

AGENDA



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MEMBERSHIP: Andy Cranston (Chair), Colin Alder, Larry Foster, Debbie Gregory, Ani Pahuru-Huriwai, Rawinia Parata, Aubrey Ria, Tony Robinson, Rob Telfer, Teddy Thompson, Rhona Tibble, Nick Tupara, Josh Wharehinga and Her Worship the Mayor Rehette Stoltz.

OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAIAO ME NGĀ HAPORI Committee

DATE: Thursday 2 March 2023

TIME: Following the Finance & Performance Committee Meeting

AT: Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne

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Operations

Reports to:	Council
Chairperson:	Cr Cranston – Environment & Communities Cr Foster - Infrastructure
Deputy Chairperson:	Cr Ria – Environment & Communities' Cr Thompson - Infrastructure
Membership:	Mayor and all Councillors
Quorum:	Half of the members when the number is even and a majority when the membership is uneven.
Meeting frequency:	Six weekly (or as required).

Functions

- To provide governance oversight of Council's operational programmes, services, activities and projects (including major projects) related to environmental operations, community development and infrastructural assets.
- To enable the progress of the Council's operational activities, projects and services.
- Its scope includes:

Environment Services and Protection

- Building Services
- Enforcement
- Environmental Health
- Pests and Plant management
- Biodiversity
- Integrated catchments
- Land management
- Animal control
- Harbour management

Infrastructure Services

- Urban Stormwater
- Wastewater
- Water Supply
- Land, Rivers and Coastal
- Local Roding Network – including associated structures, bridges and retaining walls, walkways, footpaths and road reserve, landscaping and ancillary services and facilities, street lighting and traffic management control
- Solid Waste – including landfill and transfer stations, recycling and waste minimisation

Communities

- Cultural Activities including Theatres, Museum and Public Art, Library and Tairawhiti Navigations
- Recreation and Amenity – including open spaces, parks and gardens, cemeteries, community property and the Olympic Pool complex

Planning and Development

- Customer Engagement
- Support Services

Terms of Reference

Operational oversight

- Provide governance direction for the Council's operational activities as outlined in the general purposes and scope section.
- Review and adjust relevant working programme priorities within agreed budgets, activity management plans and levels of service as per the Council's Long Term Plan.
- Receive updates on programmes, major projects/projects and activities.
- To have input into, and make decisions on, operational proposals, options and cost of projects/major projects.
- Contribute to the development of short term plans for community services and community facilities.
- Consider the strategic regulatory and compliance issues.
- Prepare submissions on any matter that is within its rationale and terms of reference for Council approval and submit on behalf of Council when timelines do not allow Council prior approval.

Asset management

- Oversee the management of all Council's physical assets – including land, buildings and roads.
- Make decisions on infrastructure and assets becoming Council's and on infrastructure and community assets on behalf of Council.
- Progress the sale of properties as approved in the Long Term Plan and Annual Plan.
- Contribute to the development of and oversee delivery of economic development projects.
- Consider proposals to change the status or revoke the status of a reserve as defined in the Reserves Act 1977 (including the hearing of submissions).

Power to Act

To make all decisions necessary to fulfil the role and scope of the Committee subject to the limitations imposed.

To establish subcommittees, working parties and forums as required.

To appoint non-voting advisory members and/or Tangata Whenua representatives to assist the Committee.

Power to Recommend

To Council and/or any standing committee as it deems appropriate.

MINUTES

Draft & Unconfirmed



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MINUTES of the OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI Committee

Held in Te Ruma Kaunihera (Council Chambers), Awarua, Fitzherbert Street, Gisborne on Wednesday 7 December 2022 at 12:30PM.

PRESENT:

Andy Cranston (Chair), Her Worship the Mayor Rehette Stoltz, Deputy Mayor Josh Wharehinga, Colin Alder, Larry Foster, Debbie Gregory, Ani Pahuru-Huriwai, Rawinia Parata, Aubrey Ria, Tony Robinson, Rob Telfer, Daniel Thompson, Nick Tupara and Josh Wharehinga.

IN ATTENDANCE:

Chief Executive Nedine Thatcher Swann, Director Lifelines David Wilson, Director Internal Partnerships James Baty, Director Liveable Communities Michele Frey, Director Engagement & Maori Responsiveness Anita Reedy-Holthausen, Chief Financial Officer Pauline Foreman, Chief of Strategy & Science Jo Noble, Democracy & Support Services Manager Heather Kohn and Committee Secretary Penny Lilburn.

The meeting commenced with a karakia.

1. Apologies

MOVED by Cr Robinson, seconded by Cr Parata

That the apologies from Cr Tibble be sustained.

CARRIED

2. Declarations of Interest

There were no interests declared.

3. Governance Work Plan

The Governance Work Plan will be updated and split into the two separate committees, and separate colours will be used to help deter between the two agendas.

4. Leave of Absence

There were no leaves of absence.

5. Acknowledgements and Tributes

There were no acknowledgements or tributes.

6. Public Input and Petitions

There were no public input or petitions

7. Extraordinary Business

There was no extraordinary business.

8. Notices of Motion

There were no notices of motion.

9. Adjourned Business

There was no adjourned business.

10. Reports of the Chief Executive and Staff for DECISION

10.1. 22-248 Allocation of the Natural Heritage Fund

Michele Frey spoke to the report. Discussions included:

- The series of applicants are taken through the assessment criteria (which is in the report appendix) and are then in communication with staff to sort out the extent to which the projects can be funded and how this impacts the Natural Heritage. It is followed up by discussions with the landowners and then moves to a council officers' assessment.
- The fund is promoted through the Council website, the Gisborne Herald, and the E-newsletter. The rural roadshow would also be a great way to communicate this to the rural areas.
- This is an external fund that the communities can apply for. There are other avenues beyond Council that community groups can apply for additional funding if they wish.
- To increase funds for the Natural Heritage fund, it would be through the Long-Term Plan process.

MOVED by Cr Telfer, seconded by Cr Foster

That the Operations Committee:

1. Approves the Natural Heritage Fund allocations be granted as follows:

- | | |
|--|----------|
| • Journey's End Station Feral Cat Trapping Project | \$7,300 |
| • Moanui Station Whio Project | \$8,400 |
| • Riverpoint Road - Maungarongo Wetland Margin Project | \$6,200 |
| • Te Aroha Bush PMA Fencing Project | \$20,000 |
| • Mangaparae Papakainga Restoration Project | \$8,000 |
| • Kotare Station Kahikatea Fencing Project | \$8,000 |

• Monowai Station Wetland Project	\$15,000
• Riverton Orchard- Maungarongo Wetland Margin Project	\$10,000
• Aerial Station Fencing Project	\$10,000
• Eastwoodhill Arboretum Riparian Project	\$8,200
• Te Arai River Riparian Project	\$8,000
• Haunui Station Wetland Restoration Project	\$8,000
• Hillview Station Fencing Project	\$8,000
• Ahititi Station QEII Weed Control Project	\$900
• Whangara Farms Revegetation Project	\$5,000
• Hikutai Station Waikohu River Riparian Project	\$7,000
• Anaura Inc. Planting Project	\$2,000

CARRIED

10.2. 22-275 Appointment of the Deputy Chairperson of Operations - Environment & Communities

- Cr Cranston nominated Cr Ria.

MOVED by Cr Cranston, seconded by Cr Pahuru-Huriwai

That the Operations Committee:

1. Appoints Councillor Ria to be Deputy Chair who received the majority of votes from members present and voting.

CARRIED

11. Reports of the Chief Executive and Staff for INFORMATION

11.1 22-271 Land Overlay 3A and Sustainable Hill Country Project

MOVED by Cr Stoltz, seconded by Cr Ria

That the Operations Committee:

1. Notes the contents of this report.

CARRIED

11.2 22-268 Our Air Tairāwhiti 2022 - Review of Winter Air Quality and Consideration of New Research

Discussions included:

- This problem will be addressed through the Tairāwhiti Resource Management Plan Review and have a designated air shed for the urban part of Gisborne city. The next step will be to resolve the air quality problems, which will be a difficult issue to solve as a lot of the bad quality is associated with the use of home heating.

MOVED by Cr Ria, seconded by Cr Foster

That the Operations Committee:

1. Notes the contents of this report.

CARRIED

12. Close of Meeting

There being no further business, the meeting concluded at 1:03 pm.

Rehette Stoltz
MAYOR

10. Reports of the Chief Executive and Staff for DECISION



Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

23-23

Title: 23-23 Re-Issuing of Lease for Gisborne Yacht Club - Kaiti Beach
Section: Liveable Communities
Prepared by: Chris Visser - Principal Community Assets and Partnerships Advisor
Meeting Date: Thursday 2 March 2023

Legal: Yes

Financial: No

Significance: **Low**

Report to OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI Committee for decision

PURPOSE - TE TAKE

The purpose of this report is to consider a new land lease for the Gisborne Yacht Club (the Club) at Oneroa/ Kaiti Beach. The Club seeks to renew their currently expired lease, where their clubrooms and shed currently sit (and more accurately described as Part Kaiti Lot 26 DP7819).

SUMMARY - HE WHAKARĀPOPOTOTANGA

The Council leases an area of land along Oneroa /Kaiti Beachfront to Gisborne Yacht Club. The Club have been based at their current site since 1974 and their land lease covered an area of approximately 2340.97m². Much of this area can be and is used by members of the public, including the boat ramp. The Club seeks the new lease to cover only the footprint of the buildings and land area directly outside that the Club utilise, comprising two small pieces of land equating to approximately 1773.62 m².

Staff recommend Option 3: Support the creation of a **new** lease agreement with Gisborne Yacht Club, Part Kaiti Lot 26 DP7819.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

1. Grants, subject to the outcome of public notification, a new land-only lease to Gisborne Yacht Club Incorporated under Section 12 Local Government Act 2002.
2. Grants a lease for a term of seven years with two rights of renewal of seven years (21 years in total). Rental to be calculated in accordance with Council's Rental Policy.

Authorised by:

Michele Frey - Director Liveable Communities

Nedine Thatcher Swann - Chief Executive

Keywords: Gisborne Yacht Club, Kaiti Beachfront, Oneroa, Re-issuing of lease for Gisborne Yacht Club, Operations committee, environment & communities.

BACKGROUND - HE WHAKAMĀRAMA

1. The Club was founded in 1946. The Clubhouse was originally sited adjacent to the harbour slipway (since removed) in the area where the log ships are currently loaded.
2. A new two-storied building was built in the mid-1950's, opening in 1957 in the Cone of Vision (Cook Landing Memorial) area.
3. Due to harbour expansion in the area in 1974, the building was dismantled and rebuilt on the Club's current site, further along Oneroa / Kaiti Beach. The new building is one story only, located right next to the boat ramp.
4. The Club has been a long-standing feature in the community at this location and promotes sustainability of sailing within the Tairāwhiti area. It provides an awareness of sea safety.
5. The Club provides rescue services to the public when boats are on the water. These rescue boats are also available on call for other emergency services if required.
6. Numbers of members have declined significantly in recent years. There are currently less than 30 financial members.
7. Gisborne Yacht Club is an affiliate of Yachting NZ, the national governing body of the sport.
8. If it were not for grant income, the Club advise they would usually make a small profit or a small loss each year as the fixed costs of running the building are high. Their main source of income is renting the clubrooms to the public.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

9. The Club is seeking a new lease on their current site.
10. The proposed lease site (Figure 2) is to primarily include the footprint of the building, the boat storage shed and yacht rigging area. -1773.63m².
11. Currently the Club occupies the 2340.97m² site shown in (Figure 1). The Club is responsible for this entire area including the upkeep of the boat ramp. The yacht club has historically permitted public use of the boat ramp. Given the public use of the ramp, and the fact that Council has from time to time maintained it because of its public use, the yacht club does not wish to retain a to lease over this area.
12. Removal of the boat ramp will formally reduce maintenance responsibility. The boat ramp has a concrete accessway and is often covered in sand. Council already periodically removes debris and sand from the ramp and would continue to do so.
13. The land is zoned a Heritage Reserve under the District Plan but is not held as a reserve under the Reserves Act 1977. Any lease granted would be granted under the general powers contained in s.12 of the Local Government Act 2002.

Figure 1
Red – Existing lease area



Figure 2
Blue – Proposed lease area



14. Council has several options available to it, each with varying degrees of known impact and risk. These options are noted in Table 1 below.

OPTION	POSITIVE IMPACT	NEGATIVE IMPACT
Option 1: Decline lease of land	<ul style="list-style-type: none"> Land remains available for other community proposals such as passive green space. 	<ul style="list-style-type: none"> Not supporting an existing and historic community yacht club. Council may receive negative feedback for not supporting community led initiatives.
Option 2: Lease of land as per existing lease	<ul style="list-style-type: none"> The opportunity to support an existing and historic community yacht club. Council may receive positive feedback for supporting community led initiatives. 	<ul style="list-style-type: none"> Boat ramp may become unavailable for public use. The club struggle to maintain boat ramp due to damage from public. Council land becomes leased and is only for tenants use.
Option 3: Support the clubs new lease reducing the size of the site	<ul style="list-style-type: none"> A new lease will be fit for purpose and will more accurately reflect the proposed future use of the entire site. Boat ramp remains available for public use. The opportunity to support an existing and historic a community yacht club. Council may receive positive feedback for supporting community led initiatives. 	<ul style="list-style-type: none"> Council land becomes leased and is only for tenants use.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation

Overall Process: Low Significance

This Report: Low Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan

Overall Process: Low Significance

This Report: Low Significance

Inconsistency with Council's current strategy and policy

Overall Process: Low Significance

This Report: Low Significance

The effects on all or a large part of the Gisborne district

Overall Process: Low Significance

This Report: Low Significance

The effects on individuals or specific communities

Overall Process: Low Significance

This Report: Low Significance

The level or history of public interest in the matter or issue

Overall Process: Low Significance

This Report: Low Significance

15. The decisions or matters in this report are considered to be of **Low** Significance in accordance with Council's Significance and Engagement Policy.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

16. Engagement with Ngati Oneone has taken place. They have no concerns with the re-issue of the lease to the Gisborne Yacht Club.
17. The Yacht Club has met with Ngati Oneone to form a relationship between the parties, to explore opportunities of building use and possible programmes for Rangitahi.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

18. The Club has been part of the Gisborne landscape for over 75 years. In the past they have had much support from Poverty Bay Rescue Craft Charitable Trust. This trust previously provided all the rescue boats for the Club.
19. The Club's purpose in the community is to promote sailing by teaching individuals how to sail, and safety in the sea by through learn to sail events, courses and holding regular race events.
20. Rescue services are available to the public on an emergency call out basis.
21. Council will seek feedback through the public notification process of intention to grant a lease to the Gisborne Yacht Club of part Kaiti Beachfront, Heritage Reserve – PT LOT 26 DP 7819.
22. Section 138 Local Government Act 2002 requires consultation to be undertaken before a local authority "dispose" (which includes leases greater than 6 months) of a reserve.
23. Any sustained objections received through any public notification process will be presented to a Council Committee or subcommittee to consider, if necessary.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

24. The recommendations in this report do not have climate change implications for Council as the proposed lease is for an existing activity and is the responsibility of a separate entity. The Yacht Club is on a coastal area and accordingly at some risk from sea level rise at some point in the future.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

25. There are no financial implications from this report as the facility is owned by the Club. The boat ramp is already maintained as required by Council on a reactive basis and has been for a number of years. Any future substantive redevelopment or improvements of the ramp would be identified via the LTP process.

Legal

26. The land is zoned a Heritage Reserve under the District Plan but is not held as a reserve under the Reserves Act 1977. Any lease granted would be granted under the general powers contained in s.12 of the Local Government Act 2002.

27. Section 138 Local Government Act 2002 requires consultation to be undertaken before a local authority “dispose” (which includes leases greater than 6 months) of a reserve.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

28. There is no policy or planning implications as part of this report.

RISKS - NGĀ TŪRARU

29. Council not supporting a new lease for the Gisborne Yacht Club may present a reputational risk to Council. It could be seen that Council are not supporting valued community-led initiatives.

NEXT STEPS - NGĀ MAHI E WHAI AKE

30. Should staff's preferred option be approved:

Date	Action/Milestone	Comments
16 February 2023	Council Report to Operations Committee	
20 February 2023	Public Notification	Close of submissions 21 March
May 2023	Lease agreement completed	If no objections from public notification

