



STRATEGY AND INFRASTRUCTURE COMMITTEE

Open Minutes

Meeting Date: Tuesday 30 January 2018

Time: 3pm

Venue Council Chambers
Hawke's Bay Regional Council
159 Dalton Street
Napier

Present: The Mayor, Councillors Price (In the Chair), Councillors Boag, Brosnan, Dallimore, Hague, McGrath, Tapine, Taylor, White, Wise and Wright

In Attendance: Chief Executive, Director City Strategy, Director City Infrastructure, Director Corporate Services, Director City Services, Director Community Services, Manager Property, Manager Communications and Marketing, Manager Regulatory Solutions, Strategic Planning Lead

Administration: Governance Team

Apologies

Councillors Boag / Brosnan

That the apology from Councillor Jeffery be accepted.

Carried

Conflicts of interest

Nil

Public forum

Mr Barrie Crabbe – City Water Supply

Mr Crabbe provided a brief overview of his employment history, noting that several roles had brought him in contact with irrigation and water use, and he had had the opportunity to learn about the Hawke's Bay aquifer in this way.

He noted that the aquifer is confined with most wells under positive pressure. Water that is not used runs under pressure towards the sea.

Mr Crabbe noted that the Chief Executive had made a statement that the low water level emergency towards the end of 2017 was created by overuse of water by the public. Mr Crabbe challenged this statement, saying it was his belief that there were a number of issues with the Council system that created the shortage. He contended that Council monitoring equipment had not been working at the time; Council should have brought in more pumps and did not; the Guppy Road bore was out of commission; and the recently constructed reservoir is not able to be used as the roof is leaking.

Mr Crabbe stated that he believed the people of Napier did not create the problem, but rather the Chief Executive and staff of Council did. He stated that there is plenty of water and the issue is with Council's infrastructure –if more storage is required, provide this; if more wells are required, put these in place.

He noted that close to the 300ml well at the River end of Guppy Road is a 75ml well which could be brought online at little cost. Under the Human Rights Act people could choose to use this well, at their own risk. Daily monitoring could be undertaken of this well at the same time as the 300 ml bore.

Announcements by the Mayor

Nil

Announcements by the Chairperson

The Chair noted that compared to many international cities recently visited while on leave, Napier is extremely well presented and is a credit to the Council staff.

Announcements by the management

Nil

Confirmation of minutes

Councillors Wright / Taylor

That the Minutes of the meeting held on 22 November 2017 were taken as a true and accurate record of the meeting.

Carried

Notification and justification of matters of extraordinary business

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

AGENDA ITEMS

1. LEASEHOLD LAND POLICY REVIEW

<i>Type of Report:</i>	Legal and Operational
<i>Legal Reference:</i>	Local Government Act 2002
<i>Document ID:</i>	430497
<i>Reporting Officer/s & Unit:</i>	Richard Munneke, Director City Strategy Kim Anstey, Planner Policy/Analyst Bryan Faulknor, Manager Property

1.1 Purpose of Report

The purpose of this report is for Council to consider a review of the Investment Property Portfolio policy through the long term plan process.

At the Meeting

In response to questions from Councillors it was clarified that:

- The Hawke's Bay Land Empowering Act applies to revenue generated rather than capital gained from a sale; more clarification on this will be provided as and when any sales are proposed.
- The Act allows Council to sell leasehold land at its discretion; regardless of where the land is located. The income from the sale would be ring-fenced for reinvestment in another revenue producing asset. All the proceeds are targeted for use in the marine/ harbour area.
- Funding the inner harbour is important for Council to protect on behalf of rate payers. Each potential sale would be approached on a case by case basis and assessed by the Audit and Risk Committee to ensure that the lease is being replaced by an appropriate other income opportunity.
- Previous consultation on the topic had indicated strong support from current lessees. There were very few submissions raising concerns, and most of these noted that ensuring that investments were protected on behalf of ratepayers was the key focus. Council agrees that this is extremely important and any proposed sale would only progress should an equally or more lucrative replacement investment have been found.

COMMITTEE'S RECOMMENDATION

Councillors Brosnan / Taylor

That Council

- a. Direct officers to consult on the proposed Investment Property Portfolio policy changes as part of the Long Term Plan process, including the following amendments:
 - To allow freeholding of specific land identified in the June 2016 Boffa Miskell report "*Napier City Investment Portfolio: Urban Landscape Strategic review*" as non-strategic, on a case by case basis and only when alternative and suitable investments can be found.
 - That recommendations on the freeholding of all identified non- strategic land be considered by the Audit and Risk Committee in the first instance for recommendation to Council.
 - That the sale of leasehold land be a delegation of Council.
 - That a divestment procedure be established and approved by Council resolution prior to the release of any leasehold land, should the policy be adopted.

Carried

2. SUMMER STREET PARTY - SALE OF FOOD

<i>Type of Report:</i>	Operational
<i>Legal Reference:</i>	Local Government Act 2002
<i>Document ID:</i>	440277
<i>Reporting Officer/s & Unit:</i>	Fleur Lincoln, Strategic Planning Lead

2.1 Purpose of Report

To obtain a Council resolution to allow food trucks to operate within Emerson Street at the upcoming Summer Street Party on 17 March 2018 in accordance with the Trading in Public Places Bylaw 2014.

At the Meeting

In response to questions from Councillors it was clarified that:

- Consultation with retailers in the Emerson Street area was undertaken by the Napier City Business Association on behalf of Council.
 - Feedback was primarily positive on the street party.
 - Retailers wanted assurances that food trucks offering similar food to them would not be positioned in front of their premises, so positioning was important. They did note that, should the Mission Concert proceed, the food trucks would help relieve pressure on the cafes from the large numbers of people in the city.
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- Council staff have worked with the tour operators to provide an alternate route down Dalton Street.

COMMITTEE'S RECOMMENDATION

Councillors Wise / Brosnan

That Council

- a. Allow mobile food vendors to operate within the public spaces of Emerson Street on the 17th March 2018 as part of the Summer Street Party event, and as approved by Council's events team.

Carried

3. TEMPORARY LIQUOR BAN - MISSION CONCERT

Type of Report: Legal and Operational

Legal Reference: Local Government Act 2002

Document ID: 429442

Reporting Officer/s & Unit: Hayleigh Brereton, Manager Regulatory Solutions

3.1 Purpose of Report

To consider the formal request from New Zealand Police for a temporary liquor ban on the roads adjacent to the Mission Estate Winery during the 2018 concert.

At the Meeting

In response to questions from Councillors it was confirmed that:

- Signage will be up in affected streets advising the public that they are now in a liquor ban area. Rubbish bins can be placed by the signs and in the area so that any bottles and cans are not left on the street.

COMMITTEE'S RECOMMENDATION

Councillors McGrath / Brosnan

That Council

- a. Approve, pursuant to section 147 of the Local Government Act 2002 and the Napier City Council Public Places Liquor Control Bylaw 2014, the following areas as a "Specified Public Place" where the consumption, possession and bringing of liquor into is prohibited from 09.00 am to 12.00 midnight on Saturday 17 March 2018.
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The area to be designated as a “Specified Public Place” are all those public places, reserves, roads and footpaths on both sides of the road within the area described as:

Church Road	from Wharerangi Road to Kent Terrace
Avenue Road	from Church Road to Avondale Road
Mission Road	from Church Road to Auckland Road
Montpelier Drive	full length
Tironui Drive	full length
Irene Mooney Place	full length
Bishops Close	full length
Pukekura Place	full length
Ennor Place	full length

Carried

4. HERSCHELL AND BYRON STREET PARKING RECONFIGURATION

Type of Report: Legal and Operational

Legal Reference: Traffic Regulations

Document ID: 433679

Reporting Officer/s & Unit: Hayleigh Brereton, Manager Regulatory Solutions

4.1 Purpose of Report

To formalise the Herschell Street off street car parking reconfiguration and the Byron Street on street parking charge resulting from the relocation of the Napier Public Library.

At the Meeting

In response to questions from Councillors it was advised that:

- Disability parks have been provided around the Library/ MTG complex. The plan will be reviewed to ensure appropriate numbers of disability parks are included in the wider affected area.
 - Council staff have been working closely with the Masonic to ensure there is less confusion between public parking, leased parking and the parking for the hotel.
 - Other current parking lessees are being offered other options around the area as these become available.
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COMMITTEE'S RECOMMENDATION

Councillors Wright / Boag

That Council

- a. Convert the Herschell Street car park from a leased car park to a pay and display car park.
- b. Convert the on street car parking on Byron Street to pay and display
- c. Set the tariff for car parking at \$1.00 per hour for both the car park and on street parking.

Carried

5. GROUND LEASE - ESKVIEW AND DISTRICTS RUGBY FOOTBALL CLUB INCORPORATED

Type of Report: Legal

Legal Reference: Reserves Act 1977

Document ID: 434200

Reporting Officer/s & Unit: Bryan Faulknor, Manager Property
Jenny Martin, Property and Facilities Officer

5.1 Purpose of Report

To obtain Council approval to grant a new ground lease to the Eskview and Districts Rugby Football Club Incorporated for the land occupied by the Club's building on Petane War Memorial Domain for a term of 15 years with one 15 year right of renewal.

At the Meeting

There was no discussion on this item.

COMMITTEE'S RECOMMENDATION

Councillors Taylor / White

That Council:

- a. Approve a new ground lease be granted to the Eskview and Districts Rugby Football Club Incorporated for the land occupied by the Club's building on Petane War Memorial Domain for a term of 15 years with one 15 year right of renewal.
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- b. Approve that the terms and conditions of the lease will be as per Council's standard terms and conditions for leases of Reserve land to community groups. The initial ground rental will be a nominal rental of \$200.00 plus GST per annum, reviewed annually according to the method laid out in the standard terms described above.

Carried

6. 15 CRAVEN TERRACE, LAND LEGALISATION - LAND TO BE DECLARED ROAD

Type of Report: Legal

Legal Reference: Public Works Act 1981

Document ID: 434199

Reporting Officer/s & Unit: Bryan Faulknor, Manager Property
Jenny Martin, Property and Facilities Officer

6.1 Purpose of Report

To seek Council's approval pursuant to Section 114 of the Public Works Act 1981 that the land in question be declared road.

At the Meeting

In response to questions from councillors it was confirmed that:

- The land was independently assessed and valued; market rates were used in the transaction.

COMMITTEE'S RECOMMENDATION

Mayor Dalton / Councillor Wright

That Council

- a. Declare that, pursuant to Section 114 of the Public Works Act 1981, the land in the schedule below to be road.

SCHEDULE

Hawke's Bay Land District – Napier City

Area	Legal Description	Part of Certificate of Title
0.0068 ha	Section 1 SO Plan 518661	HB E4/507

Carried

7. JOINT COUNCIL WASTE FUTURES PROJECT STEERING COMMITTEE - MINUTES - 23 NOVEMBER 2017

Type of Report:	Procedural
Legal Reference:	Local Government Act 2002
Document ID:	430450
Reporting Officer/s & Unit:	Deborah Smith, Governance Advisor

7.1 Purpose of Report

To present to Council the draft Minutes of the Joint Council Waste Futures Project Steering Committee from 23 November 2017.

At the Meeting

In response to questions from Councillors it was confirmed that:

- The consultation document uses a large number of illustrations to ensure a wide understanding of the questions as possible. The wording will also be reviewed to ensure it is as simple and easy to understand as possible for those whose primary language is not English and so on.

Cr Brosnan advised that a meeting with private waste operators has been scheduled for 22 February 2018 to discuss the strategy and receive their feedback.

COMMITTEE'S RECOMMENDATION

Councillors Brosnan / Tapine

That Council

- a. Receive the draft Minutes of the Joint Council Waste Futures Project Steering Committee from 23 November 2017.

Carried

The meeting closed at 3.30pm

Approved and adopted as a true and accurate record of the meeting.

Chairperson

Date of approval