



**NAPIER CITY COUNCIL**

Civic Building  
231 Hastings Street, Napier  
Phone: (06) 835 7579  
[www.napier.govt.nz](http://www.napier.govt.nz)

# Strategy and Infrastructure Committee

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## OPEN AGENDA

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Meeting Date: **Wednesday 19 April 2017**

Time: **3pm**

Venue: **Main Committee Room  
3rd floor Civic Building  
231 Hastings Street  
Napier**

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**Council Members**

Councillor Price (In the Chair), the Mayor, Councillors Boag, Brosnan, Dallimore, Hague, Jeffery, McGrath, Price, Tapine, White, and Wise

**Officer Responsible**

Director Infrastructure Services and Director City Strategy

**Administrator**

Governance Team

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**Next Strategy and Infrastructure Committee Meeting  
Wednesday 31 May 2017**

# ORDER OF BUSINESS

## APOLOGIES

Cr Graeme Taylor and Cr Tania Wright.

## CONFLICTS OF INTEREST

## PUBLIC FORUM

Nil

## ANNOUNCEMENTS BY THE MAYOR

## ANNOUNCEMENTS BY THE CHAIRPERSON

## ANNOUNCEMENTS BY THE MANAGEMENT

## CONFIRMATION OF MINUTES

That the Minutes of the Strategy and Infrastructure Committee meeting held on Wednesday, 8 March 2017 be taken as a true and accurate record of the meeting.

## NOTIFICATION AND JUSTIFICATION OF MATTERS OF EXTRAORDINARY BUSINESS

(Strictly for information and/or referral purposes only).

## AGENDA ITEMS

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## PUBLIC EXCLUDED

Nil

MINUTES.....	25
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## AGENDA ITEMS

### 1. PARK ISLAND MASTER PLAN REVIEW

<i>Type of Report:</i>	<i>Legal and Operational</i>
<i>Legal Reference:</i>	<i>Resource Management Act 1991</i>
<i>Document ID:</i>	<i>347334</i>
<i>Reporting Officer/s &amp; Unit:</i>	<i>Antoinette Campbell, Director Community Services</i>

#### 1.1 Purpose of Report

To outline the process undertaken in reviewing the 2013 Park Island Master Plan and provide the updated Park Island Master Plan 2016 for Council's consideration.

#### Officer's Recommendation

- a. That the Park Island Master Plan 2016 be adopted.
- b. That a District Plan Change is initiated to rezone Park Island's Northern Sports Hub to meet the Master Plan objectives.

#### CHAIRPERSON'S RECOMMENDATION

That the Council resolve that the officer's recommendation be adopted.

#### 1.2 Background Summary

The original Park Island Master Plan (shown as attachment A) was developed in 2013 in consultation with users of the sportsgrounds, to provide a plan for development over a 30 year timeframe to meet the community's current and growing sport and recreation needs. The Master Plan sets out the overall direction for Park Island, which includes the development of new sporting and recreational areas and various environmental enhancements throughout the 68 hectares. The Master Plan also considers Park Island in the broader context and the relationship and linkages to surrounding areas, particularly Parklands subdivision and Mana Ahuriri's Westminster Block. The 'sportsville' concept is the basis of the Master Plan with reorganisation and development focused around sporting 'hubs'. A major component of the original Master Plan development was the inclusion of the substantial Northern Sporting Hub on a greenfields site.

Since the adoption of the Master Plan in 2013, a number of smaller scale projects have been completed in the Southern and Central Sports Hubs, however before proceeding with some of the more significant capital developments, it was identified that that a comprehensive review of the Master Plan was warranted.

#### 1.3 Issues

Current utilisation of Park Island by sports codes is predominantly on Saturdays with the exception of hockey which operates seven days a week primarily due to

having artificial turf playing surfaces available to the sport. What was once played on 25 grass playing fields between Napier and Hastings, is now played on 3 ½ artificial hockey surfaces in Hawke’s Bay. Over the last three years there have been several changes in sporting trends, including a recent increase in the acceptability of the use of artificial turf pitches for other sporting codes including football and rugby.

A new issues and options paper was therefore developed in consultation with Park Island user groups and relevant stakeholders to inform the review of the Master Plan. A summary of stakeholder consultation follows highlighting current issues identified by the user groups.

### **Stakeholder consultation**

During the 2016 stakeholder consultation, most sports organisations identified the need for greater capacity in sports fields based on growth of their sports. This demand is primarily within the winter codes. It is anticipated that this demand can be met by the implementation of artificial turf pitches that can be more intensely utilised and shared between codes. Several organisations have aspirations for significant development of facilities, fields and services at Park Island to meet current demand and anticipated growth.

**Central Football** see Park Island as the main hub for football within its Federation area and the logical location for its high performance programmes. Central Football desires a permanent year-round operating base which includes offices and meeting rooms, high performance training facilities as well as more fields for football competitions, tournaments and training, including in the near future, at least one artificial turf.

The **Hawke’s Bay Rugby Union** (HBRU) needs an operating base including offices, meeting rooms and high performance training facilities with a seminar room, fitness gym, a covered training area with an artificial surface, as well as facilities for related services e.g. surgery, sport massage and physiotherapy. In addition, the high performance programme needs access to a training field and a half field that are both floodlit to game standard. To avoid duplication of facilities there maybe opportunities for Central Football to share high performance related training facilities with the rugby union.

**Napier Old Boys Marist** (NOBM) is seeking allocation of two more training fields close to their clubrooms to meet current demand. Netball and softball both lack training facilities at Park Island and seek to have a similar level of service to other sports within NOBM though a designated softball training area and the installation of two courts on the park. The Club would like to have the existing grandstand on the Tremain Field covered to provide shelter for spectators and to increase the life of the grandstand.

**Napier Pirate Rugby and Sports Club** is advocating to be fully relocated from Tamatea Park onto Park Island, with allocated fields and a clubroom facility. This has been driven by a growth in Club membership, with over 500 members currently. Presently the Club’s activities are fragmented between Tamatea Park and Park Island which can be difficult to manage. This has meant activities have been consolidated on Tamatea Park which has led to chronic overuse and degradation of the sportsground. The Master Plan proposes a clubroom facility and associated sports fields in the Northern Sports Hub for games and training. There is potential for colocation of clubs to occur at this facility.

The **Napier City Rovers Football Club** propose development of a secure store for football equipment at Shrimpton Fields to eliminate hazards associated with carrying equipment across Clyde Jeffery Drive. The lack of floodlighting on Shrimpton Fields hinders full utilisation of the venue for training in the evenings. The Master Plan proposes new floodlights for these fields. Napier City Rovers also see the provision of an artificial turf football field as critical to the future development of the sport in the Region.

Since the 2013 Park Island Master Plan there has been significant additional capacity in artificial hockey turf developed at the Regional Sports Park. The development of a full sized turf with spectator facilities and an adjacent half turf means there is sufficient capacity in the Region to defer development of the third hockey turf in the foreseeable future. The Master Plan however makes provision for the development of a third and fourth artificial turf as demand arises. **Hawke's Bay Hockey** have identified a severe lack of space for change rooms and other ancillary facilities. Provision has been made for the extension of existing facilities toward the third and fourth hockey turfs.

### Changes to the Master Plan

Most changes to the Park Island Master Plan 2016 update (shown as attachment B) have occurred in the Northern Sports Hub. The main changes are;

- a reduction in the overall number of fields,
- an increase in the total number of artificial turfs, and
- the establishment of the HBRU high performance training facility.

Updates to the Master Plan have seen a consolidation of the park layout giving the Northern Sports Hub a more compact urban form and better connectivity to the wider park and surrounds. The Northern Sports Hub has contracted and shifted towards the southeast direction to overlay Residential zoned greenfields bordered by the corner of Orotu Drive and Westminster Avenue.

The Northern Sports Hub now includes additional car parking to support the inclusion of a new high performance facility and game standard training field for the HBRU which will contribute to the creation of an additional 527 car parks on Park Island in total.

Another significant change to the Plan is the removal of twelve tennis courts from the Northern Sports Hub as they are no longer seen as needed. This was confirmed by the findings of the Indicative Business Case (IBC) carried out for the Clay Tennis Court proposal in 2015. The Central and Southern Sports Hubs are essentially unchanged from the 2013 plan with the exception of the addition of the two artificial turf fields, one for rugby on the Tremains field and the other for football outside the Bluewater Stadium.

The redesign of the Northern Sports Hub in particular will necessitate a District Plan Change proposing to rezone the Residential Zone on the southeastern boundary to Sports Park Zone, and to rezone much of the current Sports Park Zone in the northeast, to Residential Zone.

### 1.4 Significance and Consultation

The proposed Park Island Master Plan has been assessed against Council's Significance and Engagement Policy and is found to meet the criteria for significance in that the proposal involves a strategic asset.

Whilst stakeholder engagement has taken place in the review of the Master Plan (summarised within the *Issues* section above and detailed within the Master Plan itself), the Council is being asked to approve the plan as the basis of a proposed Plan Change to rezone areas of greenfields to meet the objectives of the Master Plan. The statutory plan change process will involve wider community and affected party consultation including consultation with Maori as required by the Resource Management Act 1991.

## 1.5 Implications

### Financial

The Park Island Expansion has a budget of \$4,246,000 in years 2017/18 and 2018/19 of the Long Term Plan (LTP) 2015-25. There is also \$7,500,000 earmarked for the years from 2022/23 to 2024/25 (years 8-10) of the current LTP. The total rough order of cost (ROC) of implementing the Council-owned facilities in the Park Island Master Plan has been estimated to be \$25,650,000 over a 30 year timeframe. As a comparison a ROC developed in 2013 estimated that construction of Council-owned facilities would be \$35,450,000.

No additional funding to implement the Park Island Master Plan is being sought at this stage however will need to be considered in the drafting of the 2018-28 Long Term Plan.

Any facilities proposed to be developed by Regional Sports Organisations (RSO) and Sports Clubs are expected to be fully funded by the relevant RSO/Club with budgeted contributions from Council and external organisations such as the Artificial Turf Trust.

### Social & Policy

N/A

### Risk

A key risk in adopting the Park Island Master Plan 2016 is that the associated Plan Change and rezoning is not upheld for whatever reasons. This will have the effect of making the updated Master Plan redundant and this matter will need to be brought back to Council for reconsideration. Early community engagement and rigorous consultation process will be carried out to minimise this risk.

## 1.6 Options

The options available to Council are as follows:

1. To adopt the Park Island Master Plan 2016 to form the basis of a change to the District Plan to rezone the greenfields site on the western side of Orotu Drive to the corner of Westminster Avenue.
2. To not adopt the Park Island Master Plan 2016.

## 1.7 Development of Preferred Option

The preferred option is to adopt the Park Island Master Plan 2016 so that the proposed Plan Change may be notified as soon as possible. The HBRU are keen to progress the high performance facility development as early as possible and it

has been estimated that the statutory process will take at least until December 2017 when a decision will be forthcoming. Likewise, Pirates Rugby and Sports Club are keen to progress their plans to relocate and consolidate facilities at Park Island as soon as possible. The reviewed Master Plan has been through a robust consultation exercise with stakeholders to ensure it will meet the various sporting needs now and into the future.

### **1.8 Attachments**

- A Park Island Master Plan 2013 (*Under Separate Cover*) [⇒](#)
- B Draft Park Island Master Plan 2016 (*Under Separate Cover*) [⇒](#)

## 2. MCLEAN PARK RE-TURF PROJECT

<b>Type of Report:</b>	<i>Operational and Procedural</i>
<b>Legal Reference:</b>	<i>Enter Legal Reference</i>
<b>Document ID:</b>	<i>348170</i>
<b>Reporting Officer/s &amp; Unit:</b>	<i>Debra Stewart, Team Leader Parks, Reserves, Sportsgrounds</i>

### 2.1 Purpose of Report

The purpose of this report is to update Council on the Mclean Park Re-turf Project and seek approval for an additional \$330,000 to be transferred from the Sportsground Renewal fund to enable the hybrid turf to be secured this (2016/17) financial year.

### Officer's Recommendation

That Council:

- a. receive the report titled *McLean Park Re-Turf Project*.
- b. approve an additional \$330,000 to be transferred to the McLean Park Re-turf Project from the Sportsground Renewal fund to be spent in the 2016/2017 financial year.

### MAYOR'S/CHAIRPERSON'S RECOMMENDATION

That the Council resolve that the officer's recommendation be adopted.

### 2.2 Background Summary

A strategic review in late 2015 confirmed McLean Park's standing as a well-regarded regional venue for both cricket and rugby in the New Zealand. The strategic review identified a number of opportunities for investment that would improve the facilities service offering and better position McLean Park as a true multipurpose venue suitable for both sports and other large events.

With support from Council this has led to a programme to develop drop in wickets, on venue practise nets and a review of sports field lighting provisions, provided for by existing funding provisions in the LTP.

Further funding was identified in the 2015-2025 Long Term Plan for development of sports grounds and for investment in sportsground infrastructure. In addition to the above, funding for the re-turfing of McLean Park was made available in the 2018/19 financial year of the 2016/17 Annual Plan.

After the cricket game between the Blackcaps vs Australia on 2 February 2017 was called off due to outfield drainage conditions Sports Surface Design and Management (SSDM) were engaged to undertake a detailed investigation into the cause of the issue.

Councillors were briefed on the outcomes of that investigation and presented with options for the rectification of the issues identified, including the excavation of the existing outfield, construction of a gravel (drainage) raft and laying of a

new turf. Several options for new turf were discussed, including a traditional sand carpet and two hybrid turf options that incorporate synthetic fibres to strengthen the final playing surface.

Through the briefing process Council's preference for a hybrid turf was confirmed as a traditional sand carpet is not considered appropriate given the multi-use nature proposed for Mclean Park. Council also confirmed the need to undertake drainage improvement works and irrigation system improvements as a coordinated project and it is on this basis that the project is proceeding.

Council officers have undertaken significant investigation of two alternative hybrid turf surfaces. These include –

1. Stabilised Sand Carpet (MOTZ Eclipse)
2. Reinforced Surface (DESSO Playmaster)

### **2.3 Issues**

The field requires full reconstruction including the sub surface drainage and irrigation installation as well as laying the new hybrid turf.

The timeframes for the re-turf project are very tight and the window is limited to between November 2017 and early January 2018.

The MOTZ Eclipse has been ordered, and the timeframes for delivery are to be confirmed. HG Sports Turf who will supply and lay the turf are very confident they can meet the proposed timeframes.

### **2.4 Significance and Consultation**

The Mclean Park Re-turf has been identified in the Long Term Plan and the Annual Plan. Consultation has already been undertaken on this issue as part of the Long Term Plan and it is a key priority project for the upcoming Annual Plan process.

## 2.5 Implications

### Financial

The Mclean Park Re-Turf project is identified in the Annual Plan for 2017/2018. \$851,000 has been set aside for this purpose specifically. This will be inadequate to complete the combined project (including drainage and irrigation) which will have a total cost of \$2million plus. A more accurate cost will be able to be established once the detailed design and design specifications for all components of work have been completed. The remainder of the project will be funded from the following existing budget provisions made available in the Annual Plan:

- Sportsground Infrastructure - \$1.95 million in 2017/2018
- Sportsground Infrastructure - \$461,000 in 2018/2019

For work programmed to be completed this financial year funding will come from Sports Grounds Renewals of which \$170,000 is currently available. Whilst the bulk of the works will be completed in the 2017/2018 year there will be a required spend of approximately \$500,000 in 2016/2017 year to secure the product.

It is recommended that \$330,000 be bought forward from the 2018/2019 Sportsgrounds Infrastructure Renewal fund, to cover this cost in this financial year.

### Social & Policy

Mclean Park is Napier's premier sporting facility and the Councils intention is for this Park to become a more multiuse facility able to accommodate a range of events. Mclean Park hosts the HB Magpies home games, occasional Super Rugby games, and is home to the Central Districts Stags who play there regularly. In addition the Park recently hosted the opening powhiri for Te Matatini and is being considered for Christmas in the Park.

### Risk

If the proposed re-turf is not completed then Mclean Park could be considered unfit in terms of its ability to host international cricket games. Mclean Park is the only facility in Hawke's Bay capable of hosting international cricket. Not doing the re-turf would likely mean that no further cricket games would be allocated to the Hawke's Bay region.

New Zealand Cricket have expressed a level of concern around the ability for the ground to be fully re-turfed (including the required sub-surface works) in sufficient time to enable Mclean Park to be available for the scheduled one day international matches in 2018. Officers have been assured by the proposed supplier that the timeframes can be met and the ground will be ready by mid January 2018. Appropriate contractual mechanisms will be employed to ensure that the risk to Council of timeframes not being met is mitigated.

## 2.6 Options

The options available to Council are as follows:

1. Do nothing

Doing nothing is not considered to be an option because the ground would not be able to host international cricket games. The current surface presents some challenges in terms of being able to manage it for cricket, rugby and occasional events and is already programmed for replacement.

2. Re turf with a product only suitable for cricket

Replacement with a traditional sand carpet, which would be suitable for cricket only, is not considered to be an option given that Mclean Park is a multi- purpose venue catering for rugby, cricket and events.

3. Re- turf with a hybrid turf

Replacement of the current turf with a hybrid turf is considered to be the preferred option in that it would provide for international rugby, cricket, soccer and events. The hybrid turf proposed for Mclean Park is considered to be the product most proven in other venues which hold a similar range of events.

**2.7 Development of Preferred Option**

The table below shows examples of where various turf surfaces are being used in New Zealand as a useful comparison. It also notes that the MCG Melbourne is MOTZ Eclipse which is what is being proposed for Mclean Park.

Venue	Surface	Code
Hagley Oval	Cricket	Traditional Sand Carpet
Seddon Park, Hamilton	Cricket	Traditional Sand Carpet
The Basin Reserve	Cricket	Traditional Sand Carpet
FMG – Waikato Stadium	Rugby	MOTZ Eclipse
Westpac – Wellington	Multi use	MOTZ Eclipse
Eden Park - Auckland	Rugby and Cricket	MOTZ Eclipse
QBE – <i>Training</i> field	Rugby	DESSO Playmaster
MCG - Melbourne	Multi use	MOTZ Eclipse

On balance the MOTZ Eclipse is considered to be the most suitable hybrid turf for Mclean Park, Napier’s premier sporting facility.

There have been ongoing discussions with New Zealand Cricket (NZC). In addition, Officers have discussed the options with several sports turf experts. Preliminary discussions have also been held with the Hawke’s Bay Rugby Union. Both NZC and Hawke’s Bay Rugby Union are comfortable with what is proposed.

**2.8 Attachments**

Nil

### 3. GROUND LEASE - HAWKE'S BAY SPEEDWAY CLUB INCORPORATED

<i>Type of Report:</i>	<i>Legal</i>
<i>Legal Reference:</i>	<i>Reserves Act 1977</i>
<i>Document ID:</i>	<i>347418</i>
<i>Reporting Officer/s &amp; Unit:</i>	<i>Bryan Faulknor, Manager Property</i>

#### 3.1 Purpose of Report

To obtain Council approval to grant a new ground lease to the Hawke's Bay Speedway Club Incorporated for the land occupied by the Club's racetrack and buildings at Papakura Domain for a term of ten years with one ten year right of renewal.

#### Officer's Recommendation

That Council

- a. Grant a new ground lease to the Hawke's Bay Speedway Club Incorporated for the land occupied by the Club's racetrack and buildings at Papakura Domain for a term of ten years with one ten year right of renewal; and
- b. That the terms and conditions of the lease will be as per Council's standard terms for leases on Reserve land to community groups.

#### MAYOR'S/CHAIRPERSON'S RECOMMENDATION

That the Council resolve that the officer's recommendation be adopted.

#### 3.2 Background Summary

Council is the owner of an area of land known as Papakura Domain, which is vested in the Council pursuant to the Reserves Act 1977 ('the Act').

Under the Act, Council, acting under delegated authority from the Minister of Conservation can and does enter into leases with community groups to occupy areas of Reserve land.

The Hawke's Bay Speedway Club Incorporated is an incumbent tenant of Papakura Domain. The Club has been a tenant of the land for a number of years. Its previous ground lease has expired and a new lease needs to be entered into to provide certainty and clarity for both the Council and the Club.

The lease area is shown on the attached aerial map shaded yellow and identified as Area C (see **Attachment A**).

The terms and conditions of the proposed lease are as per Council's standard terms for leases of Reserve land to community groups. The ground rental is calculated according to the method by which Council sets all its rentals for community organisations on Reserve land and is reviewed annually.

### 3.3 Issues

In June 2015, the Club entered into a sub-lease with an organisation that holds “Burnout” events. These events did not go down well with the nearby residents due to excessive noise and air quality issues with smoke drift. Prior to these events commencing, Hawke’s Bay Speedway Club Incorporated had had a good relationship with the surrounding neighbours, and they have had the sub-lease clause deleted from the new lease document as they did not want to have a detrimental effect on this relationship. This means that no sub-leasing will be possible during the term of this lease, and in effect prohibits any further “Burnout” events at Papakura Domain.

Hawke’s Bay Speedway Club Incorporated has advised the sub-lessee that it will not be continuing with the sub-lease.

### 3.4 Significance and Consultation

Not applicable.

### 3.5 Implications

#### Financial

There are no significant financial implications to the proposed new lease.

#### Social & Policy

Not applicable.

#### Risk

Not applicable.

### 3.6 Options

The options available to Council are as follows:

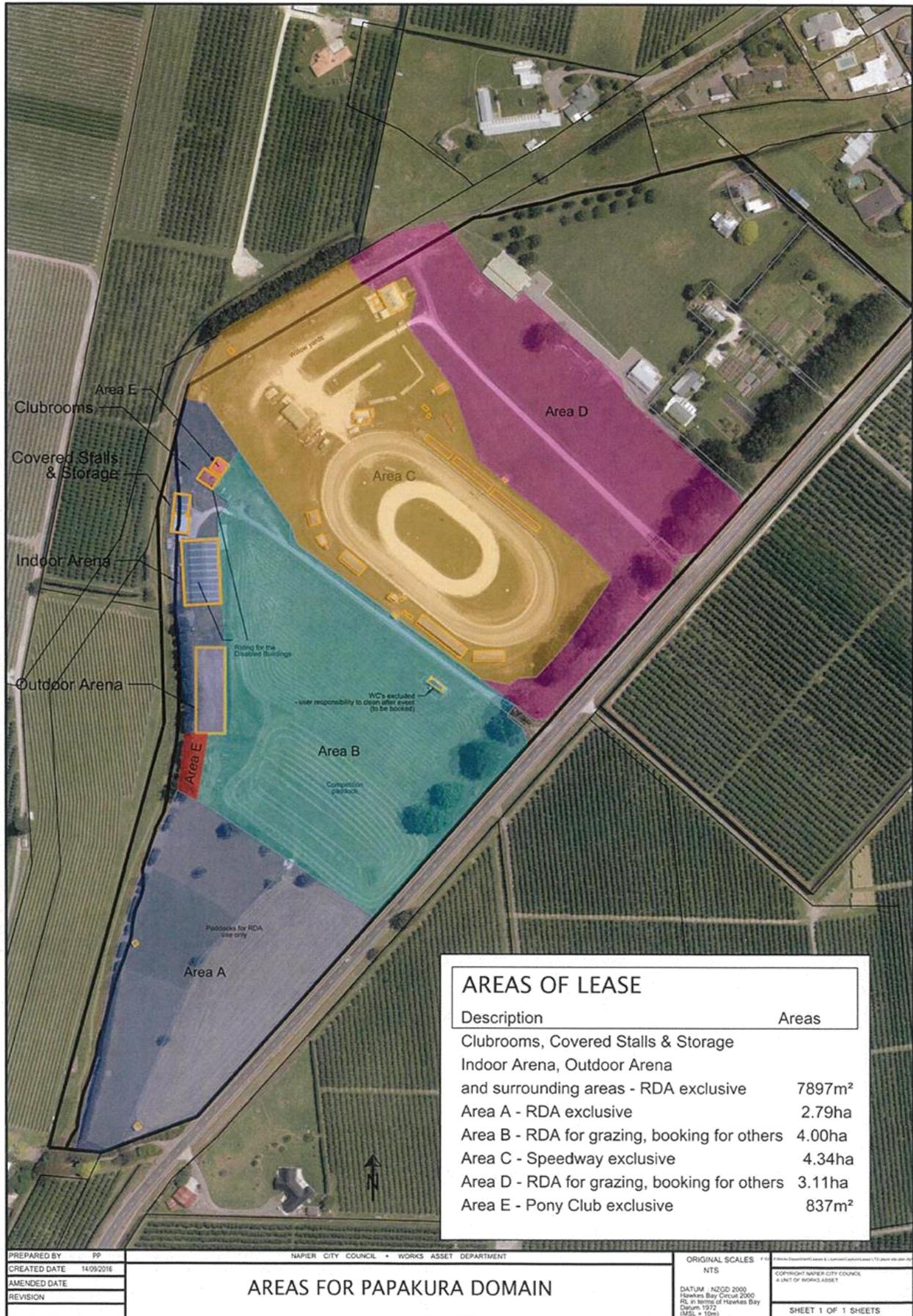
1. (Preferred option): To enter into a new ground lease with Hawke’s Bay Speedway Club Incorporated for a term of 10 years with one ten year right of renewal.
2. To not enter into a new lease with Hawke’s Bay Speedway Club Incorporated and instead continue to manage the tenancy under the terms of the Property Law Act on a month by month basis.

### 3.7 Development of Preferred Option

Option 1 is the preferred option as it provides greater certainty for the Hawke’s Bay Speedway Club Incorporated.

### 3.8 Attachments

- A H.B. Speedway Club Incorporated [↓](#)



#### **4. GROUND LEASE - HAWKE'S BAY SEAFARERS WELFARE SOCIETY INCORPORATED**

<i>Type of Report:</i>	<i>Legal</i>
<i>Legal Reference:</i>	<i>Reserves Act 1977</i>
<i>Document ID:</i>	<i>347419</i>
<i>Reporting Officer/s &amp; Unit:</i>	<i>Bryan Faulknor, Manager Property</i>

##### **4.1 Purpose of Report**

To obtain Council approval to grant a new ground lease to the Hawke's Bay Seafarers Welfare Society Incorporated, for the land occupied by the Seafarers Centre on Marine Parade, for a term of 15 years with one fifteen year right of renewal.

##### **Officer's Recommendation**

That Council

- a. Grant a new ground lease to the Hawke's Bay Seafarers Society Incorporated, for the land occupied by the Seafarers Centre on Marine Parade, for a term of 15 years with one 15 year right of renewal; and
- b. That the terms and conditions of the lease will be as per Council's standard terms for leases on Reserve land to community groups.

##### **MAYOR'S/CHAIRPERSON'S RECOMMENDATION**

That the Council resolve that the officer's recommendation be adopted.

##### **4.2 Background Summary**

Council is the owner of an area of land which is part of the Marine Parade Foreshore Reserve (fronting Breakwater Road, Napier) and which is vested in Council pursuant to the Reserves Act 1977 ('the Act').

Under the Act, Council, acting under delegated authority from the Minister of Conservation can and does enter into leases with community groups to occupy areas of Reserve land.

The Hawke's Bay Seafarers Welfare Society Incorporated is an incumbent tenant of the Marine Parade Foreshore Reserve. The Society has been a tenant of the land for a number of years. The previous ground lease has expired and a new lease needs to be entered into to provide certainty and clarity for both the Council and the Society.

The lease area is shown on the attached aerial map outlined in orange (see **Attachment A**).

The terms and conditions of the proposed lease are as per Council's standard terms for leases of Reserve land to community groups. The ground rental is calculated according to the method by which Council sets all its rentals for community organisations on Reserve land and is reviewed annually.

#### **4.3 Issues**

There are no issues.

#### **4.4 Significance and Consultation**

Nor applicable.

#### **4.5 Implications**

##### **Financial**

There are no significant financial implications to the proposed new lease.

##### **Social & Policy**

Not applicable.

##### **Risk**

Not applicable.

#### **4.6 Options**

The options available to Council are as follows:

1. (Preferred option): To enter into a new ground lease with the Hawke's Bay Seafarers Welfare Society Incorporated for a term of 15 years with one 15-year right of renewal.
2. To not enter into a new lease with the Hawke's Bay Seafarers Welfare Society Incorporated and instead continue to manage the tenancy under the terms of the Property Law Act on a month by month basis.

#### **4.7 Development of Preferred Option**

Option 1 is the preferred option as it provides greater certainty for the Hawke's Bay Seafarers Welfare Society Incorporated.

#### **4.8 Attachments**

- A H.B. Seafarers Welfare Society Incorporated [↓](#)



PREPARED BY	AS
CREATED DATE	30/01/17
AMENDED DATE	-
REVISION	-

NAPIER CITY COUNCIL • WORKS ASSET DEPARTMENT

**HB SEAFARERS SOCIETY INC. LEASE AREA**

ORIGINAL SCALES  
 1:500  
 @ A4  
 DATUM : NZGD 2000  
 Hawkes Bay Circuit 2000  
 PL in terms of Hawkes Bay  
 Datum 1972  
 (MGL + 10m)



SHEET 1 OF 1 SHEETS

## 5. OMARUNUI REFUSE LANDFILL JOINT COMMITTEE MINUTES, 17 MARCH 2017

<i>Type of Report:</i>	<i>Information</i>
<i>Legal Reference:</i>	<i>Local Government Act 2002</i>
<i>Document ID:</i>	<i>347158</i>
<i>Reporting Officer/s &amp; Unit:</i>	<i>Jon Kingsford, Director Infrastructure Services</i>

### 5.1 Purpose of Report

To provide key points of interest and a copy of the minutes from the Omarunui Refuse Landfill Joint Committee meeting held on 17 March 2017.

### Officer's Recommendation

That Council:

- a. receive the minutes from the Omarunui Refuse Landfill Joint Committee held on 17 March 2017.

### CHAIRPERSON'S RECOMMENDATION

That the Council resolve that the officer's recommendation be adopted.

### 5.2 Background Summary

Key items at this meeting included:

- Health and Safety Six Monthly Report
- Six Monthly Activity Report
- Extraordinary business item.

For further details the minutes are outlined in Attachment A.

### 5.3 Issues

None

### 5.4 Significance and Consultation

None

### 5.5 Implications

#### Financial

None

#### Social & Policy

None

#### Risk

None

**5.6 Attachments**

- A Minutes, 17 March 2017 [↓](#)



# *Hastings District Council*

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OPEN

# MINUTES

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## OMARUNUI REFUSE LANDFILL JOINT COMMITTEE

Meeting Date: **Friday, 17 March 2017**

**Minutes of a Meeting of the Omarunui Refuse Landfill Joint Committee  
held on 17 March 2017 at 1.00pm**

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## HASTINGS DISTRICT COUNCIL

### MINUTES OF A MEETING OF THE OMARUNUI REFUSE LANDFILL JOINT COMMITTEE HELD IN THE COUNCIL CHAMBER, GROUND FLOOR, CIVIC ADMINISTRATION BUILDING, LYNDON ROAD EAST, HASTINGS ON FRIDAY, 17 MARCH 2017 AT 1.00PM

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**PRESENT:** Councillor Heaps  
Councillors Pierce and Redstone (HDC)  
Councillors Dallimore (Deputy Chair) and Tapine (NCC)

**IN ATTENDANCE:** Group Manager: Asset Management (Mr C Thew)  
Waste and Data Services Manager (Mr M Jarvis)  
Waste Minimisation Officer (Mr D Salmon)  
Solid Waste Engineer (Mr P Doolan)  
Environmental Compliance Officer (Mr R van Veldhuizen)  
(NCC)  
Health and Safety Advisor (Mrs J Kuzman)  
Committee Secretary (Mrs C Hunt)

#### 1. APOLOGIES

Councillor Heaps/Councillor Redstone

**That apologies for absence from Councillor Harvey and Councillor Kerr (HDC Alternate) be accepted.**

**CARRIED**

#### 2. CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

#### 3. CONFIRMATION OF MINUTES

Councillor Dallimore/Councillor Heaps

**That the minutes of the Omarunui Refuse Landfill Joint Committee Meeting held Friday 9 December 2016, including minutes while the public were excluded be confirmed as a true and correct record and be adopted.**

**CARRIED**

#### 4. HEALTH AND SAFETY SIX MONTHLY REPORT (Document 17/236)

The Health and Safety Advisor, Mrs Kuzman spoke to the report and responded to questions.

Mrs Kuzman advised that there had been one Worksafe notifiable event occurred in October involving a customer transporting asbestos waste. The waste was unloaded onsite without notification to staff that one of the packages had split during loading or during transport causing uncontained asbestos to be unloaded onsite. An asbestos specialist was called to site to clean up the contaminated area. Worksafe decided not to investigate the matter further.

Mrs Kuzman advised that testing on dust and air contaminants at the landfill tipface occurred every 2-3 years. The previous testing had showed results of asbestos, silica and diesel particulate and measures had been implemented where tipface workers now used respirators. It was noted that the airspace away from the tipface was clear.

Councillor Pierce/Councillor Tapine

**A) That the report of the Health and Safety Advisor titled “Health and Safety Six Monthly Report” dated 17/03/2017 be received.**

**CARRIED**

**5. SIX MONTHLY ACTIVITY REPORT**  
(Document 17/76)

The Waste and Data Services Manager, Mr Jarvis presented his report updating the Omarunui Joint Refuse Landfill Committee on landfill activities, with a net surplus from operations as at 31 December 2016 is \$894,046 above budget.

Mr Jarvis advised that tonnages were currently tracking ahead of last year’s actual total, with Special Waste volumes significantly higher than expected and one of the reasons that total waste volumes could reach 80,000 tonnes by year end.

The total revenue from waste was above budget which was mainly due to increased volumes of Special and Commercial Waste. Smaller increases in waste volumes were also recorded for the HDC and NCC Refuse Transfer Stations.

The financials had been prepared by Accountant, Mr Hinde who had retired in February 2017.

It was noted that the gas plant had had some technical issues as well as some issues with Unison’s transformer in Omarunui Road. Mr Jarvis clarified that the Landfill leased the land for the gas plant and it was a joint venture between Pioneer Company (60%) and Hastings District Council (40%). Revenue received for the lease and sale of the gas was \$32,500 which was lower than expected but was of no concern in terms of Landfill overall revenue.

Councillor Redstone/Councillor Pierce

**That the report of the Waste and Data Services Manager, titled “Six Monthly Activity Report” dated 17 March 2017, be received.**

**CARRIED**

CG-14-27-00012

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**6. ADDITIONAL BUSINESS ITEMS**

There were no additional business items.

**7. EXTRAORDINARY BUSINESS ITEMS**

**Resignation of Waste Minimisation Officer** - Mr Jarvis advised that after 15 years at Council, Mr Salmon was resigning to pursue other opportunities.

The Chair, on behalf of members of the Omarunui Joint Refuse Landfill Committee thanked Mr Dominic for all his input and effort during his time at Council and wished him all the best for the future.

**Landfill Visit** – Mr Jarvis advised that at the conclusion of the meeting a tour of the Landfill had been organised for the Committee.

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The meeting closed at 1.55pm

Confirmed:

Chairman:

Date:

# Strategy and Infrastructure Committee

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## OPEN MINUTES

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Meeting Date: **Wednesday 8 March 2017**  
Time: **3pm-3.01pm**  
Venue: **Main Committee Room  
3rd floor Civic Building  
231 Hastings Street  
Napier**

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**Present:** The Mayor, Councillor Price (Chair), Councillors Boag, Brosnan, Dallimore, Hague, Jeffery, Mcgrath, Tapine, Taylor, White, Wise and Wright

**In Attendance:** Chief Executive, Senior Leadership Team, Team Leader Governance, Governance Advisor, Manager City Development, Team Leader Policy Planning, Policy Planner

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## **APOLOGIES**

Nil

## **CONFLICTS OF INTEREST**

Nil

## **PUBLIC FORUM**

Nil

## **ANNOUNCEMENTS BY THE MAYOR**

Nil

## **ANNOUNCEMENTS BY THE CHAIRPERSON**

Nil

## **ANNOUNCEMENTS BY THE MANAGEMENT**

Nil

## **CONFIRMATION OF MINUTES**

### **Councillors Brosnan / Wise**

That the Minutes of the meeting held on 27 January 2017 were taken as a true and accurate record of the meeting.

**CARRIED**

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## **AGENDA ITEMS**

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### **1. ROAD STOPPING - PORTION OF ROGERS ROAD**

<i>Type of Report:</i>	<i>Legal</i>
<i>Legal Reference:</i>	<i>Public Works Act 1981</i>
<i>Document ID:</i>	<i>339644</i>
<i>Reporting Officer/s &amp; Unit:</i>	<i>Bryan Faulknor, Manager Property</i>

#### **1.1 Purpose of Report**

To seek Council's approval to stop approximately 70 m<sup>2</sup> of legal road fronting 107 Rogers Road, Napier, and sell the stopped road to the adjoining landowners.

**COMMITTEE'S RECOMMENDATION**

**Councillors Brosnan / Jeffery**

That Council, in accordance with the provisions of Section 116 of the Public Works Act 1981, resolves to stop the road described in the Schedule hereto, and in accordance with the provisions of Section 117 of the Public Works Act 1981 to vest the stopped road to the owners of the adjoining land contained in CFR 95876.

**SCHEDULE**

**Hawke's Bay Land District – Napier City**

<b>Area</b>	<b>Road</b>	<b>Adjoining Land (CFR)</b>
0.0070ha	<b>Section 1 SO Plan 478237</b>	<b>95876</b>

**CARRIED**

*The meeting concluded at 3.01pm.*

**APPROVED AND ADOPTED AS A TRUE AND ACCURATE RECORD OF THE MEETING**

**CHAIRPERSON:** \_\_\_\_\_ **DATE OF APPROVAL:** \_\_\_\_\_