, review and approval of strategies and plans in accordance with legislation including

- determination of the nature and extent of community engagement approaches to be deployed.
- Subject to compliance with legislation and the Long Term Plan, to resolve all matters of strategic policy outside of the Long Term Plan process which does not require, under the Local Government Act 2002, a resolution of Council.
- Development of District Plan changes up to the point of public notification under the Resource Management Act 1991.
- Endorsement of the Future Development Strategy and sub-regional or regional spatial plans.
- Consider and approve changes to service delivery arrangements arising from service delivery reviews required under the Local Government Act 2002 (provided that where a service delivery proposal requires an amendment to the Long Term Plan, it shall thereafter be progressed by the Annual Plan and Long Term Plan Committee).
- Where un-budgeted financial implications arise from the development or review of policies, bylaws or plans, recommend to Council any changes or variations necessary to give effect to such policies, bylaws or plans.
- Listen to and receive the presentation of views by people and engage in spoken interaction in relation to any matters Council undertakes to consult on whether under the Local Government Act 2002 or any other Act.
- Oversee the development of strategies relating to sub-regional parks and sub-regional community facilities for the enhancement of community wellbeing of the Western Bay of Plenty District communities, for recommendation to Tauranga City Council and Western Bay of Plenty District Council.
- Approve Council submissions to central government, councils and other organisations, including submissions on proposed legislation, plan changes or policy statements.
- Receive and make decisions and recommendations to Council and its Committees, as appropriate, on reports, recommendations and minutes of the following:
 - SmartGrowth Leadership Group
 - Regional Transport Committee
 - Any other Joint Committee, Forum or Working Group, as directed by Council.
- Receive and make decisions on, as appropriate, any matters of a policy or planning nature from the following:
 - Waihi Beach, Katikati, Ōmokoroa, Te Puke and Maketu Community Boards.
 - Community Committee.

Power to Act:

- To make all decisions necessary to fulfil the role and scope of the Committee subject to the limitations imposed.

Power to Recommend:

- To Council and/or any Committee as it deems appropriate.

Power to sub-delegate:

- The Committee may delegate any of its functions, duties or powers to a subcommittee, working group or other subordinate decision-making body subject to the restrictions within its delegations and provided that any such sub-delegation includes a statement of purpose and specification of task.
- Should there be insufficient time for Strategy and Policy Committee to consider approval for a final submission to an external body, the Chair has delegated authority to sign the submission on behalf of Council, provided that the final submission is reported to the next scheduled meeting of the Strategy and Policy Committee.

Notice is hereby given that a Strategy and Policy Committee Meeting will be held in the Council Chambers, 1484 Cameron Road, Tauranga

on:

Thursday, 15 February 2024 at 9.30am

Order Of Business

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1 KARAKIA

Whakatau mai te wairua
Whakawātea mai te hinengaro
Whakarite mai te tinana
Kia ea ai ngā mahi

Āe

Settle the spirit
Clear the mind
Prepare the body
To achieve what needs to be
achieved.
Yes

2 PRESENT

3 IN ATTENDANCE

4 APOLOGIES

5 CONSIDERATION OF LATE ITEMS

6 DECLARATIONS OF INTEREST

7 PUBLIC EXCLUDED ITEMS

8 PUBLIC FORUM

9 PRESENTATIONS

10 REPORTS

10.1 BEACH ROAD BOAT RAMP AND SURROUNDS – DRAFT CONCEPT PLAN

File Number: A5905623

Author: Jason Crummer, Senior Recreation Planner

Authoriser: Rachael Davie, Deputy CEO/General Manager Strategy and Community

EXECUTIVE SUMMARY

1. The draft concept plan for the Beach Road Boat Ramp and Surrounds (**Attachment 1**) and draft Statement of Proposal (**Attachment 2**) is presented to the Committee to adopt for consultation with the community.
2. Pre-engagement has informed the concept plan development and consisted of individual hui with Ngāi Tamawhariua and the Katikati Boating Club.
3. The next stage in the process is to seek wider community feedback on the draft concept plan. This feedback will be brought back to the Committee to inform the development and adoption of a final concept plan.

RECOMMENDATION

1. That the Senior Recreation Planner's report dated 15 February 2024 titled 'Beach Road Boat Ramp and Surrounds Draft Concept Plan' be received.
2. That the report relates to an issue that is considered to be of low to medium significance in terms of Council's Significance and Engagement Policy.
3. That the Strategy and Policy Committee adopt the draft concept plan for Beach Road Boat Ramp and Surrounds (as per **Attachment 1** of this report) and the accompanying Statement of Proposal (as per **Attachment 2** of this report) for community consultation from 1 March 2024 to 1 April 2024.

BACKGROUND

4. The development of a concept plan for the property at 294 Beach Road, Katikati was first signalled at the end of 2020, after Council purchased the property. Further requests were made through submissions to the Annual Plan 2023/24 from the Katikati Boating Club and Katikati Community Board, and included aspirations to consider MacMillan Reserve, the Esplanade Foreshore Reserve, and the boat ramp in future concept planning.

Current use of the area5. 294 Beach Road

This property is comprised of 0.473 hectares of fee simple land and was privately owned and occupied as a residential dwelling, containing a separate garage and a large, detached shed. Council purchased this property for community use in November 2020 and is currently tenanted on a short-term residential tenancy agreement.

6. Boat Ramp

This is a Council-owned asset that is commonly used by the Katikati Boating Club, other community groups, and recreational water enthusiasts.

7. MacMillan Reserve

This reserve is adjacent to the existing boat ramp and property at 294 Beach Road. This Council-owned recreation reserve has a basic toilet and is developed as a sealed, formal public car park commonly used for parking of vehicles and boat trailers. It is also a permitted site for freedom camping under the Freedom Camping Bylaw.

8. Esplanade Foreshore Reserve

This reserve is part of the walkway and cycleway, and forms part of the Katikati Foreshore Reserves network, linking with MacMillan Reserve, Pukakura Road and to the wider walking and cycling network. It is utilised by Ngāi Tamawhariua and recreational users including dog walkers, who usually park their vehicles at MacMillan Reserve. There is a lookout and existing streetlight with small car parking space next to the entrance of this foreshore reserve, which is commonly used as a rest stop.

Mana Whenua and other key stakeholders

9. Ngāi Tamawhariua are Mana Whenua in the area and use the esplanade foreshore reserve walking and cycleway for vehicle access to the urupā on Tutaetaka Island to bury their deceased.
10. The Katikati Boating Club expressed an interest in utilising 294 Beach Road for their club activities and made submissions through Council's Annual Plan 2023/24 process. Draft concept plans for the development of the property at 294 Beach Road and the adjacent boat ramp, MacMillan Reserve, and the Esplanade Foreshore Reserve were included in their submissions.
11. The Katikati Boating Club currently has a mutual agreement with the tenants at 294 Beach Road to use the large, detached shed on the property to store their boats

and equipment. The club also has a current license to occupy a portion of the Esplanade Foreshore Reserve to place their shipping container which was used for storage prior to acquiring the use of the shed. This container will be removed once the concept plan implementation commences.

12. The Katikati Community Board made a submission through the Annual Plan 2023/24 process which showed its support for the Katikati Boating Club's aspirations. In addition to this, the Board requested that the Northern Harbour boat ramp be placed at this location.

Pre-Engagement Process

13. This phase consisted of individual hui with key stakeholders Ngāi Tamawhariua hapū and the Katikati Boating Club in August 2023 and September 2023. Both parties met with Council staff and the concept planning project team, where they shared their vision and aspirations for the area. This has directly informed the concept planning process.

Pre-Engagement Outcomes

14. Ngāi Tamawhariua
The main aspiration of the hapū is for vehicle access along the Esplanade Foreshore Reserve walking and cycleway to Tutaetaka Island (where the urupā is located) to be maintained. The lookout and street light next to the boat ramp has sentimental value to the hapū and community, so they want to see this retained. They have a desire to see the return of traditional and modern waka to the area. Council's project team will involve the hapū in all phases of the project including any surveying and resource consent applications.
15. Katikati Boating Club
Some of the club's aspirations for the area include improved vehicle and trailer parking, development of a new ablution block, and to create additional natural open space for passive recreation.
16. In addition to this, they want to create a new beachfront which would span from the MacMillan Reserve carpark to the southern boundary of the 294 Beach Road land parcel. This would involve earthworks to create a gradual slope that starts from halfway up 294 Beach Road, across the Esplanade Foreshore Reserve and down to sea level.
17. The Katikati Boating Club's main aspiration for the area is to construct a passing bay on the boat ramp by raising and widening the first 50m of the existing boat

ramp, to improve the ramp usability. The Katikati Boating Club made a similar request to Council in 2012, which was for the boat ramp to be upgraded and extended. The construction of a passing bay is supported by a previous feasibility study. Alternatives, such as extending the boat ramp to achieve all tide access and extending the boat ramp to low tide level, were both discounted by both Council and the Katikati Boating Club due to the outcomes of the feasibility study at that time. These are outlined in **Attachment 3**.

18. The Katikati Boating Club would still like the opportunity to give further input into the development of the Northern Harbour boat ramp. The Northern Harbour Boat Ramp project (including funding allocations) is not expected to commence until 2034. Assessment undertaken to date signals that it is unlikely that this location can meet the requirements of the proposed Northern Harbour Boat Ramp.

Draft concept plan (Attachment 1)

19. Pre-engagement hui with Ngāi Tamawahariua and the Katikati Boating Club directly informed the development of the draft concept plan for the Beach Road Boat Ramp and Surrounds. These plans consider stakeholder aspirations, overall environmental impact and implementation costs through good fundamental design, function, feel, and the utilisation of existing infrastructure.
20. The Katikati Boating Club's aspiration of creating a new beachfront along the Esplanade Foreshore Reserve (spanning from MacMillan Reserve to 294 Beach Road) is not considered in the draft concept plan. Council staff determined that these developments were not feasible due to the potential risks associated with the work required to achieve the beachfront. Risks included potential high implementation costs, significant ongoing maintenance costs (including replenishing of sand to the area), unknown environmental impact on ecology, and likelihood of consents being declined by Bay of Plenty Regional Council.
21. A portion of 294 Beach Road, Katikati (blue highlighted area on **Attachment 1** of approximately 1,689m²) will require a future boundary adjustment or sub-division and sale, including the existing house and detached garage. The existing detached shed (currently utilised by the Katikati Boating Club) will be excluded from this future sale, relocated, and is included in the attached draft concept plan.
22. **Overview of what's proposed**
 - (a) **Creating a hub for all**

- (i) An enhanced shared space for the community – To cater to water enthusiasts, walkers, dog walkers, cyclists, freedom campers, Katikati community, and all visitors.

(b) Amenities for growth and enjoyment

- (i) Open green spaces – Establishing new green areas to provide serene spots for relaxation, gatherings, and outdoor activities.
- (ii) Picnic areas and seating – Introducing new designated picnic spots and comfortable seating for the community to gather, enjoy the scenery and socialise.
- (iii) Car parking – Develop extra parking spaces to address the growing community needs and improve accessibility to the area.
- (iv) New public restrooms – Enhancing public restroom facilities to cater to the users of the space.
- (v) Aquatic storage facility – Relocation of the existing storage shed for storage of aquatic equipment (to be managed via Council approved lease agreements).

(c) Enhanced safety

- (i) Boat ramp improvements – Upgrading the first 30 metres of the boat ramp to enhance functionality and accessibility for boaties and water enthusiasts.
- (ii) New boat trailer markings – Addition of dedicated boat trailer parking spaces in the existing car park at MacMillan Reserve.
- (iii) Additional car park spaces – New formal car parking to accommodate the increasing demand and improve convenience for visitors.
- (iv) Erosion protection – Coastal margin planting to help protect the area and reduce erosion to the esplanade foreshore reserve and improve the aesthetics of the area.
- (v) Formed pathways – Established pedestrian connections throughout the area to improve visibility to moving traffic.

(d) Respecting the culture and history

- (i) Celebrate and preserve – The culture and historical identity of the space by actively engaging with the hapū in the area and wider community.
- (ii) Cultural features – Establish features that will tell the story of the area, acknowledging its importance to the community and respecting its heritage including Waharoa at the entrance of the esplanade foreshore reserve.

- (iii) Signage – Installation of informative signage to guide visitors and convey cultural/historical information.

23. Indicative costings

The following costs are indicative and exclude concept plan, consenting processes and associated costs.

Item	Indicative Cost
Boat ramp passing bay (first 30m)	\$35,000
Esplanade coastal margin planting	\$40,000
Amenity planting	\$40,000
New carpark at 294 Beach Road	\$205,530
New ablution block at 294 Beach Road	\$160,000
Relocation of existing large, detached shed on 294 Beach Road	\$50,000
Additional earthworks	\$20,000
Waharoa at Esplanade	\$20,000
Formed paths and connections	\$60,500
Furniture	\$60,000
Establishment and disestablishments	\$5,000
Road stopping and cul de sac	\$50,000
Information signage	\$1,000
Sub-division or boundary adjustment of 294 Beach Road	\$40,000
Total	\$787,030

SIGNIFICANCE AND ENGAGEMENT

24. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
25. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
26. In terms of the Significance and Engagement Policy this decision is considered to be of low to medium significance due to the level of community interest, the proposed development costs, consultation requirements, and recognising Māori

cultural values and the importance to Mana Whenua of their relationships to land and water.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

27. Engagement and consultation on the proposed Beach Road Boat Ramp & Surrounds draft concept plan will be undertaken from 1 March to 1 April 2024.

Interested/Affected Parties	Completed/Planned Engagement/Consultation/ Communication	
Katikati Boating Club Katikati Community Board Adjacent property owners	Letters notifying the parties of consultation on the draft concept plan and invite further feedback and targeted communication through the Have Your Say website during formal community consultation. Workshop with Community Board.	
	Placed based pre-engagement hui as part of the draft concept plan development. Previous submissions received.	Completed
Ngāi Tamawhariua (hapū)	Placed based pre-engagement hui with the hapū as part of draft concept plan development.	Planned
	Letters notifying the parties of consultation on the draft concept plan and invite further feedback and targeted communication through the Have Your Say website during formal community consultation.	
Water enthusiasts (boaties, waka ama groups etc.) Walkers/dog walkers, cyclists Freedom campers Other residents and visitors	Feedback received through community consultation from 1 March 2024 to 1 April 2024 will inform further development of the draft concept plan.	

ISSUES AND OPTIONS ASSESSMENT

Option A

That the Strategy and Policy Committee adopt the draft concept plan for Beach Road Boat Ramp and Surrounds (as per **Attachment 1** of this report) and the accompanying Statement of Proposal (as per **Attachment 2** of this report) for community consultation from 1 March 2024 to 1 April 2024.

<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages</p> <ul style="list-style-type: none"> • Supports the aspirations of key stakeholders who wish to see the area enhanced for improved community use and better experiences. • Provides key stakeholders further opportunity to feed into the draft concept plan. • Provides the opportunity to hear a wide range of views and ideas from all user groups and community members who weren't involved through pre-engagement. • Provides Council the opportunity to learn more about who uses the area and what they use it for. • Provides the opportunity for Council to continue building community and Tangata Whenua relationships.
<p>Costs (including present and future costs, direct, indirect, and contingent costs).</p>	<p>Disadvantages</p> <ul style="list-style-type: none"> • Raises expectations of the community that draft concept plan will be implemented in the near future despite the need for significant Council, Community, and other external funding to support it. <p>\$4,000 - \$5,000 community engagement and consultation expenses.</p>
<p>Other implications and any assumptions that relate to this option</p>	<p>If the future sub-division or boundary adjustment and sale of 294 Beach Road cannot be achieved, the cost to implement the draft concept plan will need to be met through new budget requests through future Long Term Plan and Annual Planning processes.</p>

<p>Option B</p> <p>That the Strategy and Policy Committee does not adopt the draft concept plan for Beach Road Boat Ramp and Surrounds (as per Attachment 1 of this report) or the accompanying Statement of Proposal (as per Attachment 2 of this report) for community consultation from 1 March 2024 to 1 April 2024.</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages</p> <ul style="list-style-type: none"> • Provides Council opportunity to refine their key stakeholder list and recommence pre-engagement. • Provides Council opportunity to further consult key stakeholders and refine the draft concept plan prior to community consultation. • Provides Council opportunity to reconsider their approach to developing a concept plan for this area. • No additional cost to Council or the community as concept plan development is already budgeted for.
	<p>Disadvantages</p> <ul style="list-style-type: none"> • Does not support the aspirations of key stakeholders. • Council loses an opportunity to learn about the aspirations of the wider community. • Key stakeholders could get frustrated with further delays to this project which began in September 2020. • Council loses an opportunity to continue building community relationships.
<p>Costs (including present and future costs, direct, indirect, and contingent costs).</p>	<p>Development of the draft concept plan has already been undertaken. No further costs related to this decision.</p>
<p>Other implications and any assumptions that relate to this option</p>	<p>None relating to this decision.</p>




STATUTORY COMPLIANCE

28. The community consultation on the draft concept plan for Beach Road Boat Ramp and Surrounds will be undertaken in accordance with section 82 of the Local Government Act 2002 (LGA).
29. The development of the draft concept plan is consistent with the goals and approach of the Katikati-Waihi Beach Reserve Management Plan (RMP), and the Recreation and Open Space Activity Plan.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
<p>Estimated cost for implementation of the concept plan – \$787,030 capital expenditure.</p> <p>\$39,000 per annum ongoing operational expenditure.</p>	<p>Funding to implement the adopted concept plan for Beach Road Boat Ramp & Surrounds will be considered within approved budgets through Long Term Plan and Annual Plan processes.</p> <p>Council will consider selling approximately 1,689m² of 294 Beach Road, Katikati which has an estimated value of \$895,000 to cover Council's contribution toward implementation of the concept plan. This will be achieved through the future sub-division or boundary adjustment for its future sale, including the existing house and detached garage.</p> <p>The cost to implement the concept plan will indicatively be shared between Council (50%), Financial Contributions (25%), and External Funders (25%).</p> <p>Rates funded Opex for maintenance and an increased level of service calculated at 5% of total capital, beginning year two of project implementation, compounding each year until peaking at \$39,000 per year from year five.</p>

ATTACHMENTS















1. **Beach Road Boat Ramp & Surrounds Draft Concept Plan** 
2. **Statement of Proposal – Beach Road Boat Ramp & Surrounds Draft Concept Plan** 
3. **2012 Beach Road Boat Ramp Upgrade Assessment and Options** 

BEACH ROAD BOAT RAMP & SURROUNDS - CONCEPT PLAN

PLAN KEY

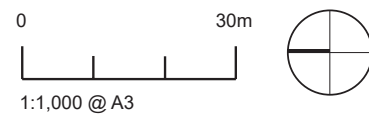
- 1 Road end & Turning circle
- 2 Public parking
- 3 Existing boat storage & aquatic facilities building (relocated)
- 4 Public toilets
- 5 Boat ramp widened to improve access
- 6 Boat ramp manoeuvring area
- 7 Scenic lookout
- 8 Waharoa

PLAN LEGEND

-  Coastal margin planting
-  Reserve / stormwater management planting
-  Trees
-  Trees (Existing)
-  Reserve seating / picnic tables
-  Bench Seating
-  Informal spill-over parking
-  Future subdivision area (Subject to District Plan rules)
-  Future boat ramp passing lane
-  Wider connections
-  Information / historical signage
-  Bollards to restrict vehicle access to authorised persons only
-  Existing shipping container (to be removed)
-  Lighting

Formal Parking Spaces:

- 13 boat trailer parks
- 28 public car parks



Date: 30 JANUARY 2024 Revision: 4

Plan prepared for Western Bay of Plenty District Council by Boffa Miskell Limited



Mā tō tātou takiwā
For our District

Statement of Proposal –
Draft Concept Plan for Beach
Road Boat Ramp & Surrounds



**Western
Bay of Plenty**
District Council

Introduction

Western Bay of Plenty District Council is seeking your views on the proposed draft concept plan for Beach Road Boat Ramp & Surrounds. Community consultation is open from 1 March to 1 April 2024.

The reason for the proposal

The draft concept plan for the Beach Road Boat Ramp & Surrounds was developed through requests from the Katikati Boating Club and Community Board, and pre-engagement hui with key stakeholders and local hapū. It's important that the wider community of Katikati have an opportunity to provide feedback to the draft concept plan so the final design meets the current and future needs of all people from the community.

Summary of proposed developments

The following developments consider stakeholder aspirations, overall environmental impact and implementation costs through good fundamental design, function, feel, and the utilisation of existing infrastructure.

Creating a hub for all

- An enhanced shared space for the community – To cater to water enthusiasts, walkers, dog walkers, cyclists, freedom campers, Katikati community, and all visitors.

Respect the culture and history

- Celebrate and preserve – The culture and historical identity of the space by actively engaging with the hapū in the area and wider community.
- Cultural features – Establish features that will tell the story of the area, acknowledging its importance to the community and respecting its heritage including Waharoa at the entrance of the esplanade foreshore reserve.
- Signage – Installation of informative signage to guide visitors and convey cultural/historical information.

Amenities for growth and enjoyment

- Open green spaces – Establishing new green areas to provide serene spots for relaxation, gatherings, and outdoor activities.
- Picnic areas and seating – Introducing new designated picnic spots and comfortable seating for the community to gather, enjoy the scenery and socialise.
- Car parking – Develop extra parking spaces to address the growing community needs and improve accessibility to the area.
- New public restrooms – Enhanced public restroom facilities to cater to the users of the space.
- Aquatic storage facility – Relocation of the existing storage shed for storage of aquatic equipment (to be managed via Council approved lease agreements).

Enhanced safety

- Boat ramp improvements – Upgrading the first 30 meters of the boat ramp to enhance functionality and accessibility for boaties and water enthusiasts.
- New boat trailer markings – Addition of dedicated boat trailer parking spaces in the existing car park at MacMillan Reserve.
- Additional car park spaces – New formal car parking to accommodate the increasing demand and improve convenience for visitors.
- Erosion protection – Coastal margin planting to help protect the area and reduce erosion to the esplanade foreshore reserve and improve the aesthetics of the area.
- Formed pathways – Established pedestrian connections throughout the area to improve visibility to moving traffic.

Indicative costings

Funding to implement the adopted concept plan for Beach Road Boat Ramp & Surrounds will be considered within approved budgets through Long Term Plan and Annual Plan processes.

Council will consider selling approximately 1,689m² of 294 Beach Road, Katikati which has an estimated value of \$895,000 to pay their contribution toward implementation of the concept plan. This will be achieved through the future sub-division or boundary adjustment for its future sale, including the existing house and detached garage.

The cost to implement the concept plan will indicatively be shared between Council (50%), Financial Contributions (25%), and External Funders (25%).

Item	Indicative Cost
Boat ramp passing bay (first 30m)	\$35,000
Esplanade coastal margin planting	\$40,000
Amenity planting	\$40,000
New carpark at 294 Beach Road	\$205,530
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Relocation of existing large, detached shed on 294 Beach Road	\$50,000
Additional earthworks	\$20,000
Waharoa at Esplanade	\$20,000
Formed paths and connections	\$60,500
Furniture	\$60,000
Establishment and disestablishments	\$5,000
Road stopping and cul de sac	\$50,000
Information signage	\$1,000
Sub-division or boundary adjustment of 294 Beach Road	\$40,000
Total	\$787,030

Statement of Proposal: Draft concept plan for Beach Road Boat Ramp & Surrounds

BEACH ROAD BOAT RAMP & SURROUNDS - CONCEPT PLAN



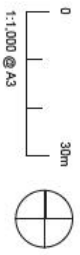
PLAN KEY

- 1 Road end & Turning circle
- 2 Public parking
- 3 Existing boat storage & aquatic facilities building (relocated)
- 4 Public toilets
- 5 Boat ramp widened to improve access
- 6 Boat ramp manoeuvring area
- 7 Scenic lookout
- 8 Vehicular

PLAN LEGEND

- Coastal margin planting
- Reserve / stormwater management planting
- Trees
- Trees (Existing)
- Reserve seating / picnic tables
- Berth Seating
- Informal spill-over parking
- Future subdivision area (Subject to District Plan rules)
- Future boat ramp passing area
- Wider connections
- Information / historical signage
- Boards to restrict vehicle access to authorised persons only
- Existing shipping container (to be removed)
- Lighting

- Formal Parking Spaces:**
- 13 boat trailer parks
 - 28 public car parks



Have Your Say

We need your feedback on the proposed changes by 5.00pm on 1 April 2024.

You can do this by:

Join the conversation. Nau mai, kōrero mai

Wānanga ipurangi (online) – head to our website and provide feedback on the draft concept plan for the Beach Road Boat Ramp Area:

haveyoursay.westernbay.govt.nz/beachroad

Pepa mārō (hard copy) – The draft concept plan and feedback forms are available at the Katikati Library and Service Centre.

Kanohi ki te kanohi (face to face) – come kōrero in person at our key consultation event which kick starts our community engagement period:

The Annual Katikati Fire Brigade Fishing Competition (weigh-in)

Venue: Beach Road Boat Ramp in Katikati

Date: Saturday 24 February 2024

Time: 2.00 – 6.00pm

Email īmēra – send your feedback to: haveyoursay@westernbay.govt.nz

Coming up:

1 March	Community kōrero begins
1 April	Community kōrero closes
April	Council considers feedback and makes decisions
June	Council adopts the final draft concept plan

What happens next?

After reviewing your feedback, the final draft concept plan will be designed and presented to Council. We will provide information on our website about what came through from the feedback received.

The next step will be for the plan to be adopted by Council.



Mā tō tātou takiwā
For our District

Beach Road Boat Ramp and
Surrounds – Draft Concept Plan

ATTACHMENT C



**Western
Bay of Plenty**
District Council

2012 Beach Road Boat Ramp Upgrade Assessment and Options

OPTION 1: Extend the boat ramp to achieve all tide access	
Analysis	That the existing boat ramp would require a 680m extension into the channel to achieve all tide access. An extension below low tide level was not practical given the flat nature of the foreshore which is likely to result in water damage to vehicles during launching and retrieval.
Consenting	Resource consent for this option "may not be supportable, based on the likely resultant effects having a magnitude that is unacceptable and thus consent may be refused by the BOPRC".
Cost (2024)	No cost estimate provided for this option
OPTION 2: Extend the boat ramp by 150m at the current grade to low tide level	
Analysis	The existing boat ramp could be extended by 150m at the same grade to the low tide level which would increase the operational time to approximately 4 hours either side of high tide. Current operational time is approximately 2 hours either side of high tide. An extension greater than 150m was not practical given the flat nature of the foreshore which is likely to result in water damage to vehicles during launching and retrieval. Resource consent for this option "may not be supportable, based on the likely resultant effects having a magnitude that is unacceptable and thus consent may be refused by the BOPRC".
Consenting	Resource consent for this option "may not be supportable, based on the likely resultant effects having a magnitude that is unacceptable and thus consent may be refused by the BOPRC".
Cost (2024)	\$374,042 (\$336,000 in 2012)
OPTION 3: Raise and lengthen the first 50m of the boat ramp	
Analysis	Construction of a passing bay within the first 50m of the existing boat ramp could potentially improve manoeuvrability and increase more efficient use of the ramp, especially for non 4WD vehicles.
Consenting	Works for this option would likely be more achievable due to not requiring anywhere near the same level of technical assessment, physical works, and justification to Options 1 & 2.
Cost (2024)	\$23,378 (\$21,000 in 2012)

The Boating Club informed Council in February 2013 that they accepted the findings made the boat ramp upgrades (Options 1 & 2) unfeasible and wouldn't pursue this any further. They would still like the opportunity to give further input into the development of the Northern Harbour boat ramp. Council have deferred decisions regarding the Northern Harbour (including funding allocations) to 2034.

10.2 DRAFT PUBLIC ART POLICY

File Number: A5930122

Author: Cheryl Steiner, Senior Policy Analyst – Consultant

Authoriser: Rachael Davie, Deputy CEO/General Manager Strategy and Community

EXECUTIVE SUMMARY

1. Council adopted the Public Art Policy and Operational Guidelines in 2009. The policy is being reviewed to ensure it remains relevant and fit for purpose.
2. Targeted engagement with Tangata Whenua and art groups has informed the review, along with elected member workshops.
3. The key changes provide clarity on roles and responsibilities including mana whenua engagement, funding and the different ways that public art proposals are initiated. The objectives and outcomes have been refined, including improved recognition of cultural values associated with public art projects.
4. The draft Public Art Policy is recommended for adoption for consultation, prior to adopting a final policy direction.

RECOMMENDATION

1. That the Senior Policy Analyst – Consultant report dated 15 February 2024 titled 'Draft Public Art Policy' 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 Draft Public Art Policy in **Attachment 1** (of this report) and the statement of proposal in **Attachment 2** (of this report) is adopted for consultation under Section 82 of the Local Government Act 2002, for public feedback between 2 April to 30 April 2024.

BACKGROUND

5. The policy provides a good framework for why public art is important, the value it can add to communities, how we might maximise the benefits of public art and criteria to ensure public art is both high quality and suitable for the environment it is located in.
6. Council's role in public art to date is mainly to assist community groups to deliver public art initiatives. Council's relationship with Creative Bay of Plenty helps to assist community groups undertaking public art initiatives. There is no dedicated Council

provided public art fund however the Creative Communities Scheme (funded by Creative New Zealand and administered by Council) provides opportunities to implement these initiatives.

7. Targeted engagement with Tangata Whenua and art groups has informed the review, along with elected member workshops.
8. Much of the feedback spoke positively of Council's support for public art initiatives and considered that Council is best placed as an enabler, providing support for community organisations to deliver public art. However, clarity is required on Council's role particularly regarding ownership and funding of maintenance.
9. The key changes provide clarity on roles and responsibilities, funding and the different ways that public art proposals are initiated. The objectives and outcomes have been refined, including improved recognition of cultural values associated with public art projects.

KEY CONSIDERATIONS

10. The policy review was discussed with the Te Ihu o te Waka o Te Arawa Workshop and their arts representative and the Te Kāhui Mana Whenua o Tauranga Moana Workshop and their arts representative. Feedback stressed the need for recognition of cultural values, ensuring that public art is appropriate from a cultural perspective and ensuring that mana whenua is engaged with when public art is proposed for a public space.
11. Targeted engagement also occurred with Tauranga City Council, Creative Bay of Plenty, Te Puke COLAB, Ōmokoroa Public Art Group, EPIC Te Puke, Katch Katikati and the Katikati Open Air Trust.
12. Various funding and asset management approaches are currently in place:
 - Council pays for maintenance of some public art on reserves with costs up to \$3000 per annum.
 - Council does not pay anything towards the upkeep of artworks located at Te Puna Quarry Park.
 - Most murals have been paid for by community boards. There are minimal maintenance costs other than a water blast required every now and then.
 - Council provides an annual maintenance fund to the Katikati Open Air Art group.
 - Staff are not aware of any insurance for public art located in public places.
 - Some public art is vested in Council and recorded in our asset management system. An example is a resolution from the Ōmokoroa Community Board that requires Council to take ownership of any new artworks that the Ōmokoroa Arts Group commissions, with a requirement that the group engage with Council staff before commissioning any works.

- Council takes a proactive approach to undertaking public art repairs either by doing this ourselves or contacting the relevant group to take action.
13. A desktop look at other Council approaches to funding and incentives for public art has identified some that have public art contestable funds and provide support through a dedicated staff position. The only developer related incentive is provided by Auckland Council via Unitary Plan provisions and a Floor Bonus Area scheme. This may be used as a tool to encourage the inclusion of public art in developments as a 'public benefit' and in return the developer is able to obtain approval for an increased floor area. This scheme was apparently introduced in New Zealand in the 1990's and there are a few examples of similar initiatives overseas.
 14. Council may want to consider the potential for public art incentives through the review of objectives, policies and rules that apply in the residential and commercial zones, as part of the wider District Plan review.

SIGNIFICANCE AND ENGAGEMENT

15. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.
16. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
17. In terms of the Significance and Engagement Policy this decision is considered to be of low significance because community interest is likely to be quite targeted, some community views are already known, there is minimal financial consequence and there is a relationship between the policy and how this reflects Māori cultural values.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

18. Consultation on the draft Public Art Policy will be undertaken from 2 to 30 April 2024.
19. Community boards and those who participated in the targeted engagement will be advised that the draft policy is open for consultation and feedback.
20. The general community will be asked for feedback via Council's 'Have Your Say' engagement hub and promoted through the usual Council media channels.
21. **Attachment 2** sets out the Statement of Proposal in relation to this consultation and the changes proposed to the policy.

ISSUES AND OPTIONS ASSESSMENT

Option A – Adopt a draft Public Art Policy for consultation	
Assessment of advantages and disadvantages including impact on each of the four well-beings.	<ul style="list-style-type: none"> • Provides a framework for public art in the district. • Provides clear direction on public art objectives, outcomes and roles and responsibilities. • Responds to targeted community feedback.
Costs	<p>No direct costs of adopting the policy.</p> <p>Costs related to consultation met within current budgets.</p>
Option B – Do not adopt a draft Public Art Policy for consultation	
Assessment of advantages and disadvantages including impact on each of the four well-beings.	<ul style="list-style-type: none"> • No clear framework for public art in place. • Doesn't address issues raised in targeted engagement.
Costs	<p>No direct costs associated with this option.</p>

STATUTORY COMPLIANCE

22. The draft Public Art Policy is prepared under the general provisions of the Local Government Act 2002 (LGA).
23. Consultation will be undertaken in accordance with Section 82 of the LGA which outlines the principles of consultation.

FUNDING/BUDGET IMPLICATIONS

24. Funding of Council public art initiatives will be considered within budgets approved through the Long Term Plan or Annual Plan process.
25. Funding of community art initiatives will be considered on a case by case basis subject to criteria including availability of existing budgets to cover costs.

ATTACHMENTS

1. **Draft Public Art Policy (February 2024)**  
2. **Draft Public Art Policy – Statement of Proposal (2024)**  

Council Policy



Draft Public Art Policy 2024

1. Policy objectives

- Recognise the social, cultural, and economic benefits that public art provides to the community.
- Identify how Council will support public art initiatives to maximise the benefits public art can bring to our district.

2. Definitions

Public art includes all artistic works located in a public place owned or administered by Council. Art forms include but are not limited to sculpture, murals, street-art, installations, whakairo (carving). Public art can be developed as part of an infrastructure project (integrated) or as a standalone feature.

Permanent public art is made with enduring materials and has a long lifespan.

Temporary public art has a finite lifespan and is displayed publicly for a limited time (e.g. days, months or up to a year).

3. Policy statement

Council will encourage all forms of public art that:

- Promotes and celebrates Māori cultural identity and cultural significance.
- Contributes to the identity of the district and unique sense of place in our towns.
- Has relevance to the site and surroundings.
- Is robust, easy to maintain and of good quality and suitable materials.
- Is suitable, by way of form, quality and messaging, for public viewing.
- Is inclusive and considers the ability for all our community to access public art.

Council recognises that public art that achieves the above objectives can help to:

- Increase the amenity, interest, and use of public places.
- Create a sense of community ownership and identity.
- Contribute to local distinctiveness.
- Encourage local tourism and make the district a more appealing place for businesses.
- Challenge perceptions and educate the community.
- Tell the story of our culture and history.
- Deliver community benefits such as youth involvement and employment/training pathways.

Council Policy



Draft Public Art Policy 2024

Council aims to achieve the following outcomes from its involvement in public art:

- An increase in the amount, quality, and diversity of public art across the district.
- A supportive approach to encouraging community led public art initiatives, recognising that most of the public art in our district is a result of community efforts.
- Increased recognition of the value of public art.
- Promotion of opportunities for more public art.
- Clear roles and responsibilities in the development and maintenance of public art.

4. Roles and responsibilities

For Council initiated public art, Council is responsible for all costs associated with the development, installation, and maintenance of the public art. Further information is provided below.

For community initiated public art, Council's preference is for the community to be responsible for all costs associated with the development, installation, and maintenance of the public art. However, proposals will be considered on a case-by-case basis, and Council staff will provide support to the community organisation through the public art process including required approvals and identification of funding opportunities. Further information is provided below.

Council initiated permanent public art

The inclusion of public art in Council led projects will be considered against the following:

- The ability of the project to reflect the values and identity of the surrounding area.
- The overall visibility of the project.
- The cultural relevance of the area and the project.
- Whether a project will be a visitor drawcard.
- The extent to which it achieves the objectives and outcomes of this policy.
- The availability of budget for public art and the potential for external funding or sponsorship for this element of the project.

Council will be responsible for all aspects of this process including mana whenua engagement, key stakeholder engagement, commissioning the art, funding development of the art, funding ongoing maintenance, insurance and ownership of the art.

This demonstrates Council's commitment to public art and the outcomes public art can provide to the community as outlined in this policy. It also provides the opportunity for Council to partner with a community organisation when commissioning public art.

Council Policy



Draft Public Art Policy 2024

Community initiated permanent public art projects (on Council land/buildings)

This is where the community comes to Council staff with a proposal to develop art in a public place. Council staff will assess proposals against the objectives and outcomes of this policy.

For this type of public art, it is not anticipated that any decision-making or guidance is required from elected members unless there are financial implications over and above approved budgets and delegations.

Council's role in the development, installation and ongoing funding of maintenance and insurance will be determined at the start of the process and be considered on a case-by-case basis. Factors to consider include:

- availability of existing budgets,
- significance of the public art to the public space,
- wider benefits achieved from the public art, and
- ability of the community to fund and maintain the public art.

Council's preference is for community ownership of community public art. This will require Council staff approval of a clear and sustainable plan for the ongoing funding and maintenance, including insurance. Council will enter a memorandum of understanding with the community organisation to outline the agreed management approach.

Attachment A outlines the process, roles and responsibilities for development of community initiated public art.

Temporary public art projects

Temporary public art helps create vibrancy and activate public places.

In most instances temporary public art is not initiated or owned by Council.

Council's role in temporary public art projects is to enable and permit temporary public art that meets the objectives and outcomes of this policy. The requirements for allowing temporary public art projects will be scaled to recognise its temporary nature.

5. Other matters

- Council funding support for public art will be either as part of a capital development project, within existing budgets or considered through Annual Plan or Long-Term Plan processes. There is no dedicated public art fund or budget provided by Council.

Council Policy



Draft Public Art Policy 2024

- Council will develop a public art register to capture information on all permanent public art located throughout the district.
- Council may accept public art or donations towards public art on a case-by-case basis and in accordance with this policy direction.
- Council recognises the role of Creative Bay of Plenty in assisting community groups to develop public art, promoting public art and connecting the community to public art programmes and initiatives, and Central Government's Creative Communities Fund to contribute to public art initiatives.
- Artworks can often be 'privately owned works' developed in private spaces but visible or accessible to the public. In these situations, Council staff will aim to have some oversight of what is being developed and what impact the artwork will have on the community's use of the public space (positive or negative).

Council Policy



Draft Public Art Policy 2024

Attachment A - Community initiated permanent public art projects (on Council land/buildings)

	Community responsibilities	Council responsibilities
Process	<ul style="list-style-type: none"> - Initiate concept. - Consider Public Art Policy, community plan, town centre plan, reserve management plan to see how the proposal aligns with these documents. - Meet with Council contact to go through process, engagement, and information requirements. - Provide all necessary information on the project to Council such as location, benefits, proposed artwork, story, policy criteria assessment, ownership, maintenance (whole lifecycle), installation, funding plan for capital and operational costs, insurance requirements, health and safety, response to vandalism, lifespan. A template will be provided to assist with this and scaled to reflect the project size and budget. - Meet with mana whenua and key stakeholders - Funding of capital costs. - Funding of maintenance costs and insurance. - Commission artworks. - Provision of information required for public art register. 	<ul style="list-style-type: none"> - Advice and assistance with Council processes eg. application form, consent, asset manager approval etc. - Advice on funding options. - Approval of the artwork in accordance with the policy criteria. - Approval of the location and siting of the artwork. - Approval of the artwork’s installation, maintenance and funding plan. - Identification of mana whenua engagement requirements and key stakeholders. - Including public art in register.

Statement of Proposal – Draft Public Art Policy 2024

Introduction

Western Bay of Plenty District Council is seeking your views on proposed changes to its Public Art Policy.

The policy sets the direction the Council will follow and the ways in which it will support others to maximise the benefits public art can bring to our District.

The policy is recognition of the potential community and economic benefit of public art in our community.

The Reason for the Proposal

The policy is being reviewed to ensure it provides a good framework to guide why public art is important and how public art is delivered in our community.

Its important that we have clear direction on what we want to achieve from having public art in our community and how we go about making this happen as most of the public art initiatives are delivered by community groups.

Summary of proposed changes

We talked to tangata whenua and community groups involved in public art to help understand how the current policy works in practice and what changes are required.

This feedback informed development of the draft Public Art Policy.

The following outlines the key proposed policy changes.

Public Art definitions

We have included definitions of what public art is and the difference between permanent and temporary public art. The 2009 policy did not have these definitions in place.

Objectives and outcomes

The objectives and outcomes have been refined to clearly outline the type of public art we would like to see, what public art can do for our community and the longer-term outcomes we would like to see from Council's involvement in public art.

Cultural values

We have identified the important role that public art can play in promoting and celebrating Māori cultural identity.

We want to encourage public art that includes input from mana whenua and that aims to foster awareness, understanding and knowledge of local Māori whakapapa and history. We have included a requirement to engage with mana whenua on public art initiatives.

Roles and responsibilities

The key piece of feedback we received from our initial engagement was the need to provide clarity on roles and responsibilities from delivery of public art.

A new section is included in the draft Public Art Policy that outlines roles and responsibilities for Council initiated public art and roles and responsibilities for community initiated public art.

The full draft Public Art Policy can be viewed here:

www.haveyoursay.westernbay.govt.nz/publicart

Have Your Say

We need your feedback on the proposed changes by 5pm on 30 April 2024.

You can do this by:

Join the conversation. Nau mai, kōrero mai

Wānanga ipurangi (online) – head to our website and provide feedback. Find it all at www.haveyoursay.westernbay.govt.nz/publicart

Pepa mārō (hard copy) – feedback forms are available at all Council Library and Service Centres. You can also email your comments to haveyoursay@westernbay.govt.nz

If you would also like to provide your feedback to Council in person, please contact haveyoursay@westernbay.govt.nz by 30 April 2024 to secure a timeslot at the have your say opportunity.

Review Timeframes:

Feedback closes 5pm	30 April 2024
Have your say opportunity	9 May 2024
Council considers feedback and makes decisions	9 May 2024
Council adopts final Public Art Policy	20 June 2024

11 INFORMATION FOR RECEIPT