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Minutes for a meeting of the Waikato District Council held in the Council Chambers, District Office, 15 Galileo Street, Ngaruawahia on **THURSDAY, 3 JUNE 2021** for Long Term Plan Deliberations commencing at **9.30am**.

**Present:**

His Worship the Mayor, Mr AM Sanson (Chairperson)  
Cr AD Bech  
Cr JA Church  
Cr CA Eyre  
Cr JM Gibb  
Cr SL Henderson  
Cr RC McGuire  
Cr FM McInally  
Cr EM Patterson  
Cr JD Sedgwick  
Cr NMD Smith  
Cr LR Thomson  
Cr CT Woolerton

**Attending:**

Mr GJ Ion (Chief Executive)  
Mr TG Whittaker (Chief Operating Officer)  
Mr R MacCulloch (General Manager Service Delivery)  
Mrs S O’Gorman (General Manager Customer Support)  
Mr C Morgan (General Manager Community Growth)  
Ms A Diaz (Chief Financial Officer)  
Mr J Quinn (Communications & Marketing Manager)  
Mr J Ebenoh (Planning & Policy Manager)  
Mr M Davey (Community Growth, Analytics Manager)  
Mr B Burnand (Project Manager, Long Term Planning)  
Mr C Bailey (Financial Manager)  
Mrs GJ Kanawa (Democracy Team Leader)

**APOLOGIES AND LEAVE OF ABSENCE**

**Resolved: (Crs Henderson/Sedgwick)**

**THAT the apology from Councillor Lynch be received.**

**CARRIED**

**WDC2106101**

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

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

**THAT the agenda for the meeting of the Waikato District Council Long Term Plan Deliberations (Supplementary Agenda 2) held on Thursday, 3 June 2021 be confirmed and all items therein be considered in open meeting, noting the renumbering of Item 4.3 of Supplementary Agenda 1 to 5.1 under Deliberation Reports.**

**CARRIED**

**WDC2106102**

## **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

## **REPORTS**

Development Contributions Policy 2021  
Agenda Item 5.2

The report was received [*WDC2106102 refers*]. Staff discussed the various submissions, the proposed options available to Council and sought direction on any proposed changes to the Development Contributions Policy 2021.

**Resolved: (His Worship the Mayor/Cr Thomson)**

**THAT the Waikato District Council approves the following options in response to submissions to the draft Development Contribution Policy 2021:**

- i) Option 1 - Add the Tiny Unit category back into the draft 2021 Development Contribution Policy at 0.5 HEU, provided it is not on a separate title where a full HEU would apply;**
- ii) Option 2 - Retain the word potential, subject to refinement of the application of the guidelines;**
- iii) Option 3 - Leave the capital works schedule as it is;**
- iv) Option 4 – Leave the capital works schedule as it is;**
- v) Option 5 – Leave the indexing of charges in the model, subject to legal confirmation;**
- vi) Option 6 – Staff reconsider the boundary and approach to recovery of growth related capital costs in regard to Ngaruawahia sub-catchment A;**
- vii) Option 7 – Add Part 8 section 198 of the Local Government Act to clause 7.1;**
- viii) Option 8 – Define the spatial area known as the Graham Block from Plan Change 21 as a Development Agreement Area on the proposed catchment maps, including revisiting the development contribution charges for the balance of the catchment.**

- ix) **Option 9 – Confirms relevant growth related social infrastructure capital works are included in the development contribution schedules.**
- x) **Option 10 – Decline considering alternative way to charge development contributions due to legislative constraints.**
- xi) **Option 11 - Horotiu Development Contribution Map Boundaries – staff to confirm whether the boundaries can be amended.**

**CARRIED**

**WDC2103/03**

The meeting was adjourned at 10.50am and reconvened at 11.05am.

### Pensioner Housing

#### Agenda Item 5.3

The report was received [*WDC2106/02 refers*]. Staff noted that 55% of submitters supported Option 2 – selling pensioner housing to a responsible Service Provider and that this was also the staff recommendation. The following queries were raised:

- Request to consider being for more than 10 years as what is the caveat that protects residents after this period.
- Concern raised in regard to “social housing” rather than “pensioner housing” as this opens up to emergency housing and sometimes there is not a good fit between existing tenants and possible new tenants.

**Resolved: (Crs Smith/Sedgwick)**

**That the Waikato District Council:**

- a) **sells the pensioner housing portfolio described in the Schedule (below) to social housing providers only (reflecting Option 2 in the Long Term Plan 2021-2031 Consultation Document), subject to the following conditions:**
  - i) **that the pensioner housing properties be used solely for social housing purposes for at least 10 years after any sale; they cannot be used as private rentals or on-sold on the open market;**
  - ii) **that the overall number of social housing units is maintained so that there is no decrease in the number of units available for social housing in the district;**
  - iii) **that all existing tenants can remain within the pensioner housing portfolio providing all current tenancy obligations are met, meaning no existing tenant will be left without a home as a result of any sale; and**
  - iv) **that rent remains within affordable limits.**
- b) **delegates the Chief Operating Officer to undertake a Request for Expressions of Interest (REOI) process for the sale of the Council’s pensioner housing with the results of the REOI to being reported back to Council for a final decision on any offers received;**

- c) confirms that prior to commencing the REOI sale process, the Chief Operating Officer approves the criteria and framework for evaluating all social housing providers who participate in the REOI, including non-accredited social housing providers; and
- d) confirms that any pensioner housing properties that remain unsold at the end of the REOI process be reported back to Council for further direction.

## SCHEDULE

**First:** An estate in fee simple comprising all that land contained in Record of Title SA288326 South Auckland Land Registry legally described as Lot 6 Deposited Plan 371156 comprising 1654 square metres more or less and physically located at 1 Paul Reeves Court, Ngaruawahia (8 Units).

**Second:** An estate in fee simple comprising all that land contained in Record of Title SA 600/22 South Auckland Land Registry legally described as Part Allotment 1 Parish of Taupiri and Defined on Deposited Plan 6783 comprising 3693square metres more or less and physically located at 61 Hakanoa Street, Huntly (14 Units).

**Third:** An estate in fee simple comprising all that land contained in Record of Title NA29D/1405 North Auckland Land Registry legally described as Lot 2 Deposited Plan 74134 comprising 674 square metres more or less and physically located at 26 Henderson Avenue, Tuakau (4 Units).

**Fourth:** An estate in fee simple comprising all that land contained in Record of Title NA1077/37 North Auckland Land Registry legally described as Lot 18 and Part Lot 20 Deposited Plan 10578 comprising 2026 square metres more or less and physically located at 5 Jellicoe Avenue, Tuakau (8 Units).

**CARRIED**

**WDC2106/04**

### Inorganic Kerbside Rubbish Collection

#### Agenda Item 5.4

The report was received [*WDC2106/02 refers*]. The following discussion was held:

- Waikato District Council the only Council still providing the full service of an inorganic kerbside collection.
- Need to consider the environment, along with health and safety issues involved with the collection.
- Discontinuation of the service will not increase fly dumping as it already happens with the service in place.

**ACTION:** Staff to investigate options for rebates at resource recovery centres to encourage residents to dispose of inorganics properly.

- Concern was raised that discontinuing the service immediately was not listening to submissions and Council should continue for one year only until resource recovery centres had been fully developed.
- Encourage resource recovery centre development, particularly in Ngaruawahia.
- Education is the key, along with cracking down on illegal dumping.
- Communication was raised regarding the communication strategy and whether this would eventuate in a culture change within one year.

Moved: (Crs Patterson/Eyre)

That the Waikato District Council discontinues the Inorganic Kerbside Rubbish Collection service in the 2021/22 financial year and places all available resources into developing community recycling centres in Huntly and Tuakau.

The following amendment was moved: (Crs Smith/Henderson)

That the Waikato District Council continues the Inorganic Kerbside Rubbish Collection service for one (1) more year, to allow time for the community recycling centres to be established.

A division was called for, voting on which was as follows:

For the Amendment: Cr Bech; Cr Church; Cr Henderson; Cr McGuire and Cr Smith.

Against the Amendment: His Worship the Mayor, Mr AM Sanson; Cr Eyre; Cr Gibb; Cr McNally; Cr Patterson; Cr Sedgwick; Cr Thomson and Cr Woolerton.

The Amendment was declared LOST, by 5 votes to 8.

The following Substantive Motion was put:

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

**That the Waikato District Council discontinues the Inorganic Kerbside Rubbish Collection service in the 2021/22 financial year and places all available resources into developing community recycling centres in Huntly and Tuakau.**

A division was called for, voting on which was as follows:

For the Motion: His Worship the Mayor, Mr AM Sanson; Cr Eyre; Cr Gibb; Cr McNally; Cr Patterson; Cr Sedgwick; Cr Thomson and Cr Woolerton.

Against the Motion: Cr Bech; Cr Church; Cr Henderson; Cr McGuire and Cr Smith.

The Substantive Motion was declared CARRIED by 8 votes to 5.

**WDC2106/05**

Repurposing Funding to Target Blueprint Initiatives  
Agenda Item 5.5

The report was received [*WDC2106/02 refers*]. The following discussion was held:

- It was queried whether Community Boards would receive some of this funding. Staff responded that this is an ongoing conversation regarding Discretionary Funding.
- It was believed that Council should go back to the smaller communities to ascertain their aspirations. Staff noted that this work had been done and submissions from Community Committees outlined many of these aspirations.

**Resolved: (Crs Bech/Smith)**

**That the Waikato District Council notes the support of the proposed funding approach, based on the feedback obtained through the consultation for the Long Term Plan 2021-31.**

**CARRIED**

**WDC2106/06**

Hall Catchment & Target Rates Review  
Agenda Item 5.6

The report was received [*WDC2106/02 refers*]. No discussion was held.

**Resolved: (Crs Church/Henderson)**

**That the Waikato District Council:**

- a) adopts the proposed Hall Catchments changes for Karioitahi, Aka Aka and Otaua;**
- b) adopts the proposed Targeted Rate Changes for Karioitahi, Aka Aka and Otaua, i.e. standardised rate of \$55 per household within each of these catchment areas.**
- c) adopts the proposed Hall Catchment change for Te Akau and Naike.**

**CARRIED**

**WDC2106/07**

## Other Feedback & Suggestions

### Agenda Item 5.7

#### Tabled Item: Attachment 6 – Late Submissions (Attachment 5.7 to these minutes)

The report was received [*WDC2106/02 refers*]. The Chief Operating Officer advised that any changes to the Long Term Plan would have an impact on Item 5.8 – General Rates Increase. It was suggested that Councillor discussion be noted and staff would capture the requested changes then move to Item 5.8 to ascertain what the impact would be of these additional requests.

The following discussion was held:

- The requests received from the Hamilton City Council and Waikato Community Lands Trust submissions should be raised at the Cross Boundary Working Group meetings for discussion and no changes be made to the Long Term Plan.
- Query raised as to whether Creative Waikato request could be funded through the Wellbeing Trust – Response was it is an operational cost and therefore not covered by the Trust funding.
- Creative Waikato did not cover the northern areas of Pokeno and Tuakau, therefore cannot be considered “district wide”.
- Raglan and District Museum request for indexing of grants to the official CPI rate would have impact on other Museums currently receiving grants, i.e. to retain consistency the request was declined
- Request on behalf of NZ Memorial Museum Trust Le Quesnoy not supported due to the quantum of the request and it’s priority, given other pressing issues.
- Whilst Council supports the purchase of greenspace for Horsham Downs it was noted there was insufficient budget within the Long Term Plan to do so. Query as to whether there might be interest from Momentum Waikato.
- Traffic modelling has confirmed that a T-intersection at this time is appropriate. On this basis NZTA will not partially fund a roundabout at Horsham Downs. In addition, Council’s funding does not support this additional investment at this time.
- Support for Tamahere walkways project being bought forward into Year 1 and spread across four (4) years.
- Mercer wharf would remain on the unfunded project list at this stage, noting there are private interests in the development of these facilities.
- Support for inclusion of \$150,000 to remediate the issues regarding the beacon in Raglan.
- Request for additional funding towards unsealed roads. It was noted that the current issues with unsealed roads were not limited to sealing but should be considered in conjunction with drainage, vegetation and environmental factors.
- Query if tennis court renewals funding was provided for in the Long Term Plan – staff confirmed that replacement funding is included in the Long Term Plan.
- Support for inclusion of \$20,000 for the Te Kauwhata Domain Project, to enable a concept plan to be developed.
- Confirmed that maintenance works are currently being undertaken at Port Waikato Wharf, it was acknowledged the Port Waikato Wharf was of strategic importance and should be considered in the Blueprint process.

- Additional \$10,000 requested for Community Committees. Objection to this covering honorariums and request to review policy/funding for Community Committees.

The meeting was adjourned at 2.37pm and reconvened at 2.48pm.

It was agreed to let this item lie on the table until Item 5.8 – General Rates Increase was considered to enable Council to consider the impact of any proposed additional projects added under this item on the general rates increase.

Having considered Item 5.8 – General Rates Increase the meeting returned to this item and resolved as follows.

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

**That the Waikato District Council:**

- a) approves the recommendations as presented in Attachment 1, with no changes to the Long Term Plan 2021-2031;
- b) approves the recommendations as presented in Attachment 2 with the following amendments:
  - a) #1756 – support to include \$20,000 in Year 1 to fund a concept plan for Te Kauwhata Domain;
- c) approves the recommendations as presented in Attachment 3 with the following amendments:
  - a) #1744 – support bringing forward the Tamahere walkways funding to commence in Year 1;
- d) approves the recommendations as presented in Attachment 4, with no changes to the Long Term Plan 2021-2031;
- e) approves the recommendations as presented in Attachment 5, with no changes to the Long Term Plan 2021-2031;
- f) approves the recommendations as presented in Attachment 6 with the following amendments:
  - a) #1849 – support funding of the Raglan Beacon project in Year 1 via the Raglan Wharf project budget surplus;
- g) approves an additional \$10,000 into the Long Term Plan 2021-2031 budgets for the administration of Community Committees; and
- h) supports the development of a contingency fund.

**CARRIED**

**WDC2106/09**



