



STRATEGY AND INFRASTRUCTURE COMMITTEE

Open Minutes

Meeting Date: Tuesday 19 March 2019

Time: 3.00pm – 3.54pm

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

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

In Attendance Chief Executive, Director Corporate Services, Director Community Services, Director Infrastructure Services, Director City Services, Director City Strategy, Manager Communications and Marketing, Manager Sport and Recreation, Manager Design and Projects, Senior Project Manager, Team Leader Transportation, Team Leader Parking, Waste Minimisation Lead, Corporate Planner

Administration Governance Team

Apologies

Nil

Conflicts of interest

Cr Wright declared an interest in Item 2: Lease of Reserves – Napier Free Kindergarten Association Incorporated, due to her participation in the Napier Free Kindergarten Association committee.

Cr Boag declared an interest in Item 3: Lease of Reserve – Maraenui Rugby & Sports Association, due to her participation in the Maraenui committee.

Public forum

Nil

Announcements by the Mayor

Nil

Announcements by the Chairperson

Nil

Announcements by the management

Nil

Confirmation of minutes

Councillors Wright / Brosnan

That the Minutes of the meeting held on 19 February 2019 were taken as a true and accurate record of the meeting.

Carried

Questions from Councillors for Further Action

Item	Requestor	Action
1	Cr Wise	Officers will confirm whether the \$500K budgeted for the demolition of the buildings at the Onekawa site allows for any management of contamination required.
1	Cr Price	Officers will provide an outline of Council's anticipated debt levels against comparable other Councils.

AGENDA ITEMS

1. NAPIER AQUATIC CENTRE DEVELOPMENT: COMPLETING LTP CAVEATS

<i>Type of Report:</i>	Operational
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	711664
<i>Reporting Officer/s & Unit:</i>	Glenn Lucas, Manager Sport & Recreation

1.1 Purpose of Report

The purpose of this report is to fulfil the requirements of the four caveats to the LTP decision to proceed with the development of the “Pools & Play” option at Prebensen Drive.

At the Meeting

The following points were raised during the discussion on this item:

- Managing the costs of this project is a very high priority. A further \$3M to the LTP provisions has been allowed for to provide some flexibility in recognition of the shifting construction market; this has not been formalised in future years at this point as it remains to be seen what bids are received from any tendering process.
 - Some Councillors indicated strong concerns with regards to the affordability of the project, when considered against a number of other large pieces of work due to be undertaken.
 - These Councillors also suggested that some cost figures provided (such as for the Onekawa site development) may be inadequate for the works required.
 - A full contamination survey has been undertaken for the Prebensen site and no issues were identified.
 - In regards to geotechnical considerations, the Prebensen site is no worse than the Onekawa site. The Design-Build contractor will also undertake their own further geotechnical assessments, and will take all factors, including the water table level, into account in the design of foundations and excavation.
 - The critical success factors were developed in discussion with Council, and emphasis placed on accessibility and “value for money” based on the clear feedback from elected members.
 - The Onekawa Park Working Group has not yet been established; Terms of Reference will be drafted and membership confirmed at the appropriate time in the wider project.
 - The list of people that will be engaged with in regards to the Onekawa Park development is indicative only at this point, and is not exhaustive.
 - The project as a whole has been taken to the Māori Consultative Committee on several occasions.
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- It was reiterated that the decision in front of the Committee is whether to proceed to tender, not which site to use as that decision has already been taken; tenders will be brought back to Council, at which point Council can assess the costs which will have been refined through the tender process.
 - Aquatic facilities have been the number one concern raised in the community surveys over several years.
 - Although some councillors felt that the decision should be left until after the election, others noted that it is this Council that has received all the information, that has participated in the workshops and that has made the decisions to date, and it was important to continue to take ownership of the project.

Officers will confirm whether the \$500K budgeted for the demolition of the buildings at the Onekawa site allows for any management of contamination required.

Officers will provide an outline of Council's anticipated debt levels against comparable other Councils.

Deputy Mayor White proposed a minor amendment to the Officer's recommendation, which as it was supported by the seconder to the motion, was captured as part c to the Committee's recommendation.

Officer's Recommendation

That the Strategy and Infrastructure Committee:

- a. Note that three of the four caveats outlined during the Long Term Plan deliberations in relation to proceeding with the Aquatic Centre project have been completed:
 - i. Caveat #1: Post-move development and funding plan put in place for Onekawa Park has been met by the Onekawa Park Development and Funding Plan.
 - ii. Caveat #2: Outdoor space built-in to the new complex has been met by the design concepts included in the 'Napier Aquatic Centre Concept Design Revision 3.0'.
 - iii. Caveat #4: The site investigations for the new location being completed has been met by the Tonkin and Taylor report (Proposed Napier Aquatic Centre, Prebensen Drive, Napier).
- b. Endorse the 'Scope of Tender' for the Aquatic Centre project as detailed in this report. This will complete Caveat #3: Scope for Tender agreed by Council before it is tendered.

Committee's recommendation

Councillors White / Taylor

The Strategy and Infrastructure Committee:

- a. Note that three of the four caveats outlined during the Long Term Plan deliberations in relation to proceeding with the Aquatic Centre project have been completed:
 - i. Caveat #1: Post-move development and funding plan put in place for Onekawa Park has been met by the Onekawa Park Development and Funding Plan.
 - ii. Caveat #2: Outdoor space built-in to the new complex has been met by the design concepts included in the 'Napier Aquatic Centre Concept Design Revision 3.0'.
 - iii. Caveat #4: The site investigations for the new location being completed has been met by the Tonkin and Taylor report (Proposed Napier Aquatic Centre, Prebensen Drive, Napier).
- b. Endorse the 'Scope of Tender' for the Aquatic Centre project as detailed in this report. This will complete Caveat #3: Scope for Tender agreed by Council before it is tendered.
- c. Note that the tender come back to Council for approval, including financial costs.

The division was declared **carried** by 7 votes to 6 votes the voting being as follows:

For: Councillors Dalton, Brosnan, Hague, Price, Taylor, White and Wright

Against: Councillors Boag, Dallimore, Jeffery, McGrath, Tapine and Wise

Carried

2. LEASES OF RESERVES - NAPIER FREE KINDERGARTEN ASSOCIATION INCORPORATED

<i>Type of Report:</i>	Legal
<i>Legal Reference:</i>	Reserves Act 1977
<i>Document ID:</i>	702389
<i>Reporting Officer/s & Unit:</i>	Bryan Faulknor, Manager Property Jenny Martin, Property and Facilities Officer

2.1 Purpose of Report

To obtain a Council decision to enter into two new ground leases with the Napier Free Kindergarten Association Incorporated for the Pirimai Kindergarten and the Onekawa Kindergarten.

At the Meeting

There was no discussion on this item.

Committee's recommendation

Councillors Taylor / Brosnan

The Strategy and Infrastructure Committee:

- a. Recommends that Council Resolve to:
 - i. Enter into new ground leases with the Napier Free Kindergarten Association Incorporated for the Pirimai Kindergarten and the Onekawa Kindergarten for 15 years with one 15 year right of renewal.

Carried

Cr Wright did not vote, as per declaration of interest

3. LEASE OF RESERVE - MARAENUI RUGBY & SPORTS ASSOCIATION INCORPORATED

<i>Type of Report:</i>	Enter Significance of Report
<i>Legal Reference:</i>	Reserves Act 1977
<i>Document ID:</i>	710981
<i>Reporting Officer/s & Unit:</i>	Bryan Faulknor, Manager Property Jenny Martin, Property and Facilities Officer

3.1 Purpose of Report

To obtain a Council decision to enter into a new ground lease with the Maraenui Rugby & Sports Association Incorporated for two portions of land located at Maraenui Park, Dinwiddie Avenue, Napier.

At the Meeting

It was confirmed that there were no implications for the Pukemokimoki Marae land aspirations from this item.

Cr Tapine advised the meeting that reserve for Marae have to be directly part of the activities of the Marae, and in this instance it is a nearby sports ground in question.

Committee's recommendation

Councillors White / Wise

The Strategy and Infrastructure Committee:

- a. Recommends that Council resolve to:
 - i. Enter into a new ground lease with the Maraenui Rugby & Sports Association for 15 years with one 15 year right of renewal.

Carried

Cr Boag did not vote, as per declaration of interest

PUBLIC EXCLUDED ITEMS

Councillors Hague / Wise

That the public be excluded from the following parts of the proceedings of this meeting, namely:

1. Parking Strategy Implementation
2. Award of Contract - Inner Harbour Dredging
3. Plastic Recycling

Carried

The general subject of each matter to be considered while the public was excluded, the reasons for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution were as follows:

General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) to the passing of this resolution.
1. Parking Strategy Implementation	7(2)(i) Enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	48(1)A That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist: (i) Where the local authority is named or specified in Schedule 1 of this Act, under Section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.
2. Award of Contract - Inner Harbour Dredging	7(2)(h) Enable the local authority to carry out, without prejudice or disadvantage, commercial activities	48(1)A That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for

		withholding would exist: (i) Where the local authority is named or specified in Schedule 1 of this Act, under Section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.
3. Plastic Recycling	7(2)(b)(ii) Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information 7(2)(i) Enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	48(1)A That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist: (i) Where the local authority is named or specified in Schedule 1 of this Act, under Section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.

The meeting moved into committee at 3.54pm

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

Chairperson

Date of approval