



Kaupapataka Agenda

NOTICE OF AN ORDINARY MEETING
OF
INFRASTRUCTURE AND ENVIRONMENT COMMITTEE

Date: Wednesday 3 April 2024

Time: 9.30am

Venue: Council Chamber

MEMBERSHIP

Chair	Cr Barker
Deputy Co-Chair	Cr Wang
Members	Mayor Tapsell Cr Brown Cr Kai Fong Cr Kereopa Cr Lee Cr Maxwell Cr O'Brien Cr Paterson Cr Waru
Quorum	6

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NGĀ TUKUNGA HAEPAPA A TE KAUNIHERA COUNCIL DELEGATIONS

Infrastructure and Environment

Type of Committee	Whole of Council Committee
Subordinate to	N/A
Subordinate Committees	N/A
Legislative Basis	Schedule 7, clause 30 (1) (a), Local Government Act 2002.
Purpose	To develop, implement, monitor and review strategies, policies, plans and functions associated with Infrastructure and environment activities.
Reference	01-15-018
Membership	Mayor Deputy Mayor All councillors
Quorum	6
Meeting frequency	Monthly
Delegations	<ul style="list-style-type: none"> • Oversee the management of council’s infrastructure assets, utility services and public facilities including: <ul style="list-style-type: none"> • Transportation • Three waters • Land drainage • Laboratory services • Waste collection, landfill, recycling • Sports, Reserves and Recreation • Cemetery • Civil Defence Emergency Management • Accountable for the development and implementation of the Infrastructure Strategy, Asset Management Plan and inputs on infrastructure related projects associated with Development Contributions Policy • Oversight of progress of design and build projects such as, but not limited to: <ul style="list-style-type: none"> ○ Waste water treatment plant ○ Sewerage schemes (Rotoiti/Rotoma/Rotoehu, Tarawera) ○ Development of major facilities for example Museum, Aquatic Centre, Libraries ○ Water storage and drainage for growth ○ Infrastructure provision for growth ○ Major transport projects, cycleways ○ Reticulation of water supplies • Undertake master planning of strategic facilities and spaces

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	<ul style="list-style-type: none"> • Encourage engagement with organisations within the sector to consider environmental matters including: <ul style="list-style-type: none"> ○ Climate change response, both mitigation and adaptation ○ Biodiversity ○ Waste Minimisation ○ Environmentally sustainable practices ○ Environmental aspects of energy, transport and water ○ Monitoring and reporting against action within the Climate Action Plan ○ Monitor Council’s contribution to the Te Arawa Vision (specifically in relation to Infrastructure and Environment outcomes) ○ The provision and maintenance of facilities and space for the general use of the public for recreation of all kinds including sporting activities, passive enjoyment, open spaces, play areas, toilets and changing sheds, flower beds, trees and shrubs, and display areas ○ The production of Management Plans and the general management of reserves in compliance with the Reserves Act 1977 and the general administration of the Reserves Act 1977 with the exception of the Hearings of Objections to the Classification of Reserves and Management Plans ○ The leasing of recreational land for commercial recreational purposes ○ The beautification of public gardens and parks ○ Street trees • Council controlled organisations (CCO’s) - advising on the content of the annual Statement of Expectations, agreement on Statement of Intent, monitoring against the Statement of Intent the financial and non-financial performance of CCO’s • Make appointments and authority to remove appointments to Council-Controlled Organisations (CCO’s).
<p>Relevant Statutes</p>	<p>All the duties and responsibilities listed above must be carried out in accordance with the relevant legislation.</p>

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1. Karakia Whakapuaki - Opening Karakia

TŪTAWA MAI

Tūtawa mai i runga
Tūtawa mai i raro
Tūtawa mai i roto
Tūtawa mai i waho
Kia tau ai te mauri tū
Te mauri ora, ki te katoa
Hāumi e. Hui e. Tāiki e!

TŪTAWA MAI

I summon from above
I summon from below
I summon from within
I summon the surrounding environment
The universal vitality and energy to infuse
and enrich all present
Enriched, unified and blessed

2. Ngā Whakapāha - Apologies

The Chair invites notice from members of:

1. Leave of absence for future meetings of the Rotorua Lakes Council; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

3. Whakapuakitanga Whaipānga - Declarations of interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4. Ngā Take Whawhati tata kāore i te Rārangi Take - Urgent Items not on the Agenda

Items of business not on the agenda which cannot be delayed

The Chair will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of Rotorua Lakes Council

The Chair shall state to the meeting.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Rotorua Lakes Council.

s.46A (7), LGOIMA

Discussion of minor matters not on the agenda.

Minor Matters relating to the General Business of the Rotorua Lakes Council.

The Chair shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Rotorua Lakes Council for further discussion

s.46A (7), LGOIMA

5. He Puka Inoi Tūmatawhānui - Public Petitions

5.1 Petition from Rotokakahi Board of Control against the Tarawera Sewerage Pipeline through Rotokakahi lands and catchment

Petition is distributed separately.

6. Te Whakaū i ngā Meneti - Confirmation of Minutes

6.1 Infrastructure and Environment Committee Meeting Minutes (Draft) 6 March 2024

DOC ID: 20194945

Minutes (Draft)

Infrastructure and Environment Committee Meeting
Held Wednesday 6 March 2024 at 9.30am
Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Cr Barker (Chair)
Cr Wang (Deputy Chair), Mayor Tapsell, Cr Brown, Cr Lee, Cr Maxwell,
Cr O'Brien, Cr Paterson, Cr Waru.

APOLOGIES: Cr Kai Fong for lateness and Cr Kereopa for early departure.

STAFF PRESENT: G Rangī, Interim Chief Executive;
J-P Gaston, Group Manager, Community & District Development;
T Collé, Group Manager, Corporate Services;
O Hopkins, Executive Director, Corporate Planning & Governance;
G Kieck, Manager, Corporate Strategy & Planning;
S Michael, Group Manager, Infrastructure & Environment;
D Jensen, Director of Finance;
D Cossar, Governance & Democracy Manager;
E Gurden, Capital Programmes Manager;
M Overbeek, Finance Manager, Finance & Business Performance;
N Michael, Executive of Communications, Mayor's Office;
R Pitkethley, Manager, Active & Engaged Communities;
E Cawte, 3-Waters Services Manager;
J Dooley, Contract Works Manager;
S Main, Communications Advisor;
W Wilkinson, Governance & Democracy Advisor.

The meeting opened at 9.32am.

The Chair welcomed elected members, staff and members of the public.

1 KARAKIA WHAKAPUAKI OPENING KARAKIA

Cr Paterson opened the meeting with a Karakia.

2 NGĀ WHAKAPĀHA APOLOGIES

Resolved:

1. That the apologies from Cr Kai Fong and Cr Kereopa for early departure.

Moved: Cr Waru

Seconded: Cr O'Brien

CARRIED

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3 WHAKAPUAKITANGA WHAIPĀNGA DECLARATIONS OF INTEREST

None.

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE URGENT ITEMS NOT ON THE AGENDA

None.

5 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

5.1 MINUTES OF INFRASTRUCTURE AND ENVIRONMENT COMMITTEE MEETING HELD 7 FEBRUARY 2024

20147419

Resolved:

- 1. That the minutes of the Infrastructure and Environment Committee meeting held 7 February 2024 be confirmed as a true and correct record.**

Moved: Cr Paterson

Seconded: Cr O'Brien

CARRIED

6. PŪRONGO KAIMAHI STAFF REPORTS

6.1 PROGRESS REPORT – INFRASTRUCTURE AND ENVIRONMENT (INFORMATION ONLY)

20139149

Resolved:

- 1. That the report “Progress Report – Infrastructure and Environment” be received.**

Moved: Mayor Tapsell

Seconded: Cr Brown

CARRIED

Stavros Michael and Rob Pitkethley overviewed the report.

Action Points

- Following a request from Cr Lee, the Manager, Active and Engaged Communities to report back on Lakefront redevelopment project costs.
- Following request from Cr Waru, the Manager, Active and Engaged Communities to provide estimates on business growth resulting from the Lakefront redevelopment project.

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7. HE WHAKATAUNGA KIA HOKI ATU TE ARONGA O TE HUI HAI HUI TŪMATAWHĀITI RESOLUTION TO MOVE INTO PUBLIC EXCLUDED

Resolved:

1. That Committee move into Public Excluded session.

Moved: Cr Wang

Seconded: Cr Waru

CARRIED

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:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing of this resolution
CONFIDENTIAL MINUTES OF PREVIOUS MEETING HELD 7 FEBRUARY 2024	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under section 48(1)(a)
PROCUREMENT STRATEGY – PROFESSIONAL SERVICES FOR THE INVESTIGATION, DESIGN AND IMPLEMENTATION SUPERVISION OF THE INFRASTRUCTURE ACCELERATED FUND (IAF) STORMWATER ENABLING WORKS	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.	Section 48(1)(a) Section 7(2)(b)(ii)
CONTRACT 22/028 MOREY ST FLOOD DETENTION DAMS AND WETLAND EXTENSION OF CONTRACT SUM TO MEET ADDITIONAL BUILDING CONSENT REQUIREMENTS	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.	Section 48(1)(a) Section 7(2)(b)(ii)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Sections 6 or 7 of the Act or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

Meeting adjourned at 10.47am and resumed at 11.06am.

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OPEN SESSION

**12. TE KARAKIA WHAKAMUTUNGA
CLOSING KARAKIA**

Cr Paterson closed the meeting with a Karakia.

The meeting closed at 3.15pm.

To be confirmed at the Infrastructure and Environment Committee meeting on 3 April 2024.

.....

Note:-Rotorua Lakes Council is the operating name of Rotorua District Council

7. Pūrongo Kaimahi - Staff Reports

7.1 Progress Report – Infrastructure and Environment (Information Only)

Progress Report



Doc ID: 20188302

To:	Mayor, Chair and Members – Infrastructure and Environment Committee
Meeting Date:	3 April 2024
Group:	Infrastructure and Environment
Group Manager:	Stavros Michael
Components:	Network performance – Transport; Network performance – Waters; Environmental Performance; Emergency Management; Active and Engaged Communities

Stats and Facts

FEBRUARY 2024

Connection applications in February 2024:

	No. of applications	No. of new dwellings connected
Water	10	13
Stormwater	2	2
Wastewater	8	11
Totals	20	26



Litter reduction campaign



Landfill site after first stage of weed control

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Wastewater Schemes Progress
East Rotoiti: >80% Biolytix units installed
Tarawera: 70% of Stage 1 mains and 271 of 444 boundary connections installed



Transfer Station at top of landfill

Ohu: Waka | Network Performance - Transport

Transport Capital Projects

Programme	Projects	Progress
Subsidised renewals	Resurfacing (critical for maintaining integrity of road foundations)	2023/24 reseal programme 80% complete. Approx 7% of total network will be resealed this year. Average lifespan of seals is 15 years.
Subsidised renewals	Pavement rehabilitation (about 0.3% of network targeted per year)	Yankee Rd and Whirinaki Valley Rd complete, King St in progress and to be completed by end of April.
Subsidised renewals	Footpaths (approx 600km of footpaths in total in Rotorua)	2024 programme underway with 1.2km finished to date. On average, 1.5% of footpaths are renewed annually and have a 75-year lifespan.
Subsidised Minor Improvements (LOS)	About 60km of cycleways have been constructed since 2018	Aim is to encourage more active transport to reduce emissions and road demand and contribute to overall community health. Awaiting NZTA/Waka Kotahi advice on funding for future years.
Subsidised Minor Improvements (LOS)	Local road improvements and Road to Zero projects	<ul style="list-style-type: none"> • Programmed 2024 priorities based on NZTA criteria. • Traffic calming for Jervis and Huia streets in design stage. • Speed management plan consultation complete but on hold pending Government Policy direction. • Dansey Rd minor safety improvements underway. • Oturoa Rd minor safety improvements to start March/April 2024.
Subsidised Emergency Works	Emergency repairs after storm damage to restore level of service (LOS).	Galatos Rd, Valley Rd and Pongakawa Valley Rd sites finished and design underway for sites on Paradise Valley, Te Waerenga and Puaiti roads.
Unsubsidised Renewals	Parks road renewals to maintain integrity of road condition	Sites programmed for 2024 resealing programme and embedded into contractual schedules.
Unsubsidised Street Improvements (LOS)	Improvements to enhance LOS to rural and urban areas	Umuroa St (Mamaku) and King St (urban) improvements under construction. Kokako St carpark design now complete.
Unsubsidised Rural Seal Extension (LOS)	Sharp Rd	Sharp Rd seal extension complete, investigation and design underway for Tawhero St West.

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Programme	Projects	Progress
Unsubsidised Growth (LOS)	Upgrades to support growth	Wharenui Rd upgrade nearly complete and Geddes Rd and Airport/Eastgate intersection in design, to be tendered once final detailed design and final estimates are complete. East Gate intersection improvements awaiting NZTA planning approval.
CIP-funded	Eastside cycleways and pedestrian crossing facilities (Central Govt Economic stimulus package)	<ul style="list-style-type: none"> • Morey St finished and Vaughan Rd (RFH to Te Ngae Rd) under construction (due for completion March/April 2024). • Porikapa Rd design completed. Aiming to complete in 2024/25 financial year.
CERF-funded Transport Choices	Shared paths and zebra crossing upgrades (various)	Detailed designs etc submitted to NZTA for approval. Awaiting decision on implementation funding (\$1.93m).
	BOPRC Enhancing Public Transport in Rotorua	Proposed new bus stops/shelters Amohau St to accommodate new bus routes. Government funding for these works is subject to the Draft National Land Transport Programme 2024-2027.

Transport Operations

- Programmed seal maintenance proactive/cyclical and reactive works are ongoing.
- Restricting unsealed road metalling programme to level allowed by available budget is in progress.
- Storm damage works: General reactive clean-up and reinstatement from weather events ongoing.
- Environmental maintenance: seasonal mowing is well underway and on schedule.
- Traffic services maintenance: annual re-marking underway and streetlight maintenance ongoing.
- Network and Asset Management: annual condition surveys started October 2023. To be completed and validated by March/April 2024.

NZTA/Waka Kotahi State Highways

NZTA and the Minister have released the Draft Government Policy Statement on Land Transport addressing key objectives for the next 10 years.

There are key risks evident in some areas including the instruction to NZTA to ensure that appropriate FAR (Funding Assistance Rates) and local share investment is made into networks maintenance/renewals etc. For example, they specify a minimum of 9% reseals now because they identified that those have been falling across the country to 6% (we achieve about 7-8% in Rotorua), so they are linking that to the pothole issue and the deterioration of road foundations.

There are number of other maintenance areas signalled that they will keep an eye out for like rural rehabilitation, drainage, metalling etc.

Their issue rests on the notion that if TLAs cannot demonstrate adherence to maintenance investment levels for their local cost share, the FAR (the 57% NZTA) could be at risk. It is unclear how fast they will move on that until consultation on the draft policy statement is concluded and the National Land Transport Funding Programme is finalised in June. Pertinent points for RLC are:

1. Our Draft National Land Transport Programme applications as required by NZTA (2024-2027).
2. Our current proposed Draft LTP budget.

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SH30 Eastern Corridor Stage 2: Work continues on the remaining section of road between Ōwhata roundabout and Tumene Drive, including surface milling, asphaltting and stormwater connections. Multiple work sites with access for local residents and businesses maintained at all times.

Ohu: Wai | Network Performance - Water
Water Capital Projects

Water Main Renewals/ Upgrades

Background	Progress
<p>Renewal and upgrade of water mains is essential to ensure asset sustainability, resilience of the water supply network and to reduce water loss from ageing pipelines.</p> <p>On average, approx 1.5% of the 800km network is renewed per year. Average life expectancy is 75 years.</p>	<ul style="list-style-type: none"> • Diamond St and Matipo Ave are complete. • Old Quarry Rd to Clayton Rd bulk water main complete • Handcock to Reporoa Rd along SH5 complete. • Te Ngae Rd (managed by NZTA as part of road upgrades) is complete. • Aquarius Dr complete. • Kawaha Point Rd complete. • Old Taupo Rd (Devon to Malfroy) is under construction.

Morey Street Stormwater Detention Dams

Background	Progress
<p>Two detention dams to reduce potential occurrence/impacts of flooding in lower catchment and provide for the upstream growth in Ngāti Whakaue Tribal Lands (NWTLS) 1100 houses. A \$15M funding agreement with Crown Infrastructure Partners (CIP) was agreed to assist with the funding of the dams.</p>	<p>The project team are working through the Building Consent process for the dams.</p>



Linton Park Dam

Background	Progress
<p>The existing detention dam was below current safety standards and at risk of failure. This project will enhance capacity in line with the western stormwater management plan and mitigate against flooding in Mangakakahi/Utuhina catchments.</p> <p>Funding contribution of \$6.8m was received from Department of Internal Affairs. Balance from RLC and IAF funds.</p>	<p>Construction of earth portion of the dam now complete and site is open to the public. Planning actions are in progress to secure consents for an enhanced spillway that will offset the need to construct another dam at Linton Park West.</p> <p>Applications are structured to the IAF programme to transfer those funds to this project to cover the additional works required. IAF on 28 February signalled their support for such reallocation.</p>


Victoria Street to Wastewater Treatment Plant (WWTP) Sewer Main Upgrade

Background	Progress
<p>The trunk sewer main between Victoria St and the wastewater treatment plant (WWTP) conveys sewage from western areas. Capacity is under-sized for increasing demand, sometimes resulting in overflows during rain events. A duplicate main will increase capacity and allow rehabilitation of the existing main.</p>	<p>The project is in the design phase with a contract expected to be recommended later in the financial year. Geotechnical and site investigations have been completed and design validation is now underway.</p>


Peka Block Development Enabling - Water and Wastewater

Background	Progress
<p>RLC has committed and agreed to provide enabling infrastructure for water supply and wastewater services which is required to service the Peka Block land development. The delivery has been planned in two stages:</p> <p>Stage 1 Installation of a new water main from Hemo Reservoir to the boundary of Peka Block along SH5 and installation of a new pressure wastewater main along SH5 from just north of the intersection of SH30 to Peka Block.</p> <p>Stage 2 Construction of a wastewater pump station</p>	<p>Stage 1 A contract has been awarded for installation of the water and wastewater pipelines. Construction is due to start April/May.</p> <p>Stage 2 Design of the wastewater pump station is underway. Procurement for supply and installation of the pump station will start once the Peka Block development has sufficiently progressed to the point where it can be installed.</p>

East Rotoiti/Rotomā Sewerage Scheme

Background	Progress
<p>The scheme aims to remove adverse environmental effects of property septic tanks and improving the health of the lakes and communities. Biolytix pre-treatment units being installed on properties, connecting to underground network leading to Rotoiti Wastewater Treatment Plant.</p> <p>Capital funding plan to be considered as part of 2024-34 Long-term Plan.</p> 	<ul style="list-style-type: none"> • 100% of Rotomā and more than 80% of East Rotoiti units are installed and now operating. • Wastewater treatment plant operating in compliance with resource consent conditions. • Significant cost impacts from high lake levels. • Mana whenua and marae installations slow to progress as trustee consensus and Māori Land Court decisions are required. • Design for marae installations being pursued to ensure appropriate optimum capacity for current and future demand at reasonable cost and in compliance with consent. • Construction extended to April/May 2024. Lagging whenua Māori properties addressed as legal matters are concluded with a Council approval request to reallocate funds from construction to maintenance contract. • About 60-70 whenua Māori residual properties will be completed under Maintenance contract.

Wastewater Treatment Plant (WWTP) Upgrade

Background	Progress
<p>Upgrade will greatly enhance treatment capacity and quality to meet new consent requirements and projected future growth demand.</p> <p>Upgrade comprises membrane bioreactor (MBR) technology with full UV disinfection. Completion in 3-4 years will reduce need for current forest irrigation of treated wastewater.</p> <p><i>Photo: Excavation work for MBR (Membrane Bioreactor) foundations</i></p> 	<p>Ground preparation for MBR construction foundations underway with civil works progressing. Excavation of contaminated ground for the new Inlet Works is progressing with the last movement of such material expected in May 2024. MBR membranes due to be delivered to site April 2024.</p> <p>Bardenpho upgrade components arriving on site and planning underway for air supply pipework. Plans will be reviewed jointly by RLC, TRILITY and Mott MacDonald before the upgrade work begins.</p> <p>Works have been affected by asbestos contamination and management requirements. A report on the impacts of these works will be presented to the Committee once details of costs and potential mitigation actions are confirmed.</p>

Background	Progress
	 <p data-bbox="810 568 1426 631"><i>Construction of Containment Cell for long term storage of excavated contaminated soils</i></p>

Water Planning Projects

Resource consent renewal of four water supply takes

Background	Progress
<p data-bbox="164 985 783 1084">Resource consents for the major urban supplies expire by 2026: Karamū Tākina (Central), Waipā and Hemo (Eastern), Rewarewa (Hamurana).</p> <p data-bbox="164 1126 783 1261">Technical assessments and iwi/hapu engagement are required to support new resource consent applications and enable cultural impact assessments.</p>	<p data-bbox="810 985 1426 1191">Technical assessments to support the applications have been completed and scoping of consent applications is underway. Application for Waipā/Hemo water take consents renewal accepted by BOPRC and existing use rights granted until a new consent is approved.</p> <p data-bbox="810 1234 1426 1332">Cultural Values and Impacts Assessments for Karamū/Tākina and Rewarewa (Hamurana) consent applications are underway.</p>

Rotorua Urban Area – Comprehensive Stormwater Resource Consents

Background	Progress
<p data-bbox="164 1561 783 1839">BOPRC requires RLC to consolidate its 39 stormwater discharge resource consents for urban Rotorua and apply for a single comprehensive consent to cover the whole urban catchment. This will be managed through a comprehensive catchment management plan for streamlined, consistent management of stormwater discharge and associated works.</p> <p data-bbox="164 1881 783 1944">Iwi/hapū engagement is necessary for the cultural impact assessment.</p>	<p data-bbox="810 1561 1426 1731">Updated Assessment of Effects to the Environment (AEE) and all required supporting information submitted to BOPRC. The application must consider climate change effects, lower-than-stated capacity of receiving streams and high lake levels.</p> <p data-bbox="810 1774 1426 1908">Submissions to the application being considered. A major matter to be resolved is the proposed exclusion of high risk industrial facilities. A hearing date for application still to be set.</p> <p data-bbox="810 1951 1426 2013">Iwi/hapū engagement continues in parallel with the public notification process.</p>

Climate Change and High Lakes Levels

Background	Progress
High lake levels have severely impacted infrastructure and properties. A joint RLC/BOPRC working group was formed to consider current effects and identify long-term viable options to mitigate and adapt to impacts of high lake levels and improving community resilience. Terms of Reference were approved September 2023 and the group's first meeting was held mid-October.	All technical information related to cause and effect of high lake levels collated for consideration at the Working Group meeting of February/March 2024. The next meeting is scheduled for late April 2024.

Tarawera Sewerage Scheme

Background	Progress
<p>Approved implementation: Stage 1 - street mains, trunk mains, pump station, including connection to Ōkāreka scheme. Stage 1 is programmed to align with \$6.5m MfE Deed of Funding commitments.</p> <p>Stage 2 will be construction of 430 individual LPGP units to connect properties to the reticulation system.</p>	<p>Setting-out/excavation for the first Pump Station at Cliff Road has started.</p> <p>Working to address the opposition to the mains pipe installation by the Rotokakahi Board of Control in mutually acceptable manner. This work is founded on the Council's various resolutions and the MfE funding support Deed.</p> <p>14,387m of pressure mains installed, 9576m of pressure testing completed, 271 of 444 boundary assemblies installed.</p> <p>DDL Contracting has been awarded Stage 2 and arrangements have been made to obtain Locality Plans and Building Consents before the physical start of the scheme in June 2024.</p>

Water Operations

Stormwater:

- RLC manages and regularly maintains a network of open drains in the Reporoa valley. Several landowners have raised concerns about flooding paddocks and issues with water holding in their own internal drains. A meeting was held with several farmers on site to look at how we can improve drainage from their properties, through the RLC network and to the Waiotapu Stream which is under Waikato Regional Council control. The Waikato River and Waiotapu Stream levels are important controlling factors in the effectiveness of the public and private drainage networks at Reporoa.
- We recently replaced the lid and supporting structure of the pollutant trap behind the city recycling centre to make the site safe again (see below 'before and after' images). These traps collect silt, oil and litter, and can be cleaned out as necessary by lifting sections of the lid (see below images).

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- Ongoing issues had been experienced with debris build-up on the grated inlet to a stormwater line in Gordon Road. We have now installed a new inlet with a bunded area to improve inlet capacity and prevent flooding during rain events (see below 'before and after' images).



Before



After

Water Supplies:

- The annual drinking water compliance reports for Taumata Arowai have been handed in. This was the first full year of data under the new regulatory system and its production involved setting up effective collection and reporting processes.
- There was urgent need for leak detection in Ōkareka with our monitoring systems indicating the reservoir wasn't filling up as quickly as expected. Several significant underground leaks were discovered and fixed.
- A section of old water main on Broadlands Road, Reporoa, was leaking beneath an underpass, causing ongoing issues for the adjacent property and requiring frequent repair. The main was due for replacement next year. A 450m section was brought forward for urgent replacement and is now in operation. The rest of the job will be completed as part of next year's renewals programme.

Wastewater:

- All remote communication and systems that manage data gathering, remote controls and alarms for the two wastewater treatment plants, forest irrigation system and over 80 pump stations in the district were successfully moved from RLC servers to the TRILITY operated servers at the wastewater treatment plant. An upgrade of the software was completed at the same time.
- A new generator storage building has been constructed at the treatment plant which will significantly reduce corrosion of these large pieces of equipment.
- A periodic inspection was carried out for the Rotoiti wastewater treatment plant in December by a BOPRC compliance officer, including a review of an updated Site Management Plan submitted in October 2023. The inspection report found the plant and its operation were in compliance with consent requirements.

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Ohu: Taio | Environmental Performance

The draft Environment Strategy has been approved for inclusion with supporting documentation for consultation on the 2024-2034 Long-term Plan.

Safe and Sustainable Journeys

- The Bike Parking and Bike Library at Tūrutu Crescent, funded by the Transport Choices Package and delivered by Kāinga Ora and Waka Kotahi, has had its first full month of operation. Lots of learning, but an overall success with all bikes being used regularly by residents, both adults and children. We have been supporting this project with Bike Ready for the tamariki of Tūrutu Crescent.
- Programme delivery for Road Safety Education continues with Police and other partners. In February, a Fatigue Pitstop at Golden Springs and the Road Safety Education Programme were both well attended.
- Bike Ready started the school year with bike safety skills at Mamaku School.
- The Summer Cycling programme delivered bike to school induction for Lakes High School students, Wāhine on Wheels, one Beginner Riders session and Go by Bike Day pitstops on Te Ngae Road, Ranolf Street and Kawaha Point Road.
- BOPRC bus network refresh project is on hold. Funding for supporting infrastructure is being sought via RLTF (Regional Land Transport Fund.)
- Bus shelters: Five new shelters are on order and will be installed by end of the financial year. There have been issues with maintenance due to ongoing graffiti and vandalism.

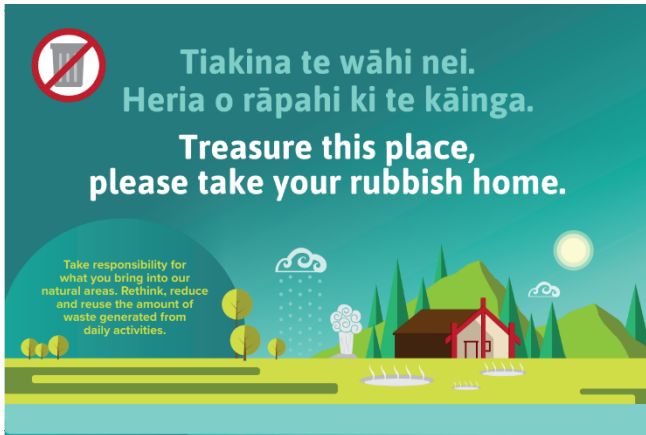
Waste Management

Landfill

- Waste Management NZ reports increased volumes of rubbish going to landfill through the peak summer season, which was expected. The collections contractor also reports increased levels of refuse being collected during this period.
- A small effluent overflow from the dog pound to the leachate line of the landfill was identified quickly on 9 February and rectified the same day. The overflow was into the landfill stormwater cut-off drains that lead into a stormwater attenuation pond where it was contained and dealt with. Testing since shows the effluent was successfully removed from the drains and the pond. In accordance with resource consent requirements, BOPRC was notified and kept informed throughout.
- Natives planted last season have taken well and efforts to remove wildling pines, gorse, blackberry and other weeds from the maintained areas continues.
- Scheduled inspections, monitoring and routine maintenance is ongoing. Maintenance and repair of surface water infrastructure and regular water quality monitoring at the landfill site continue.

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Litter Reduction Campaign



The open spaces and waste teams have been working together to develop a litter reduction campaign that promotes caring for our natural spaces by asking people to take their rubbish home with them. The campaign includes a strategic review of the number and location of litter bins, ensuring effective placement.

Litter bins at Tikitapu/Blue Lake were removed from reserve and picnic areas in early 2023 so the 2023/24 summer season was the first real test of these changes. To date, the changes appear to be working well with just one Request for Service (RFS) on litter received for Tikitapu. New signage will be installed soon.

Community litter collection and awareness events continue to be supported by RLC, with four events scheduled during March in collaboration with EnviroHub.



Volunteers collect litter during Wai Ora, a collaborative event with NZ Landcare Trust and Tatau Pounamu

Recycling

Recycling collections operated well during the peak summer period. Volumes collected were, as expected, higher than other months. Contamination remains an issue and efforts continue to seek the community's assistance in reducing this.

The new Ministry for the Environment kerbside collection standardisation requirements took effect 1 February 2024. The Ministry required councils to submit details and links to all online content regarding recycling before the end of January 2024 for audit purposes, and to secure ongoing waste minimisation funding in the form of the returned waste levy money. These details were submitted as required.

While standardisation has not resulted in significant service change for the Rotorua area, staff are using this as a good opportunity to refresh and educate our communities on how to get the best out of their recycling systems. The Ministry has provided an extensive library of resources for councils to use to promote the new national standardised system and we are using these in our local promotions/education campaign.

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These resources are also being used to update and refresh signage at rural transfer stations.

Kerbside Collection Road Safety Campaign

Industry organisation Waste Minimisation Institute of New Zealand (WasteMINZ) is planning a nationwide campaign to promote road safety awareness from a kerbside collection driver's point of view. The aim is to make communities aware of the challenges they face and efforts required to ensure safety of the community while trucks are operating.

Councils and waste companies are collaborating on this work and the campaign is expected to be introduced later this year.

Para Kore

Para Kore is a Māori organisation that provides mentoring and support for marae, kōhanga reo, kura, community organisations, iwi, tertiary and commercial sectors, events and Māori communities to reduce waste. Council has worked with Para Kore for a number of years with an original agreement put in place in 2016. Staff are in the process of reviewing and updating the agreement with Para Kore.

Waste Minimisation Education

Free home composting workshops continue to be provided each month along with a subsidy offer on a small range of composting equipment.

Uptake has been good with a high proportion of workshop attendees accessing the equipment offer. Composting worms fed with food waste from the Civic Centre are also made available for free to workshop attendees, schools or community groups on request.



The Civic Centre worm farm diverts organic waste from landfill and supports access to free composting worms



Kerbside collection staff and their trucks

Standardisation of kerbside recycling has led to a number of requests for education support from early childhood centres and schools and these have been provided or scheduled. Our waste educator has also been at community events during summer to promote correct use of kerbside collection services.

Repair Café

Two Repair Café events have been trialled over the summer period, a collaboration between RLC, EnviroHub and DIY Shed Rotorua, with support from Repair Café Aotearoa.

These free events have been enabled by community volunteers offering free repair services and advice or administration support to the event team. Over the two sessions, 74 items were inspected, 36 of them fixed and 32 identified as repairable, supported with advice or referral.

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A third Repair Café is being planned for April, with a view to then establishing a community-based committee to take on and continue to strengthen a culture of repair in Rotorua.



Volunteers support the development of repair skills at Repair Café

Organic waste collection services

Procurement for food and organic waste collection services is well underway. The tender window closed 8 December. Public education about how to get the best out of recycling and food and organic waste collections to reduce contamination will be included in overall costings for this project.

Te Ngae Road Recycling Centre

The buildings on this site are being scheduled for demolition and RLC is working closely with the Red Cross to relocate it to the nearby Tui Building. Smart Environmental office staff have been temporarily relocated on site to ensure health conditions are met and services business continuity until more appropriate facilities are finalised. All resource recovery operations sited there will need to relocate to another site in the future.

Kaingaroa Village

Staff took an enquiry to assist the Kaingaroa Village with their kerbside collection service after their truck broke down. After some discussion with both Council contractors, the village was put in touch with Waste Management Ltd who were able to provide a temporary service for them.

Water Quality

A draft Rotorua urban water quality monitoring programme is progressing through detailed mapping to support the Comprehensive Urban Stormwater Consent (CSC) mentioned earlier in this report. Monitoring informs freshwater quality, management, identifies stream contaminants and informs mitigation actions.

Licences for stormwater discharges from high-risk industrial sites are being re-issued. This informs water quality investigations. Council's stormwater bylaw does not allow contaminants exceeding BOPRC-permitted levels to be discharged. RLC and BOPRC staff will meet to clarify areas of responsibility and how we can work effectively to manage contaminants from industrial sites. We will then respond to CSC Submissions.

Revised trade waste consent and audits during the past two years have worked well to help protect the wastewater network and we now see a reduction in fats and oils in the wastewater treatment plant influent, which has lowered the risk of sewer overflows from fat blockages.

Climate Change

Climate change effects cause significant cumulative impacts on infrastructure and core services. While undertaking various mitigation actions like enabling and encouraging active modes of transport and waste reduction to reduce emissions and lower energy consumption, the focus of current efforts is on predicting impacts and designing improvements to networks that would, as far as possible, help reduce risk to properties and our receiving environment.

Emergency Management

Updates

Emergency Response

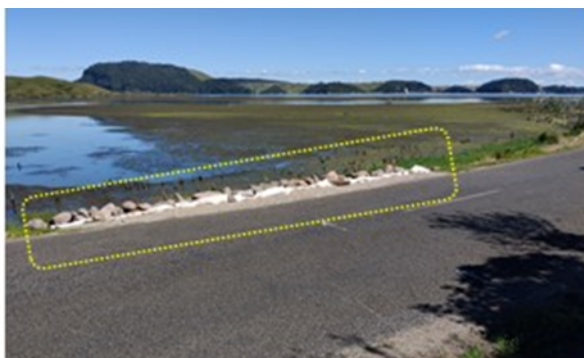
Our CDEM Welfare Manager continues to monitor and support Rotoehu and Rotomā residents. Lake levels are now about 1m lower than the levels recorded in July 2023, but approximately 1m above the average for the last 70 years (recording of lake levels began in 1953). The lower levels have enabled repairs to be completed on Manawahe and Pongakawa Valley roads, a great relief for locals who have had to take a lengthy detour route for more than six months.



Manawahe Road – June 2023



Manawahe Road – February 2024



*Rock armour repair to underslip on
Manawahe Road – June 2023*



Manawahe Road – February 2024

Community Engagement and Welfare

- The next Rotorua Welfare Committee meeting is scheduled for 26 March at Parkside and will be focused on how agencies can work collaboratively during an emergency response and discussing contingency options for welfare support in a major event.
- The Lake Ōkareka Community Emergency Response Plan has been completed and will be signed off by Mayor Tapsell.
- We are working with the Lake Rotoehu Civil Defence Group to finalise their local emergency and evacuation plan.
- As part of “Neighbour Aotearoa month” the CDEM team is running an activity in March with residents of the RLC pensioner units to encourage connection with neighbours and emergency preparedness. Older persons are considered a priority group and recent events across NZ have highlighted the importance of assisting the elderly to pre-plan for emergency events.

Staffing and Training

- Staff attrition for the Emergency Operations Centre (EOC) team during the past 12 months has been 25% due to people leaving the organisation. However, recruitment of new staff for CDEM duties is going well and more than 20 staff will be attending EOC training in April 2024.
- The RLC EOC has 99 staff on its roster, which is comparable with both Tauranga City Council and Western Bay of Plenty District Council. However, 21 of staff recruited in the last six months have no operational CDEM experience and have yet to be trained.
- A new suite of interactive, on-line learning experiences has been developed by Emergency Management Bay of Plenty and local staff are being encouraged to participate in these.
- RLC CDEM staff continue to support Emergency Management Bay of Plenty with training development. Over the nine months, Rotorua CDEM staff have played an active role in developing intelligence training.
- Rotorua CDEM staff have also supported Emergency Management Bay of Plenty in the development of a new planning course that will be rolled out this year.
- Rotorua CDEM recently assisted with the delivery of a new ‘Bay 8’ CDEM training course. Rotorua staff have also been actively involved in course evaluation and will contribute to future course development.



CDEM staff from around Bay of Plenty testing the new temporary storm shelter purchased by EMBOP

Projects and Development

The EMBOP audit process is being used to inform opportunities for improvement to the Rotorua EOC. This work covers a wide range of aspects of operational capability, including IT redundancy, alternative EOC locations, general equipment, systems and processes for activation.

Ohu: He Hapori Kaikaha | Active and Engaged Communities

Open Space Capital Projects

Reserve Improvements

Work on the Motutara Point pathway is scheduled to start mid-March and should last approximately two weeks. TALT has been engaged to remove the existing dilapidated timber walkway once the resource consent for its removal has been approved. Work has started on the wooden bridge replacement through Sanatorium Reserve. Sub-standard subsoil conditions have required extra work which is well underway, along with work on the Puarenga Stream walkway which will see deteriorated timber walkways replaced with culverts.

The Reeme Street Jetty has been renewed. Resource consents for jetties and boat ramps allow for maintenance in relatively short time windows working around ecological impacts on fish and native birds in the winter and spring periods. Work on this jetty was to have been done before Christmas but contractor availability and then algal blooms delayed completion until February.



Sports Facility Improvements

Upgrade of Stadium No 2 field flood lighting has been completed. Work is underway to scope the installation of some field lighting on Ray Boord Park to further increase training opportunities for winter sports codes.

Playground Renewals

Detailed design is being completed for the Boyes Park playground and most of the play equipment for the Karenga Park playground has arrived in the country with one more piece due in March. This playground renewal is scheduled to occur over April.

Toilet Block Renewals

The toilet blocks for Lake Okaro and Guy Roe Reserve are being constructed by Permaloo and are expected for delivery and installation in April. Meanwhile, renewal of the eastern Hamurana toilet block is progressing with designs complete and work expected to begin in March.

An order has been placed with Permaloo to supply and install a replacement toilet at Karenga Park, adjacent to the proposed playground noted above. Installation should start in June. Replacement toilets at Puketawhero and Ray Boord Park are also being scoped to replace the aged and damaged units at these sites.

Rotorua Lakefront

Construction of the whare waka building was completed in February and opened 3 March (National Children's Day) with the majority of the lakefront project now complete.

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Open Space Operations

Sports Facility Use and Events

The Rotorua Principals Association-organised NZ Rugby League 9s Tournament was held at Puketawhero Park in late February with 35 local primary and intermediate school teams participating. Other events include the NZ Touch Open Championship 8 to 10 March, the fifth year this has been held in Rotorua and one of the larger tournaments hosted in the city with 80 teams coming from across New Zealand. The event generally brings between 4000 and 5000 participants and spectators to the Rotorua.

Aotearoa New Zealand Māori Rugby League's Teina Tournament for under 13 and under 14 age group teams is scheduled for 21 April. This is the first of six national age group or open Rugby League tournaments booked for Rotorua this year and 35 teams will participate.

Community summer sports including touch, football, cricket and athletics resumed late January/early February and will continue until late March. Following the end of the summer sports season, we have a short window of time for autumn field renovations to prepare fields for winter sports, which put the greatest amount of playing pressure on the sports field network.

Open Spaces Maintenance

Following previous work to restrict vehicle access to reserves, we are working with BOPRC on fencing a section of Pohutukawa Drive Reserve where motor bikes are accessing the Waingaehe Stream esplanade and causing concern for local residents.

A clean-up of the lake edge in front of the Water Sports Trust building at the lakefront was undertaken in conjunction with TALT and BOPRC. An excavator was used to remove debris including lake weed, rubbish and hazardous items like broken bottles and rusty cans. Once removed from the lakebed the debris was allowed to sit for a day on the ramp to drain off some of the water before going to landfill.

Works have started on the Baxendale Esplanade Reserve restoration project and our contractor TALT has cut access tracks and sprayed pest plants in the initial stage, adjacent to Pukehangi Road. Once the pest plants die-off, they will be mulched in preparation for riparian indigenous planting scheduled for winter.

Open Spaces Engagement

Engagement during the January period was focused on preparing for the Te Arawa whare waka opening at the lakefront and Harikoa – the Childrens Day event scheduled for 3 March which unfortunately, due to bad weather, had to be cancelled.

ROTORUA LAKES COUNCIL

Mayor
Chair and Members
INFRASTRUCTURE AND ENVIRONMENT COMMITTEE

7.2 New Lease for Prodrive Golf Rotorua Limited for the Government Gardens Reserve (Decision Required)

Report prepared by: Rob Pitkethley, Manager, Active and Engaged Communities

Report approved by: Stavros Michael, Group Manager, Infrastructure and Environment

1. TE PŪTAKE PURPOSE

The purpose of this report is for the Committee to consider and make a decision on a request from Prodrive Rotorua Limited to grant a new lease for the Government Gardens Reserve for a term of 25 years.

2. HE TŪTOHUNGA RECOMMENDATION

- 1. That the report “New Lease for Prodrive Golf Rotorua Limited for the Government Gardens Reserve” be received.**
- 2. That the Committee approves the granting of a new lease to Prodrive Golf Rotorua Limited for the Government Gardens Reserve for a term of 15 years plus an additional term of 10 years, conditional on maintenance and improvement investments being completed.**
- 3. That the Committee directs staff to include a condition in the new lease that requires the tenant to obtain, at no less than two yearly intervals during the term of the lease, an independent building assessor’s condition report for the facility and a plan for the implementation of any necessary maintenance work.**

3. TE TĀHUHU BACKGROUND

Prodrive Golf Rotorua Limited (Prodrive) have a lease for approximately 31,000m² of the Government Gardens Reserve (refer Attachment 1), for a mini putt and a golf driving range. The original lease was granted to the previous tenant in 1997 for a term of 33 years with a final expiry of December 2030. Prodrive were assigned the lease when they purchased the business in 2018.

As required by the lease, Prodrive has undertaken maintenance work on their facility, including recently replacing the nets. They have also invested in new technology including installing a ‘Trackman Range’ virtual golf system in each of the driving range bays to increase the user experience and provide simulations for playing a variety of international courses. Prodrive has advised that the investment to date for the maintenance work and upgrades has exceeded \$500,000 and since they have owned the business have increased patronage through the driving range by 300%.

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The Prodrive facility is located in a highly sulphurous environment which has meant that the maintenance requirements are significantly higher than what would be expected with similar sites located in other areas. Prodrive has recently identified that further work is required to the facility including replacement of the roof and repair of the purlins because of the accelerated corrosion.

To provide sufficient security for a return on the investment required to complete the necessary immediate maintenance works and keep the site well maintained over time, Prodrive has requested a 25 year extension to their existing lease which would extend the lease term from 2030 to 2049. This would require entering into a new lease rather than a variation of the existing lease.

The Council recently participated in a Rotorua Golf Facilities Strategy, led by Golf New Zealand. The Strategy identified the Prodrive golf driving range as a recreational facility and one of the only two covered driving ranges in the Rotorua district. The other driving range is at the Lakeview Golf Club. The Strategy identifies that there is a lack of diversity of the golf network and includes recommendations to create opportunities for more golf course and golfer diversity. The retention of the Prodrive golf driving range would help at least maintain the existing diversity of golf offerings in Rotorua.

With increasingly aging facilities, it is recommended that any new lease should include a contractual clause which obligates the leaseholder to provide on a two-yearly basis a condition assessment report undertaken by an independent building assessor and a plan for the implementation of any necessary maintenance work. This would ensure that ongoing maintenance needs are met and the facility can offer a quality experience for range users.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Option 1 (Recommended option)

Approve a new lease with a term of 15 years, with contractual obligations to obtain independent condition reports and commit to maintenance requirements to continue to provide a quality golfing facility, and with provision of an additional 10-year term which is conditional on maintenance and improvement investments being completed.

A minimum term of 15 years would provide the necessary security of tenure to enable the tenant to get a return on the investment undertaken to date, and provide confidence to undertake the additional work required. The provision of a further 10 year term, conditional on further improvements being completed, would provide encouragement for the tenant to continue investment, without locking Council into an extensive term where there is no guarantee that improvements to the existing offering would be made.

Option 2

Approve a new lease for a term of 25 years, with contractual obligations to obtain independent condition reports and commit to maintenance requirements to continue to provide a quality golfing facility.

Approving a new lease with the necessary clauses to monitor and act upon maintenance requirements will allow the tenant to keep operating and providing golf opportunities in Rotorua.

This option will lock Council into a significant long-term lease that would have little incentive for the operator to continue to improve the user experience. Given the location of this facility on the Government Gardens Reserve, it is appropriate that the best recreational opportunities are available

for the driving range users so keeping the offering current should support ongoing high utilisation of the facility.

Option 3

Decline the request and consider through a review of the Reserve Management Plan that includes the Government Gardens Reserve.

Ideally, a review of the Townships Reserve Management Plan (which includes the Government Gardens Reserve) within the next 1-2 years. It is expected that a review of the Reserve Management Plan would take approximately 18 months to complete.

The existing lease held by Prodrive expires in 2030. Prodrive has advised that this timeline and uncertain outcome would not provide sufficient security to undertake the necessary maintenance work, particularly completing the necessary repairs to the roof. With no security of tenure past 2030 there may be an earlier surrender to the lease and/or a decline in the quality of the facility and subsequently the experience. The only other driving range is club based and out of town at the Lakeview Golf Club. Prodrive offers an accessible, pay for play option for Rotorua locals and visitors.

5. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

The decisions or matters of this report are not considered significant in accordance with the Council's Significance and Engagement Policy.

6. NGĀ KŌRERO O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

The lease is provided for in the Rotorua Townships Reserve Management Plan and therefore the granting of a new lease does not require public consultation under the Reserves Act 1977.

The Government Gardens Reserve is a gifted reserve and so activities such as leases are also considered by the Ngāti Whakaue Gifted Reserves Protocol Committee. This Committee met late last year to consider the new lease request from Prodrive and supported the recommended Option 1 that has been put to this Infrastructure and Environment Committee.

7. HE WHAIWHAKAARO CONSIDERATIONS

7.1 Mahere Pūtea Financial/budget considerations

Prodrive currently pays a lease of \$18,300 per year for use of the Reserve (30,142m² including buildings and driving range). Not creating a new lease may result in them terminating the lease and the loss of this revenue if not replaced by another operator.

The legal costs associated with the granting of a new lease will be met within existing operational budgets. There are no other financial considerations associated with the decisions in those reports.

7.2 Kaupapa Here me ngā Hiraunga Whakariterite Policy and planning implications

The lease is provided for in the Rotorua Townships Reserve Management Plan and therefore the granting of a new lease does not require public consultation under the Reserves Act 1977. It should

be noted however that, the Reserve Management Plan is significantly out of date and overdue to be reviewed.

7.3 Tūraru Risks

There are no major risks associated with the decisions or matters.

7.4 Te Whaimana Authority

Council's Delegation Manual enables Council staff to approve a lease for maximum term of 10 years. Any lease term over 10 years requires the approval of Council.

In addition, The Gifted Reserves Protocol provides that Council will not take steps to dispose or alienate Gifted Reserves land without first obtaining written consent of Ngāti Whakaue through their representatives.

To streamline the process to obtain consent, the Gifted Reserves Protocol Committee meets every six months. The Committee does not have delegated powers and is not established via Council resolution. However, it is a practical mechanism to ensure that Council is informed about Ngāti Whakaue views prior to the Council making a decision.

In this case, the Gifted Reserves Protocol Committee supports the recommended option for the proposed lease.

8. NGĀ ĀPITI HANGA ATTACHMENTS

Attachment 1: Current Lease Area

Attachment 1: Current Lease Area



8. He whakataunga kia hoki atu te aronga o te hui hai hui tūmatawhānui - Resolution to move into public excluded (to consider and adopt confidential items)

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:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing of this resolution
CONFIDENTIAL MINUTES OF PREVIOUS MEETING HELD 6 MARCH 2024	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under section 48(1)(a)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Sections 6 or 7 of the Act or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.