



I give notice that  
a Turangi/Tongariro Community Board Meeting will be held on:

<b>Date:</b>	<b>Tuesday, 11 June 2019</b>
<b>Time:</b>	<b>1.00pm</b>
<b>Location:</b>	<b>Boardroom</b>
	<b>Turangi Service Centre</b>
	<b>Town Centre, Turangi</b>

# AGENDA

## MEMBERSHIP

**Chairperson** Mr Te Takinga New  
**Deputy Chairperson** Mrs Pauline Jenkins-Lyons

**Members** Cr Tangonui Kingi  
Cr Maggie Stewart  
Mrs Karen Donlon  
Miss Sharlyn Holt  
Mr Wally van der Aa

**Quorum** 4

**Gareth Green**  
**Chief Executive Officer**

## Order Of Business

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<b>2</b>	<b>Conflicts of Interest</b>	
<b>3</b>	<b>Confirmation of Minutes</b>	
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	Nil	

**3.1 TURANGI/TONGARIRO COMMUNITY BOARD MEETING - 14 MAY 2019**

**Author:** Raeleen Rihari, Democratic Services Support Officer

**Authorised by:** John Ridd, Head of Economic Development and Business Transformation

**RECOMMENDATION(S)**

That the minutes of the Turangi/Tongariro Community Board meeting held on Tuesday 14 May 2019 be confirmed as a true and correct record.

**ATTACHMENTS**

1. **Turangi/Tongariro Community Board Meeting Minutes - 14 May 2019** [🔗](#)

**4.1 PRESENTATION: UPDATE FROM OMORI/KURATAU COMMUNITY**

**Author:** Raeleen Rihari, Democratic Services Support Officer

**Authorised by:** John Ridd, Head of Economic Development and Business Transformation

**PURPOSE**

This item provides members of the Omori/Kuratau community with an opportunity to discuss items of interest and relevance to their local community.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the update and thanks the representatives for their presentation.

**ATTACHMENTS**

Nil

**4.2 REFUSE BIN TRIAL IN OMORI/KURATAU OVER THE 2019/20 CHRISTMAS / NEW YEAR HOLIDAY PERIOD**

**Author:** Julie Gordon, Parks Manager Community and Open Spaces

**Authorised by:** Kevin Strongman, Head of Operations

**PURPOSE**

To consider the installation of refuse bins in Omori/Kuratau.

**EXECUTIVE SUMMARY**

Council received a letter from Kuratau property owner Mr Michael Single (refer Attachment 1) following his motion at the Omori/Kuratau Ratepayers Association (OKRA) Annual General Meeting to provide refuse bins at locations in Omori, Kuratau and Pukawa. The motion was carried, and the Association was to follow up with Council. No request has been received from the Pukawa community for bins to be installed in Pukawa.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board approves a trial period over the 2019/20 Christmas / New Year holiday period for bins to be (temporarily) located at the Kuratau boat ramp and river mouth car parks to determine the effectiveness of the proposal.

**BACKGROUND**

The proposal has not been presented previously.

In keeping with the Waste Assessment Plan that Council adopted, communities that do not have commercial activities that generate litter (such as fast food outlets) and / or are not connected to state highways, do not have refuse bins. In the Western lakeshore communities, there is a considerable number of Department of Conservation reserves in close proximity that promote the 'Pack it in, Pack it out' message which has also been used to good effect. In general, the current practices work very well. The Omori/Kuratau area has a small group of permanent residents who are committed to keeping the area litter free, which further depicts that litter is not an issue, and these areas are some of the cleanest in the district. The litter problems typically arise around the Christmas and New Year period when there are large numbers of visitors and holiday-makers in the area. New Year is particularly bad with excessive amounts of bottles, cans, boxes and all manner of litter deposited on public reserves, roads and private properties.

**DISCUSSION**

Based on this information, the considerations are:

1. The request for bins appears to be in reaction to an upturn of litter around the Christmas/New Year period. Experience elsewhere in the district has shown that the provision of bins makes little difference on New Year's Eve especially, and additional staff are usually required to carry out the clean-up (based on the Taupō lakefront New Year's Day clean-up requiring approximately 40 person/hours). In the case of Omori and Kuratau, local residents have previously been involved in the clean-up.
2. The impact on the operations team's resources at a busy time of the year would be significant as presently the staff on weekends are at capacity servicing Turangi town, the Motuoapa toilets and bins, and the Stump Bay facilities.
3. Trialling refuse bins over holiday periods is not new. Several years ago, the residents in the (new) area of Motuoapa village requested that Council install bins on the reserves with playgrounds. The residents indicated that litter was a problem during the Christmas school holidays, so staff put in a small concrete pads with mounts for bins. The trial ran for a couple of years with staff servicing the bins, and as very little was ever collected out of the them, the trial was discontinued, and permanent bins not installed.
4. There could be an opportunity for a local resident to contract the service to Council.
5. The Omori boat ramp is owned by Department of Conservation whose preference is to not have any refuse bins at that location.

## **OPTIONS**

### Analysis of Options

#### Option 1. Status Quo

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• In line with current Council Waste Assessment Plan.</li> <li>• In line with Department of Conservation reserves 'Pack it in, Pack it out' policy.</li> <li>• No impact on current operational resources.</li> </ul>	<ul style="list-style-type: none"> <li>• OKRA AGM motion to install bins not supported.</li> </ul>

#### Option 2.

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Can assess the effectiveness, as well as any issues that arise e.g. fly-tipping.</li> <li>• Ability to gauge the likely operational impact in the longer term.</li> <li>• Extra staffing resources available (students) over the Christmas/New Year period.</li> </ul>	<ul style="list-style-type: none"> <li>• OKRA AGM motion to install bins not supported.</li> <li>• Not in line with Council's Waste Assessment Plan.</li> <li>• Not in line with Department of Conservation reserves 'Pack it in, Pack it out' policy.</li> </ul>

#### Option 3.

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• OKRA AGM motion is supported.</li> </ul>	<ul style="list-style-type: none"> <li>• Change in Level of Service not budgeted for.</li> <li>• Impact on existing operational staffing and resources.</li> <li>• Not in line with Council's Waste Assessment Plan.</li> <li>• Not in line with Department of Conservation reserves 'Pack it in, Pack it out' policy.</li> </ul>

### Analysis Conclusion:

Option 2 is recommended as it gives Council the ability to assess the effectiveness as well as any issues that arise e.g. fly-tipping while still accommodating the concerns raised by a sector of the community.

## **CONSIDERATIONS**

### **Alignment with Council's Vision**

Council's vision is 'to be the most prosperous and liveable district in the North Island by 2022'. This is accompanied by a core set of values to underpin decision-making, the following of which are relevant to this particular proposal: Authentic; Charming; and Value.

### **Financial Considerations**

The financial impact of the proposal is estimated to be \$1,000.

### Long-term Plan/Annual Plan

The expenditure outlined would be covered within current operational budgets and the servicing of any permanent installation would require additional operational budget.

### **Legal Considerations**

#### Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of Section 10 of the Local Government Act 2002. The matter will enable the Council to meet the current and

future needs of communities for good quality local public services (i.e. efficient, effective and appropriate to present and anticipated future circumstances).

Authorisations are not required from external parties.

### **Policy Implications**

There are no known policy implications.

### **Māori Engagement**

Council is bound by various Acts to consult and/or engage with Māori, including a duty to act reasonably and in good faith as a Te Tiriti ō Waitangi partner. Equally, Council has a responsibility to develop and proactively foster positive relationships with Māori as key stakeholders in our district, and to give effect to the principles of Te Tiriti ō Waitangi including (but not limited to) the protection of Māori rights and their rangatiratanga over tāonga. While we recognise Māori in general, we also need to work side by side with the three ahi kaa / resident iwi of our district.

Although good faith does not necessarily require consultation, it is a mechanism for Council to demonstrate its existence and commitment to working together as district partners. Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report.

### **Risks**

By installing bins on a temporary or permanent basis, Council will be seen to not be following the Waste Assessment Plan.

### **SIGNIFICANCE OF THE DECISION OR PROPOSAL**

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;
- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long-Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2016) and are of the opinion that the proposal under consideration is of low importance.

### **ENGAGEMENT**

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

### **COMMUNICATION/MEDIA**

Direct communication has been/will be carried out with affected parties/key stakeholders but no wider communication is considered necessary.

### **CONCLUSION**

The provision of refuse bins has been viewed as unnecessary under Council's Waste Assessment Plan for these communities in the past as there are no sources of litter (i.e. shops, fast food outlets) in the immediate vicinity, and the communities in question are not on a state highway. Additionally, all materials that have

been brought in can also be removed, and as mentioned previously, bins do not always work around Christmas and New Year festivities.

The OKRA is in support of a trial. A trial would allow staff to monitor the effectiveness and likely ongoing operational impact at the time of year when extra staffing resources are available. Following the trial an assessment can be made regarding the effectiveness of a refuse bin service as a permanent arrangement.

**ATTACHMENTS**

1. Copy of letter received from Mr Michael Single (A2407025) [✉](#)

#### **4.3 UPDATE FROM DESTINATION GREAT LAKE TAUPŌ**

**Author:** Raeleen Rihari, Democratic Services Support Officer

**Authorised by:** Tina Jakes, Head of Democracy, Governance and Venues

#### **PURPOSE**

This item is for the Destination Great Lake Taupō general manager Jane Wilson to provide an update to the Community Board on Destination Great Lake Taupō activities, and any particular items of interest to the Turangi/Tongariro ward.

#### **RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the update from Destination Great Lake Taupō.

#### **ATTACHMENTS**

Nil

**4.4 TURANGI MALL - CANOPY AND PAVERS UPDATE**

**Author:** Denis Lewis, Infrastructure Manager

**Authorised by:** Kevin Strongman, Head of Operations

**PURPOSE**

The purpose of this report is to update community board members on the outcome of further investigations into the mall canopy and pavers, and to provide the board with cost estimates for the items as set out in resolution TT201904/08.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the update on the Turangi Mall – Canopy and Pavers.

**BACKGROUND**

The proposal has been before the Turangi/Tongariro Community Board at a prior meeting on April 9, 2019 - refer agenda item number 4.8 - and the following (amended) resolution was confirmed at the May 14, 2019 meeting:

**TT201904/08 RESOLUTION**

Moved: Cr Maggie Stewart

Seconded: Cr Tangonui Kingi

*That the Turangi/Tongariro Community Board receives the report on the Turangi Mall Canopy and Pavers and directs staff to provide cost estimates for:*

- replacement of broken pavers
- replacement of storm water gutters on the glass canopy
- water blasting twice per year (once pre-Christmas and once pre-winter)
- application of non-stick surface bi-annually after water blasting
- options for acrylic roofing sheet in place of glass
- hanging baskets suspended around mall

As directed by the Board, further investigations have been undertaken and estimates (GST exclusive) have been acquired for the above items.

**Paving**

There are two types of pavers in the mall, neither of which are currently manufactured. Staff have spoken to the manufacturer who has confirmed that they will be able to produce new stock which will closely match the existing pavers. The new pavers will not be an exact match primarily due to the now weathered appearance of the existing pavers, and challenges with sourcing aggregate similar to the original materials used. To get the best possible match, test pavers would need to be manufactured before undertaking a full production run.

- Estimated cost to purchase and replace pavers \$55,000

The same paver manufacturer has recommended a treatment solution for cleaning and sealing of the mall area. This involves a water based detergent and hot wash to remove dirt and grime, followed by application of a sealer. The sealing product has a minimum design life of 5 years. The manufacturer has also advised that following application of the sealant, a hot wash would only be required biannually. The estimate is therefore based on cleaning biannually and sealing every 5 years.

The products used have been assessed for both human health and ecological risk assessment. The assessment found that risks to both human health and ecosystems was negligible or low if used in accordance with Material Safety Data Sheets and application notes. It would be possible to further mitigate this risk by capturing the washed material before it reaches the stormwater system. This would come at an estimated cost of \$15,000. This cost has not been included in the estimates below.

- Estimated cost of cleaning every two years \$50,000
- Estimated cost of sealant every five years \$115,000

The initial cost for cleaning and sealing is \$165,000.

## Canopy

The structural engineer has provided an estimate to replace the steel guttering which was identified as being corroded in places.

- Estimated cost of gutter replacement (not yet received, will advise at meeting).

The structural engineer has also completed further investigation for replacement of the glass canopy with acrylic roof sheeting; this report is attached as an appendix. The estimate provides for replacement of the central canopy area only and allows for materials, labour design, and project management. Replacement of the full canopy would add another 50% to the estimate. The acrylic sheeting has a good scratch resistance but not as good as glass. Included within the report are photos of typical applications of the product.

Should this option proceed, detailed design would be required to confirm fixing details.

- Estimated cost \$150,000

The structural steel work whilst in good condition is due for a repaint. This was originally programmed for 2018 and should be completed following gutter replacement.

- Estimated cost for repaint \$50,000

## DISCUSSION

Should the Board wish to proceed with the pavers, replacement should be undertaken before cleaning and sealing takes place. This work would be programmed for completion later this calendar year to allow time for matching with existing pavers, production, and procurement of a contractor.

Following a review of vehicle access to the mall it became evident that physically restricting vehicle access to the mall area may not be practical. The Customer Relations Manager has commenced discussions with mall retailers about this.

## CONSIDERATIONS

### Financial Considerations

The financial impact of the proposal is estimated to be

- Operational costs cleaning and sealing pavers - \$165,000
- Renewals, pavers - \$55,000
- Renewals canopy guttering and painting - \$70,000 (to be confirmed)
- Renewals canopy cover (central area only) - \$150,000

### Long-term Plan/Annual Plan

The expenditure outlined is not currently provided for in any operational or renewal budgets. Both the paver replacement and canopy works would be considered renewals and funded from renewal reserves collected for that purpose.

### Legal Considerations

#### Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of Section 10 of the Local Government Act 2002. The matter will enable the Council to meet the current and future needs of communities for good quality local infrastructure. (i.e. efficient, effective and appropriate to present and anticipated future circumstances).

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

Authorisations as follows may be required for the replacement of glass panels:

- Resource Consent     Building Consent     Environmental Health  
 Liquor Licencing     Licence to occupy

### **Policy Implications**

There are no known policy implications.

### **Māori Engagement**

Council is bound by various Acts to consult and/or engage with Māori, including a duty to act reasonably and in good faith as a Te Tiriti ō Waitangi partner. Equally, Council has a responsibility to develop and proactively foster positive relationships with Māori as key stakeholders in our district, and to give effect to the principles of Te Tiriti ō Waitangi including (but not limited to) the protection of Māori rights and their rangatiratanga over tāonga. While we recognise Māori in general, we also need to work side by side with the three ahi kaa / resident iwi of our district.

Although good faith does not necessarily require consultation, it is a mechanism for Council to demonstrate its existence and commitment to working together as district partners. Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report.

### **Risks**

Should the canopy replacement proceed there is a risk that the acrylic sheeting may be vandalised by scratching. I am awaiting further information in this regard from the supplier.

### **SIGNIFICANCE OF THE DECISION OR PROPOSAL**

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;
- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long-Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2016) and are of the opinion that the proposal under consideration is of low importance.

### **ENGAGEMENT**

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to the board making a decision.

### **COMMUNICATION/MEDIA**

Direct communication will be carried out with businesses within and adjoining the mall prior to cleaning commencing, along with wider communication with the community.

### **CONCLUSION**

Cost estimates have been developed for the preferred options to address both the paving and canopy deficiencies.

### **ATTACHMENTS**

1. DB Con Report - Glass Canopy [↗](#)

#### **4.5 ACTION POINTS UPDATE**

**Author:** John Ridd, Head of Economic Development and Business Transformation

**Authorised by:** Gareth Green, Chief Executive Officer

#### **PURPOSE**

This item is to provide an update to members on those items requiring follow up from previous meetings of the Board.

#### **RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the action points update.

#### **ATTACHMENTS**

1. Current TTCB Action Sheet [↗](#)

#### **4.6      MONTHLY UPDATE ON TURANGI PROJECTS**

**Author:**            Andy Hema, Customer Relations Manager - Turangi

**Authorised by:**   Gareth Green, Chief Executive Officer

#### **PURPOSE**

This item is to provide the Community Board with regular updates on the status of Turangi capex projects.

A current version of the schedule is attached (refer Attachment 1).

#### **RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the update on Turangi projects as at June 11, 2019.

#### **ATTACHMENTS**

1.     Turangi Projects Report (A2474546) [↗](#)

**4.7 TURANGI OPERATIONS REPORT - MAY 2019**

**Author:** Greg Hadley, Districts Parks Operations Manager

**Authorised by:** Kevin Strongman, Head of Operations

**PURPOSE**

This item is for the District Parks Operations Manager to provide an update on Turangi operations for current and recent months.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the Turangi Operations Report as at June 11, 2019.

**ATTACHMENTS**

1. Turangi Operations Report - June 11, 2019 (A2476782) [↗](#)

**4.8 MEMBERS' REPORTS**

**Author:** **Tina Jakes, Head of Democracy, Governance and Venues**

**Authorised by:** **John Ridd, Head of Economic Development and Business Transformation**

**PURPOSE**

This item permits members to provide feedback on any items of interest arising from meetings/conferences/seminars they have attended over the past month, and for the Board to approve either prior or retrospectively, member attendance at conferences and professional development opportunities.

This item also provides the opportunity for members to provide any updates on the Turangi/Tongariro Community Board Community Plan.

No debate and/or resolution is permitted on any of the reports.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the members' reports and community plan updates.

**ATTACHMENTS**

Nil