

Minutes for a meeting of the Infrastructure Committee held in the Council Chambers, District Office, 15 Galileo Street, Ngaaruawaahia **WEDNESDAY, 5 JULY 2023** commencing at **9.30am**.

**Present:**

Cr EM Patterson (Chairperson)  
Cr D Whyte (Deputy Chairperson)  
Cr C Beavis  
Her Worship the Mayor, Mrs JA Church  
Cr CA Eyre (Deputy Mayor)  
Cr JM Gibb  
Cr M Keir  
Cr P Matatahi-Poutapu (*arrived at 9:55am*)  
Cr M Raumati (*left at 10:40am*)  
Cr V Reeve  
Cr L Thomson  
Cr P Thomson

**Attending:**

Mr D Amoore (Raglan Community Board Chairperson)

Mr GJ Ion (Chief Executive)  
Mr T Whittaker (Chief Operating Officer)  
Ms A Diaz (Chief Financial Officer)  
Ms M May (General Manager, Service Delivery)  
Mr K Abbot (Executive Manager, Projects & Innovation)  
Mr A Averill (Deputy General Manager, Service Delivery)  
Ms K Wellington (Enterprise Project Management Office Manager)  
Ms M Brown (Strategic Property Manager)  
Ms M Tarawhiti (Community Connections Manager)  
Mr A Singh (Contract Manager – Roading)  
Mrs L Van Den Bemd (Community Led Development Advisor)  
Ms J Wu (Senior Property Advisor)  
Mr Matt Horsfield (Reserves Planner)  
Mr T McIntyre (Policy Advisor)  
Mr R Cowie (Contractor - Engineer)  
Ms R Leahy (Democracy Advisor)

*The Committee opened the meeting with a Karakia.*

## **APOLOGIES AND LEAVE OF ABSENCE**

**Resolved: (Crs Eyre/L Thomson)**

**That the Infrastructure Committee:**

- a. accepts the apologies from Cr Turner and Cr Ngataki for non-attendance.

**CARRIED**

**INF2307/01**

## **CONFIRMATION OF STATUS OF AGENDA ITEMS**

**Resolved: (Crs Beavis / Gibb)**

**THAT the agenda for a meeting of the Infrastructure Committee held on Wednesday, 5 July 2023 be confirmed:**

- a. with all items therein being considered in the open meeting, with the exception of those items detailed at agenda item 6, which shall be considered with the public excluded; and
- b. all reports be received.

**CARRIED**

**INF2307/02**

## **CONFIRMATION OF MINUTES**

**Resolved: (Crs Patterson/Her Worship the Mayor, Mrs JA Church)**

**THAT the Infrastructure Committee:**

- a. confirms the minutes for a meeting of the Infrastructure (INF) Committee held on Wednesday, 12 April 2023 as a true and correct record.

**CARRIED**

**INF2307/03**

**Resolved: (Crs Gibb/Beavis)**

**THAT the Infrastructure Committee:**

- a. confirms the minutes for meetings of the General Policies Reserves Management Plan Hearings Panel on 17 April and 14 June 2023 as a true and correct record.

**CARRIED**

**INF2307/04**

## **DISCLOSURES OF INTEREST**

Cr D Whyte declared he was a member of Creative Huntly Panel and would abstain from voting on Agenda Item 6.2 - Hakanoa Domain - Huntly Scout Building and proposal to grant a lease on reserve land to Friendship House Huntly Community Charitable Trust.

## **ACTION REGISTER**

Agenda Item 5.

The report was received [*INF2307/02 refers*], and no discussion was held.

## **REPORTS**

Huntly West Domain – Proposal to grant a lease to Friendship House (Huntly) Community Charitable Trust

Agenda Item 6.1

The report was received [*INF2307/02 refers*], and the following discussion was held:

- A concern was raised about Council policies, processes and budgets delaying the project. Staff noted that building consent for the project was only lodged in 2023 so delays to the project were not solely a result of Council policies.
- A discussion was held around the ground lease. It was noted that the initial term of 20 years with a renewal right of a further 14 years 364 days was to avoid subdivision requirements under the District Plan.

**Resolved: (Cr Whyte/ Her Worship the Mayor, Mrs JA Church)**

**THAT the Infrastructure Committee recommends to Council:**

- a. that Council gives approval to notifying the public of the proposal to grant a ground lease of part of the Huntly West Domain to Friendship House (Huntly) Community Charitable Trust in accordance with Section 54 of the Reserves Act 1977;**
- b. notes that the land area affected by the proposed lease for Friendship House (Huntly) Community Charitable Trust is described as part of Part Lot 9 DPS 316. The lease area is shown in Attachment 1 – Plan of Proposed Lease Area – Friendship House of this report; and**
- c. that Council gives approval to the cancellation of the lease to Friendship House (Huntly) Community Charitable Trust for 43 Harris Street when a new ground lease at the Huntly West Domain is granted.**

**CARRIED**

**INF2307/05**

Hakanoa Domain - Huntly Scout Building and proposal to grant a lease on reserve land to Friendship House Huntly Community Charitable Trust  
Agenda Item 6.2

The report was received [*INF2307/02 refers*], and the following discussion was held:

- A concern was raised that council may burden the Friendship House due to the building needing minor repairs. Staff noted that Cushman and Wakefield and Citycare were willing to do some work on the building, furthermore there was some budget left over for repairs.
- *Why is the lease term shorter than the property in Agenda Item 6.1?* In the previous lease (Agenda Item 6.1) Council did not own the building, in this case Council does and it is policy to have shorter term leases.

**Resolved: (Crs L Thomson/Raumati)**

**THAT the Infrastructure Committee recommends to Council:**

- a. to accept the gift of the Huntly Scout Building at Hakanoa Domain from Scouts New Zealand as a Council asset;**
- b. approves notifying the public of the proposal to grant a lease of the Huntly Scout Building at Hakanoa Domain to Friendship House Huntly Community Charitable Trust in accordance with Section 54 of the Reserves Act 1977; and**
- c. notes that the land area affected by the proposed lease for Friendship House Huntly Community Charitable Trust is described as part of Part Allot 540 Taupiri PSH and part of Allot 776 Taupiri PSH. The lease area is shown in Attachment 2 of this report.**

**CARRIED**

**INF2307/06**

As per Item 3 Cr Whyte declared an interest and did not take part in discussion on the above item and abstained from voting.

Alfred Main Drive – Land Review  
Agenda Item 6.3

The report was received [*INF2307/02 refers*], and the following discussion was held:

- The Ward Councillors for Tamahere suggested that the money from the sale be spent on the acquisition of another property in Tamahere.
- A discussion was held around the acquisition of the properties under the Public Works Act. It was noted they were not compulsorily required but were acquired under the Act.

- The titles of the properties had been modified to legalise the road but were no longer required by Council and therefore needed to be offered back to the landowners.

**Resolved: (Crs Keir/ Beavis)**

**That the Infrastructure Committee recommends to Council:**

- a. that Section 3 SO 574401 at Alfred Main Drive, Tamahere is not required in connection with the roading project, and be declared surplus;**
- b. and further that when declared surplus, Section 3 SO 574401 be disposed of in accordance with the requirements of the Public Works Act 1981 and the sale proceeds be applied to the Property Proceeds Reserve;**
- c. and further that should the former owner not accept the offer to purchase, that Section 3 SO 574401 be available for sale on the open market in accordance with the Council's Strategic Land Acquisition and Disposal Policy; and**
- d. delegates to the Chief Executive the authority to execute all relevant documentation to give effect to these resolutions.**

**CARRIED**

**INF2307/07**

Adoption of General Policies Reserves Management Plan  
Agenda Item 6.4

The report was received [*INF2307/02 refers*], and the following discussion was held:

- It was noted that staff would make minor amendments to the Policy, but the intent of the Policy would remain the same.

**Resolved: (Crs Gibb/Beavis)**

**That the Infrastructure Committee recommends that Council:**

- a. adopts the General Policies Reserve Management Plan (Attachment I), with amendments as recommended by the Hearings Panel.**

**CARRIED**

**INF2307/08**

Approval for consultation - Connectivity Strategy

Agenda Item 6.5

The report was received [INF2307/02 refers], and the following discussion was held:

- A concern was raised about engaging with the communities to get their trails into the system. It was noted that the spatial data would always be available for communities, but staff needed to engage with Community Boards and Committees and other community groups.
- A discussion was held on building relationships with other Councils. Staff had met with Hamilton City Council and had been engaging with Sport Waikato.
- Need to utilising paper roads for trails. Staff explained that paper roads were public access routes that often crossed private land, thereforeso consultation with landowners would be required.
- The Committee discussed the hearings panel and agreed to expand the panel to five members, this item was “parked” to enable the Chairperson to contact absent members to ascertain their interest in being on the panel during the adjournment.

**ACTION:** Staff to investigate if another layer of data could be added to the map to show privately owned trails.

Cr M Raumati left the meeting during the above agenda item.

The Committee returned to this item at 11.45am following the adjournment and resolved:

**Resolved: (Crs Patterson/Gibb)**

**That the Infrastructure Committee:**

- approves public consultation be undertaken on the draft Connectivity Strategy (attachment I of staff report);**
- appoints a hearings panel consisting of Cr Ngataki (Chairperson), Cr L Thomson, Cr Eyre, Cr Whyte and Cr Keir to hear submissions received on the draft Connectivity Strategy;**
- notes the date of the hearing will be set by the hearings panel and staff; and**
- notes the hearing panel will report back to the Infrastructure Committee following the hearings and deliberations.**

**CARRIED**

**INF2307/09**

## Capital Project Delivery Portfolio Update

### Agenda Item 6.6

The report was received [*INF2307/02 refers*], and the following discussion was held:

- 95 per cent of works had now been planned for and staff were now working through a procurement strategy around broader outcomes.
- Council staff arranged an event to engage with local contractors, 12 local contractors attended.
- Staff noted that by September there would be clear forecasting for what projects would be carried forward and what won't be delivered.

### Raglan Wharf – deep dive

- In 2019, Waikato District Council were approached by Central Government about funding for wharfs around the country, this funding allowed the Raglan Wharf programme to commence.
- The project needed to address historic issues of vehicle access and the team worked closely with local Fishing Club and Community Board.
- The project team faced the issue of degraded steel that needed to be broken down through hydro demolition. This was a very high-risk health and safety activity that required very robust management.
- Some of the work as highly specialised and required outsourcing at fixed price contracts.
- There were challenges with the consenting process with Waikato Regional Council, the project required eight specialist reports and they were currently working through a Section 92 request for further information which related to the management of heavy metal contamination.
- Councillors and staff thanked the Raglan Community Board Chair for his work and involvement in the project.

The meeting adjourned at 11:20am and resumed at 11:45am.

## **EXCLUSION OF THE PUBLIC**

**Resolved: (Her Worship the Mayor, Mrs JA Church/Cr Eyre)**

**THAT** the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason 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 are as follows:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48(1) for the passing of this resolution</b>
<b>Item PEX 1 Confirmation of Minutes</b>	<b>Good reason to withhold exists under Section 6 or Section 7 Local Government Official Information and Meetings Act 1987</b>	<b>Section 48(1)(a)</b>
<b>Item PEX 2.1 Tuakau – Acquisition of Land for Neighbourhood Park</b>		
<b>Item PEX 2.2 Tuakau – Acquisition of Land for Water Booster Pump Station</b>		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

<b>Item No.</b>	<b>Section</b>	<b>Interest</b>
<b>Item PEX 1 Confirmation of Minutes</b>		<b>Refer to the previous Public Excluded reason in the agenda for this meeting.</b>
<b>Item PEX 2.1 Tuakau – Acquisition of Land for Neighbourhood Park</b>	<b>7(2)(i)</b>	<b>To enable negotiations to carry on without prejudice or disadvantage.</b>
<b>Item PEX 2.2 Tuakau – Acquisition of Land for Water Booster Pump Station</b>	<b>7(2)(i)</b>	<b>To enable negotiations to carry on without prejudice or disadvantage.</b>

**CARRIED**

**INF2307/10**

*Resolutions INF2307/11-INF2307/14 are contained in the public excluded section of these minutes.*



There being no further business the meeting was declared closed at 11:56am.

The Committee closed the meeting with a Karakia.

Minutes approved and confirmed this                      day of                      2023.

EM Patterson  
**CHAIRPERSON**